



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

06/17/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment
DLCD File Number 001-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, July 05, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. **NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.**

Cc: Lisa Anderson-Ogilvie, City of Salem
Gordon Howard, DLCD Urban Planning Specialist
Angela Lazarean, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD HAND DELIVERED

Notice of Adoption

☐ In person ☐ electronic ☐ mailed

DATE
STAMP

DEPT OF

JUN 14 2013

LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Salem**

Local file number: **CA13-03**

Date of Adoption: **6/10/2013**

Date Mailed: **6/13/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: **1/22/2013**

☒ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☒ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Repealing and replacing portions of Salem Revised Code chapter 64, Comprehensive Planning, to clarify the components of the Comp Plan, amending the criteria for a Comp Plan text or map change, changes to allow neighborhood notices to be electronic, adding provisions to allow two neighborhood associations to combine into one, adopting the Historic Preservation Plan and the Urban Service Area map, and amending the text of the Comprehensive Plan to reflect the changes to Chapter 64.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: **NA**

to:

Zone Map Changed from: **NA**

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☐ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD File No. 001-13 (19665) [17487]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: Lisa Anderson-Ogilvie, Planner III	Phone: (503) 540-2381	Extension:
Address: 555 Liberty St SE, Room 305	Fax Number: 503-588-6005	
City: Salem	Zip: 97301-	E-mail Address: lmanderson@cityofsalem.net

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

FUTURE REPORT: March 18, 2013
FOR COUNCIL MEETING OF: March 25, 2013
AGENDA ITEM NO.: 8.1 (a)

TO: MAYOR AND CITY COUNCIL
THROUGH: *Randy Dawson* LINDA NORRIS, CITY MANAGER
FROM: VICKIE HARDIN WOODS, DIRECTOR *VHW*
COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: AMENDMENTS TO SALEM REVISED CODE (SRC) CHAPTER 64
(COMPREHENSIVE PLANNING), THE SALEM AREA
COMPREHENSIVE PLAN, ADOPTION OF THE HISTORIC
PRESERVATION PLAN AND THE RE-ADOPTION OF THE URBAN
SERVICE AREA MAP

ISSUE:

Should the City Council conduct first reading, and refer Ordinance Bill No. 6-13, which amends SRC Chapter 64 (Comprehensive Planning), the Salem Area Comprehensive Plan, and adopts the Historic Preservation Plan and the Urban Service Area map, to the Planning Commission for public hearing?

RECOMMENDATION:

Staff recommends that the City Council conduct first reading, and refer Ordinance Bill No. 6-13, which amends SRC Chapter 64 (Comprehensive Planning), the Salem Area Comprehensive Plan, and adopts the Historic Preservation Plan and the Urban Service Area map, to the Planning Commission for public hearing.

SUMMARY:

This amendment will repeal and replace portions of SRC Chapter 64 (Comprehensive Planning) to clarify the components of the Salem Area Comprehensive Plan; amend the criteria for a Comprehensive Plan text or map amendment; allow the official Comprehensive Plan map to be kept in electronic form; create provisions to allow neighborhood notices to be made electronically; add provisions to allow two neighborhood associations to combine into one; adopt the Historic Preservation Plan; re-adopt the Urban Service Area map; and amend the text of the Comprehensive Plan to reflect the changes to SRC Chapter 64.

BACKGROUND:

City staff have been involved in a multi-year project to amend, update, and consolidate the City's various land use and development regulations into a cohesive Unified Development Code (UDC) that is simpler to use and easier to administer. The project primarily covers chapters within Title X (Zoning) of the Salem Revised Code. The Comprehensive Planning Chapter (SRC Ch. 64) also needs to be updated but is being brought forward on a separate track because it is not part of the zoning code.

FACTS AND FINDINGS:

Procedural Findings

1. Under SRC 300.1110(a)(3), legislative land use proceedings may be initiated by staff through preparation and placement of an ordinance bill on the City Council agenda for first reading. The City Council may schedule a public hearing on the ordinance bill, refer it to another Review Authority for review and recommendation, or may decline to advance the ordinance bill to second reading.

Subsequent to initiation of the proposed amendments, notice of public hearing will be provided as required under SRC Chapter 300 and state law.

ORS 197.610 and OAR 660-018-0020 require that notice be provided to the Department of Land Conservation and Development (DLCD) on any proposed amendment to a local land use regulation at least 35 days prior to the first public hearing. Notice to DLCD was delivered on January 22, 2013.

Proposed Code Amendments

2. **Components and Support documents of the Comprehensive Plan**
Currently, the code doesn't clearly state which documents are components of the Comprehensive Plan and which documents are support documents. The new sections will clearly define the referenced documents (such as the Parks Master Plan, Airport Master Plan, Neighborhood Plans, etc) by describing the document, the date it was enacted and if any revisions have been adopted.

Comprehensive Plan Map

After a multi-year effort to clean up mapping errors and conflicts this amendment will allow the digital Comprehensive Plan Map to be the official map. Currently the 1987 black and white paper copy is the official map. It is hard to read, and difficult to reproduce accurately. This action will bring the Comprehensive Plan Map in line with the City's zoning map which is digital and available on the City's website.

Comprehensive Plan Map and Text Changes

The process and approval criteria for an amendment to the Comprehensive Plan and amendments to the Comprehensive Map have been clarified and streamlined. The amendments will remove the current language requiring applicants to analyze alternative sites and will instead focus on the compatibility of the property with the nearby land use pattern, if the property can be served with public facilities, and if it is in the public interest.

Comprehensive Policies Plan Changes

Housekeeping amendments are proposed for the Comprehensive Policies Plan that will update terms, reflect the adoption of SRC Chapter 230 (Historic Preservation) and remove information that is more appropriately contained in SRC Chapter 64 (Comprehensive Planning).

Historic Preservation Plan

In 2010 staff completed work on a Historic Preservation Plan. The purpose of the Plan is to guide the work program for the Historic Landmarks Commission and staff over the next

ten years, including identification of projects and programs that will benefit the City and the owners of historic resources within the City.

On August 16, 2010 the Council had a joint work session with the Planning Commission and the Historic Landmarks Commission (HLC) to review the Historic Preservation Plan. On September 23, 2010 the HLC voted to adopt the Preservation Plan as their work plan. The Plan, while officially adopted by the HLC as their work plan, was not adopted by Council as a support document of the Comprehensive Plan. The adoption of the Plan as a support document to the Comprehensive Plan will serve to reinforce the City's desire to promote historic preservation.

Urban Service Area Map

The Urban Service Area (USA) is defined in SRC Chapter 66 as that portion of the Salem urban area where required facilities are in place or fully committed. The USA map depicts this area. The USA was originally delineated on the official zoning map in 1979. There have been amendments to the area over time that have not been officially re-adopted as part of the Comprehensive Plan. The ordinance will re-adopt the most current version of the map as part of the Comprehensive Plan.

Neighborhood Planning

The amendments to the Neighborhood Association Program section of SRC Chapter 64 deal with notification and consolidation of neighborhoods. The City is moving towards electronic means of communication such as email and social media and the proposed amendments will reflect that. In places where the code states a letter will be mailed, we have changed the language to be more general, such as saying "notification" will be provided or a meeting will be publicized "via written or electronic notice, as resources allow." These changes are meant to reflect the City's budget and current practice and to be flexible.

The amendment also provides a way for two or more neighborhood associations to combine into one. This would not be a City driven process but would allow two associations to have at least one public neighborhood meeting, have their boards vote on it, and then notify the City that they have combined.

Consistency with the Salem Area Comprehensive Plan

3. The amendments to SRC Chapter 64 are consistent with the Salem Area Comprehensive Plan as they will clearly define which documents are a part of the Comprehensive Policies Plan and which documents are support documents. The amendments will also allow the official Comprehensive Plan map to be available to the public and more easily accessed by staff as does the re-adoption of the Urban Service Area map. This meets the intent of the requirement to have a generalized land use map as part of the Comprehensive Plan. The adoption of the Historic Preservation Plan is consistent with the policy to preserve properties that have been designated as historic resources and to have a program in place to protect those resources and identify new resources. The Comprehensive Plan calls for officially recognized neighborhood groups to be involved in the planning process. The proposed amendments will allow that to continue to happen despite our limited budget for large scale mailings.

The Comprehensive Plan recognizes that land uses and zoning will change over time and that the City should retain flexibility in the plan in order to remain responsive to

changing conditions. Updating the criteria for Comprehensive Plan map changes does just that while still placing the burden of proof on the applicant. Additionally the amendments will provide criteria that better address the reasons behind proposed changes and provide the review body with criteria against which to judge the proposals.

Best Interest of the Public

4. The proposed amendments to the Comprehensive Policies Plan are in the best interest of the health, welfare and safety of the citizens as the amendments will update terms, remove outdated information, and remove information that is better contained in SRC Chapter 64.



Glenn W. Gross, Urban Planning Administrator

Prepared by Lisa Anderson-Ogilvie, Planner III

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FOR COUNCIL MEETING OF:
AGENDA ITEM NO.:

May 28, 2013
4 (c)

TO: MAYOR AND CITY COUNCIL
THROUGH: *Linda Norris* LINDA NORRIS, CITY MANAGER
FROM: VICKIE HARDIN WOODS, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: SUPPLEMENTAL AMENDMENTS TO SALEM REVISED CODE
(SRC) CHAPTER 64 (COMPREHENSIVE PLANNING) AND THE
SALEM AREA COMPREHENSIVE PLAN

ISSUE:

Should the City Council amend Ordinance Bill No. 6-13, as set forth in the engrossed Ordinance Bill No. 6-13, which is attached to this staff report as "Attachment 2," and advance engrossed Ordinance Bill No. 6-13, amending SRC Chapter 64 (Comprehensive Planning) and the Salem Area Comprehensive Plan, to second reading for enactment?

RECOMMENDATION:

Staff recommends that the City Council amend Ordinance Bill No. 6-13, as set forth in the engrossed Ordinance Bill No. 6-13, which is attached to this staff report as "Attachment 2," and advance engrossed Ordinance Bill No. 6-13, amending SRC Chapter 64 (Comprehensive Planning) and the Salem Area Comprehensive Plan, to second reading for enactment.

FACTS AND FINDINGS:

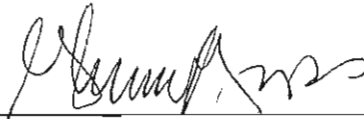
The purpose of this report is to clarify why the ordinance has been engrossed. The ordinance has been engrossed to reflect changes made in the Comprehensive Park System Master Plan Update ordinance (Ordinance Bill No. 7-13) which was adopted in between first and second reading of this ordinance. In summary, the engrossed ordinance does the following:

- (1) Amend the definition of Comprehensive Park System Master Plan;
- (2) Delete Section 14 that relates to historic structures; and
- (3) Renumber sections 15, 16, etc. of the ordinance to reflect the elimination of Section 14.

The ordinance has been updated to reflect the adoption date of the updated Park System Master Plan, which was adopted by City Council by ordinance on May 13, 2013 and will be effective on June 11, 2013.

A section dealing with "Scenic and Historic Areas, Natural Resources and Hazards," in the Comprehensive Plan, has been removed from the ordinance. This section was already amended in Ordinance Bill No. 7-13 which adopted the Comprehensive Park System Master Plan Update, and therefore, no longer needs to be in the attached ordinance.

Lastly, the ordinance has been renumbered to account for the elimination of section 14. The changes can be seen in Attachment 1 with deleted portions shown as strikethroughs and new portions double underlined. The full engrossed ordinance is included as Attachment 2.



Glenn W. Gross, Urban Planning Administrator

Attachments: (1) Amended Section of Ordinance Bill No. 6-13
(2) Engrossed Ordinance Bill No. 6-13

Prepared by Lisa Anderson-Ogilvie, Planner III

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5-28-13.lma-o.docx

Section 1. SRC 64.015-64.240 are hereby repealed and replaced with the following:

64.001. Purpose. The purpose of this Chapter is to adopt a comprehensive plan and urban growth boundary for the City, and to establish procedures for amendments thereto, in order to create a framework whereby land use regulation may be carried out, including, but not limited to, providing for public infrastructure, community growth, and the preservation of natural and historic resources.

64.005. Definitions. Except where the context otherwise specifically requires, as used in this Chapter the following words and phrases mean:

- (a) Comprehensive Park System Master Plan means that certain document of that title adopted by Ordinance No. 41-99, enacted April 26, 1999; and amended by Ordinance No. 11-10, enacted April 26, 2010; adopted by Ordinance No. 7-13, enacted June 11, 2013.

Section 14. ~~The Salem Area Comprehensive Policies Plan, Chapter IV, "Salem Area Goals and Policies," Section N, "Scenic and Historic Areas, Natural Resources and Hazards," Subsection 10, "Historic Sites and Structures" is amended to read as follows:~~

~~Historic Sites and Structures~~ 10. The historic, cultural, and architectural character of structures identified in the National Register of Historic Places and structures designated as historic buildings pursuant to the City's land use regulations Salem Revised Code Chapter 56 shall be preserved. Preservation is achieved by limiting those uses that conflict with the historic resource, identified to be building alteration and demolition. The City's land use regulations provide SRC Chapter 230, provides the process for alteration/demolition review and limitation, as well as the procedure for making additional designations.

Section 14 15. **Adoption of Historic Preservation Plan as Support Document.** That certain document entitled "Salem Historic Preservation Plan, Salem, Oregon 2010-2020," a copy of which is attached hereto as "Exhibit 1" and incorporated herein by reference, is hereby adopted

as a support document to the Salem Area Comprehensive Plan.

Section 15 46. Readoption of Urban Service Area Map. That certain map entitled "Urban Service Area Map," a copy of which is attached hereto as "Exhibit 2" and incorporated herein by reference, is hereby readopted as part of the Salem Area Comprehensive Plan.

Section 16 17. Continuation. All components of the Salem Area Comprehensive Plan, and all support documents thereto, identified in SRC 64.015 created by Section 1 of this ordinance, shall be, and shall be deemed to be, and shall be construed as continuations of the original enactments thereof, but shall have the status conferred by such Section 1. Any detailed plan referred to in repealed SRC 64.230 but not identified in SRC 64.015 as a component of the Salem Area Comprehensive Plan or support document thereto shall not be, and shall not be deemed, and shall not be construed as a component of, or support document to, the Salem Area Comprehensive Plan.

Section 17 18. Codification. In codifying this ordinance the City Recorder may change the word "ordinance," "code," "article," "section," or "chapter" to reflect the proper terminology; may renumber sections, subsections, paragraphs and clauses to reflect proper sequencing; may correct any cross-references; may correct any typographical errors in the text which do not affect the meaning of text; and may add the effective date of this ordinance to sections where such date is required.

Section 18 19. Effect of Repeal. Repeal of a code section does not revive a code section or ordinance in effect before or at the time the repealed code section or ordinance took effect.

Section 19 20. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

1 **ENGROSSED**

ORDINANCE BILL NO. 6-13

2 AN ORDINANCE RELATING TO THE SALEM AREA COMPREHENSIVE PLAN;
3 REPEALING SRC 64.015 THROUGH SRC 64.240; CREATING NEW SECTIONS SRC
4 64.001 THROUGH SRC 64.030; AND AMENDING THE SALEM AREA COMPREHENSIVE
5 POLICIES PLAN

6 *The City of Salem ordains as follows:*

7 **Section 1.** SRC 64.015-64.240 are hereby repealed and replaced with the following:

8 **64.001. Purpose.** The purpose of this Chapter is to adopt a comprehensive plan and urban
9 growth boundary for the City, and to establish procedures for amendments thereto, in order to
10 to create a framework whereby land use regulation may be carried out, including, but not
11 limited to, providing for public infrastructure, community growth, and the preservation of
12 natural and historic resources.

13 **64.005. Definitions.** Except where the context otherwise specifically requires, as used in
14 this Chapter the following words and phrases mean:

15 (a) Comprehensive Park System Master Plan means that certain document of that title
16 adopted by Ordinance No.7-13, enacted June 11, 2013.

17 (b) Comprehensive Plan means the generalized, coordinated land use policy document
18 and map for the City that addresses functional and natural systems and activities relating
19 to the use of land within the City.

20 (c) Comprehensive Plan Map means that certain map, entitled "Salem Area Plan Map,
21 January 12, 1987," as amended by Ordinance No. 1-87, enacted January 12, 1987; and
22 amended by Ordinance No. 1-91, enacted January 14, 1991; Ordinance No. 57-2000,
23 enacted November 13, 2000; and as amended by all quasi-judicial amendments to the
24 Comprchensive Plan Map. The Comprehensive Plan Map implements the goals and
25 policies of the Comprehensive Policies Plan.

26 (d) Comprehensive Policies Plan means that certain document entitled "Salem Area
27 Comprehensive Plan," adopted by Ordinance No. 68-92, enacted October 12, 1992;
28 Ordinance No. 107-94, enacted November 28, 1994; Ordinance No. 81-96, enacted
29 November 12, 1996; Ordinance No. 64-98, enacted August 24, 1998; Ordinance No.
30 75-99, enacted September 27, 1999; Ordinance No. 58-2000, enacted November 27,

1 2000; Ordinance No. 43-2002, enacted July 8, 2002; Ordinance No. 68-2002, enacted
2 October 28, 2002; Ordinance No. 52-2003, enacted November 24, 2003; Ordinance No.
3 2-05, enacted January 24, 2005; Ordinance No. 35-09, enacted May 26, 2009; and
4 Ordinance No. 2-09, enacted February 9, 2009. The Comprehensive Policies Plan
5 establishes goals and policies guiding growth and development within the Urban Growth
6 Boundary and the Salem Urban Area, Comprehensive Plan Map designations, and broad
7 categories of land use.

8 (e) Historic Preservation Plan means that certain document entitled "Salem Historic
9 Preservation Plan, Salem, Oregon 2010-2020," adopted by Ordinance No. 6-13, enacted
10 [*].

11 (f) McNary Field Airport Master Plan means that certain document entitled "McNary
12 Field Airport Master Plan, Salem, Oregon, Hodges and Shutt, May 1979" and adopted by
13 Ordinance No. 172-79, enacted September 24, 1979; amended by Ordinance No. 3-98,
14 enacted January 12, 1998.

15 (g) Neighborhood Plan means the plan for the land use within a geographic area lying
16 within a neighborhood association's boundaries. As used in this Chapter, the only
17 portions of a Neighborhood Plan that are included as a component of the Comprehensive
18 Plan are the "Goals and Policies" provisions and the general land use maps, including any
19 quasi-judicial amendments to the general land use maps. The adopted Neighborhood
20 Plans are:

21 (1) The NESCA Neighborhood Plan, Northeast Salem Community Association,
22 May, 1977, adopted by Ordinance No. 102-78, enacted May 22, 1978; and amended
23 by Ordinance No. 105-79, enacted May 21, 1979; Ordinance No. 9-85, enacted
24 January 14, 1985; Ordinance No. 33-85, enacted May 25, 1985; and Ordinance No.
25 51-85, enacted April 22, 1985.

26 (2) The CAN-DO Neighborhood Plan, Central Area Neighborhood Development
27 Organization, adopted by Ordinance No. 105-79, enacted June 15, 1979; and
28 amended by Ordinance No. 107-80, enacted September 8, 1980; Ordinance No. 40-
29 84, enacted March 26, 1984; Ordinance No. 94-84, enacted August 13, 1984

30 (3) Grant Neighborhood Plan, adopted by Ordinance No. 33-83, enacted June 13,

1 1983.

2 (4) Sunnyslope Neighborhood Plan, adopted by Ordinance No. 55-83, enacted
3 August 8, 1983.

4 (5) Liberty-Boone Neighborhood Plan, adopted by Ordinance No. 84-83, enacted
5 December 12, 1983; and amended by Ordinance 9-85, enacted January 14, 1985;
6 Ordinance No. 5-86, enacted January 13, 1986.

7 (6) East Lancaster Neighborhood Association Neighborhood Plan (ELNA), adopted
8 by Ordinance No. 19-84, enacted January 16, 1984.

9 (7) Highland Neighborhood Plan, adopted by Ordinance No. 67-84, enacted June 11,
10 1984.

11 (8) Morningside Neighborhood Plan, adopted by by Ordinance No. 67-84, enacted
12 June 11, 1984.

13 (9) West Salem Neighborhood Plan, adopted by Ordinance No. 11-2004, enacted
14 March 8, 2004.

15 (h) Public Facilities Plan means, collectively, those portions of the following plans
16 describing the water, sewer, and storm water facilities needed to support the land uses
17 designated in the Comprehensive Plan Map and lying within the Urban Growth
18 Boundary, listing the public facility project titles, and containing a map or written
19 description of the public facility projects' locations or service areas, but not including
20 descriptions or specifications of the public facility projects:

21 (1) Salem Area Wastewater Management Master Plan.

22 (2) Stormwater Master Plan.

23 (3) Water System Master Plan.

24 (i) Public Facilities Support Documents means, collectively, the following plans, other
25 than those portions that comprise the Public Facilities Plan:

26 (1) Salem Area Wastewater Management Master Plan.

27 (2) Stormwater Master Plan.

28 (3) Water System Master Plan.

29 (j) Salem Area Wastewater Management Master Plan means that certain document
30 entitled "Salem Area Wastewater Management Master Plan, 1996, CH2M-Hill" and

1 adopted by Ordinance No. 93-96, enacted December 16, 1996; and amended by
2 Ordinance No. 54-2002, enacted September 23, 2002; Ordinance No. 9-05, enacted
3 February 7, 2005, and Ordinance No. 83-07, enacted April 9, 2007.

4 **(k)** Salem Transportation System Plan means that certain document of that title adopted
5 by Ordinance No. 64-98, enacted August 24, 1998; and amended by Ordinance 9-2000,
6 enacted February 14, 2000; Ordinance No. 27-2001, enacted May 14, 2001; Ordinance
7 No. 2-05, enacted January 25, 2005; Ordinance No. 11-05, enacted March 28, 2005;
8 Ordinance No. 85-07, enacted July 9, 2007; Ordinance No. 119-07, enacted November 5,
9 2007; Ordinance No. 12-10, enacted April 26, 2010; and Ordinance No. 20-12, enacted
10 December 10, 2012.

11 **(l)** Stormwater Master Plan means that certain document of that title adopted by
12 Ordinance No. 52-2000, enacted September 25, 2000.

13 **(m)** Support Document means a plan or other document that is prepared as a policy
14 guide for a Comprehensive Plan function or area. Support documents are adopted by
15 ordinance, but are not part of the Comprehensive Plan and are not land use regulations, as
16 defined by ORS 197.015(11).

17 **(n)** Urban Growth Boundary means that certain legal description and accompanying
18 document entitled "Salem Urban Growth Boundary, Revised September 12, 1988,"
19 adopted by Ordinance No. 175-79, enacted September 24, 1979; and amended by
20 Ordinance No. 52-82, enacted March 29, 1982; Ordinance No. 42-86, enacted April 28,
21 1986; and Ordinance No. 77-88, enacted September 13, 1988.

22 **(o)** Urban Service Area Map means the map of that certain area originally referred to as
23 the "Current Developed Area" originally delineated on the official zoning map by
24 Ordinance No. 129-79, enacted July 23, 1979, and subsequently amended, and readopted
25 by Ordinance Bill No. 6-13, enacted [*].

26 **(p)** Water System Master Plan means that certain document entitled "Water System
27 Master Plan, 1994, CH2M-Hill" and adopted by Ordinance No. 34-94, enacted April 25,
28 1994; and amended by Ordinance No. 70-96, enacted September 23, 1996; Ordinance
29 No. 89-99, enacted November 22, 1999; Ordinance No. 8-05, enacted February 7, 2005;
30 and Ordinance No. 96-07, enacted July 9, 2007.

1 (q) Willamette River Greenway Plan means that certain document entitled "Willamette
2 River Greenway Plan, July, 1979" and adopted by Ordinance No. 157-79, enacted
3 September 24, 1979.

4 **64.010. Rules of Construction.** In the event of an ambiguity or conflict in the provisions or
5 components of the Comprehensive Plan, the following rules of construction shall be used:

6 (a) The Comprehensive Policies Plan takes precedence over any other component of the
7 Comprehensive Plan.

8 (b) The components of the Comprehensive Plan shall be construed as complementary or
9 supplementary wherever possible.

10 (c) In the event of irreconcilable conflict in or between a particular component of the
11 Comprehensive Plan, the text shall control over maps, and the more specific text
12 provisions shall control over the more general. In the event of a conflict, all other
13 components of the Comprehensive Plan shall take precedence over a Neighborhood Plan.

14 (d) A legal description adopted by ordinance shall supersede any conflicting or uncertain
15 delineation of such area on any map.

16 (e) No particular weight shall be accorded to any provision in the Comprehensive Plan
17 by reason of the date of its enactment.

18 (f) Statewide Land Use Planning Goals are the final standard to be used in interpreting
19 the Comprehensive Plan, and the Comprehensive Plan shall be interpreted in a manner
20 that is consistent with the Statewide Land Use Planning Goals.

21 **64.015. Components of the Comprehensive Plan; Support Documents for the**
22 **Comprehensive Plan.**

23 (a) The components of the Comprehensive Plan are:

24 (1) The Comprehensive Policies Plan.

25 (2) The Urban Growth Boundary.

26 (3) The Comprehensive Plan Map.

27 (4) Public Facilities Plan.

28 (5) Salem Transportation System Plan, other than those components setting forth
29 transportation financing programs, as described in OAR 660-012-0040.

30 (6) Comprehensive Park System Master Plan.

1 (7) Urban Service Area Map.

2 (8) Willamette River Greenway Plan.

3 (9) The "Goals and Policies" provisions and the general land use maps in adopted
4 Neighborhood Plans.

5 (b) The support documents for the Comprehensive Plan are:

6 (1) Public Facilities Support Documents.

7 (2) Those components of the Salem Transportation System Plan setting forth
8 transportation financing programs, as described in OAR 660-012-0040.

9 (3) Historic Preservation Plan.

10 (4) McNary Field Airport Master Plan.

11 (5) Neighborhood Plans, other than the the "Goals and Policies" provisions and the
12 general land use maps in adopted Neighborhood Plans that are adopted as part of the
13 Comprehensive Plan.

14 (c) **Official Comprehensive Plan Map.** The boundaries of the comprehensive plan
15 designations shall be depicted on an official map titled, "Salem Comprehensive Plan
16 Map." The map may be maintained in digital form.

17 **64.020. Comprehensive Plan Amendments.**

18 (a) **Applicability.** Amendments to the Comprehensive Plan, other than an amendment
19 to a Plan Map, as that term is defined in SRC 64.025, shall be adopted as provided in this
20 section. The two types of Comprehensive Plan Amendments are Major and Minor.

21 (b) **Major Comprehensive Plan Amendment.** A Major Comprehensive Plan
22 Amendment is any amendment to the Comprehensive Plan that involves the creation,
23 revision, or implementation of broad public policy generally affecting more than one
24 property owner or affecting a large number of individual properties.

25 (c) **Minor Comprehensive Plan Amendment.** A Minor Comprehensive Plan
26 Amendment is:

27 (1) Any amendment other than a Major Comprehensive Plan Amendment; and

28 (2) Any amendment that is necessary to comply with an order, directive, or
29 recommendation of a governmental body responsible for administering state land use
30 law, or to comply with an order of a court having jurisdiction over litigation involving

1 state land use law. As used in this section, "governmental body responsible for
2 administering state land use law" includes, but is not limited to, the Land Use Board
3 of Appeals, the Land Conservation and Development Commission, and the
4 Department of Land Conservation and Development.

5 **(d) Procedure Type.** Major and Minor Comprehensive Plan Amendments are
6 legislative land use decisions, and are processed according to the Legislative Procedures
7 under SRC Chapter 300.

8 **(e) Standing to Initiate Comprehensive Plan Amendments.**

9 (1) Notwithstanding SRC 300.1110, a Major Comprehensive Plan Amendment may
10 only be initiated by the City Council.

11 (2) Notwithstanding SRC 300.1110, a Minor Comprehensive Plan Amendment may
12 only be initiated by the City Council, the Planning Commission, or staff.

13 **(f) Criteria.**

14 (1) A Major Comprehensive Plan Amendment may be made if:

15 (A) The amendment is in the best interest of the public health, safety, and welfare
16 of the City.

17 (B) The amendment conforms to the applicable Statewide Planning Goals and
18 applicable administrative rules adopted by the Department of Land Conservation
19 and Development.

20 (2) A Minor Comprehensive Plan Amendment may be made if:

21 (A) The amendment does not significantly change or amend key principles or
22 policies in the Comprehensive Plan;

23 (B) The amendment does not require substantial changes to plan language to
24 maintain internal plan consistency;

25 (C) The amendment does not require significant factual or policy analysis;

26 (D) The amendment is in the public interest of the public health, safety, and
27 welfare of the City; and

28 (E) The amendment conforms to the applicable Statewide Planning Goals and
29 applicable administrative rules adopted by the Department of Land Conservation
30 and Development.

1 **64.025. Plan Map Amendments.**

2 **(a) Applicability.** Amendments to a Plan Map shall be adopted as provided in this
3 section. The two types of Plan Map amendments are major and minor. As used in this
4 section, "plan map" means the Urban Growth Boundary, the Comprehensive Plan Map,
5 or a general land use map in a Neighborhood Plan.

6 **(1)** A Major Plan Map Amendment is:

7 **(A)** Any amendment to the Urban Growth Boundary; or

8 **(B)** An amendment to either the Comprehensive Plan Map or a general land use
9 map in a Neighborhood Plan, where the amendment involves the creation,
10 revision, or implementation of broad public policy generally affecting more than
11 one property owner or a large number of individual properties.

12 **(2)** A Minor Plan Map Amendment is an amendment to either the Comprehensive
13 Plan Map or a general land use map in a Neighborhood Plan, where the amendment
14 affects only a small number of properties or a closely circumscribed set of factual
15 circumstances.

16 **(b) Standing to Initiate Plan Map Amendments.**

17 **(1)** Notwithstanding SRC 300.1110, a Major Plan Map Amendment may only be
18 initiated by the City Council.

19 **(2)** Notwithstanding SRC 300.1110, a Minor Plan Map Amendment may only be
20 initiated by the City Council, the Planning Commission, or an owner of property that
21 is the subject of the amendment, or that owner's agent.

22 **(c) Procedure Type.**

23 **(1)** Major Plan Map Amendments are legislative decisions, and are processed
24 according to the Legislative Procedures under SRC Chapter 300.

25 **(2)** Minor Plan Map Amendments are quasi-judicial decisions, and are processed as a
26 Type III procedure under SRC Chapter 300.

27 //////

28 **(d) Submittal Requirements.**

29 **(1) Initiation.**

1 (A) A Major or Minor Plan Map Amendment may be initiated by the City
2 Council by the adoption of a resolution, identifying the property that is the subject
3 of the amendment, and setting for the public purpose for the amendment.

4 (B) A Minor Plan Map Amendment may be initiated by the City Council or the
5 Planning Commission by the adoption of a resolution, identifying the property
6 that is the subject of the amendment, and setting for the public purpose for the
7 amendment, or by an applicant by the submission of an application that complies
8 with paragraph (2) of this subsection.

9 (2) In addition to the submittal requirements for a Type III application under SRC
10 Chapter 300, an application for an applicant-initiated Minor Plan Map Amendment
11 shall include the following:

12 (A) An existing conditions plan of a size and form and in the number of copies
13 meeting the standards established by the Planning Administrator, containing the
14 following information:

15 (i) The total site area, dimensions, and orientation relative to north;

16 (ii) The location of existing structures and other improvements on the site,
17 including, but not limited to, buildings, accessory structures, fences, walls,
18 parking areas, and driveways, noting their distance from property lines;

19 (iii) The location of drainage patterns and drainage courses, if applicable;

20 (B) A traffic impact analysis, if required by the Director of Public Works.

21 (e) **Criteria.**

22 (1) **Major Plan Map Amendment.** A Major Plan Map Amendment may be made
23 if:

24 (A) The amendment is in the best interest of the public health, safety, and welfare
25 of the City.

26 (B) The amendment conforms to the applicable Statewide Planning Goals and
27 applicable administrative rules adopted by the Department of Land Conservation
28 and Development.

29 (2) **Minor Plan Map Amendment.** The greater the impact of the proposed Minor
30 Plan Map Amendment, the greater the burden on an applicant to demonstrate that the

1 criteria are satisfied. A Minor Plan Map Amendment may be made if it complies
2 with the following:

3 (A) The Minor Plan Map Amendment is justified based on the existence of one
4 of the following:

5 (i) **Alteration in Circumstances.** Social, economic, or demographic patterns
6 of the nearby vicinity have so altered that the current designations are no
7 longer appropriate.

8 (ii) **Equally or Better Suited Designation.** A demonstration that the
9 proposed designation is equally or better suited for the property than the
10 existing designation.

11 (iii) **Conflict Between Comprehensive Plan Map Designation and Zone**
12 **Designation.** A Minor Plan Map Amendment may be granted where there is
13 a conflict between the Comprehensive Plan Map designation and the zoning
14 of the property, and the zoning designation is a more appropriate designation
15 for the property than the Comprehensive Plan Map designation. In
16 determining whether the zoning designation is the more appropriate
17 designation, the following factors shall be considered:

18 (aa) Whether there was a mistake in the application of a land use
19 designation to the property;

20 (bb) Whether the physical characteristics of the property are better
21 suited to the uses in zone as opposed to the uses permitted by the
22 Comprehensive Plan Map designation;

23 (cc) Whether the property has been developed for uses that are
24 incompatible with the Comprehensive Plan Map designation; and

25 (dd) Whether the Comprehensive Plan Map designation is compatible
26 with the surrounding Comprehensive Plan Map designations.

27 (B) The property is currently served, or is capable of being served, with public
28 facilities and services necessary to support the uses allowed by the proposed plan
29 map designation;

30 (C) The proposed plan map designation provides for the logical urbanization of

land;

(D) The proposed land use designation is consistent with the Salem Area Comprehensive Plan and applicable Statewide planning goals and administrative rules adopted by the Department of Land Conservation and Development; and

(E) The amendment is in the public interest and would be of general benefit.

64.030. Support Document Amendments.

(a) **Applicability.** Amendments to a support document shall be adopted as provided in this section.

(b) **Standing to Initiate Amendments to Support Document.**

(1) The City Council may initiate an amendment to a support document by the adoption of a resolution, which shall state whether the matter is to be referred to another Review Authority for public hearing and recommendation.

(2) Staff may initiate an amendment to a support document by preparing an ordinance bill and placing the ordinance on the City Council agenda for first reading. The City Council may schedule a public hearing on the ordinance bill, may refer the ordinance bill to Review Authority for its review and recommendation, may refer the ordinance to a subcommittee for further review, prior to holding a public hearing, or may decline to advance the ordinance to second reading.

(c) **Public Hearings.** No public hearing is required for an amendment to a support document. The City Council, may, in its discretion, hold a public hearing, in which case the procedures generally applicable for public hearings under the Council Rules for the City of Salem shall be followed.

(d) **Form of Adoption.** Amendments to support documents shall be adopted by ordinance.

(e) **Appeals.** Appeals of final decisions amending a support document shall be by writ of review.

Section 2. SRC 64.250 is amended to read as follows:

64.250. Purpose of Neighborhood Association Program. The purpose of the Neighborhood Association Program is to involve citizens in local government planning and decision-making that affects their neighborhoods and the City as a whole; to provide an

1 effective mechanism whereby the citizens of the city sharing common neighborhood identity,
2 goals, and concerns, may form neighborhood associations and undertake an advisory role for
3 the Council and all boards and commissions engaged in community planning and
4 development; and to provide a mechanism for citizens, through their neighborhood
5 associations, to provide input to Council on livability and quality of life issues affecting their
6 neighborhood and the City as a whole; and to provide a mechanism for local community
7 involvement, neighborhood improvement, and volunteer opportunities.

8 **Section 3.** SRC 64.265 is amended to read as follows:

9 **64.265. Notice of Initial Recognition.** As soon as practical after recognition by the City
10 Council, the Director shall make a reasonable effort to publicize and notify ~~send a letter to~~
11 ~~known property~~ addresses within the designated neighborhood identified in the resolution
12 recognizing the neighborhood association. The notification ~~letter~~ shall include:

- 13 (a) A statement encouraging all property owners, residents, and businesses within the
14 newly recognized neighborhood association to participate in meetings, preparation of
15 neighborhood plans, and other activities leading to proposals and recommendations to the
16 City.
- 17 (b) A map of the neighborhood boundaries.
- 18 (c) The names and contact information of all officers of the neighborhood association.
- 19 (d) The names and contact information for the City staff who will be serving as the
20 primary contacts with the neighborhood association.

21 **Section 4.** SRC 64.280 is amended to read as follows:

22 **64.280. Standards for Recognition.**

23 (a) A neighborhood association, in order to obtain initial recognition, shall meet the
24 following standards:

- 25 (1) That one or more well-publicized general neighborhood meetings have been held
26 for the purpose of information and approval of boundaries, **organizational** objectives,
27 and bylaws.
 - 28 (2) That bylaws provide for the following:
 - 29 (A) A decision-making process for the association.
- 30

1 (B) Minutes of all official board and general meetings to be taken and filed with
2 the City Manager.

3 (C) Participation open to any resident, property owner, or business in the
4 neighborhood.

5 (3) That the association's structure is capable of providing necessary communication
6 between the neighborhood residents and elected and appointed City officials.

7 (4) That the neighborhood association has an awareness of its duties and
8 responsibilities with respect to the neighborhood association program.

9 (5) That the contiguous geographical boundaries of the neighborhood association
10 should be the centerlines, when an arterial street is used as a boundary, or at some
11 other clearly defined and relatively permanent natural or man-made feature.

12 (6) That the territory of the neighborhood is logical, represents a community of
13 interest and identity as a neighborhood, and supports the City's intent that all areas
14 within the city be represented by a neighborhood association and that no area be
15 represented by more than one neighborhood association.

16 (7) Notices of organizational meetings prior to official recognition of the
17 neighborhood association have been publicized distributed to known property owners,
18 residents, and businesses in the proposed designated neighborhood via written or
19 electronic notice, as resources allow.

20 (b) A neighborhood association shall, in order to maintain official recognition, meet the
21 following standards:

22 (1) The neighborhood association has held an annual ~~well-publicized~~ general
23 neighborhood meeting for the election of board members. A reasonable effort shall be
24 made to publicize the meeting to members by mail, newsletter, posted notices,
25 telephone call, electronic mail, or other available means of communication.

26 (2) The neighborhood association has made reasonable efforts to notify all residents,
27 property owners, and businesses in the geographical area encompassed by the
28 neighborhood association of board and general meetings, studies, and other activities
29 of the neighborhood association.
30

(3) The bylaws of the neighborhood association have not been amended to eliminate the requirements of subsection (a)(2) of this section.

(4) Minutes of all official board and general meetings of the neighborhood association have been taken and filed with the City Manager.

(5) The neighborhood association has established one or more civic involvement goals.

(6) If the neighborhood association is organized as a non-profit corporation, that it has maintained its filings with the Oregon Secretary of State, and has maintained its status in good standing.

Section 5. SRC 64.292 is added to read as follows:

64.292. Consolidation of Neighborhood Associations. For two or more Neighborhood Associations to consolidate into a single entity, the following procedure should be followed:

(a) That each neighborhood involved in the consolidation hold one or more well publicized neighborhood meetings for the purpose of information and approval of the consolidation procedure.

(b) Once each Neighborhood Association involved has approval to consolidate from its board members after the required meetings, additional meetings as necessary shall be held to produce an acceptable new set of by-laws, calendar of meeting dates, select the new board members, assign new officers, committee chairs, and members, and select an effective date to establish the new Neighborhood Association.

(c) As closely as possible, the City Manager and City Council shall be advised as to the consolidation of the Neighborhood Associations on, or about, the effective date.

Section 6. SRC 64.295 is amended to read as follows:

64.295. City Support of Neighborhood Associations; Advisory Role to City. A recognized neighborhood association will, subject to availability of resources, as determined by the City Manager, receive the following from the City:

(a) City staff, who will conduct research, provide information, and assist the neighborhood association in organizational development and maintenance and implementation of the neighborhood associations' projects.

1 (b) Distribution Mailing, printing, clerical, and graphic services to assist the
2 neighborhood association.

3 (c) Grants of financial assistance for communication to members and outreach to the
4 geographic area encompassed by the neighborhood association.

5 (d) Assistance in the preparation and update of neighborhood plans.

6 (e) Timely notice of any proposals affecting the geographic area encompassed by the
7 neighborhood association that are to come before advisory boards and City Council.

8 (f) Solicitation of a neighborhood association's position and reasoning on any issue
9 especially affecting the geographic area encompassed by the neighborhood association.

10 **Section 7.** The Salem Area Comprehensive Policies Plan, Chapter I, "Introduction," Section C,
11 "Structure of the Plan," and Section D, "Background Information" are amended to read as
12 follows:

13 **C. STRUCTURE OF THE POLICIES PLAN**

14 The Comprehensive Policies Plan consists of two tiers, or levels, of goals and policies.
15 One level reflects the Regional Policies, applicable to the entire area within the Urban
16 Growth Boundary, i.e., the Salem/Keizer Urban Area. All four local jurisdictions concur
17 in these policies, and all must agree to any revisions. The second level of the
18 Comprehensive Policies Plan pertains to the Salem Urban Area. This portion of the Plan
19 has been agreed to by the City of Salem and Marion and Polk Counties. In like manner,
20 planning in the Keizer Urban Area is governed by the Regional Policies and the Keizer
21 Comprehensive Plan.

22 **D. BACKGROUND INFORMATION**

23 Background information relating to the Plan is substantial. Pertinent materials are cited
24 and cataloged in two resource documents: Salem Area Comprehensive Plan: Periodic
25 Review Local Review Order, 1990 and Salem Area Comprehensive Plan: Conformance
26 with State Land Use Goals. In addition, ~~neighborhood plans and detailed plans support~~
27 ~~documents~~ prepared by the City of Salem to augment the policy base of the Plan are
28 itemized in ~~Salem Revised Code (SRC)~~ Chapter 64.

1 **Section 8.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
2 Statements," Section A, "Land Use Plan Map," Subsection 2, "Plan Map Interpretation" is
3 amended to read as follows:

4 **2. Plan Map Interpretation:**

5 The Plan is developed with the concept that the Comprehensive Plan map and text are to
6 be used as an integrated whole, with the Plan ~~Map~~ map being a graphic representation of
7 the text.

8 Thus, interpretation of the Plan ~~Map~~ map is a process which rests on the goals and
9 policies expressed in the text. Therefore, in the event a land use proposal is inconsistent
10 with the Comprehensive Plan ~~Map~~ map or policies, an applicant may file for a
11 Comprehensive Plan ~~Map~~ amendment.

12 **Section 9.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
13 Statements," Section B, "Special Resource Information," Subsection 7, "Historic Landmarks," is
14 amended to read as follows:

15 **7. ~~Historic Resources;~~Landmarks**

16 Local historic ~~resources, landmarks, including~~ include landmarks and districts on the
17 National Historic Register, ~~are and~~ designated under the City's land development
18 ordinances. ~~the provisions of Salem Revised Code Chapter 56. A listing of these~~
19 ~~landmarks is on file at the Salem Department of Building and Safety.~~

20 **Section 10.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
21 Statements," Section F, "General Definitions," Subsection 1, "Neighborhood Plans," Subsection
22 2, "Detailed Plans," and Subsection 3, "Public Facilities Plan" are amended to read as follows:

23 **F. GENERAL DEFINITIONS:**

24 **1. Neighborhood Plans:**

25 Officially recognized neighborhood associations within Salem may prepare a
26 neighborhood plan. ~~A~~ The "Goals and Policies" provisions and the general land use
27 maps in the neighborhood plans plan may be adopted as part of the ~~Salem Area~~
28 Comprehensive Plan, ~~(SACP).~~ Before being adopted as part of the Comprehensive
29 Plan, SACP, it must be clearly demonstrated that the goals and policies provisions
30 and generalized land use maps in the neighborhood plan ~~are~~ is in compliance with the

1 Comprehensive Plan ~~Map map and the Plan~~. The neighborhoods with plans as of
2 1992 are listed below. The current status of neighborhood plans that have been
3 adopted is indicated in Salem Revised Code (SRC) Chapter 64.

4 ~~NESCA Neighborhood Plan~~, adopted by the Salem City Council April 1978.

5 ~~CAN-DO Neighborhood Plan~~, adopted by the Salem City Council May 21, 1979.

6 ~~Grant Neighborhood Plan~~, adopted by the Salem City Council June 13, 1983.

7 ~~Sunnyslope Neighborhood Plan~~, adopted by the Salem City Council August 8, 1983.

8 ~~Liberty Boone Neighborhood Plan~~, adopted by the Salem City Council December 12,
9 1983.

10 ~~East Lancaster Neighborhood Association Neighborhood Plan~~, adopted by the Salem
11 City Council January 16, 1984. ~~Highland Neighborhood Plan~~, adopted by the Salem
12 City Council June 11, 1984. ~~Morningside Neighborhood Plan~~, adopted by the Salem
13 City Council June 11, 1984. ~~West Salem Neighborhood Plan~~, adopted by the Salem
14 City Council April 7, 2004.

15 2. Support Documents:~~Detailed Plans~~

16 Support documents ~~Detailed plans~~ for specific functions or areas may be prepared as
17 a policy guide for the Comprehensive Plan. Support documents ~~Such plans~~ must be
18 consistent with the Comprehensive Plan. The plans ~~range from the SKATS~~
19 ~~Transportation Plan~~ which applies to Salem, Keizer, Marion and Polk Counties to the
20 ~~McNary Field Master Plan~~ which is applicable only to Salem. The current status of
21 support documents ~~detailed plans~~ adopted by the City of Salem is indicated in Salem
22 Revised Code (SRC) Chapter 64.

23 3. Public Facilities Plan:

24 The Public Facilities Plan is comprised of the Public Facilities Plan as defined in SRC
25 Chapter 64, along with the Salem Transportation System Plan, the public facilities
26 polices in the Comprehensive Policies Plan. is the assemblage of all Comprehensive
27 Plan policies, public facility master plans, sector plans, and the CIP. The Public
28 Facilities Plan, and each of its components, ~~that~~ guide the provision of water,
29 sewerage, drainage, and streets for the Salem urban area. The plan is intended to
30 clearly indicate the public facilities necessary to support development and also fulfill

1 the requirements of Goal 11 and OAR 660-11. The ~~Public Facilities Plan is adopted~~
2 ~~as a detailed plan.~~

3 **Section 11.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
4 Statements," Section G, "Implementation of the Comprehensive Plan," Subsection 1, "Zoning
5 Code," and Subsection 2 "Subdivision Code" are amended to read as follows:

6 **1. Zoning Code:**

7 The traditional device is zoning. ~~Zoning Code. It Zoning~~ regulates the use of land by
8 classifying different uses compatible with one another into use districts or zones. By
9 applying these zones to the land, business and commercial activities, for example, are
10 logically located with respect to the transportation system and one another, and
11 residential areas are protected. In addition to regulating the use of land, zoning also
12 establishes development standards that specify lot size, building bulk and height, and
13 building setbacks. Revisions and new techniques are adopted as appropriate to
14 respond to changing needs. The City's zoning regulations code shall be compatible
15 and consistent with the intent of the Salem Area Comprehensive Plan.

16 **2. Land Division:Subdivision Code:**

17 ~~The subdivision code~~ Land division controls the manner in which land may be
18 divided into lots and parcels. Its purpose is to assure that land division ~~subdivision~~ of
19 land occurs in a coordinated manner with other developments and that the land
20 division ~~subdivision~~ meets standards for minimum block and lot sizes, streets,
21 relationship of streets to the community's street plan and may provide for open space,
22 schools, and other public facilities. Undergrounding of utilities may be imposed. ~~The~~
23 ~~subdivision ordinance is~~ The City's land division regulations are a valuable and
24 necessary tool for the implementation of the Plan and for quality development. From
25 time to time revisions and new techniques may be incorporated in the process.

26 **Section 12.** The Salem Area Comprehensive Policies Plan, Chapter IV, "Salem Area Goals and
27 Policies," Section B, "General Development," Subsection 16, "Public Facilities Plan" is amended
28 to read as follows:

29 Public Facilities Plan 16. Public facility projects, including maps and descriptions of
30 locations or service areas, shall be shown in the ~~Salem~~

1 Urban Area Public Facilities Plan, which includes the
2 Salem Capital Improvement Program, facility master plans
3 and sector plans.

4 **Section 13.** The Salem Area Comprehensive Policies Plan, Chapter IV, "Salem Area Goals and
5 Policies," Section I, "Industrial Development," Subsection 6, "Employee Services" is amended to
6 read as follows:

7 Employee Services 6. The zone districts codes shall allow appropriate on-site
8 employee services and facilities in industrial parks.

9 **Section 14. Adoption of Historic Preservation Plan as Support Document.** That certain
10 document entitled "Salem Historic Preservation Plan, Salem, Oregon 2010-2020," a copy of
11 which is attached hereto as "Exhibit 1" and incorporated herein by reference, is hereby adopted
12 as a support document to the Salem Area Comprehensive Plan.

13 **Section 15. Readoption of Urban Service Area Map.** That certain map entitled "Urban
14 Service Area Map," a copy of which is attached hereto as "Exhibit 2" and incorporated herein by
15 reference, is hereby readopted as part of the Salem Area Comprehensive Plan.

16 **Section 16. Continuation.** All components of the Salem Area Comprehensive Plan, and all
17 support documents thereto, identified in SRC 64.015 created by Section 1 of this ordinance, shall
18 be, and shall be deemed to be, and shall be construed as continuations of the original enactments
19 thereof, but shall have the status conferred by such Section 1. Any detailed plan referred to in
20 repealed SRC 64.230 but not identified in SRC 64.015 as a component of the Salem Area
21 Comprehensive Plan or support document thereto shall not be, and shall not be deemed, and shall
22 not be construed as a component of, or support document to, the Salem Area Comprehensive
23 Plan.

24 **Section 17. Codification.** In codifying this ordinance the City Recorder may change the word
25 "ordinance," "code," "article," "section," or "chapter" to reflect the proper terminology; may
26 renumber sections, subsections, paragraphs and clauses to reflect proper sequencing; may correct
27 any cross-references; may correct any typographical errors in the text which do not affect the
28 meaning of text; and may add the effective date of this ordinance to sections where such date is
29 required.
30

1 **Section 18. Effect of Repeal.** Repeal of a code section does not revive a code section or
2 ordinance in effect before or at the time the repealed code section or ordinance took effect.

3 **Section 19. Severability.** Each section of this ordinance, and any part thereof, is severable, and
4 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of
5 this ordinance shall remain in full force and effect.

6 PASSED by the City Council this _____ day of _____, 2013.

7 ATTEST:

8
9
10 City Recorder

11 Approved by City Attorney: _____
12

13 Checked by: L. Anderson-Ogilvie

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COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

June 14, 2013

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173.

**NOTICE OF FINAL DECISION: Ordinance No. 6-13
Code Amendment No. CA13-03 – Amending Salem Revised Code
Chapter 64 (Comprehensive Planning) and the Salem Area
Comprehensive Plan**

YOU ARE HEREBY NOTIFIED that the City Council of the City of Salem adopted Ordinance No. 6-13 at the June 10, 2013 session. Ordinance No. 6-13 amends Salem Revised Code Chapter 64 (Comprehensive Planning) and the Salem Area Comprehensive Plan. A copy of the ordinance is attached.

Any person with standing may appeal the City Council's decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals **not later than 21 days after June 14, 2013**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The complete case file, including findings, conclusions, modifications, and conditions of approval, if any is available for review at the Community Development Department, 555 Liberty St SE, Room 305, Salem OR 97301. If you have any further questions, you may contact the City of Salem Planning Division at 503-588-6173.

Glenn W. Gross
Urban Planning Administrator

cc: See Attached List

<http://www.cityofsalem.net/planning>

**Signed Council Ordinance-
No. 6-13
(Code Amend. CA13-03)
Mailing Matrix**

Rebekah Engle
Chair, CAN-DO
610 Commercial St NE, No. 1
Salem OR 97301

Susann Kaltwasser, ELNA
Chair / Land Use / Watershed
2797 Islander Ave NW
Salem OR 97304

Linda Haglund
Croisan-Illahe Land Use Comm.
3570 Deerfield Dr S
Salem OR 97302

Layla Pett, Chair
Faye Wright Neigh. Assoc.
4265 Pauline Ave SE
Salem OR 97302

Eric Bradfield, Co-Chair
Grant Neigh. Land Use Comm.
934 Cottage St NE
Salem OR 97301

Sam Skillern, Co-Chair
Grant Neigh. Land Use Comm.
1255 Cottage St NE
Salem OR 97301

Robert Hornaday, Chair
Highland NA. Land Use Comm.
1240 Columbia St NE
Salem OR 97301

Donna Dickson, Chair
Lansing N.A. Land Use Comm.
1861 31st Ave NE
Salem OR 97301

Geoffrey James, Chair
Morningside Land Use Comm.
4676 Commercial St SE, No. 8
Salem OR 97302

Janet Bubl
Morningside Land Use Chair
1115 Morningside Dr SE
Salem OR 97302

Nancy McDaniel, Chair
NEN Land Use Comm.
265 21st St NE
Salem OR 97301

Thomas Smith
NESCA Chair & Land Use
1150-C Savage Rd NE
Salem OR 97301

Doug Rodgers, NOLA
Chair, Land Use Committee
2250 Brown Rd NE
Salem OR 97305

Dwan Muller, Chair
Northgate NA Land Use Comm.
4305 Claxter Ct NE, No. 7
Salem OR 97305

Curt Fisher, Chair
SCAN Land Use Committee
680 Leffelle St SE
Salem OR 97302

Steve Liudahl
SCAN Land Use Committee
645 Wildwind Dr SE
Salem OR 97302

Cory Poole, Chair
SEMCA, Land Use, Watershed
3100 Turner Rd SE - Office
Salem OR 97302

Jeff Leach, Chair
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2 AN ORDINANCE RELATING TO THE SALEM AREA COMPREHENSIVE PLAN;
3 REPEALING SRC 64.015 THROUGH SRC 64.240; CREATING NEW SECTIONS SRC
4 64.001 THROUGH SRC 64.030; AND AMENDING THE SALEM AREA COMPREHENSIVE
5 POLICIES PLAN

6 *The City of Salem ordains as follows:*

7 **Section 1.** SRC 64.015-64.240 are hereby repealed and replaced with the following:

8 **64.001. Purpose.** The purpose of this Chapter is to adopt a comprehensive plan and urban
9 growth boundary for the City, and to establish procedures for amendments thereto, in order to
10 to create a framework whereby land use regulation may be carried out, including, but not
11 limited to, providing for public infrastructure, community growth, and the preservation of
12 natural and historic resources.

13 **64.005. Definitions.** Except where the context otherwise specifically requires, as used in
14 this Chapter the following words and phrases mean:

15 (a) Comprehensive Park System Master Plan means that certain document of that title
16 adopted by Ordinance No. 6-13, enacted May 13, 2013.

17 (b) Comprehensive Plan means the generalized, coordinated land use policy document
18 and map for the City that addresses functional and natural systems and activities relating
19 to the use of land within the City.

20 (c) Comprehensive Plan Map means that certain map, entitled "Salem Area Plan Map,
21 January 12, 1987," as amended by Ordinance No. 1-87, enacted January 12, 1987; and
22 amended by Ordinance No. 1-91, enacted January 14, 1991; Ordinance No. 57-2000,
23 enacted November 13, 2000; and as amended by all quasi-judicial amendments to the
24 Comprehensive Plan Map. The Comprehensive Plan Map implements the goals and
25 policies of the Comprehensive Policies Plan.

26 (d) Comprehensive Policies Plan means that certain document entitled "Salem Area
27 Comprehensive Plan," adopted by Ordinance No. 68-92, enacted October 12, 1992;
28 Ordinance No. 107-94, enacted November 28, 1994; Ordinance No. 81-96, enacted
29 November 12, 1996; Ordinance No. 64-98, enacted August 24, 1998; Ordinance No.
30 75-99, enacted September 27, 1999; Ordinance No. 58-2000, enacted November 27,

2000; Ordinance No. 43-2002, enacted July 8, 2002; Ordinance No. 68-2002, enacted October 28, 2002; Ordinance No. 52-2003, enacted November 24, 2003; Ordinance No. 2-05, enacted January 24, 2005; Ordinance No. 35-09, enacted May 26, 2009; and Ordinance No. 2-09, enacted February 9, 2009. The Comprehensive Policies Plan establishes goals and policies guiding growth and development within the Urban Growth Boundary and the Salem Urban Area, Comprehensive Plan Map designations, and broad categories of land use.

(e) Historic Preservation Plan means that certain document entitled "Salem Historic Preservation Plan, Salem, Oregon 2010-2020," adopted by Ordinance No. 6-13, enacted June 10, 2013.

(f) McNary Field Airport Master Plan means that certain document entitled "McNary Field Airport Master Plan, Salem, Oregon, Hodges and Shutt, May 1979" and adopted by Ordinance No. 172-79, enacted September 24, 1979; amended by Ordinance No. 3-98, enacted January 12, 1998.

(g) Neighborhood Plan means the plan for the land use within a geographic area lying within a neighborhood association's boundaries. As used in this Chapter, the only portions of a Neighborhood Plan that are included as a component of the Comprehensive Plan are the "Goals and Policies" provisions and the general land use maps, including any quasi-judicial amendments to the general land use maps. The adopted Neighborhood Plans are:

(1) The NESCA Neighborhood Plan, Northeast Salem Community Association, May, 1977, adopted by Ordinance No. 102-78, enacted May 22, 1978; and amended by Ordinance No. 105-79, enacted May 21, 1979; Ordinance No. 9-85, enacted January 14, 1985; Ordinance No. 33-85, enacted May 25, 1985; and Ordinance No. 51-85, enacted April 22, 1985.

(2) The CAN-DO Neighborhood Plan, Central Area Neighborhood Development Organization, adopted by Ordinance No. 105-79, enacted June 15, 1979; and amended by Ordinance No. 107-80, enacted September 8, 1980; Ordinance No. 40-84, enacted March 26, 1984; Ordinance No. 94-84, enacted August 13, 1984

(3) Grant Neighborhood Plan, adopted by Ordinance No. 33-83, enacted June 13,

1 1983.

2 (4) Sunnyslope Neighborhood Plan, adopted by Ordinance No. 55-83, enacted
3 August 8, 1983.

4 (5) Liberty-Boone Neighborhood Plan, adopted by Ordinance No. 84-83, enacted
5 December 12, 1983; and amended by Ordinance 9-85, enacted January 14, 1985;
6 Ordinance No. 5-86, enacted January 13, 1986.

7 (6) East Lancaster Neighborhood Association Neighborhood Plan (ELNA), adopted
8 by Ordinance No. 19-84, enacted January 16, 1984.

9 (7) Highland Neighborhood Plan, adopted by Ordinance No. 67-84, enacted June 11,
10 1984.

11 (8) Morningside Neighborhood Plan, adopted by by Ordinance No. 67-84, enacted
12 June 11, 1984.

13 (9) West Salem Neighborhood Plan, adopted by Ordinance No. 11-2004, enacted
14 March 8, 2004.

15 (h) Public Facilities Plan means, collectively, those portions of the following plans
16 describing the water, sewer, and storm water facilities needed to support the land uses
17 designated in the Comprehensive Plan Map and lying within the Urban Growth
18 Boundary, listing the public facility project titles, and containing a map or written
19 description of the public facility projects' locations or service areas, but not including
20 descriptions or specifications of the public facility projects:

21 (1) Salem Area Wastewater Management Master Plan.

22 (2) Stormwater Master Plan.

23 (3) Water System Master Plan.

24 (i) Public Facilities Support Documents means, collectively, the following plans, other
25 than those portions that comprise the Public Facilities Plan:

26 (1) Salem Area Wastewater Management Master Plan.

27 (2) Stormwater Master Plan.

28 (3) Water System Master Plan.

29 (j) Salem Area Wastewater Management Master Plan means that certain document
30 entitled "Salem Area Wastewater Management Master Plan, 1996, CH2M-Hill" and

1 adopted by Ordinance No. 93-96, enacted December 16, 1996; and amended by
2 Ordinance No. 54-2002, enacted September 23, 2002; Ordinance No. 9-05, enacted
3 February 7, 2005, and Ordinance No. 83-07, enacted April 9, 2007.

4 (k) Salem Transportation System Plan means that certain document of that title adopted
5 by Ordinance No. 64-98, enacted August 24, 1998; and amended by Ordinance 9-2000,
6 enacted February 14, 2000; Ordinance No. 27-2001, enacted May 14, 2001; Ordinance
7 No. 2-05, enacted January 25, 2005; Ordinance No. 11-05, enacted March 28, 2005;
8 Ordinance No. 85-07, enacted July 9, 2007; Ordinance No. 119-07, enacted November 5,
9 2007; Ordinance No. 12-10, enacted April 26, 2010; and Ordinance No. 20-12, enacted
10 December 10, 2012.

11 (l) Stormwater Master Plan means that certain document of that title adopted by
12 Ordinance No. 52-2000, enacted September 25, 2000.

13 (m) Support Document means a plan or other document that is prepared as a policy
14 guide for a Comprehensive Plan function or area. Support documents are adopted by
15 ordinance, but are not part of the Comprehensive Plan and are not land use regulations, as
16 defined by ORS 197.015(11).

17 (n) Urban Growth Boundary means that certain legal description and accompanying
18 document entitled "Salem Urban Growth Boundary, Revised September 12, 1988,"
19 adopted by Ordinance No. 175-79, enacted September 24, 1979; and amended by
20 Ordinance No. 52-82, enacted March 29, 1982; Ordinance No. 42-86, enacted April 28,
21 1986; and Ordinance No. 77-88, enacted September 13, 1988.

22 (o) Urban Service Area Map means the map of that certain area originally referred to as
23 the "Current Developed Area" originally delineated on the official zoning map by
24 Ordinance No. 129-79, enacted July 23, 1979, and subsequently amended, and readopted
25 by Ordinance No. 6-13, enacted June 10, 2013.

26 (p) Water System Master Plan means that certain document entitled "Water System
27 Master Plan, 1994, CH2M-Hill" and adopted by Ordinance No. 34-94, enacted April 25,
28 1994; and amended by Ordinance No. 70-96, enacted September 23, 1996; Ordinance
29 No. 89-99, enacted November 22, 1999; Ordinance No. 8-05, enacted February 7, 2005;
30 and Ordinance No. 96-07, enacted July 9, 2007.

1 (q) Willamette River Greenway Plan means that certain document entitled "Willamette
2 River Greenway Plan, July, 1979" and adopted by Ordinance No. 157-79, enacted
3 September 24, 1979.

4 **64.010. Rules of Construction.** In the event of an ambiguity or conflict in the provisions or
5 components of the Comprehensive Plan, the following rules of construction shall be used:

6 (a) The Comprehensive Policies Plan takes precedence over any other component of the
7 Comprehensive Plan.

8 (b) The components of the Comprehensive Plan shall be construed as complementary or
9 supplementary wherever possible.

10 (c) In the event of irreconcilable conflict in or between a particular component of the
11 Comprehensive Plan, the text shall control over maps, and the more specific text
12 provisions shall control over the more general. In the event of a conflict, all other
13 components of the Comprehensive Plan shall take precedence over a Neighborhood Plan.

14 (d) A legal description adopted by ordinance shall supersede any conflicting or uncertain
15 delineation of such area on any map.

16 (e) No particular weight shall be accorded to any provision in the Comprehensive Plan
17 by reason of the date of its enactment.

18 (f) Statewide Land Use Planning Goals are the final standard to be used in interpreting
19 the Comprehensive Plan, and the Comprehensive Plan shall be interpreted in a manner
20 that is consistent with the Statewide Land Use Planning Goals.

21 **64.015. Components of the Comprehensive Plan; Support Documents for the**
22 **Comprehensive Plan.**

23 (a) The components of the Comprehensive Plan are:

24 (1) The Comprehensive Policies Plan.

25 (2) The Urban Growth Boundary.

26 (3) The Comprehensive Plan Map.

27 (4) Public Facilities Plan.

28 (5) Salem Transportation System Plan, other than those components setting forth
29 transportation financing programs, as described in OAR 660-012-0040.

30 (6) Comprehensive Park System Master Plan.

1 (7) Urban Service Area Map.

2 (8) Willamette River Greenway Plan.

3 (9) The "Goals and Policies" provisions and the general land use maps in adopted
4 Neighborhood Plans.

5 (b) The support documents for the Comprehensive Plan are:

6 (1) Public Facilities Support Documents.

7 (2) Those components of the Salem Transportation System Plan setting forth
8 transportation financing programs, as described in OAR 660-012-0040.

9 (3) Historic Preservation Plan.

10 (4) McNary Field Airport Master Plan.

11 (5) Neighborhood Plans, other than the the "Goals and Policies" provisions and the
12 general land use maps in adopted Neighborhood Plans that are adopted as part of the
13 Comprehensive Plan.

14 (c) **Official Comprehensive Plan Map.** The boundaries of the comprehensive plan
15 designations shall be depicted on an official map titled, "Salem Comprehensive Plan
16 Map." The map may be maintained in digital form.

17 **64.020. Comprehensive Plan Amendments.**

18 (a) **Applicability.** Amendments to the Comprehensive Plan, other than an amendment
19 to a Plan Map, as that term is defined in SRC 64.025, shall be adopted as provided in this
20 section. The two types of Comprehensive Plan Amendments are Major and Minor.

21 (b) **Major Comprehensive Plan Amendment.** A Major Comprehensive Plan
22 Amendment is any amendment to the Comprehensive Plan that involves the creation,
23 revision, or implementation of broad public policy generally affecting more than one
24 property owner or affecting a large number of individual properties.

25 (c) **Minor Comprehensive Plan Amendment.** A Minor Comprehensive Plan
26 Amendment is:

27 (1) Any amendment other than a Major Comprehensive Plan Amendment; and

28 (2) Any amendment that is necessary to comply with an order, directive, or
29 recommendation of a governmental body responsible for administering state land use
30 law, or to comply with an order of a court having jurisdiction over litigation involving

1 state land use law. As used in this section, "governmental body responsible for
2 administering state land use law" includes, but is not limited to, the Land Use Board
3 of Appeals, the Land Conservation and Development Commission, and the
4 Department of Land Conservation and Development.

5 **(d) Procedure Type.** Major and Minor Comprehensive Plan Amendments are
6 legislative land use decisions, and are processed according to the Legislative Procedures
7 under SRC Chapter 300.

8 **(e) Standing to Initiate Comprehensive Plan Amendments.**

9 (1) Notwithstanding SRC 300.1110, a Major Comprehensive Plan Amendment may
10 only be initiated by the City Council.

11 (2) Notwithstanding SRC 300.1110, a Minor Comprehensive Plan Amendment may
12 only be initiated by the City Council, the Planning Commission, or staff.

13 **(f) Criteria.**

14 (1) A Major Comprehensive Plan Amendment may be made if:

15 (A) The amendment is in the best interest of the public health, safety, and welfare
16 of the City.

17 (B) The amendment conforms to the applicable Statewide Planning Goals and
18 applicable administrative rules adopted by the Department of Land Conservation
19 and Development.

20 (2) A Minor Comprehensive Plan Amendment may be made if:

21 (A) The amendment does not significantly change or amend key principles or
22 policies in the Comprehensive Plan;

23 (B) The amendment does not require substantial changes to plan language to
24 maintain internal plan consistency;

25 (C) The amendment does not require significant factual or policy analysis;

26 (D) The amendment is in the public interest of the public health, safety, and
27 welfare of the City; and

28 (E) The amendment conforms to the applicable Statewide Planning Goals and
29 applicable administrative rules adopted by the Department of Land Conservation
30 and Development.

1 **64.025. Plan Map Amendments.**

2 **(a) Applicability.** Amendments to a Plan Map shall be adopted as provided in this
3 section. The two types of Plan Map amendments are major and minor. As used in this
4 section, "plan map" means the Urban Growth Boundary, the Comprehensive Plan Map,
5 or a general land use map in a Neighborhood Plan.

6 **(1)** A Major Plan Map Amendment is:

7 **(A)** Any amendment to the Urban Growth Boundary; or

8 **(B)** An amendment to either the Comprehensive Plan Map or a general land use
9 map in a Neighborhood Plan, where the amendment involves the creation,
10 revision, or implementation of broad public policy generally affecting more than
11 one property owner or a large number of individual properties.

12 **(2)** A Minor Plan Map Amendment is an amendment to either the Comprehensive
13 Plan Map or a general land use map in a Neighborhood Plan, where the amendment
14 affects only a small number of properties or a closely circumscribed set of factual
15 circumstances.

16 **(b) Standing to Initiate Plan Map Amendments.**

17 **(1)** Notwithstanding SRC 300.1110, a Major Plan Map Amendment may only be
18 initiated by the City Council.

19 **(2)** Notwithstanding SRC 300.1110, a Minor Plan Map Amendment may only be
20 initiated by the City Council, the Planning Commission, or an owner of property that
21 is the subject of the amendment, or that owner's agent.

22 **(c) Procedure Type.**

23 **(1)** Major Plan Map Amendments are legislative decisions, and are processed
24 according to the Legislative Procedures under SRC Chapter 300.

25 **(2)** Minor Plan Map Amendments are quasi-judicial decisions, and are processed as a
26 Type III procedure under SRC Chapter 300.

27 **(d) Submittal Requirements.**

28 **(1) Initiation.**

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1 (A) A Major or Minor Plan Map Amendment may be initiated by the City Council by the
2 adoption of a resolution, identifying the property that is the subject of the amendment, and
3 setting for the public purpose for the amendment.

4 (B) A Minor Plan Map Amendment may be initiated by the City Council or the
5 Planning Commission by the adoption of a resolution, identifying the property
6 that is the subject of the amendment, and setting for the public purpose for the
7 amendment, or by an applicant by the submission of an application that complies
8 with paragraph (2) of this subsection.

9 (2) In addition to the submittal requirements for a Type III application under SRC
10 Chapter 300, an application for an applicant-initiated Minor Plan Map Amendment
11 shall include the following:

12 (A) An existing conditions plan of a size and form and in the number of copies
13 meeting the standards established by the Planning Administrator, containing the
14 following information:

15 (i) The total site area, dimensions, and orientation relative to north;

16 (ii) The location of existing structures and other improvements on the site,
17 including, but not limited to, buildings, accessory structures, fences, walls,
18 parking areas, and driveways, noting their distance from property lines;

19 (iii) The location of drainage patterns and drainage courses, if applicable;

20 (B) A traffic impact analysis, if required by the Director of Public Works.

21 (e) **Criteria.**

22 (1) **Major Plan Map Amendment.** A Major Plan Map Amendment may be made
23 if:

24 (A) The amendment is in the best interest of the public health, safety, and welfare
25 of the City.

26 (B) The amendment conforms to the applicable Statewide Planning Goals and
27 applicable administrative rules adopted by the Department of Land Conservation
28 and Development.

29 (2) **Minor Plan Map Amendment.** The greater the impact of the proposed Minor
30 Plan Map Amendment, the greater the burden on an applicant to demonstrate that the

1 criteria are satisfied. A Minor Plan Map Amendment may be made if it complies
2 with the following:

3 (A) The Minor Plan Map Amendment is justified based on the existence of one
4 of the following:

5 (i) **Alteration in Circumstances.** Social, economic, or demographic patterns
6 of the nearby vicinity have so altered that the current designations are no
7 longer appropriate.

8 (ii) **Equally or Better Suited Designation.** A demonstration that the
9 proposed designation is equally or better suited for the property than the
10 existing designation.

11 (iii) **Conflict Between Comprehensive Plan Map Designation and Zone**
12 **Designation.** A Minor Plan Map Amendment may be granted where there is
13 a conflict between the Comprehensive Plan Map designation and the zoning
14 of the property, and the zoning designation is a more appropriate designation
15 for the property than the Comprehensive Plan Map designation. In
16 determining whether the zoning designation is the more appropriate
17 designation, the following factors shall be considered:

18 (aa) Whether there was a mistake in the application of a land use
19 designation to the property;

20 (bb) Whether the physical characteristics of the property are better
21 suited to the uses in zone as opposed to the uses permitted by the
22 Comprehensive Plan Map designation;

23 (cc) Whether the property has been developed for uses that are
24 incompatible with the Comprehensive Plan Map designation; and

25 (dd) Whether the Comprehensive Plan Map designation is compatible
26 with the surrounding Comprehensive Plan Map designations.

27 (B) The property is currently served, or is capable of being served, with public
28 facilities and services necessary to support the uses allowed by the proposed plan
29 map designation;

30 (C) The proposed plan map designation provides for the logical urbanization of

land;

(D) The proposed land use designation is consistent with the Salem Area Comprehensive Plan and applicable Statewide planning goals and administrative rules adopted by the Department of Land Conservation and Development; and

(E) The amendment is in the public interest and would be of general benefit.

64.030. Support Document Amendments.

(a) **Applicability.** Amendments to a support document shall be adopted as provided in this section.

(b) Standing to Initiate Amendments to Support Document.

(1) The City Council may initiate an amendment to a support document by the adoption of a resolution, which shall state whether the matter is to be referred to another Review Authority for public hearing and recommendation.

(2) Staff may initiate an amendment to a support document by preparing an ordinance bill and placing the ordinance on the City Council agenda for first reading. The City Council may schedule a public hearing on the ordinance bill, may refer the ordinance bill to Review Authority for its review and recommendation, may refer the ordinance to a subcommittee for further review, prior to holding a public hearing, or may decline to advance the ordinance to second reading.

(c) **Public Hearings.** No public hearing is required for an amendment to a support document. The City Council, may, in its discretion, hold a public hearing, in which case the procedures generally applicable for public hearings under the Council Rules for the City of Salem shall be followed.

(d) **Form of Adoption.** Amendments to support documents shall be adopted by ordinance.

(e) **Appeals.** Appeals of final decisions amending a support document shall be by writ of review.

Section 2. SRC 64.250 is amended to read as follows:

64.250. Purpose of Neighborhood Association Program. The purpose of the Neighborhood Association Program is to involve citizens in local government planning and decision-making that affects their neighborhoods and the City as a whole; to provide an

1 effective mechanism whereby the citizens of the city sharing common neighborhood identity,
2 goals, and concerns, may form neighborhood associations and undertake an advisory role for
3 the Council and all boards and commissions engaged in community planning and
4 development; and to provide a mechanism for citizens, through their neighborhood
5 associations, to provide input to Council on livability and quality of life issues affecting their
6 neighborhood and the City as a whole; and to provide a mechanism for local community
7 involvement, neighborhood improvement, and volunteer opportunities.

8 **Section 3.** SRC 64.265 is amended to read as follows:

9 **64.265. Notice of Initial Recognition.** As soon as practical after recognition by the City
10 Council, the Director shall make a reasonable effort to publicize and notify ~~send a letter to~~
11 ~~known property~~ addresses within the designated neighborhood identified in the resolution
12 recognizing the neighborhood association. The notification letter ~~letter~~ shall include:

- 13 (a) A statement encouraging all property owners, residents, and businesses within the
14 newly recognized neighborhood association to participate in meetings, preparation of
15 neighborhood plans, and other activities leading to proposals and recommendations to the
16 City.
- 17 (b) A map of the neighborhood boundaries.
- 18 (c) The names and contact information of all officers of the neighborhood association.
- 19 (d) The names and contact information for the City staff who will be serving as the
20 primary contacts with the neighborhood association.

21 **Section 4.** SRC 64.280 is amended to read as follows:

22 **64.280. Standards for Recognition.**

23 (a) A neighborhood association, in order to obtain initial recognition, shall meet the
24 following standards:

- 25 (1) That one or more well-publicized general neighborhood meetings have been held
26 for the purpose of information and approval of boundaries, organizational objectives,
27 and bylaws.
- 28 (2) That bylaws provide for the following:
 - 29 (A) A decision-making process for the association.

30 ////

1 (B) Minutes of all official board and general meetings to be taken and filed with
2 the City Manager.

3 (C) Participation open to any resident, property owner, or business in the
4 neighborhood.

5 (3) That the association's structure is capable of providing necessary communication
6 between the neighborhood residents and elected and appointed City officials.

7 (4) That the neighborhood association has an awareness of its duties and
8 responsibilities with respect to the neighborhood association program.

9 (5) That the contiguous geographical boundaries of the neighborhood association
10 should be the centerlines, when an arterial street is used as a boundary, or at some
11 other clearly defined and relatively permanent natural or man-made feature.

12 (6) That the territory of the neighborhood is logical, represents a community of
13 interest and identity as a neighborhood, and supports the City's intent that all areas
14 within the city be represented by a neighborhood association and that no area be
15 represented by more than one neighborhood association.

16 (7) Notices of organizational meetings prior to official recognition of the
17 neighborhood association have been publicized distributed to known property owners,
18 residents, and businesses in the proposed designated neighborhood via written or
19 electronic notice, as resources allow.

20 (b) A neighborhood association shall, in order to maintain official recognition, meet the
21 following standards:

22 (1) The neighborhood association has held an annual ~~well-publicized~~ general
23 neighborhood meeting for the election of board members. A reasonable effort shall be
24 made to publicize the meeting to members by mail, newsletter, posted notices,
25 telephone call, electronic mail, or other available means of communication.

26 (2) The neighborhood association has made reasonable efforts to notify all residents,
27 property owners, and businesses in the geographical area encompassed by the
28 neighborhood association of board and general meetings, studies, and other activities
29 of the neighborhood association.

30 ////

(3) The bylaws of the neighborhood association have not been amended to eliminate the requirements of subsection (a)(2) of this section.

(4) Minutes of all official board and general meetings of the neighborhood association have been taken and filed with the City Manager.

(5) The neighborhood association has established one or more civic involvement goals.

(6) If the neighborhood association is organized as a non-profit corporation, that it has maintained its filings with the Oregon Secretary of State, and has maintained its status in good standing.

Section 5. SRC 64.292 is added to read as follows:

64.292. Consolidation of Neighborhood Associations. For two or more Neighborhood Associations to consolidate into a single entity, the following procedure should be followed:

(a) That each neighborhood involved in the consolidation hold one or more well publicized neighborhood meetings for the purpose of information and approval of the consolidation procedure.

(b) Once each Neighborhood Association involved has approval to consolidate from its board members after the required meetings, additional meetings as necessary shall be held to produce an acceptable new set of by-laws, calendar of meeting dates, select the new board members, assign new officers, committee chairs, and members, and select an effective date to establish the new Neighborhood Association.

(c) As closely as possible, the City Manager and City Council shall be advised as to the consolidation of the Neighborhood Associations on, or about, the effective date.

Section 6. SRC 64.295 is amended to read as follows:

64.295. City Support of Neighborhood Associations; Advisory Role to City. A recognized neighborhood association will, subject to availability of resources, as determined by the City Manager, receive the following from the City:

(a) City staff, who will conduct research, provide information, and assist the neighborhood association in organizational development and maintenance and implementation of the neighborhood associations' projects.

////

1 (b) Distribution Mailing, printing, clerical, and graphic services to assist the
2 neighborhood association.

3 (c) Grants of financial assistance for communication to members and outreach to the
4 geographic area encompassed by the neighborhood association.

5 (d) Assistance in the preparation and update of neighborhood plans.

6 (e) Timely notice of any proposals affecting the geographic area encompassed by the
7 neighborhood association that are to come before advisory boards and City Council.

8 (f) Solicitation of a neighborhood association's position and reasoning on any issue
9 especially affecting the geographic area encompassed by the neighborhood association.

10 **Section 7.** The Salem Area Comprehensive Policies Plan, Chapter I, "Introduction," Section C,
11 "Structure of the Plan," and Section D, "Background Information" are amended to read as
12 follows:

13 **C. STRUCTURE OF THE POLICIES PLAN**

14 The Comprehensive Policies Plan consists of two tiers, or levels, of goals and policies.
15 One level reflects the Regional Policies, applicable to the entire area within the Urban
16 Growth Boundary, i.e., the Salem/Keizer Urban Area. All four local jurisdictions concur
17 in these policies, and all must agree to any revisions. The second level of the
18 Comprehensive Policies Plan pertains to the Salem Urban Area. This portion of the Plan
19 has been agreed to by the City of Salem and Marion and Polk Counties. In like manner,
20 planning in the Keizer Urban Area is governed by the Regional Policies and the Keizer
21 Comprehensive Plan.

22 **D. BACKGROUND INFORMATION**

23 Background information relating to the Plan is substantial. Pertinent materials are cited
24 and cataloged in two resource documents: Salem Area Comprehensive Plan: Periodic
25 Review Local Review Order, 1990 and Salem Area Comprehensive Plan: Conformance
26 with State Land Use Goals. In addition, ~~neighborhood plans and detailed plans support~~
27 ~~documents~~ prepared by the City of Salem to augment the policy base of the Plan are
28 itemized in ~~Salem Revised Code (SRC)~~ Chapter 64.

29 ////

30 ////

1 **Section 8.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
2 Statements," Section A, "Land Use Plan Map," Subsection 2, "Plan Map Interpretation" is
3 amended to read as follows:

4 **2. Plan Map Interpretation:**

5 The Plan is developed with the concept that the Comprehensive Plan map and text are to
6 be used as an integrated whole, with the Plan Map map being a graphic representation of
7 the text.

8 Thus, interpretation of the Plan Map map is a process which rests on the goals and
9 policies expressed in the text. Therefore, in the event a land use proposal is inconsistent
10 with the Comprehensive Plan Map map or policies, an applicant may file for a
11 Comprehensive Plan Map amendment.

12 **Section 9.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
13 Statements," Section B, "Special Resource Information," Subsection 7, "Historic Landmarks," is
14 amended to read as follows:

15 **7. Historic Resources; Landmarks**

16 Local historic resources, landmarks, including include landmarks and districts on the
17 National Historic Register, are and designated under the City's land development
18 ordinances. ~~the provisions of Salem Revised Code Chapter 56. A listing of these~~
19 ~~landmarks is on file at the Salem Department of Building and Safety.~~

20 **Section 10.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
21 Statements," Section F, "General Definitions," Subsection 1, "Neighborhood Plans," Subsection
22 2, "Detailed Plans," and Subsection 3, "Public Facilities Plan" are amended to read as follows:

23 **F. GENERAL DEFINITIONS:**

24 **1. Neighborhood Plans:**

25 Officially recognized neighborhood associations within Salem may prepare a
26 neighborhood plan. A The "Goals and Policies" provisions and the general land use
27 maps in the neighborhood plans plan may be adopted as part of the Salem Area
28 Comprehensive Plan, (SACP). Before being adopted as part of the Comprehensive
29 Plan, SACP, it must be clearly demonstrated that the goals and policies provisions
30 and generalized land use maps in the neighborhood plan are is in compliance with the

Comprehensive Plan ~~Map map and the Plan~~. ~~The neighborhoods with plans as of 1992 are listed below.~~ The current status of neighborhood plans that have been adopted is indicated in ~~Salem Revised Code (SRC) Chapter 64.~~

~~NESCA Neighborhood Plan, adopted by the Salem City Council April 1978.~~

~~CAN DO Neighborhood Plan, adopted by the Salem City Council May 21, 1979.~~

~~Grant Neighborhood Plan, adopted by the Salem City Council June 13, 1983.~~

~~Sunnyslope Neighborhood Plan, adopted by the Salem City Council August 8, 1983.~~

~~Liberty Boone Neighborhood Plan, adopted by the Salem City Council December 12, 1983.~~

~~East Lancaster Neighborhood Association Neighborhood Plan, adopted by the Salem City Council January 16, 1984.~~

~~Highland Neighborhood Plan, adopted by the Salem City Council June 11, 1984.~~

~~Morningside Neighborhood Plan, adopted by the Salem City Council June 11, 1984.~~

~~West Salem Neighborhood Plan, adopted by the Salem City Council April 7, 2004.~~

2. **Support Documents: Detailed Plans**

Support documents Detailed plans for specific functions or areas may be prepared as a policy guide for the Comprehensive Plan. Support documents Such plans must be consistent with the Comprehensive Plan. ~~The plans range from the SKATS Transportation Plan which applies to Salem, Keizer, Marion and Polk Counties to the McNary Field Master Plan which is applicable only to Salem.~~ The current status of support documents ~~detailed plans~~ adopted by the City of Salem is indicated in ~~Salem Revised Code (SRC) Chapter 64.~~

3. **Public Facilities Plan:**

The Public Facilities Plan is comprised of the Public Facilities Plan as defined in SRC Chapter 64, along with the Salem Transportation System Plan, the public facilities polices in the Comprehensive Policies Plan. ~~is the assemblage of all Comprehensive Plan policies, public facility master plans, sector plans, and the CIP.~~ The Public Facilities Plan, and each of its components, ~~that~~ guide the provision of water, sewerage, drainage, and streets for the Salem urban area. The plan is intended to clearly indicate the public facilities necessary to support development and ~~also~~ fulfill

1 the requirements of Goal 11 and OAR 660-11. ~~The Public Facilities Plan is adopted~~
2 ~~as a detailed plan.~~

3 **Section 11.** The Salem Area Comprehensive Policies Plan, Chapter II, "Definitions and Intent
4 Statements," Section G, "Implementation of the Comprehensive Plan," Subsection 1, "Zoning
5 Code," and Subsection 2 "Subdivision Code" are amended to read as follows:

6 **1. ~~Zoning Code:~~**

7 The traditional device is zoning. ~~Zoning Code.~~ It Zoning regulates the use of land by
8 classifying different uses compatible with one another into use districts or zones. By
9 applying these zones to the land, business and commercial activities, for example, are
10 logically located with respect to the transportation system and one another, and
11 residential areas are protected. In addition to regulating the use of land, zoning also
12 establishes development standards that specify lot size, building bulk and height, and
13 building setbacks. Revisions and new techniques are adopted as appropriate to
14 respond to changing needs. The City's zoning regulations ~~code~~ shall be compatible
15 and consistent with the intent of the Salem Area Comprehensive Plan.

16 **2. ~~Land Division: Subdivision Code:~~**

17 ~~The subdivision code~~ Land division controls the manner in which land may be
18 divided into lots and parcels. Its purpose is to assure that land division ~~subdivision~~ of
19 land occurs in a coordinated manner with other developments and that the land
20 division ~~subdivision~~ meets standards for minimum block and lot sizes, streets,
21 relationship of streets to the community's street plan and may provide for open space,
22 schools, and other public facilities. Undergrounding of utilities may be imposed. ~~The~~
23 ~~subdivision ordinance is~~ The City's land division regulations are a valuable and
24 necessary tool for the implementation of the Plan and for quality development. From
25 time to time revisions and new techniques may be incorporated in the process.

26 **Section 12.** The Salem Area Comprehensive Policies Plan, Chapter IV, "Salem Area Goals and
27 Policies," Section B, "General Development," Subsection 16, "Public Facilities Plan" is amended
28 to read as follows:

29 Public Facilities Plan 16. Public facility projects, including maps and descriptions of
30 locations or service areas, shall be shown in the ~~Salem~~

Urban Area Public Facilities Plan, which includes the Salem Capital Improvement Program, facility master plans and sector plans.

Section 13. The Salem Area Comprehensive Policies Plan, Chapter IV, "Salem Area Goals and Policies," Section I, "Industrial Development," Subsection 6, "Employee Services" is amended to read as follows:

Employee Services 6. The zone districts ~~codes~~ shall allow appropriate on-site employee services and facilities in industrial parks.

Section 14. Adoption of Historic Preservation Plan as Support Document. That certain document entitled "Salem Historic Preservation Plan, Salem, Oregon 2010-2020," a copy of which is attached hereto as "Exhibit 1" and incorporated herein by reference, is hereby adopted as a support document to the Salem Area Comprehensive Plan.

Section 15. Readoption of Urban Service Area Map. That certain map entitled "Urban Service Area Map," a copy of which is attached hereto as "Exhibit 2" and incorporated herein by reference, is hereby readopted as part of the Salem Area Comprehensive Plan.

Section 16. Continuation. All components of the Salem Area Comprehensive Plan, and all support documents thereto, identified in SRC 64.015 created by Section 1 of this ordinance, shall be, and shall be deemed to be, and shall be construed as continuations of the original enactments thereof, but shall have the status conferred by such Section 1. Any detailed plan referred to in repealed SRC 64.230 but not identified in SRC 64.015 as a component of the Salem Area Comprehensive Plan or support document thereto shall not be, and shall not be deemed, and shall not be construed as a component of, or support document to, the Salem Area Comprehensive Plan.

Section 17. Codification. In codifying this ordinance the City Recorder may change the word “ordinance,” “code,” “article,” “section,” or “chapter” to reflect the proper terminology; may renumber sections, subsections, paragraphs and clauses to reflect proper sequencing; may correct any cross-references; may correct any typographical errors in the text which do not affect the meaning of text; and may add the effective date of this ordinance to sections where such date is required.

////

1 **Section 18. Effect of Repeal.** Repeal of a code section does not revive a code section or
2 ordinance in effect before or at the time the repealed code section or ordinance took effect.

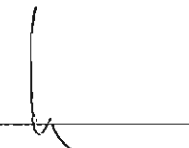
3 **Section 19. Severability.** Each section of this ordinance, and any part thereof, is severable, and
4 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of
5 this ordinance shall remain in full force and effect.

6 PASSED by the City Council this 10th day of June, 2013.

7 ATTEST:

8 

9
10 City Recorder

11 Approved by City Attorney: 

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13 Checked by: L. Anderson-Ogilvie

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SALEM HISTORIC PRESERVATION PLAN

Salem, Oregon

2010-2020

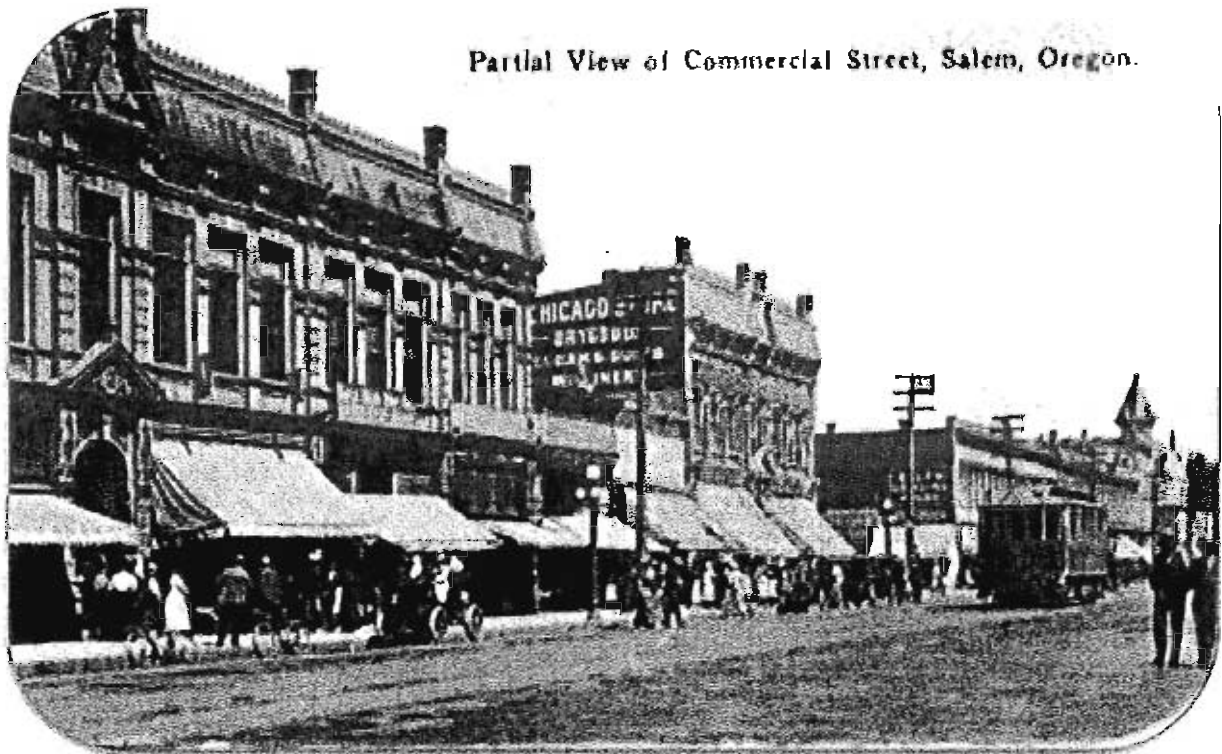


Figure 1: Liberty Street, Looking south from Chemeketa Street

This project has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

Prepared by Northwest History Matters
Rosalind Keeney
Julie Osborne

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Acknowledgements

Thanks to the following individuals for providing their time, commitment and expertise to the development of the Salem Historic Preservation Plan. Without their assistance the task of comprehensively addressing the historic preservation issues and concerns of the citizens and City staff for Salem could not have been completed. Special thanks to the Mission Mill Museum and the Roger Yost for hosting meetings at their buildings and to the Salem Statesman Journal for keeping the public informed about the plan.

Salem Historic Landmarks Commission (2010)

Gene Bolante	Chane Griggs
Ian Johnson	Doug Lethin
Brian McKinley	Ellen Miller
Kristi Neznanski	Kurt Roedel
Joy Sears, Chair	



Figure 2: Technical Advisory Committee Meeting, Card Room, Mission Mill

Technical Advisory Committee (TAC)

Suzi Bicknell, Executive Director, Go Downtown Salem
Peter Booth, Director, Willamette Heritage Center
David Fox, Member, Salem Planning Commission
Paul Gehlar, Downtown Property Owner, PDQ Investments, LLC
Virginia Green, Salem Heritage Network
Christopher Hackett, Grant Neighborhood Association
Lola Hackett, Grant Neighborhood Association
Nadine Heusser, South Central Association of Neighbors
Roger Heusser, South Central Association of Neighbors
Graciela Howard, General Public
Ian Johnson, Member, HLC
Leah McMillan, Southeast Salem Neighborhood Association
Eleanor Miller, Northeast Neighbors
Kurt Roedel, Member, HLC
Paul Sturzinger, Contractor, Custom Building Improvements Inc.

Salem Community Development City Staff

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Kimberli Fitzgerald, Historic Preservation Planner

Ken Eatwell, Building and Safety Inspector

Lisa Anderson-Ogilvie, Associate Planner

Debra Meaghers, Staff Assistant

Alan Kessler, Technology Support

Summary of 2010 Salem History Preservation Plan

The City Council Goals, the Salem Area Comprehensive Plan, the Planning Division Mission Statement, and Salem Vision 2020 goals, all contain language indicating that historic preservation is important to the City of Salem.

Historic buildings, sites and objects are the tangible reminders of a community's past and are the primary components of "cultural identity." The presence of familiar, beautiful landmarks gives people a kind of emotional anchor as well as a sense of orientation to what is around them. Historic preservation provides economic, environmental, and cultural and education benefits to Salem, and provides the stage for heritage tourism.

This Historic Preservation Plan furthers the City's commitment to historic preservation. In addition reviewing all the existing applicable plans, codes and processes related to historic preservation in the City of Salem, a needs assessment was developed through extensive public outreach including public meetings and on-line survey, monthly meetings of the Technical Advisory Committee, and e-mail messages to neighborhood associations and other stakeholders. The plan compiles the overall vision for historic preservation in Salem and provides strategic guidance for how the City can maintain, strengthen, and expand its preservation activities in a manner that is consistent with other City objectives to identify and maximize mutual benefits. It also recommends possible solutions to identified needs in the existing program such as improved design guidelines and new incentive programs.

Chapters 1 through 4 discuss the plan's purpose, a brief history of Salem, an overview of the existing historic preservation program, and describe the methodology. Chapter 5 describes the 5 goals and Chapter 6 includes a proposed implementation plan, which includes strategies, actions, and timelines designed to achieve the vision and goals.

How the Goals will help the Historic Preservation Program in Salem

The primary areas of concern were:

- Revising regulations
- Expanding education and outreach
- Developing incentives
- Enhancing heritage tourism and local history and developing partnerships with other heritage groups, and
- Protecting neighborhood resources

The Historic Preservation Plan provides recommendations for:

- Streamlining and reducing the review time for processing Historic Preservation applications by clarifying the ordinance and design guidelines
- Providing technical assistance and educating property owners and the Historic Landmarks Commission (HLC) members about the best practices for rehabilitation of historic properties
- Providing guidelines specific to non-contributing buildings in historic districts
- Developing a residential rehabilitation grant program
- Acknowledging examples of good rehabilitation projects
- Surveying and expanding the inventory of historic resources throughout Salem
- Developing an Archaeology program
- Developing a preservation-friendly citywide relationship with heritage tourism and museums

Brief overview of the Goals

Goal 1. Improve the application and review process and revise the historic preservation code and design guidelines

Some of the conflict that arises around preservation issues stems from the length and seemingly complicated design review process. This goal identifies a number of areas where the review process can be streamlined and handled administratively, rather than requiring that the HLC review every aspect of a project. Streamlining the process should not only make the review process more user-friendly, but it should also free up HLC and staff time to devote to preservation activities other than regulations, such as education and promotional activities. There are three major components of this goal.

- Improve the process by providing faster service and reducing review time, providing technical and design assistance prior to application, and developing options for mitigating unavoidable adverse effects to historic properties.
- Revise the historic preservation ordinance, clarify the design guidelines, and maintain reference lists.
- Improve communication by coordinating regularly with other city departments, provide training for city staff about historic preservation, and expand training opportunities for HLC.

Goal II. Develop a Public Outreach and Education Program

To promote an understanding of the historic preservation goals and requirements by providing public outreach is vital for a successful program. The strategies proposed in this goal build upon existing information. By expanding the program to include more brochures, workshops, and easily accessible information on the Internet, less confusion and frustration will occur, and more successful projects will be completed.

The three primary components of this goal include:

- Assisting the public by providing technical and design assistance, revising and expanding information included in the fact sheets on historic preservation, and enhancing the website.
- Training for property owners, contractors and developers.
- Developing a notification process, preparing handouts for realtors, attending realtor meetings, and assisting with open houses for historic properties.

Goal III. Develop Economic and Recognition Incentives Program

Successful historic preservation programs need to make available positive incentives, providing property owners financial and technical tools that help preserve historic properties. In addition, incentive programs to establish good relationships between public and private concerns by letting the property owner know that if they take care of their property, the public will reward their efforts. They help to compensate owners who feel they have been over burdened by historic preservation ordinances.

The goal includes two components:

- Educating property owners about existing incentives, developing a residential grant program, and identifying incentives within city processes.
- Recognizing and honoring best practices and good preservation projects, pursuing statewide and national recognition, and maintaining a list of projects and awards.

Goal IV: Survey and Recognize Salem's Historic Resources

Architectural historic resource surveys are a vital tool for historic preservation planning and informing the community about the types of historic properties that exist in a city and the extent to which such properties maintain their historic integrity. They provide important information for evaluating applications for modifications to historic properties, and the condition of specific neighborhoods, buildings, sites, and landscapes. With a good inventory, the recognition of historic resources can be accomplished.

Two components are emphasized in this goal:

- Conducting surveys by establishing criteria and identifying areas for survey, establishing funding priorities, and beginning an archaeological site survey project.
- Encouraging National Register nominations, developing thematic nominations, and designating archaeological sites.

Goal V. Promote Heritage Tourism and Local History

Historic resources are the backdrop for telling and experiencing the unique story, history and development of an area. Heritage tourism is an important tool to bring preservation and economic development together. Salem enjoys an abundance of beautiful scenery and historic places that attract all types of visitors. Heritage tourism contributes to Salem's economy by generating revenue, creating new jobs, and providing opportunities for small businesses.

This goal focuses on four aspects:

- Encouraging heritage tourism through stronger cooperation and developing mutual promotions.
- Improving heritage products and experiences and help facilitate a survey of the economic value of heritage tourism.
- Enhancing the value of heritage assets through development of historic preservation curricula.
- Assisting in locating funds to support the heritage community.



Figure 3: Southern Pacific Railroad Depot, Built 1918

Glossary of Terms and Acronyms

Adverse Effect: An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

Alteration: The addition to, removal of, removal from, or physical modification of, an exterior part of a historic resource, excluding color selection or ordinary maintenance or repair of exterior features not involving a change in design, material or outward appearance.

Archeological Resource: Sites containing material remains of past human life or activity that are significant for their potential contribution to the understanding of history or pre-history.

Certified Local Government (CLG): The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Office (SHPO). Salem was certified because it has a qualified historic preservation commission, has a historic preservation ordinance that allows for the designation and protection of historic properties, maintains a system for the survey and inventory of local historic resources, and provides for public participation in the local historic preservation program, including participation in the National Register process. CLG are active partners in the Federal Historic Preservation Program and the opportunities it provides.

Certification of Appropriateness (COA): An official certificate that indicates that all City codes, ordinances and design guidelines have been met and the historic preservation project has been approved by all necessary departments.

Demolition by Neglect: The destruction of a building through abandonment or lack of maintenance.

Heritage Umbrella Organization: An organization that includes the membership of many separate groups or organizations that have similar interests and needs for the combined benefit of all organizations.

Historic Contributing: Properties existing during the period of significance that have retained sufficient integrity to convey the history of the district and contribute to its character.

Historic Non-Contributing: Properties existing during the period of significance which have been so altered that their integrity has been compromised to the point that in their current condition they no longer convey the history of the district or contribute to its character.

Historic Preservation Officer: A person who meets the Secretary of the Interiors Standards as a Historic Preservation Professional and the one designated by the city as the city staff to oversee the Historic Preservation Plan.

Historic Resource: Buildings, structures, sites, objects, or districts listed in the National Register of Historic Places or listed as a local historic resource by a resolution or ordinance of the city council.

In-Kind Replacement: A project that may replace a specific part of an existing building but does so using the same materials, design and use.

National Historic Preservation Act (NHPA): An Act passed by congress and becoming law in 1966 concerned with sites of historic and archaeological interest. It requires any government agency to evaluate the impact of any government-funded construction project through a process known as the Section 106 Review.

National Register of Historic Places (NRHP): The official national list of districts, sites, buildings, structures, and objects worthy of preservation, authorized under the National Historic Preservation Act.

Non-historic non-contributing: Properties that did not exist during the period of significance.

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Salem's Revised Code Chapter 120A: The Historic preservation ordinance in the City Development Code.

Salem Historic Landmark Commission (HLC): The commission authorized through the City Code Chapter 120A to oversee Salem's Historic Preservation Program.

Secretary of Interior Standards for Rehabilitation: The Secretary of the Interior, which is responsible for establishing treatment for historic buildings for the programs that the Department of the Interior oversees and for advising Federal agencies, has established four treatment approaches concerning historic properties listed in or eligible for listing in the NRHP. The four treatment approaches are preservation, rehabilitation, restoration, and reconstruction. The Standards are intended to promote responsible treatment of historical buildings and a philosophical consistency to projects.

State Historic Preservation Office (SHPO): Created in 1966 under Section 101 of the National Historic Preservation Act to survey and recognize historic properties, review nominations for properties to be included in the National Register of Historic Places, review impacts to projects (undertakings) on National Register-listed and eligible properties as well as supporting federal organizations, state and local governments, and private sector. The Oregon SHPO is located in Salem.

Technical Advisory Committee (TAC): A citizen group that included historic preservation professionals, representatives from neighborhood organizations, museum staff, local historian, and contractors, as well as City staff formed to advise the preparation of the Salem 2010 Historic Preservation Plan.

Chapter 1- Introduction

Why Historic Preservation is Important

In research across the United States, in addition to the beauty of historic buildings there four (4) more reasons why historic preservation is important. They are economic, environmental, cultural and educational, all of which are inextricably connected to one another.

Economic

- Local historic districts stabilize and often increase property values by conveying an image of neighborhood quality
- Historic rehabilitation creates thousands of local, high paying, and high skilled jobs every year. In 2008 historic rehabilitation created 58,000 new jobs across the United States.
- Heritage tourists' travels provide hundreds of millions of tax dollars, and billions for the hospitality and travel industries.
- Rehabilitation usually costs less than new construction.



Figure 4: Marion County Courthouse, Built c. 1890,
Demolished 1952

Environmental/Sustainability

- Historic rehabilitation is green. It reduces waste and saves energy while preserving cultural heritage, recycles existing materials and utilizes existing infrastructure. Reusing a 5,000 sq. ft. building saves the carbon consumed by 85 homes in one year.
- Reusing historic buildings reduces adverse effects of sprawling growth and reduces waste.

Cultural

- Tangible reminders in the form of historic buildings increase sense of pride in a community and is a component of 'cultural identity'
- Buildings are the most prominent artifacts on the cultural landscape and the centers of human activity
- The presence of familiar, beautiful landmarks gives people a kind of emotional anchor as well as a sense of orientation to what is around them

Educational

- Places like the Mission Mill Museum, the Gilbert House, Deepwood Estates and Bush House provide inspirational models of excellence for today's youth and give visitors a peek at the City's people, events and successes.
- Historic buildings teach us about our ancestors and what was important to them.

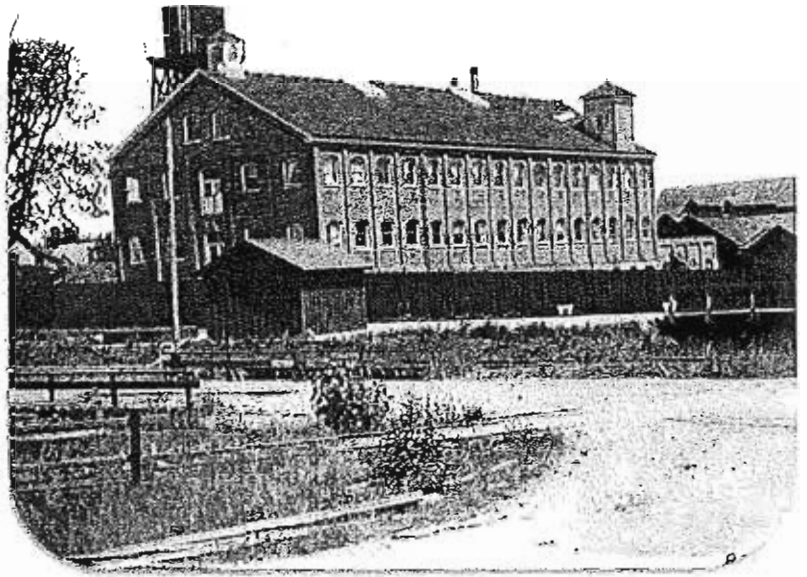


Figure 5: Thomas Kay Woolen Mill, Built 1846

Historic Preservation Plan Purpose

Historic preservation issues come up every day in the actions and decisions for a wide variety of Salem's elected officials and agencies as well as for property owners. From land use plans for older neighborhoods, to street and sidewalk improvements in historic districts, to redevelopment projects in the industrial and commercial cores, to planning and maintenance of City and State owned historic sites and parks, historic preservation concerns need immediate action and long range planning.

With funds made available from the State Historic Preservation Office through a Certified Local Government (CLG) grant, matched by city funds, in January, 2010, the Salem Community Development Department initiated an effort to prepare a 10 Year Historic Preservation Plan and to update the historic preservation code. This plan is intended to advance the City of Salem's goal of preserving significant historic resources in Oregon's state capitol and to provide a vehicle for balancing historic preservation with other important City goals and remedy inconsistencies within City plans and policies that may have resulted in unnecessary conflicts between preservation other City objectives.

Historic Preservation in Salem began in 1985 when the City established its first Historic Preservation Ordinance to help protect properties that were listed in the National Register of Historic Places and properties that had been identified in the City's inventory of historic resources that had been adopted in 1984. The program began as part of the State of Oregon's Natural Resources, Scenic and Historic Areas, and Open Spaces Goal 5 of the Land Conservation and

Development Laws (OAR660-15-0000 (5)) that required all jurisdictions to evaluate and protect the historic resources of each community. The Historic Landmarks Commission (HLC) was created at that time and tasked with maintaining the City's local historic register, conducting alteration reviews for historic buildings, reviewing local and National Register nominations, reviewing funding applications for historic preservation, making recommendations to City Council on matters of historic preservation, developing educational programs, and creating public pride and awareness of the importance of historic landmarks to the community (SRC 20C.050).

The Community Development Department hired consultants from Northwest History Matters to review the existing historic preservation program and prepare a Salem Historic Preservation Plan. The purpose of the CLG grant was to work with city staff, the HLC and a Technical Advisory Committee (TAC) to:

- Summarize all of the existing applicable plans, codes and processes relating to historic preservation in the City of Salem;
- Complete a needs assessment to consist of public meetings and a survey of historic property owners and stakeholders to identify which existing codes and historic processes work well and which ones do not;
- Develop a historic preservation plan that will identify needs and outline proposed solutions in the existing program such as improving design guidelines and developing incentive programs; and
- Make recommendations for revisions to the zoning ordinance and design review guidelines and standards.

Historic Resources in Salem

There are four historic districts listed in the National Register of Historic Places in Salem that include more than 400 buildings, and approximately 100 individual locally historically and architecturally significant buildings. The four districts are Court Street-Chemeketa Street Historic District, Downtown Historic District, Gaiety Hill Bush Pasture Park Historic District, Oregon State Hospital Historic District.

See Appendix H for a complete list of listed historic resources. The following maps show the boundaries and location of the four historic districts.



Figure 6: Gaiety Hill/Bush's Pasture Park Historic District, Period of Significance 1878-1938

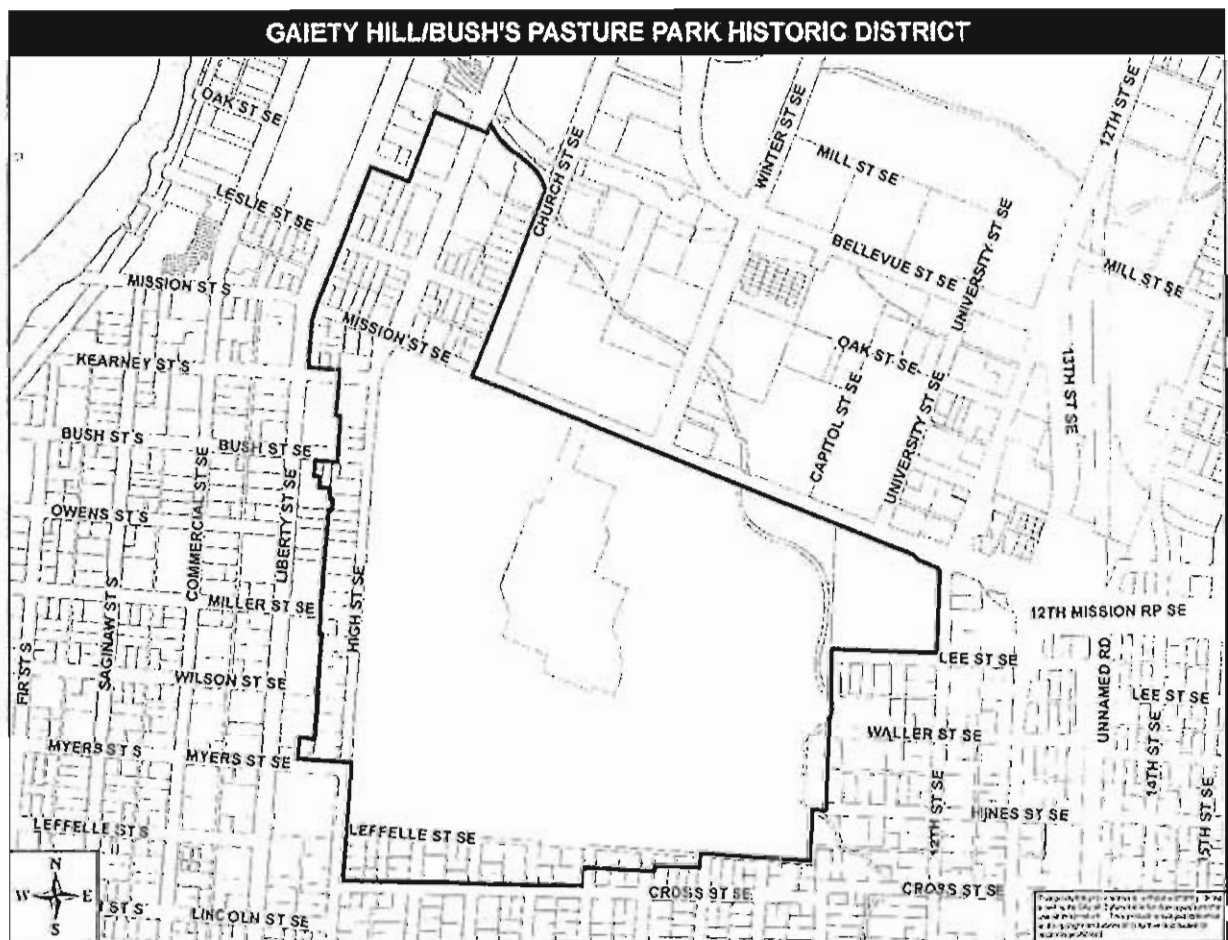




Figure 7: Court Street-Chemeketa Street Historic District, Period of Significance 1860-1937

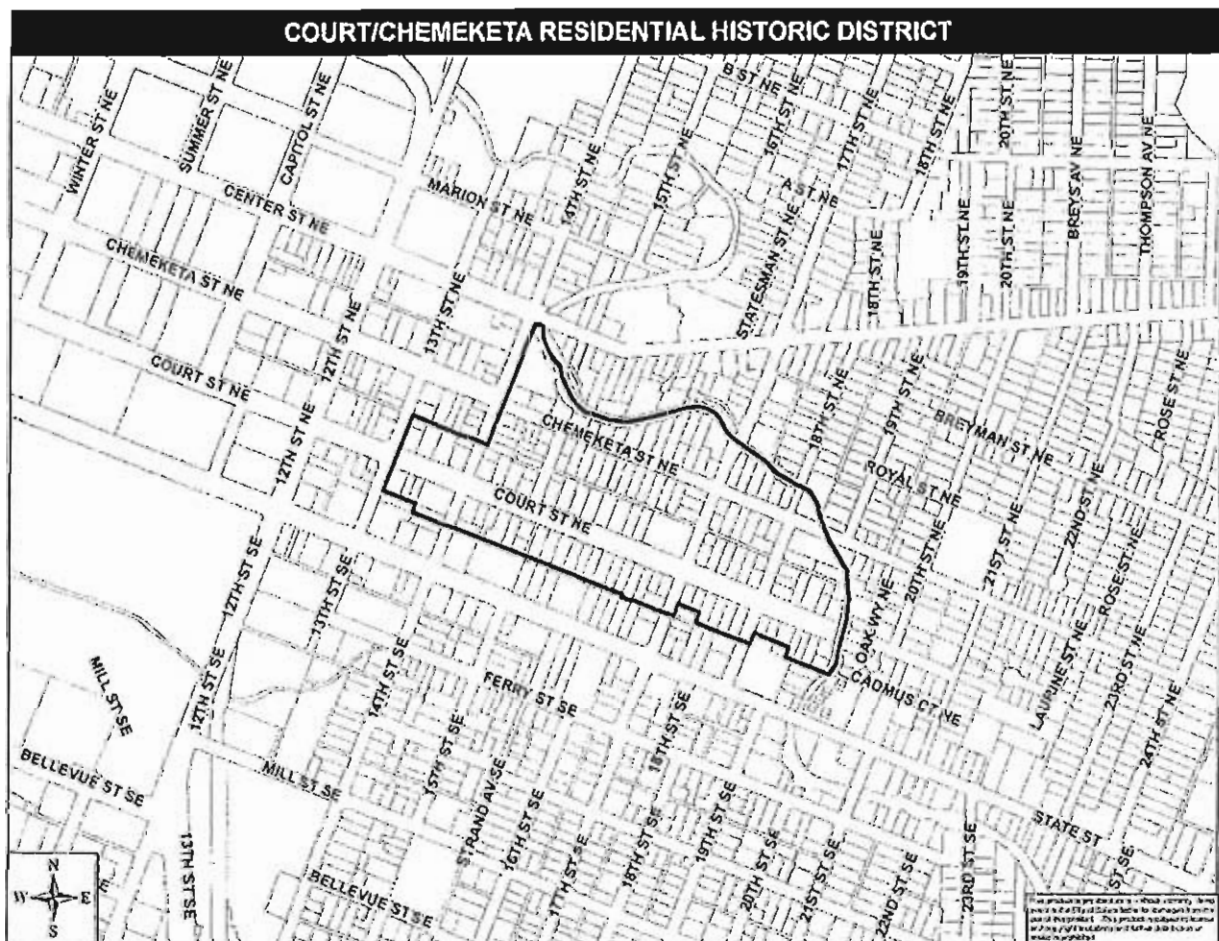
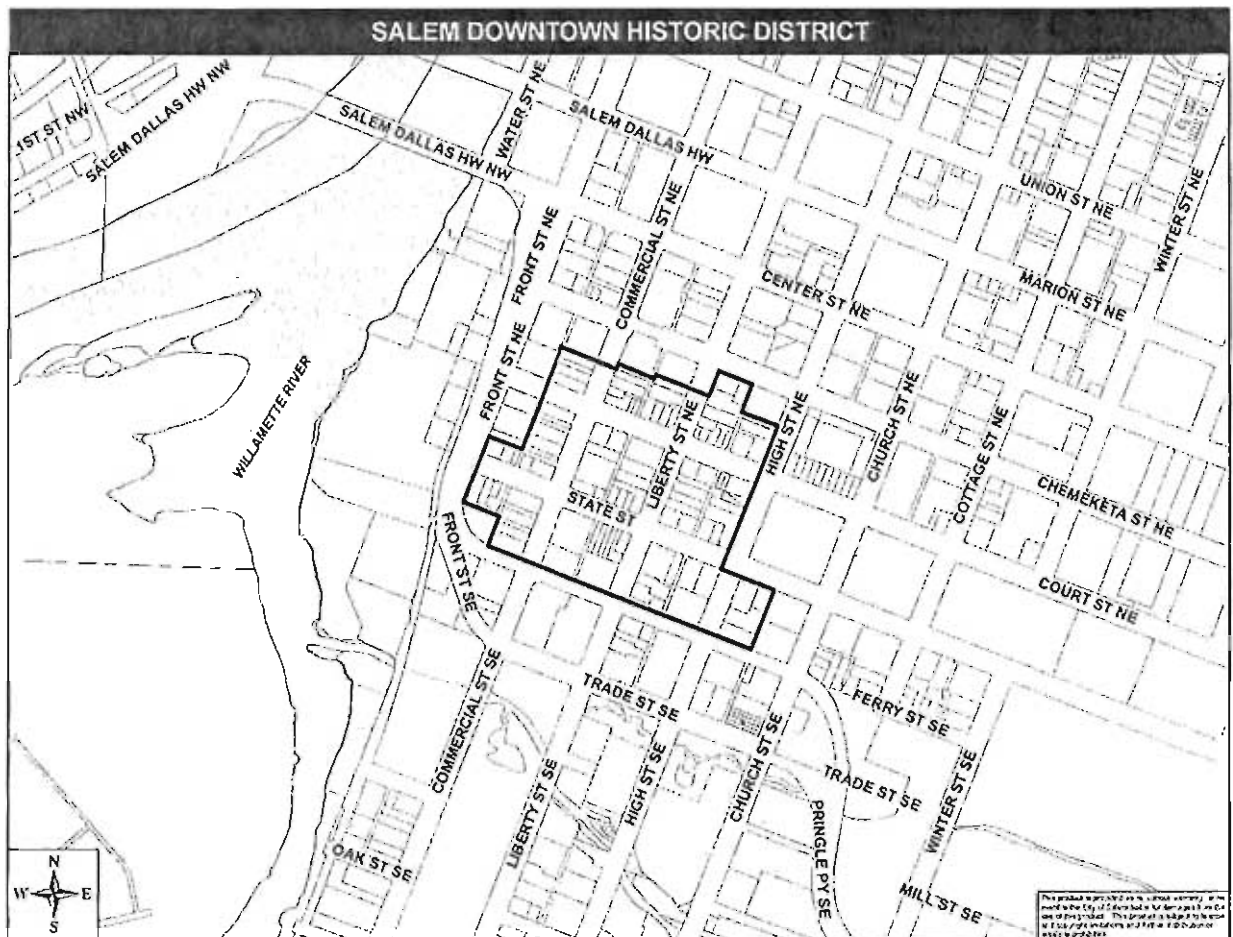




Figure 8: Salem Downtown Historic District, Period of Significance 1867-1950



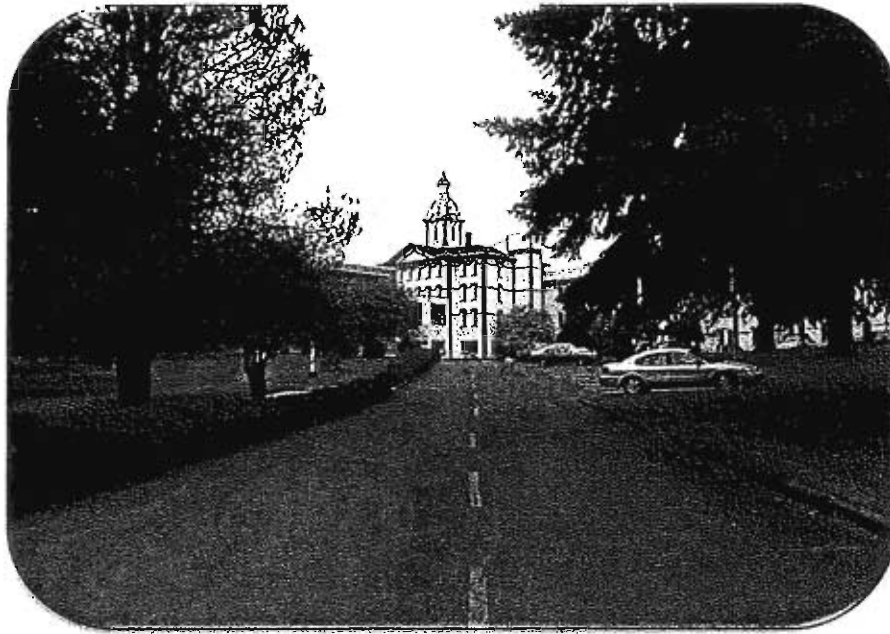
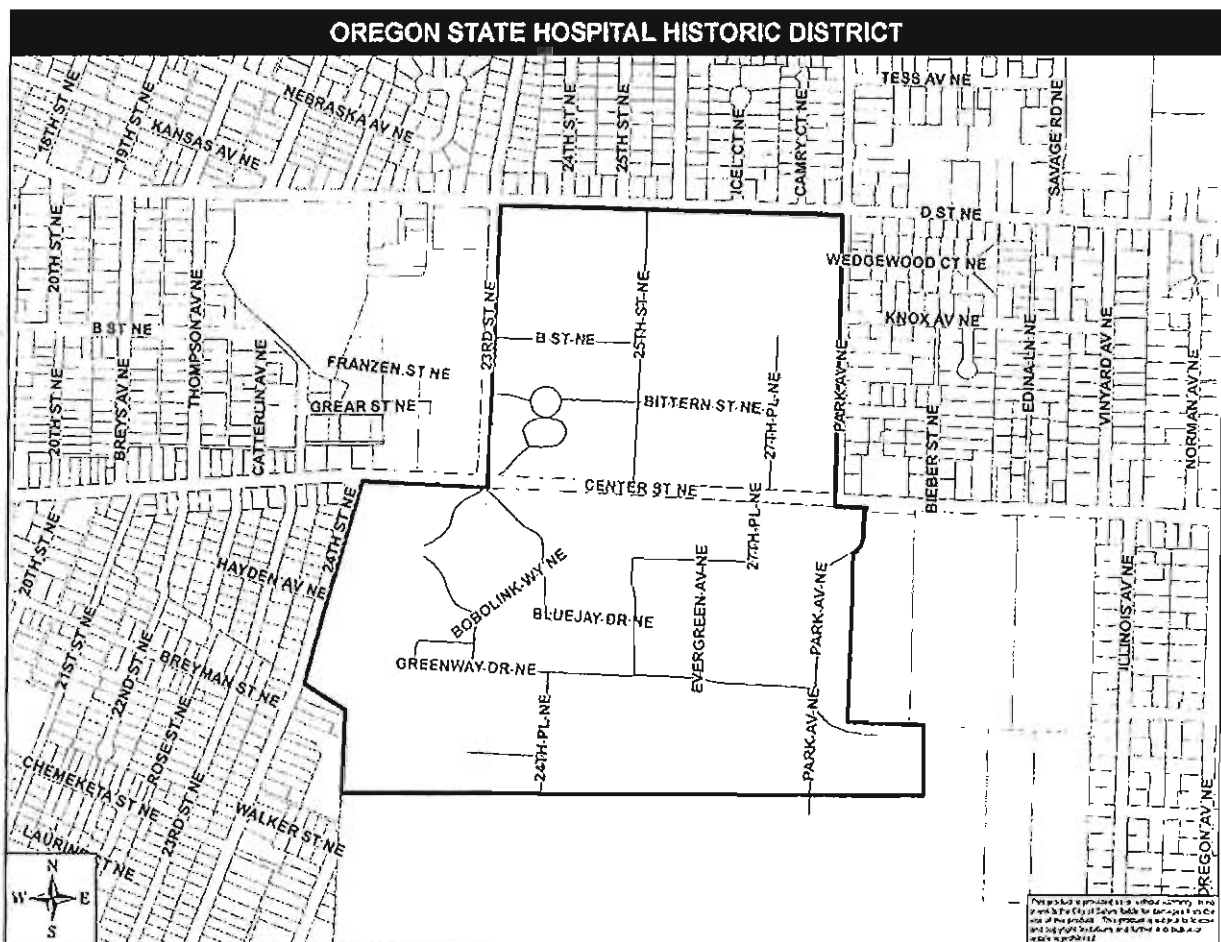


Figure 9: Oregon State Hospital Historic District, Period of Significance 1883-1957



Chapter 2 - Brief History of Salem, Oregon



This is the 4th of July Parade in Salem, in 1892.

Figure 10: Commercial & State, Downtown Salem, 1892

Salem, the capital city of Oregon, is the second largest city in the State after Portland. The city also serves as the county seat of Marion County, which is one of the most culturally rich and agriculturally important counties in the state. The city is located on the east and west banks of the Willamette River in the center of the heart of the Willamette valley lying 47 miles south of Portland and approximately an hour from the Cascade Mountains to the east and an hour from the ocean beaches to the west. Salem's population, July 2008 was 154,510.

The first inhabitants of the Willamette Valley were members of the Kalapuya Tribe that lived in the area from the Willamette River Falls on the north to the Umpqua Valleys on the south for more than 5,000 years. They had a semi-nomadic lifestyle and traveled the Willamette River in dugout canoes gathering food, hunting, fishing and building camps and villages along waterways and areas where the food and conditions sustained their needs.

It is estimated that over 80,000 Kalapuya Indians once resided in the Valley, but diseases, such as smallpox and malaria, introduced in the area by Euro-American explorers and traders in the early nineteenth century, decimated their population. By the time the Kalapuya were moved to the Grand Ronde Reservation in the 1850s, they numbered fewer than 1,000. Descendents of the Kalapuya continue to live in the area and many are members of the Confederated Tribes of the Grand Ronde.

Permanent American settlement of Salem began when Jason Lee established a Methodist mission in the 1837-1840. When Lee and his followers arrived they

encountered a small group of European settlers living in the area who were primarily former employees of the Hudson Bay Company. Lee's first mission was located north of Salem, in an area known today as Wheatland, but he soon moved the facility to Mill Creek, near present-day Broadway and "D" streets in 1840. That same year Reverend Alvin F. Waller began the construction of a mill on that site for both lumber and wheat. One year later Jason Lee's house and a parsonage were built, becoming the first buildings constructed of milled lumber in Salem. The Methodist missionaries organized the Oregon Institute, an institution of higher learning in 1842, using a building constructed for the Indian Manual Labor School (also started in 1842) as their first building. The institute eventually became Willamette University.

The Mission was dismantled in 1844 under directions from the Methodist Mission Board. The remaining missionaries acquired land claims around the mission site. Included in this group were William H. Wilson, David Leslie, A. F. Waller, H. H. Judson and J. L. Parrish. In 1846, in an effort to raise money to support the Oregon Institute (Willamette University), the city was platted. The blocks were 300 by 350 feet with alleys, and the streets were 99 feet wide. The first lot was sold July 10, 1847 to Nancy M. Thornton, wife of the Supreme Court Justice John Quinn Thornton.

The town was originally called Chemeketa, an Indian name meaning resting or meeting place. The first post office was established in 1849 with J. B. McClane serving as postmaster. By 1850 the town was renamed Salem, either by David Leslie, a missionary originally from Salem, Massachusetts, or by William Wilson, using an Anglicized version of the Hebrew word meaning "peace". An early plat map shows a town layout consisting of 13 blocks by 5 blocks running parallel to the Willamette River in a north-east to south-west axis. Although designated the territorial capital in 1851, Salem did not become the official capital of Oregon until 1855, after some competition with Marysville (now Corvallis).

Crucial to settlement of the Willamette Valley was the passage of the Donation Land Law passed by Congress in September 1850 which offered free land and encouraged new settlers to come to the area. As the community matured, residents built Salem's first schools, churches, industries, and agricultural enterprises.

Oregon became the 33rd state of the Union on February 14, 1859, and in 1864 voters reaffirmed the selection of Salem as its capital. The first state capitol building was constructed and destroyed by fire in 1855. The governor, legislature, and Supreme Court conducted official business in several downtown Salem locations. Construction on the second capitol (on the same site) did not begin until 1872.

Steamboat transportation on the Willamette River was the major source of transportation to and from Salem during 1851-1872, when the railroad was

completed from Portland to Salem. The boats carried passengers, mail, and outbound freight including agricultural goods to and from Salem. Inbound goods were unloaded at a dock on Pringle Creek near today's Ferry and Commercial streets. Some of these goods were sold in the city's first retail stores while other cargo was sent by ferry to towns along the Willamette River.

Salem had a daily stage to Portland as early as 1855. In 1859 a weekly line of mail coaches began operating between Salem and Eugene with a charge of \$6.00 each way. A weekly stage service between Oregon City and Jacksonville and bi-monthly mail service was also in place by 1859. State travel for passengers and mail continued until taken over by train service in 1872.

Salem's population grew to 2,500 by 1880. The city's growth was accelerated by the expansion of agriculture and logging, and the continued development of national and international markets. Food processing plants and woolen mills, such as the Thomas Kay Woolen Mill, formed the basis of Salem's economy.

A bridge replaced the ferry across the Willamette River in 1886. Two years later, ten arch lights illuminated downtown streets for the first time, and in 1890 two electric streetcars began making a two-and-one-quarter mile circuit. Although the local economy stalled during the severe 1890 flood and the national economic depression of 1893-1897, the city's economic growth continued into the 1880s and 1890s.

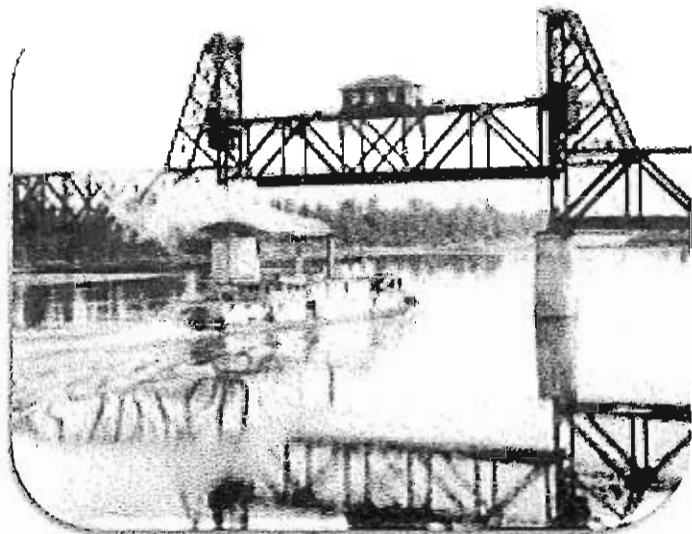


Figure 11: Stern wheel boat on the Willamette River at the Union Street Railroad Bridge, Built 1912

Between 1900 and 1920, Salem's population tripled. The first automobile arrived in 1902 and the city began paving its streets in 1907. By 1913, the Southern Pacific operated seven mainline passenger trains through Salem each day, and the Oregon Electric made ten runs per day between Portland and Eugene, its tracks going right down the center of High Street.

In 1920, the first radio stations began broadcasting, the Oregon Pulp and Paper Company began operations near Pringle Creek, medical services expanded with the opening of Salem General Hospital, and in 1923 the city established its first full-time municipal fire department.

The 1930s brought the first municipal water system and Salem's first dial telephone system was installed in 1931. In 1935 the capitol was destroyed by fire on April 25, and rebuilt in 1937-38 with the help of funds from Roosevelt's New Deal programs. The State Library building was also constructed in the 1930s with Public Works Administration funds.

By 1938 Salem's population was approximately 29,000 and more than 75 industries were based in Salem. More than 65 percent of Salem residents owned their own home. In 1940 the city's population grew to 30,908. Salem adopted the City Manager-Council form of government in 1947 and in 1949 Salem annexed the adjoining community of West Salem in Polk County, which had been independent city since 1913.

Although the Great Depression of the 1930s forced many residents from their jobs, Salem's economy was on the rebound as the new decade began and with the influx of soldiers training for World War II and their needs in nearby Camp Adair in Benton County. The returning World War II veterans greatly expanded the population and entire subdivisions sprang up in the city.

By 1950 the population jumped to 43,100, the largest increase in the state capital's population since the 1890s. The Marion County Courthouse was built in 1952. Salem received its first television signals that same year. In 1953 the Capital Journal and Oregon Statesman newspapers merged business operations but continued as separate publications. The postwar years saw the construction of Interstate 5, on the east side of the city. Salem's roots in the lumber and textile industries gradually gave way to high technology. In 1989, Siltec, a computer chip manufacturer, established a facility.

Chapter 3 - Existing Historic Resources Management Program

To understand how to improve the historic resources management program, an overview of the current planning documents, regulations, processes, incentives, and participants and their roles, was prepared to provide a basis from which to develop goals, recommendations and actions. The following summary is included to inform both current and future staff, volunteers, consultants, and the public at large about the program, as it exists in 2010. See Appendix G, the Existing Historic Resources Management Program Matrix.

Comprehensive Plan

One section of the Salem Area Comprehensive Plan provides the broad, underlying statement regarding significant resources in the city of Salem.

Identified areas of significant architectural, archeological, natural, ecological, historic or scenic value... shall be protected for future generations.

Comments: The comprehensive plan provides limited support for the city's historic preservation program. It is recommended that the Historic Preservation Plan be referenced as the underlying document to further the goal of protecting architectural, archeological, and historic areas.

Development Code – Chapter 120A Historic Preservation

This chapter of the zoning code provides definitions, how to designate historic resources, prohibited uses in historic districts, and the demolition process. It also describes the applicability of design review and establishes the types of review as it relates to the scope of the project.



Figure 12: Reed Opera House, Built 1869

Type I: Review by Planning Administrator or designee - administrative, no public hearing. For projects that are limited in scope or minor alterations on the rear or interior side yard, not visible from the public right-of-way and no increase in building footprint or massing.

Type II: Review by the HLC based upon the standards in the Development Design Handbook administrative, no public hearing; application submitted at least three weeks prior to meeting. For projects that are limited in scope

or minor alterations on the rear or interior side yard, not visible from the public right-of-way and no increase in building footprint or massing.

Type III: Review performed by the HLC based upon the guidelines in the Development Design Handbook – discretionary, a public hearing, notice and opportunity for appeal; application submitted at least 30 days prior to meeting.

Comments: The levels of review provide some flexibility for the applicant when developing a project. The areas of concern related to the types of review are: Type I review is too limited in scope. With qualified historic preservation staff, a broader range of projects should be able to be reviewed by staff. The process takes too long. Applicants are required to submit their applications 30 days prior to the next HLC meeting. Revising the process to shorten the application period would shorten the process.



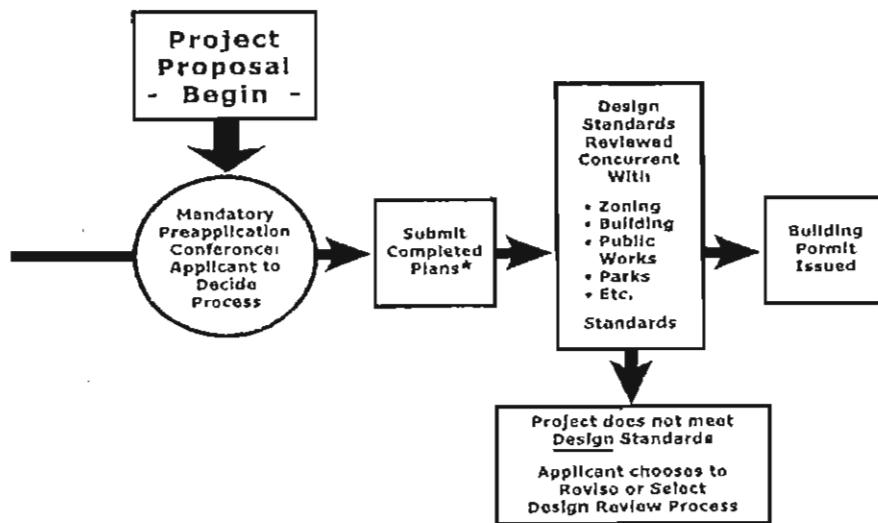
Figure 13: c.1915 House in Fairmount Neighborhood

Development Design Handbook

The Salem design process allows an applicant to select either (1) adherence to prescribed and detailed specific design standards, or (2) review of the project through more flexible design review guidelines. The design handbook covers eight separate types of development. Chapter 5 of the Handbook contains design guidelines and standards for Historic Resources.

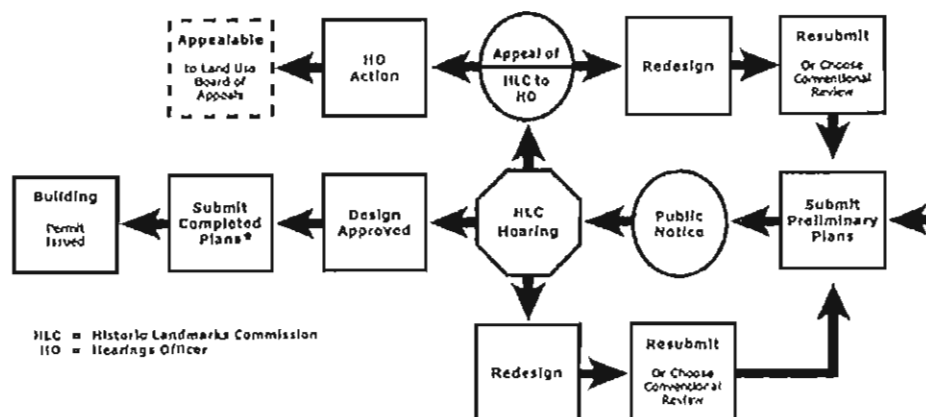
Process

OPTION 1 ADMINISTRATIVE DESIGN REVIEW PROCESS - Design Standards Apply -



OPTION 2-B DISCRETIONARY DESIGN REVIEW PROCESS (Maximum 120 Day Review Process) - Design Guidelines Apply -

Review Historic Design Review



* Including Design Review Worksheet

Figure 14: Review Process Flow Chart, Design Development Handbook, 2010

Comments: The standards are meant to be prescriptive, and by comparison, the guidelines are meant to provide more flexibility. Rehabilitating historic buildings is by its nature difficult to prescribe due to the fact that the buildings already exist, have distinctive and varied characteristics, and cannot be measured with the certainty one has with new construction. Consequently, the standards are nearly as vague as the guidelines, and provide little guidance for the HLC members to make decisions.

- The first section is devoted to "General Development Requirements, Existing Buildings, Structure, Sites, Objects and Districts." This chapter applies to all listed buildings in Salem, including individually listed as a local landmark or in the National Register of Historic Places, or as part of a historic district. The guidelines are based on the Secretary of Interior's Standards for Rehabilitation, while the standards have more specific requirements about retaining historic materials and design.

Comments: This section is thought to be too broad in its approach by covering all historic buildings in Salem, whether or not they are within a historic district. Because a district is a historic resource, and each building within it contributes, or does not contribute, to the character and significance of the district, it may be beneficial to prepare separate sections in the design handbook for residential historic districts, the downtown historic district, and for individual resources. Additionally, writing separate standards for non-contributing buildings within a district will further clarify the requirements.

- The second section is specific to "Residential Historic Districts, New Construction." While the guidelines in this chapter are very broad related to massing, setbacks, details, and materials, there is a table with graphics that illustrates compatible and not compatible solutions which is more specific and instructive for the applying the standards for new construction in a residential historic district.

Comments: Both the guidelines and the standards in this section have proven to be difficult to apply. New construction and additions are difficult to design in a compatible way without mimicking historic features. Examples of successful projects, including photographs and descriptions of the various elements and how they meet the requirements, would provide valuable assistance to property owners, staff, and HLC members.

- The third section is specific to the "Historic Core Area, New Construction, Awnings, and Signs." Again, the guidelines provide general language regarding compatibility, while the standards include more specific language about how to design a new building, and what types of awnings and signs are permitted.

Comments: This section is applicable only to certain types of projects in the Downtown Historic District. A completely separate section for the Downtown Historic District, with all elements included in that one section, would make it easier to apply the requirements. Additionally, awnings and signs in residential districts are not specifically addressed in any chapter; this should be a consideration when new language is being drafted for residential historic districts.

Current Review Process

- Applicant discusses project design requirements with historic preservation planner
- Applicant selects type of review process – guidelines or standards
- Applicant submits necessary project plans
- Historic preservation planner reviews application for completeness,
 - Applies standards for a Type I project (administrative decision)
 - Prepares staff report, presents findings to HLC for Types II and III projects
- The HLC reviews the project for conformance with design standards (Type II) or guidelines (Type III)
- Project is approved, approved with conditions, or denied based on applicable standards or guidelines
- If approved, proceed to building permit process
- If denied, redesign and resubmit plans or appeal decision to Hearings Officer

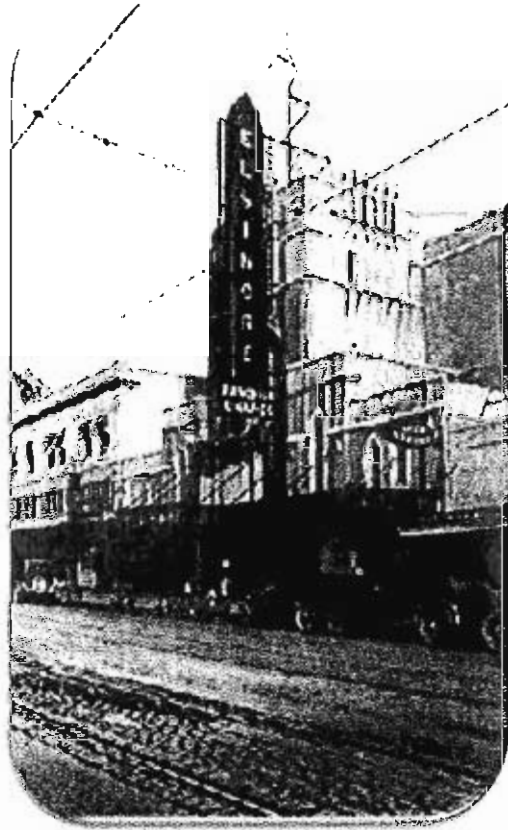


Figure 15: Elsinore Theater, Built 1926

Comments: The biggest complaint from applicants is that the process takes too long and is too expensive. The time and cost of an application and the review process is the same for every applicant, without any consideration of the scope of the project. Suggestions include:

- Add a level of review that can be accomplished at the counter.
- Expand the list of projects that can be reviewed as a Type I.
- Reduce planning fees for smaller projects that would be relative to the project cost, structural work, repair work, etc.
- Develop a process whereby the communication between the planning and building divisions is enhanced to ensure approved plans meet building code.

- Reduce the waiting period for review by increasing the number of HLC meetings, and/or allowing applications to be submitted just 2 weeks prior to a meeting.

Historic Landmarks Commission

- Composition - Appointed by mayor after consulting with the chair of the HLC; 9 members, 5 of which meet the Secretary of Interior's Historic Preservation Qualification Standards, to the extent available in the community; remaining members are appointed at large; Term – 3 years – after two consecutive terms, cannot be reappointed until one full year from date of expiration of immediate previous term
- Functions & Duties: Encourage preservation efforts of individuals and groups; create local register; make recommendations to the council; review applications for state or federal funds; create public pride and awareness; create education programs; recommend ordinance changes; establish subcommittees as needed; review National Register nominations; perform design review

Comments: The HLC is spending most of their time reviewing projects for conformance to the guidelines or standards. There is an interest and need for the HLC to have more time and opportunity to be proactive.

Existing Incentive Programs for Listed Historic Buildings

- Toolbox Downtown – A building rehabilitation/restoration program that offers property and business owners the opportunity to make improvements to historic commercial or mixed-use buildings. Funds available for qualified rehabilitation projects:
 - A low interest loan program
 - Façade Improvement Program offers matching grants
 - Ten-year property tax exemption for qualified rental and owner-occupied housing units
- Building Code
 - The 2003 International Existing Building Code includes provisions for improving and upgrading existing buildings to conserve resources and history
- Specific Conditional Uses - Considerations:
 - Limited commercial uses in residential neighborhoods, commercial uses not permitted in the interior of an RS or RD zone.
 - The building must be on or abutting an arterial or collector street.
 - Adequate parking for the proposed use is available with visual and acoustic screening.
 - Use will not have a substantial adverse impact on public health, safety, and welfare.
 - The building will not be structurally expanded.
 - Uses Permitted.

- Additional dwelling units
- Professional offices
- Limited Retail/services
- Other office, service, and retail uses approved by the hearings officer as being substantially similar in traffic generation, noise generation, parking demand, hours of operation, and other similar factors relating to their compatibility with surrounding uses.

Comments: The toolbox program is for downtown commercial buildings only, and residents are interested in having similar opportunities. The building code provides some flexibility for retaining historic features. Specific Conditional Uses are considered positive on the one hand, but invasive into residential neighborhoods on the other and should be evaluated when doing code revisions.

Federal and State Incentives

- A Federal Investment Tax Credit program is managed by the State Historic Preservation Office (SHPO) that consists of a federal income tax credit, and is available, with conditions, for income producing properties that undergo rehabilitation.
- Special Assessment is a state program, also administered by SHPO that consists of freezing property taxes for both residential and income-producing properties that establish and implement a rehabilitation plan.

Comments: Providing this information to the general public in a broader sense would help many people take advantage of the programs.

Work Plans

- The HLC establishes work plans that address short-term projects, long-term projects, and volunteer opportunities. The most recent work plan dates from 2009-2010, and includes:
 - Developing improvements to existing codes and processes
 - Short Term Projects include: Newsletter, public outreach to internal city agencies, workshops (e.g. windows), historic preservation month observance, brochures for property owners
 - Long Term Projects include: Fairmount Historic NRHP District nomination, better recognition of historic resources, update local inventories, ongoing support of railroad bridge/Minto bridge work

Comments: The Historic Preservation Plan will provide a basis from which ongoing work plans can be generated.

Outreach, Education, and Website

- The HLC currently has two informational brochures. One is specific to what it means to be in a residential historic district, and the other relates to the downtown historic district.

- The HLC produces a quarterly newsletter, with articles relating to historic preservation projects and activities, authored by their members. The newsletter was first published in summer 2009.
- The Salem HLC website provides basic information and links regarding historic preservation, zoning ordinance, design guidelines, historic resources list, application packets, HLC members, and resource information.

Comments: The brochures and information on the website need to be updated and more accessible.



Figure 16: Fairmount Neighborhood

Chapter 4: The Planning Process and Methodology for Developing the Historic Preservation Plan

This plan was developed through an interactive process that involved and incorporated feedback from a variety of groups. In addition to continuing and close communication with planning staff, public participation in the planning process included the following:

Historic Landmark Commission (HLC)

Regular meetings were held with the Historic Landmark Commission charged with oversight of the planning process to receive their feedback and direction. The HLC is the key decision-making body for the historic preservation program of the city.

Technical Advisory Committee (TAC)

A 15-member citizen advisory committee included citizens representing a range of backgrounds, interests, and geographic areas of the City, including preservation architects, historians, contractors, heritage tourism specialists, historic preservation professionals, neighborhood representatives, building division staff, and property owners. This volunteer group met regularly during the process to provide feedback on the content of this plan as it was developed.



Figure 17: Roundtable Meeting, March 4, 2010, Reed Opera House



Public Meetings

Two public meetings were held at the beginning (March) and end (July) of the process to offer opportunities for the community to describe what they would like to see the plan address, help shape the goals and policies for the plan, and provide feedback on the draft plan prior to adoption. Also a public work session was held with the

Planning Commission and the City Council (August) to discuss the plan.

City Website

Located on the City's Community Development/Planning Department pages on the City's website announced of the monthly TAC and HLC meetings along with agenda and minutes of each meeting. The website also provided a means to submit questions and comments to staff.

Additional Outreach Activities

The planning process also employed a number of additional outreach methods at various times throughout the planning process including:

- interviews with key preservation stakeholders
- meeting with city staff in the building and planning divisions
- conducting a historic preservation survey distributed through the neighborhood organizations and on the City's website
- publishing of news articles about the progress of the planning effort and Salem's current historic preservation program in cooperation with the *Salem Statesman Journal*.

Process Chronology

The consultants began work on the project in January, 2010. One of the first tasks was to work with City staff to add information to the City's website about the project and send out a media release to inform the public of the grant and the development of a 10-year plan.

In early February, in consultation with City staff, the TAC was established comprised of representatives from the HLC, Planning Commission, historic neighborhoods, museums, heritage tourism groups, contractors and downtown representatives.

In mid-February the consultants developed two questionnaires using Survey Monkey: one for the HLC and one for the public to find out what they thought about the current historic preservation program and process. The surveys were placed on the City's website. More than 100 individuals responded to the public survey. When the surveys were tallied, the primary areas of concern were:

- Expanding education and outreach,
- Revising regulations,
- Developing incentives,
- Enhancing heritage tourism and local history,
- Developing partnerships with other heritage groups, and
- Protecting neighborhood resources.

Refer to Appendix A for survey questions and results.

The first TAC meeting was held on March 2nd. At this meeting the TAC members were introduced to the consultants and the goals of the project were discussed.

A Historic Preservation Round Table was held at the Reed Opera House on the evening of March 4th to get more feedback from property owners and stakeholders. Approximately 35 people from the community attended to discuss the project and to discuss wants and needs to improve historic preservation in Salem.



Figure 18: Front Page, Statesman Journal Article, April 11, 2010

The *Statesman Journal* ran a front-page article on Sunday, April 11th that provided information about the City's current historic preservation program and about the goal of the Certified Local Government (CLG) grant to improve the program. The consultants participated in an on-line chat that was held via the *Statesman Journal* on April 12th to respond to questions and concerns.

Based on the surveys, initial TAC meeting, the Round Table, and comments received through the *Statesman* news article, four main goals emerged as the most significant areas of interest. The TAC members were divided into 4 teams and requested to work on specific goals. Each team was sent a memo specific to each goal as preparation for a meeting on April 13th. The goals identified at that time included:

- Goal 1. Improve communication, coordination (processes) and clarity of the Historic Preservation code.
 - o Provide technical and design assistance prior to application
 - o Clarify design guidelines.
 - o Develop Certificate of Appropriateness.
 - o Develop fact sheet for property owners
 - o Develop real estate disclosure process.
- Goal 2. Protect Cultural Resources.
 - o Survey the historic resources in Salem.
 - o Develop training and workshops for property owners.
 - o Incorporate archaeology into program.

Goal 3. Develop Economic Incentives Program.

- o Prepare funding sources matrix (CLG grant, block grant funds).
- o Develop residential grant program (toolbox).
- o Develop and implement disincentives for demolition by neglect.

Goal 4. Improve coordination with preservation partners and improve heritage – tourism, public education, and outreach.

- o Develop a Historic Resources Umbrella Group (to be comprised of museums, historic societies, downtown association, historic districts, and historic tourism advocates).
- o Work with Umbrella Group to promote public history and heritage tourism.

Every member provided substantive recommendations, and prioritized the concepts within each of the goals.¹

On May 11th, the TAC meeting discussed a draft implementation matrix that identified the four goals and strategies, actions, potential participants and timeline priorities. At that time the TAC suggested that the second most important goal was to develop incentives, and surveying Salem's historic properties became Goal 3.

The June 9th TAC meeting centered on recommendations for code changes. The TAC concurred with the proposed recommendations to change the code. Two new members were introduced at that meeting.

The July 14th TAC meeting discussed economic incentives, survey and heritage tourism goals. The TAC concurred with the incentives and survey goals and Peter Booth discussed revisions and recommendations for the heritage tourism goal. A copy of the draft Historic Preservation Plan was also presented and they were invited to attend the public meeting on Thursday July 22 and the work session with the City Council and the Planning Commission on August 16 at 5:15 PM.

On July 22nd the second public meeting to discuss the Historic Preservation Plan was held at 6:00 PM after the HLC meeting. Invitations were sent to the neighborhood associations and other interested parties. Approximately 25 people attended including the HLC and the TAC. The draft Historic Preservation Plan was presented and discussed, and those in attendance were asked to vote to prioritize the goals and to identify the areas that they thought should be inventoried next. They indicated their preferences by placing different colored dots on the goals that were located on the walls of the City Council Chamber meeting room and on a map of the city that showed the different neighborhoods. Goal 1 was ranked as 1st priority, Goal 2 was ranked 3rd, Goal 3 was ranked 2nd, Goal 4 was ranked 4th, and Goal 5 was ranked 5th. Eight neighborhoods were

¹ Refer to Appendix B for the TAC meeting documents and information.

identified as needing more survey, in the following order: Northeast Neighborhood, the Grant and West Salem Neighborhoods, South Central, followed by South East Salem, Central Area, Sunnyslope and Northgate. The Statesman Journal covered the meeting and had an article in the paper on Friday July 23, 2010.

Joint work session of the City Council, the Planning Commission, and the Historic Landmarks Commission to discuss Historic Preservation Plan occurred on August 16, 2010, 5:15-6:15 PM at Louck's Library auditorium.

Mayor, Janet Taylor opened the meeting. Council members present included: Dan Clem, Diana Dickey, T.J. Sullivan, Bob Cannon, Chuck Bennett and Bruce Rogers. Planning Commission Members present included: Mitch Schmidlke, Darr Goss, Dave Fox and Jim Lewis. Historic Landmarks Commission members present were: Kristi Neznanski, Brian McKinley, Ellen Miller, Joy Sears and Doug Lethin.

Vickie Woods introduced Kimberli Fitzgerald, Salem's Senior Historic Preservation Planner, who introduced Roz Keeney and Julie Osborne from Northwest History Matters. A brief overview of the plan's evolution and how it was financed was presented followed by a power point presentation of the methods used, goals, recommendations and the hot topics (windows, energy efficiency, non-contributing buildings, demolition by neglect and finances) by the consultants.

Following the presentation, the meeting was opened for questions and council members and planning commission members asked questions about the design guidelines, financing the grant program, support of the umbrella organization for the heritage tourism community, streamlining the process, standards for non-contributing buildings and historic construction standards, educational outreach, and working with real estate agents.

Ms. Fitzgerald indicated that unless the City Council or Planning Commission objects, the Historic Landmarks Commission will adopt the Historic Preservation Plan in September, and it will guide their annual work plan over the next ten years. She informed Councils and the Commissions that Planning staff is currently working on the first round of revisions to the Historic Preservation section of the Uniform Development Code, which should be available for public comment by the end of the year; also that they anticipate starting a second round of revisions after the first of the year (2011), which relate to policy changes. The final draft should be available for public comment by summer of 2011.

Following the end of the meeting City Council and Planning Commission members were asked to prioritize the goals and to comment of the Hot Topics. The results of the tally of the responses from the council and the commissioner members resulted in Goal 1 prioritized as #1, Goal 4 prioritized as #2, Goal 5

prioritized as 3rd, Goal 2 prioritized as 4th and Goal 3 prioritized as 5th. For the Hot Topics; Finances was considered #1 priority, Non-Contributing Buildings was considered #2 priority, Demolition by Neglect was considered #3, Energy Efficiency considered #4 priority, and windows considered #5 priority.

Chapter 5 - Goals, Strategies, Action Items, and Implementation Steps and Timelines

Goals and Priorities for Preservation Programs

Five goals were identified as priorities of the citizens of Salem based upon the input collected from the surveys and meetings with TAC, City staff and stakeholders in the preservation community. Each goal was developed to include strategies and actions based upon the different issues identified to improve historic preservation activities in the City. It is important to note that while the goals have been established with priorities, the resulting implementation plan does not eliminate the pursuit of other projects. The purpose of prioritizing the different goals is so that over the next ten years, when it is time to apply for funding, it is clear to the HLC and staff which projects are the priorities. It is highly recommended that this plan be reviewed in five years, to see the progress of the plan and/or reprioritize the different elements in the goals. The goals are:

Goal 1. Improve the application and review process and revise the historic preservation code and design guidelines

Goal 2. Develop a public outreach and education program

Goal 3. Develop an economic and recognition incentives programs

Goal 4. Survey and designate Salem's historic resources

Goal 5. Promote heritage tourism and local history

Goal 1. Improve the application and review process and revise the historic preservation code and design guidelines



Figure 19: c. 1925 House, Galety Hill Bush's Pasture Park Historic District

OVERVIEW

Some of the conflict that arises around preservation issues comes from the length and seemingly complicated application and design review process. This goal identifies a number of areas where the review process can be streamlined and processed administratively rather than requiring HLC

review every aspect of a project. Streamlining the process should not only make the review more user-friendly, but it should also free up HLC and staff time to devote to preservation activities other than regulations, such as education and promotional activities. Given budget constraints, the efficiencies advocated in the goal will be necessary to achieve success for the Salem Historic Preservation Plan.

A. STRATEGY: Improve Design Review Process

1. Action: Provide faster service and reduce review time.

- Develop a process such as a Certification of Appropriateness (COA) that would include having a process for early involvement prior to submitting plans. Historic Preservation Planning Staff review could occur at the time building permit application is submitted to determine if a



Figure 20: Liberty Street between Court and State

project has an effect; if there's no effect, there would be no need to have historic design review; if there's an effect, then the process would provide a way to direct an application toward the appropriate review process.

- For example:
 - Type I: Certificate of No Effect - an official form issued by the City stating that proposed work on an historic resource will have no adverse effect on the historic character of the resource and, therefore, may proceed as specified in the Certificate without obtaining further authorization, and authorizing the issuance of any permits for proposed work.
 - Type II: Certificate of Appropriateness— an official form issued by the City stating that the proposed work on a historic resource is compatible with the character of the property and, therefore: (1) the proposed work may be completed as specified in the Certificate; and (2) the City's departments may issue any permits needed to do the work specified in the Certificate
- Coordinate with the process with the Building Division
- Include an Emergency Repair provision so that the process can be streamlined for special and unforeseen circumstances that threaten the safety of the occupants or the condition of the building, such as:
 - Expedite the review of the emergency repair work by the historic preservation officer (preservation planner) and handled by telephone or e-mail when possible.
 - Allow for the immediate correction of an emergency condition that has been determined to present an imminent danger to the health and safety of the occupants.
 - Limit the work to include only the measures necessary to correct substandard, unsanitary or deteriorated condition(s) identified by a Code Enforcement Officer or a Building Official.
 - Applicant and property criteria for participation in this program would be developed.
- Establish a process to review the application at the time of submittal. The applicant would call and set up a meeting with the historic preservation officer (preservation planner) and building permit review staff to submit an application. Staff could approve the portions of the project that meet the standards and taking those aspects that apply the guidelines to the HLC.

2. Action: Provide technical and design assistance prior to application

- Establish an architectural sub-committee and related process that allows staff and a member of the HLC to provide guidance to applicants.
 - Provides an optional avenue for project-specific design feedback and assists property owners in interpreting and applying the historic regulations and design guidelines to their project proposal.

- Provides proactive advice to property owners about how to meet the requirements of the City's preservation regulations and guidelines; and
 - Offers targeted recommendations to property owners who have had project applications rejected by the HLC by providing general guidance regarding modifications to address the stated objections.
 - Meetings can be set up on an as-needed basis or on a regular basis.
 - Applicants would be notified at this meeting that the opinions/recommendations of the staff and HLC member(s) are advisory only and do not necessarily reflect those of the entire HLC, or that they would ensure issuance of a permit.
- Larger projects may be better accommodated through on-site meetings. Conduct on-site meetings with building official, planning staff, SHPO staff (when tax credits are a possibility), and property owners (and representatives as desired), to determine programming needs, building code requirements, and historic preservation design requirements.

3. Action: Develop options for mitigating adverse effects to historic districts and individual resources.

- Develop a method whereby an applicant could choose meaningful mitigation for enhancing historic preservation in the neighborhood or in the city when there are extenuating circumstances that prevent the applicant from successfully meeting the standards or guidelines. This would allow some flexibility (as in Section 106 of the National Historic Preservation Act, there is a mitigation option if an adverse effect cannot be avoided.)
- Mitigation options could be developed, and would be commensurate with the level of effect and the significance of the resource.
- Some mitigation options include:
 - Educational workshops – Sponsoring a workshop that provides information exploring historic preservation and energy efficiency
 - Survey and inventory – an update or a new survey
 - Expanding the period of significance for the National Register nomination of that neighborhood
 - Contributing funds to a matching grant program for rehabilitation projects
 - Restoring another portion of the building to its historic appearance
- There would need to be a carefully prepared process that defined the threshold for utilizing the mitigation option. Including comments from the neighborhood association is recommended.

4. Action: Address demolition by neglect.

- Develop a process to eliminate Demolition by Neglect, defined as the destruction of a building through abandonment or lack of maintenance.

Recommendations include:

- Provide options, such as low-interest loans, opportunities to give away buildings, increased fines for willful neglect
- Set minimum maintenance requirements with daily fine; weather tight vs. dangerous
- Require additional permit fees if building not habitable at time of demolition
- Require full and approved replacement plans prior to issuing demolition permit
- Require approved mitigation plan;
- Establish a grant fund (partially funded by fines)
- Coordinate with Building Division
- Coordinate with Compliance Services
 - What is a derelict building
 - What fines and procedures are already in place



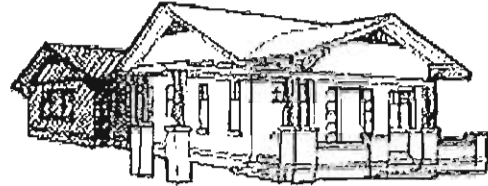
Figure 21: Liberty & Mission, Buildings Demolished 2010

B. STRATEGY: Revise Regulations:

1. Action: Revise Historic Preservation Chapter

- Develop language that specifically addresses non-contributing buildings to clarify the different requirements for non-contributing properties. Add language to non-contributing definition, such as: Although non-contributing properties do not contribute to the historic significance of the district, demolition, expansion and exterior renovation will affect the overall character of the district. Non-contributing elements will be evaluated for the magnitude of impact by considering their size, scale, design, location and/or information potential.
- Include more administrative review for non-contributing buildings, supported by the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

- Expand the types of projects that would be exempt from review. For example, any changes not visible from the public right-of-way would not require a COA
- Revise ordinance description of HLC role - Emphasize the responsibility of the HLC to educate and, under the supervision of the Mayor, forge working partnerships with other City leaders, departments, agencies, and residents to further preservation objectives in the City.
- Expand Archaeological Section:
 - Include new definition
 - Develop a protocol if archaeological resources are identified during a project.



Subordinate rear addition using similar shape, window proportions and roof form.

2. Action: Clarify Design Guidelines/Standards

- Develop standards and guidelines specifically for historic contributing, historic non-contributing, and non-historic non-contributing buildings in residential districts
 - Develop language for windows, roofing, exterior woodwork, etc

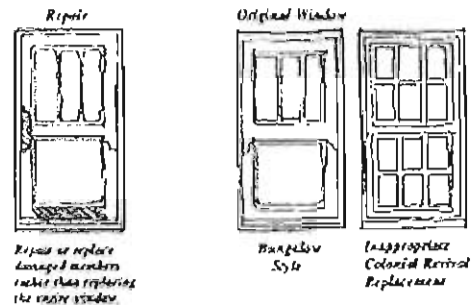


Figure 22: Examples of graphics for Design Guidelines; Refer to Appendix E for additional examples

- Define the qualities of the various building materials that are acceptable for use on historic buildings, and then refer to a definitive list of acceptable siding materials, to be maintained by the historic preservation officer (preservation planner)
- Develop standards and guidelines for non-contributing buildings in commercial districts
- Include illustrations or photographs of compatible designs for common building elements such as porch balustrades, porch skirting, handrails, garage doors, etc.
- In addition to design guidance, present a catalog of architectural styles existing in the City that highlights the date range and key characteristics of each. Include section on vernacular architecture.
- Focus on key preservation principles:
 - Respect the historic design character of the building;
 - Seek uses that are compatible with the historic character of the building;
 - Protect and maintain significant features and stylish elements;

- Preserve any existing original site features or original building materials and features; and
 - Repair deteriorated historic features and replace only those elements that cannot be repaired.
- Include guidelines for weatherization of historic buildings, including attic insulation, floor insulation, and wall insulation (when appropriate and non-harmful to historic fabric)
- Include guidelines for window repair, glazing, storm windows, etc.
- Incorporate green design methods and techniques within design guidelines. Sustainable design practices should be incorporated whenever feasible. Develop a preservation greening tool kit that assists property owners as they seek to improve energy efficiency.
- Guidelines could include issues related to location of solar panels (e.g. when not visible from public right-of-way).

3. Action: Develop and maintain reference lists

- Maintain a list of acceptable building material.
 - The Design Guidelines and Standards will describe the qualities of the materials, and then refer to these lists so they can be updated on an as-needed basis.
- Maintain a list of resources providing information about local area contractors, suppliers, technical assistance, etc.

C. STRATEGY: Develop coordination and improve communication methods

1. Action: Coordinate regularly with other City departments and divisions.

- Create a City Coordination Committee comprised of representatives from various City divisions and departments engaged in activities that may affect the implementation of the Historic Preservation Plan. Such agencies should include, at a minimum: Building & Safety, Neighborhood Enhancement, Economic Development, Housing & Social Services, Real Property Services, Urban Renewal Agency, Environmental Services, and Transportation. The committee should meet regularly (e.g., monthly or quarterly) to ensure that each is aware of the actions of the other and to identify any areas where two or more departments could pursue joint efforts.
- Coordinate with the Urban Renewal Agency to ensure ongoing communication between the divisions. Areas of ongoing dialogue should include, at a minimum, opportunities to develop an increased understanding of the economic benefits of historic preservation, methods for increasing heritage tourism to the City, and opportunities for partnerships between economic development and historic preservation.
- Coordinate with city and state transportation planning efforts. The intent should be to ensure compatible development patterns for all transportation

facilities, including transit-oriented development (TOD), without eroding the integrity or supply of historic resources in historic districts.

- Coordinate with the Main Street Program Coordinator for projects in the downtown historic core.

2. Action: Provide training for city staff about historic preservation processes

- Prepare a training presentation that will provide good explanations and references, such as:
 - Language from zoning code with summary explanations
 - Design standards and guidelines, with emphasis on the graphics
 - Example applications, completed for each review type
 - List of references
 - Contact information
- Conduct a training session to demonstrate the process, such as:
 - Describe process and overview of program
 - Conduct a mock design review for each type of review

3. Action: Enhance training for HLC

- New members of HLC should receive an orientation session and participate in any on-going training and education. Training requirements for new and current HLC members should be outlined within the HLC's rules and procedures document. An orientation session developed and delivered by City historic preservation planning and legal staff, should be conducted for all new commissioners with topics on HLC rules and procedures, basic preservation principles, state legal issues, and current historic districts and landmarks. Commissioners should also be encouraged to attend any additional training sessions offered by other organizations such as the SHPO, National Trust for Historic Preservation, and National Alliance of Historic Preservation Commissions.
- Improve knowledge and expertise of the HLC through training – both for new Commissioners and for the entire group on at least an annual basis to ensure they have the information to continuously lead and improve the program.
- Once per year the HLC could meet to review decisions made and challenges met in the past year, set strategic objectives for the future, and receive training and updates regarding preservation best practices from around the country. Possible topics could include, for example, new trends and materials in green remodels of historic structures.
- Ensure funding is available for conference attendance or other educational or training opportunities that arise throughout the year, such as the statewide heritage conference, SHPO training sessions, National Trust Conference, etc. Establish consistent parameters for how available funding should be spent and distributed within the HLC. For example, a

portion of available funding should be devoted to training for new HLC members.

- Augment new HLC member training information with this plan, plus any best practice information or other materials developed as called for in this plan, that help explain the City's preservation goals and the various tools available for meeting those goals.
- Create a program whereby outgoing HLC members mentor new members prior to their formal appointment by the mayor to ease the transition and ensure prompt orientation of new members. This could include participation in HLC trainings and attending HLC meetings to observe the process before being formally seated .
- Select a HLC member to attend Planning Commission and City Council meetings on a regular basis

Goal 2: Develop a Public Outreach and Education Program

To develop an understanding of the historic preservation goals and requirements, providing a public outreach component is vital for a successful program. The strategies proposed in this goal build upon existing information. By expanding the program to include more brochures, workshops, and easily accessible information on the Internet, less confusion and frustration will occur, and more successful projects will be completed.



Figure 23: Union Street Railroad Bridge Rehabilitation for Bike/Pedestrian Use, Grand Opening, April 2009



A. STRATEGY: Provide Technical and Design Assistance and Information

1. Action: Develop fact sheet for historic property owners

- Build on current fact sheets and brochures by adding information about the new

process and design guidelines, and reference to resources for energy efficiency

- Include more information in downtown brochure
- Maintain separate residential and commercial information

2. Action: Enhance website access to information

- Create an on-line or phone consultation format for people to learn about the process.
- Provide quick reference information. Include examples of applications.
- Direct property owners to the appropriate websites to look up addresses for historic designation status (as available).

B. STRATEGY: *Provide Training*

1. Action: Sponsor training sessions and workshops for property owners.

- Conduct training to demonstrate how to complete the application, how to consider the design standards and guidelines, how to approach a project and how to prepare applications.
- Workshops could include:
 - Windows and doors: when to repair and when to replace, including do-it-yourself window repair
 - Storm window options/installation
 - Repair and restoration of wood siding
 - Compatible alternative materials
 - Energy solutions for historic buildings
 - Repairing porches, foundations, skirting, decks, steps, balustrades, posts, pillars, ornamentation
 - How to reopen enclosed porches
 - New garages and old houses
 - Historic period paint schemes/ painting your own house: do and don'ts
 - Historic landscaping and appropriate fencing
 - How to research the history of your buildings
- Training sessions and workshops could be recorded and broadcast on CCTV.
- Workshop handouts available on the planning division website
- Coordinate with neighborhood associations and volunteers to help SHPO with survey and inventory projects.

2. Action: Develop contractor training

- Work with preservation partners, such as the SHPO, to host workshops aimed at people who are looking for a new career or to supplement other contractor skills, to teach about particular trades and skills associated with historic buildings, such as window and wood repair.
- Partner with Clatsop Community College and Architectural Heritage Center/Bosco Milligan Foundation.
- Conduct workshops for contractors on best practices and Secretary of Interior's Guidelines for Rehabilitation



Figure 24: Near Court & Liberty, Photo c.1950

C. STRATEGY: Develop Real Estate Disclosure Process

1. Action: Assist realtor board and/or title companies to include notification regarding historic properties

- Ask them to consider adding historic property notification onto list of environmental concerns on disclosure form
- Provide list of historic properties to realtors and title companies for entry into databases

2. Action: Develop handout for realtors

- Include lists of all Salem Historic Landmarks and properties in historic districts
- Develop information sheets for realtors to give to prospective buyers listing the do's and don'ts of owning historic properties

3. Action: Attend realtor meetings to provide information

- Historic districts
- Design review processes
- Incentive programs
- Preservation procedures and methods

4. Action: Assist the local board of realtors to organize special open houses

- Feature homes for sale in historic districts
- Hold workshops in downtown commercial buildings
- Combine with neighborhood home tours; coordinate with neighborhood associations

Goal 3: Develop Economic Recognition Incentives

Overview

For many people, owning and being a good steward of a historic building or site is a rewarding experience. But often property owners find local ordinances that help protect significant historic buildings and sites for future generations to be an additional layer of bureaucracy. For that reason successful historic preservation programs need to make available positive incentives, providing property owners financial and technical tools that help preserve historic properties. In addition, including incentive programs establish good relationships between public and private concerns. They also help compensate owners who feel that they have been over burdened by historic preservation ordinances.

For historic property owners, incentives (particularly financial incentives) for good rehabilitation and maintenance of historic buildings can do much to encourage owners, or potential owners, to maintain and



Figure 25: c.1910 House, Grant Neighborhood (Local Landmark, Office Use)

improve their buildings and create a positive attitude toward historic

preservation. There are three types of incentives that can help make historic preservation seem worthwhile:

- Technical incentives (such as educational brochures, workshops, design assistance, fact sheets, library materials, etc).
- Economic incentives
- Promotional Incentives (such as awards for good stewardship, plaque and marker programs, etc.).

Technical incentives are important because they help property owners learn about the best historic preservation practices and provide expert assistance about working with historic properties.

Economic incentives are important because the economic benefits of historic preservation are significant and contribute to a community's economic development in the following ways:

- Stabilization and the improvement of property values in historic neighborhoods and commercial districts
- Job creation due to increased building rehabilitation activity and neighborhood revitalization
- Increases tourism and housing choices
- Encourages investment in a city's central core

Promotional Incentives are important because they publicly acknowledge good historic preservation projects and encourage pride in ownership and history.

A. STRATEGY: Develop Economic Incentives

1. Action: Educate property owners about existing incentives

Educate property owners about existing local, Federal and State incentives (Federal Investment Tax Credit (FITC), Oregon Special Assessment of Historic Property Program/ 10 year tax freeze) and local Urban Development Programs to increase participation in these programs.

- Work with SHPO to clarify the procedures for State and Federal tax incentives to make this process more user-friendly.
- Work with the Salem Urban Development Department to clarify the procedures for the Downtown Tool Box and Salem Housing Department as they apply to historic buildings.
- Attend neighborhood association meetings

2. Action: Develop a grant program

- Identify funding sources
- Establish a residential "Toolbox" that outlines available funding sources, applications, good preservation practices, etc.
 - Build on Downtown Toolbox processes, funding opportunities, organization, etc.
 - Establish grant criteria
 - Update the grant handouts as programs are added or changed

3. Action: Develop new incentives for property owners with other city departments

Identify potential new incentives to make the preservation of historic properties more appealing and less burdensome to a wider variety of property owners. Incentives the City may wish to consider include, but are not limited to, the following:

- Offer incentives within the City housing programs to encourage their projects to follow standards when dealing with historic properties or areas.
- Work to create incentives for preservation-oriented projects in redevelopment districts.

- Expedite building application processing for projects that adhere to preservation standards.
- Reduced or eliminate planning fees



Figure 26: Salem is a Preserve America Community, Recognized for its citizen and government dedication to historic preservation

B. STRATEGY: Recognize Salem's Historic Resources

1. Action: Highlight community best practices

- Positively reinforce participation by calling attention to preservation success stories in Salem. Regularly highlight institutional and renovation successes through a multi-media approach, including use of CCTV. Publish highlights in reports, newsletters, newspapers, and the website to draw attention to successes.

2. Action: Recognize good preservation projects

- Work with the neighborhood organizations, HLC, Mayor's office and other City departments to institute an annual City-sponsored awards program to highlight project successes during the prior year and convey their importance to the entire City.
 - Consider sponsoring with outside organizations, such as the Willamette Heritage Center, the local chapter of the American Institute of Architects
 - Have awards presentations in May during National Historic Preservation month

3. Action: Pursue broader recognition of Salem preservation activities

- Emphasize the importance of preservation in Salem by seeking state and national recognition of historic resources, preservation program accomplishments and dedicated individuals or organizations (e.g., National Preservation Awards of the National Trust, Elisabeth Walton Potter Historic Preservation Advocacy and Education Award, Main Street Program Awards).
- Compile a list of potential awards and application submittal dates and then work with the HLC and preservation partners to identify which awards to pursue.

Goal 4: Survey and Designate Salem's Historic Resources

Overview

Architectural historic resource surveys are vital tools for historic preservation planning and informing the community about the types of historic properties that exist in a city and the extent to which such properties maintain their historic integrity. They provide important information for evaluating applications for modifications to historic properties, and the condition of specific neighborhoods, buildings, sites, and landscapes. They are the first vital step for historic designation.

A survey involves the visual examination of a select area or group of properties to determine their historic integrity and significance. Surveys may look for resources from either a geographic (Court Street Chemeketa in Northeast Neighborhood) or thematic perspective (e.g. Mid Century Modern or industrial buildings citywide), depending on their objectives.

Accurate surveys are vital to a well-functioning historic preservation program in a number of ways. For example, surveys help inform development decisions. At the local level, major land use decisions should be informed by the best available information about the presence or condition of historic resources. This applies not only to decisions specifically affecting historic properties, such as Salem's Revised Code Chapter 120A for historic reviews, it also includes rezoning, subdivisions, conditional uses, and any other type of land use activity that might affect a historic building or site. In such situations, it is vital to have up-to-date survey information to ensure that historic resources are protected as development activity moves forward.

Surveys are only as useful as they are current. As time passes, surveys become less and less accurate representations of existing conditions. If survey work was done over 5 years ago, the current condition of the buildings and their settings may have changed. Individual

properties may gain or lose their historic integrity if they have been rehabilitated or become run down because of lack of maintenance. In addition, the 50-year-old criteria for potential historic significance, is a moving target as newer buildings become potentially eligible each year. Current survey information is needed to capture these changes and



Figure 27: c.1915 House in Grant Neighborhood

allow for the continuing evaluation (and modification if necessary) of existing and potential historic district boundaries and lists of contributing resources.

Accurate information on properties and neighborhoods helps ensure that the timing and funding of historic the preservation projects are efficiently and appropriately directed to the best locations or resource types.

A. STRATEGY: *Identify Cultural Resources Through Surveys*

1. Action: Establish survey criteria and identify areas where new surveys and resurveys are needed

- Develop criteria that may be applied on an ongoing basis to determine where new survey work is necessary. Criteria should include, but not be limited to:
 - Concentration of potential resources:
 - New types of resources not yet protected
 - Identify possible thematic collections to be surveyed.
 - Possible endangerment of the resource/area (including encroachment from new development);
 - Need of survey to precede and inform potential planning or development (including activities by other departments); and
 - Presence of public support (for surveys of unlisted resources or neighborhoods).
 - Create a simple and easy-to-maintain system of tracking suggestions for areas where surveys are needed. Update the list at least biannually
 - Use GIS technology as a tool to help identify the location of historic buildings
 - Use the priorities to set up a strategic framework that planning staff and HLC can use to evaluate the priority of survey areas or resource types.
 - Develop a list of areas where updates or complete revisions to existing surveys are needed.

2. Action: Identify short and long term survey funding priorities

- Work with preservation partners and the HLC to develop a list of short and long term funding priorities for surveys.
- Evaluate funding priorities on an annual or semi-annual basis to ensure that up-to-date and complete surveys are used to inform preservation decision-making.



Figure 28: Team of Archaeologists

3. Action: Expand survey and inventory of historic properties

- After the funding priorities and resources areas or types have been established begin surveying the historic properties of Salem.

4. Action: Begin a program for conducting archaeological site surveys

- Contact SHPO CLG coordinator and archaeologists for assistance in initiating a program for identifying archaeological sites in the City
- Contact the University of Oregon and/or other educational facilities to find interns to assist with surveys

B. STRATEGY: Designate Cultural Resources

1. Action: Encourage individual and district National Register of Historic Places nominations and/or local designation for properties identified as eligible through survey work

- When historic properties are identified through survey work, work with property owners to nominate such properties to the National Register of Historic Places.

2. Action: Develop thematic nominations (NRHP Multiple Property Documentation)

- Based on surveys, evaluate the property types that are located throughout the city to determine common themes such as industrial buildings and/or Mid-Century Modern buildings
- Prioritize thematic nominations based on significant and/or threatened resources.

3. Action: Designate archaeological sites

- Contact the SHPO office to determine what sites have already been designated, and what may be eligible
- Prepare a long-range plan for designating archaeological (both prehistoric and historic) sites.
- Based on survey information, determine what other sites need to be designated

Goal 5: Promote Heritage Tourism and Local History

OVERVIEW

Across the country, from major urban centers to small towns, research by the travel industry repeatedly indicates that historic sites attract visitors who provide a significant source of revenue for both local and state economies. Heritage tourism acts as an engine for economic activity.



Figure 29: Dr. Luke Port House (Deepwood Estates), Built 1894

Historic resources are the backdrop for telling and experiencing the unique story, history and development of an area. Visiting historic places has grown substantially in the past few decades as more and more visitors seek to combine recreation with meaningful educational experiences. Heritage tourism is focused on the experience and preservation of a distinctive place and its stories from the past to the present. In Salem the cultural historic heritage resources are diverse and unique and include the State Capitol, the Mission Mill Museum and the hundreds of historic buildings constructed throughout Salem's history. It also includes historic landscapes like the beautiful gardens at Deepwood and Bush House, festivals and events, and living traditions such as the production of local foods and crafts.

The term "heritage tourists" refers to both travelers who incorporate at least one visit to a historic site or landmark among other activities during their visit, and also to the smaller subset of visitors whose primary reason for traveling is to specifically visit historic places. Heritage tourists tend to have greater respect for the places they visit and are less likely to have a negative impact on sites.

Heritage tourism is an important tool to bring preservation and economic development together. Salem enjoys an abundance of beautiful scenery and historic places that attract all types of visitors. Heritage tourism contributes to Salem's economy by generating revenue, creating new jobs, and providing opportunities for small businesses. An example of heritage tourism may include a visit to Salem's historic downtown, which attracts visitors interested in historic settings such as the unique shops and restaurants.

Nationwide research by the Travel Industry Association of America (TIA) reveals that heritage and cultural travelers consistently stay longer and spend more money than other types of U.S. travelers. The economic impacts of heritage tourists go beyond their direct expenditures such as fees for using or entering a historic site or event. Indirect impacts "ripple" through the local economy. Each dollar spent at a hotel, restaurant, or retail shop is then used in the local economy when those businesses buy supplies, contracts for services, and pay wages to their employees. This re-spending of money can be calculated through economic multipliers, and can add up to a significant source of income for the City and state.

A. STRATEGY: Promote heritage tourism through stronger cooperation

1. Action: Support and help create a Heritage Umbrella Organization

- Collaborate and work together with the heritage groups and historic preservation partners and relevant economic development groups.
 - Develop cooperation with Salem heritage groups
 - Develop cooperation with the mid-valley heritage groups
 - Identify measures that could be taken to expand the geographical range of the City's heritage tourism efforts towards other areas like Marion and Polk counties for a broader range of historic cultural resources.
 - Develop cooperation with the State Capitol and State Parks visitor's groups
 - Develop cooperation with business community
 - Develop cooperation with the Tourism community
 - Develop cooperation with the Main Street Program

2. Action: Develop mutual promotions to sell historic Salem to visitors

- Identify options to promote heritage tourism through existing attractions in the Downtown and around the City.
- Support umbrella group to establish key elements for the overall heritage tourism strategy that includes marketing and communications: Employ the multi-media approach for creating awareness of Salem heritage tourism opportunities.

- Produce and/or improve heritage tourism pamphlets, brochures and web sites

B. *STRATEGY: Enhance and promote the value of heritage tourism*

1. Action: Improve heritage products and experiences in Salem

- Develop maintenance and management plans for each of the city's historic house museums:
 - Arrange for preservation planning staff to coordinate with Parks Operations staff on long and short-range management and development plans.
- Focus on quality and authenticity. Keep the historic resources authentic by encouraging good historic preservation practices.
- Increase the number of historic signs and markers
- Encourage heritage tourism groups to explore ways to improve the heritage tourism experience like be open on Sundays

2. Action: Facilitate a survey of economic value of heritage tourism

- Work with Travel Salem to update 2002 survey of visitors
- Promote the value of heritage tourism to community leaders and the business community

C. *STRATEGY: Enhance the educational value of Salem's local heritage assets*

1. Action: Encourage and help develop local history and historic preservation curricula and programs that include archaeology and life ways of early Salem

- Work with local museums, neighborhood groups, the Salem school district and universities with their history curricula and programs to educate students about the City's history.
- Work with Salem heritage preservation/tourism partners to integrate the historic built environment as the backdrop to history to help bring history alive.
- Encourage City officials and HLC to meet periodically with preservation stakeholders to coordinate on education and outreach efforts.
- Coordinate with other cultural, arts and theatrical community groups.
- Promote the value of preserving the history of Salem to the business community, citizens, and the youth of Salem

D. STRATEGY: *Help find funding sources for heritage tourism*

1. Action: Help to research funding sources for heritage tourism organization, promotions, products and events.

- Collaborate and work with the heritage groups, historic preservation partners such as local businesses and schools, relevant economic development groups and tourism organizations to obtain funds for cooperative heritage partnerships.

2. Action: Work with CLG, Main Street, and Preserve America for assistance with heritage tourism activities

- Grants are available for surveys, historic tour brochures, design guidelines, and a multitude of other historic preservation activities that are important for developing tourism activities.

Chapter 6 – Implementation Plan and Recommended Code Revisions

Based on input from the questionnaires, the TAC, HLC and City staff, neighborhood associations, City Council, Planning Commission, and the public, this ten-year implementation plan has been developed. The timeline for implementation of each individual goal and action item has been determined by the priority given to it through the planning process as well as the ability of the City staff to complete goals.

The Goals were discussed at length with the TAC, HLC and City Staff and they are ranked 1 – 5 in order of priority.

Goal 1 Improve process and revise the code is targeted for completion within the first two years and all code related projects have been grouped together and targeted for completion by 2012.

Goal 2. Public Outreach and Education is targeted for completion within the first 3 years and then to be ongoing programs through the end of the 10 years.

Goal 3. Develop Incentives is targeted for completion within the first 3 years of the program and then to become ongoing.

Goal 4. Survey and Designate Historic Resources is targeted for completion within the first five years with new areas and/or resource types to be surveyed on an on-going basis for the next ten years.

Goal 5. Promote Heritage Tourism and Local History is targeted for completion within the first five years.

The following table provides timelines and steps for implementation of each goal.

Implementation Matrix

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
<u>Goal 1. Improve the process and revise the historic preservation code and design guidelines.</u>						
<i>A. Strategy: Improve Design Review Process</i>						
<i>Action 1: Provide faster service and reduce review time</i>						
Gather examples of COA's and develop process and form	Planning, Building, HLC		1/2011-3/2011			
Develop process for determining effect at time of application submittal	Planning, HLC, Building		1/2011-3/2011			
Develop process for emergency repair review	Planning, HLC, Building		1/2011-3/2011			
Prepare language that can be incorporated into code revisions	Planning, Building, HLC		4/2011-6/2011			
<i>Action 2: Provide technical and design assistance prior to application</i>						
Develop architectural-subcommittee process	Planning, Building, HLC		3/2011-6/2011			
Establish members of group to meet on-site	Planning, Building, Urban Dev., SHPO		4/2011			
Prepare draft language for code revisions	Planning, Building, HLC		4/2011-6/2011			

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
√ indicates on-going activity						
Conduct architectural sub-committee meeting	Architectural Sub-committee	√	6/2011	√	√	√
Conduct on-site meetings	Planning, Building, Urban Dev., SHPO	√	6/2011	√	√	√
Action 3: Develop options for mitigating adverse effects						
Identify legal and logistical issues	Planning and Legal staff		3/2011			
Prepare process for considering mitigation	Consultant w/Planning Staff support		4/2011			
Prepare draft language for code revisions	Consultant and Staff		3/2011-6/2011			
Action 4: Address demolition by neglect						
Identify legal and logistical issues	Planning and Legal staff		3/2011			
Develop process for demolition by neglect	Planning, HLC, Building, Compliance Services		4/2011			
Prepare draft language for code revisions	Consultant and Staff		3/2011-6/2011			
B. Strategy: Revise Regulations						
Action 1: Revise Historic Preservation Chapter						
Draft code language	Consultant w/Planning Staff support		3/2011-6/2011			
Conduct public meetings	Consultant and Staff		7/2011-9/2011			
Review proposed language	Legal Staff		9/2011			
Present to City Council	Planning Staff		10/2011			
Adopt Revisions	Planning Staff		12/2011			
Action 2: Clarify Design Guidelines/Standards						

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
√ indicates on-going activity						
Draft standards and guidelines for contributing and non-contributing	Consultant w/Planning Staff support, HLC		3/2011-6/2011			
Prepare graphics and illustrations	Consultant w/Planning Staff support, HLC		3/2011-6/2011			
Conduct public meetings	Consultant and Staff		7/2011-9/2011			
Review proposed language	Legal Staff		9/2011			
Present to City Council	Planning Staff		10/2011			
Adopt revisions	Planning Staff		12/2011			
Action 3: Develop and maintain reference lists						
Research materials and construction methods	Planning Staff		1/2011			
Prepare lists and update as needed	Planning Staff	√	2/2011			
Make available to public	Planning Staff	√	6/2011			
C. Strategy: Develop coordination and improve communication methods						
Action 1: Coordinate regularly with other City departments and divisions						
Establish group with a representative from each division	Planning staff			1/2012		
Establish time, length and frequency of meetings	Planning staff with input from reps			1/2012		
Outline discussion topics	Planning staff with input from reps			2/2012		
Conduct meetings	Planning staff with input from reps	√		3/2012	√	√

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
√ indicates on-going activity						
Action 2: Provide training for city staff about historic preservation processes						
Draft training presentation	Planning Staff			1/2012		
Consult with other staff to finalize training presentation	All Staff			2/2012		
Present training	Planning Staff	√		3/2012	√	√
Action 3: Enhance training for HLC						
Prepare training plan	Planning staff and HLC sub-committee			4/2012		
Establish meeting dates and venues	Planning staff and HLC sub-committee			4/2012		
Conduct first training session	Planning staff and HLC sub-committee			6/2012		
Retreats /Training	Planning and HLC members	√		6/2013	√	√
Mentoring	HLC member	When new appointments made	√	√	√	√

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

√ indicates on-going activity

<u>Goal 2. Develop a Public Outreach and Education Program</u>						
<i>A. Strategy: Provide technical and design assistance and information</i>						
Action 1: Develop fact sheet for historic property owners						
Draft revised information brochures	Planning Staff			1/2012		
Present to HLC for input	Planning Staff			2/2012		
Prepare for publication	Planning Staff			3/2012		
Place on website	Planning Staff			3/2012		
Distribute to neighborhood associations and include in HLC newsletter	Planning Staff	√		3/2012	√	√
Action 2: Enhance website access to information						
Prepare RFP for consultant Select consultant Provide consultant with application examples and database of historic properties	Planning and IT Staff			6/2013		
Present draft information to HLC	Planning Staff, Consultant			7/2013		
Go Live	Planning and IT Staff	√		1/2014	√	√
<i>B. Strategy: Provide training</i>						
Action 1: Sponsor training sessions and workshops for property owners.						
Draft training presentation	Planning Staff, HLC, SHPO			9/2013		

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
√ indicates on-going activity						
Consult with other staff to finalize training presentation	Planning Staff, HLC			12/2013		
Present training	Planning Staff	√		1/2014	√	√
Action 2: Develop contractor training						
Draft training presentation	Planning Staff, HLC, SHPO			9/2013-12/2013		
Consult with other staff to finalize training presentation	Planning Staff, HLC			12/2013		
Present training	Planning Staff	√		1/2014	√	√
C. Strategy: Develop real estate disclosure process						
Action 1: Assist realtor board and/or title companies to include notification regarding historic properties						
Contact Realtor Board and Title Co. Rep.	Planning Staff, HLC		3/2011			
Develop process for identifying historic properties when purchased	Planning staff, HLC, Realtors, Title Company rep		4/2011-6/2011			
Prepare database for translation to realtor and title company databases	Planning and IT staff		8/2011-10/2011			
Implement processes	Planning and IT staff, realtors, title companies		11/2011			
Action 2: Develop handout for realtors						
Draft informational brochure	Planning Staff, HLC			9/2013-12/2013		
Consult with realtor board	Planning Staff			9/2013-12/2013		
Present draft to HLC	Planning Staff			9/2013-12/2013		
Distribute to realtors	Planning Staff			1/2014		

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

√ indicates on-going activity

Action 3: Attend realtor meetings to provide information about						
Contact Realtor Board regarding attending meetings	Planning Staff, HLC			3/2014		
Attend meetings and distribute handouts	Planning Staff, HLC			4/2014		
Present information about review process	Planning Staff	√		4/2014	√	√
Action 4: Assist the local board of realtors to organize special open houses						
Contact realtor board	Planning Staff, HLC				4/2015	
Identify group for organizing open houses and workshops	Planning, HLC, Neighborhood Assoc., Realtors				4/2015	
Establish protocol for open house involvement	Planning, HLC, Neighborhood Assoc., Realtors				5/2015	
Identify buildings in downtown for conducting workshops	Planning, HLC, Neighborhood Assoc., Realtors				5/2015	
Schedule open houses and workshops	Planning, HLC, Neighborhood Assoc., Realtors				6/2015	
Conduct open house or workshop	Planning, HLC, Neighborhood Assoc., Realtors	√			8/2015	√

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

✓ indicates on-going activity

Goal 3. Develop Economic and Recognition Incentives Program

A. Strategy: Develop economic and recognition incentives

Action 1: Educate Property Owners about Existing Incentives

Gather information about state, federal and local incentives	Planning Staff/SHPO		1/2011 – 3/2011			
Prepare a handout/brochure and put on the Webb site	Planning Staff/SHPO		1/2011 - 3/2011			

Action 2: Develop a grant program

Meet with economic development specialist, Urban Development and Community Housing staff to discuss funding sources	Community Development/ Urban Development Departments Staff		4/2011 – 6/2011			
Discuss Salem Residential Rehabilitation Grant Program with SHPO/ CLG about using that funding source	Planning Staff/HLC		4/2011 - 6/2011			
Establish Residential Tool Box grant criteria and amount available	Planning Staff/HLC		7/2011- 11/2011			

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
√ indicates on-going activity						
Commit funds	Planning Staff/HLC			1/2012-4/2012		
Action 3: Develop new incentives for property owners with other City departments						
Meet with City staff to discuss possible City programs for expediting building applications and permits if meet standards approved by Preservation Planner and HLC	Community Development and, Urban Development Departments Staff		4/2011 – 6/2011			
Establish standards for special programs and expedited applications processes	Planning staff/HLC		4/2011-6/2011			
Discuss reduction of some permit fees for projects that meet the standards for special projects	Planning Staff/HLC		9/2011 – 12/2011			
B. Strategy: Recognize Salem's Historic Resources						
Action 1: Highlight community best practices						
Track historic preservation success stories	Planning staff	√	6/2011	√	√	√
Prepare Media releases about good examples	Planning staff	√	6/2011	√	√	√
Put articles in the HP newsletter and on the City Webb site	Planning staff	√	6/2011	√	√	√

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

√ indicates on-going activity

Action 2: Recognize good preservation projects						
Establish yearly HP awards celebrations during National Historic Preservation Month in May	Planning staff/HLC	√	1/2011			
Obtain nominations from neighborhood associations, HLC and preservation partners	Planning staff/HLC	√	4/2011			
Hold awards celebration with City Council & Preservation Partners	Planning staff/HLC	√	5/2011			
Action 3: Pursue broader recognition of salem preservation activities						
Prepare matrix of all possible awards at the federal, state and local levels	Planning staff/HLC/ SHPO		6/2011 – 8/2011			
Prepare nominations based on recommendations from neighborhood associations, HLC, staff and others	Planning staff/HLC	√	9/ 2010			
Send media releases about winners	Planning staff/HLC	√	9/2010			

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

√ indicates on-going activity

Goal 4: Survey and Designate Salem's Historic Resources

A. Strategy: Identify cultural resources through surveys

Action 1: Establish survey criteria and identify areas where new surveys and resurveys are needed

Establish Survey Criteria	Planning staff/HLC			9/2012 – 12/2012		
Create tracking system for surveyed	Planning staff/HLC	√		9/2012 – 12/2010		
Work with preservation stakeholders to evaluate City survey needs	Planning staff/HLC		9/2011			
Develop list of where new surveys need to be done	Planning staff/HLC	√		9/2012 – 12/2012	√	√
Develop list of areas that need resurveyed	Planning staff/HLC	√		9/2012 – 12/2012	√	√
Develop list of resource types that need to be surveyed	Planning staff/HLC	√		9/2012 – 12/2012	√	√

Action 2: Identify short and long term survey funding priorities

Determine funding priorities for short term survey goals	Planning staff/HLC/ neighborhood associations	√		1/2013 – 6 /2013	√	√
Determine funding priorities for long term survey goals	Planning staff/HLC/ neighborhood associations	√		1/2013 – 6/2013	√	√

Action 3: Expand inventory of historic properties

Prepare RFP for consultants to survey the selected areas	Planning staff/HLC	√		1/2013 – 3 /2013	√	√
Oversee consultant work	Planning staff/HLC	√		1/2013 – 6/2013	√	√

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
√ indicates on-going activity						
Submit survey work to the SHPO for review and concurrence	Planning staff/HLC	√		7/2013	√	√
Action 4: Begin a program for conducting archaeological site surveys						
Develop protocol for inadvertent archaeology discoveries	Consultant/ Planning staff/HLC			1/2014 – 6/2014		
Develop educational outreach about urban archaeology	Consultant/ Planning staff/HLC	√		1/2014 – 6/2014		
Develop archaeology guidance	Consultant/ Planning staff/HLC			7/2014 – 12/2014		
Survey for archaeological sites	Consultants/ planning staff				1/2015-1/2016	

B. Strategy: Designate Cultural Resources

Action 1: Encourage individual and district National Register Nominations or Local Designation for properties identified as eligible through survey work						
Work with property owners to encourage district and individual NRHP nominations	Planning staff/HLC/ SHPO	√		9/2013 – 9/2014	√	√
Work with property owners and HLC to encourage individuals to list properties on the local Inventory of Historic Resources	Planning staff/HLC	√		9/2013 – 9/2014	√	√
Action 2: Develop thematic nominations (Multiple Property Documentation).						

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021
√ indicates on-going activity						
Work with property owners and SHPO to encourage Multiple Property NRHP nominations	Planning staff/HLC/SHPO	√		9/2013	√	√
Hire Consultant to prepare Multiple Property NRHP nominations	Consultant. Planning staff. HLC			1/2014		
Action 3: Designate archaeological sites						
Contact SHPO to find out what sites are already determined eligible or listed on the NRHP	Consultant/ Planning staff/SHPO	√		9/2014 –	9/2015	√
Work with property owners designate sites on the Salem Local Inventory of Historic Resources	Planning staff/HLC	√		9/2014 –	9/2015	√
Hire consultant to work on long range plan for Salem archaeology designation	Consultant/ Planning staff/HLC				9/2015 – 9/2017	√

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

√ indicates on-going activity

Goal 5. Promote Heritage Tourism and Local History

A. Strategy: Promote heritage tourism through stronger cooperation

Action 1: Support and help create a Heritage Umbrella Organization

Develop list of Preservation Partners and help create an Historic Umbrella group	Planning staff/HLC/ Willamette Heritage Center and historic community		1/2011 - 3/2011			
Support Heritage Group	Planning staff/HLC		√	√	√	√

Action 2: Develop mutual promotions to sell historic Salem to visitors

Identify options to promote heritage tourism through existing attractions	Planning staff/HLC/		12/2011 - 1/2012			
Support umbrella groups to establish key elements for overall heritage tourism strategy that includes marketing and communication	Planning staff/HLC/	√	√	√	√	√
Produce and/or provide pamphlets brochures and web sites	Planning staff/HLC/ Umbrella group	√	√	√	√	√

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

√ indicates on-going activity

B. Strategy: Enhance and promote the value of heritage tourism						
Action 1. Improve heritage products and experiences in Salem						
Develop maintenance and management plans for each of the City's historic house museums	Planning staff/HLC/ heritage tourism group, City Parks Operations Dept.		3/2012 - 6/2012			
Focus on quality and authenticity	Planning staff/HLC/ heritage tourism group	√	√	√	√	√
Increase the number of historic signs and markers	Planning staff/HLC/ Heritage Tourism group	√	√	√	√	√
Encourage heritage tourism resources to explore ways to improve tourism experience like being open on Sundays	Heritage Tourism group/visitor association staff	√	√	√	√	√
Action 2. Facilitate a survey of economic value of heritage tourism						
Work with Travel Salem to update 2002 survey of visitors	Heritage Tourism Group	6/2011				
Promote the value of Heritage Tourism to community leaders and business community	Heritage Tourism Group	6/2011	√	√		

Steps	Participants	Timeline				
		Ongoing	2011	2012-2014	2015-2017	2018-2021

√ indicates on-going activity

C. Strategy: Enhance the educational value of Salem's heritage assets

Action 1: Encourage and help develop local history and historic preservation curriculum and programs that includes archaeology and life ways of early Salem

Work with local museums, neighborhood groups, the Salem School District and universities with their history curriculum and programs to educate students about the City's history	Planning staff/HLC/ heritage tourism group/visitor association staff	√	1/2011	√	√	√
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D. Strategy: Help find funding sources for heritage tourism

Action 1: Help to research funding sources for heritage tourism

Collaborate and work with the heritage and historic preservation partners and relevant economic development groups and tourism organizations to obtain fund for cooperative partnerships	Planning staff/HLC/ heritage tourism group/ educators	√	1/2011	√	√	√
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Recommended Code Revisions

Comprehensive Plan:
1. Remove references to SRC Chapter 56
2. Consider how to adopt policies of the Historic Preservation Plan into the Comprehensive plan. Add key policies that relate to the actions of the city.
SRC Chapter 120A:
1. Add to Purpose Statement - The purposes of these historic preservation regulations are to: A. Protect, enhance and preserve historic resources that represent distinctive elements of the city's cultural, educational, social, economic, political, architectural and archaeological history; B. Safeguard the city's historic, aesthetic and cultural heritage, and encourage cultural heritage tourism at appropriate historic and archaeological sites; C. Foster civic pride in the accomplishments of the past and promote public awareness of the rich heritage of Salem from all periods of history and prehistory; and D. Encourage the rehabilitation of historic resources, and protect and enhance property values through the promotion of historic resources.
2. Add language to non-contributing definition: Although non-contributing properties do not contribute to the historic significance of the district, demolition, expansion and exterior renovation will affect the overall character of the district. Non-contributing elements will be evaluated for the magnitude of impact by considering their size, scale, design, location and/or information potential.
3. Add references to other development standards, permitted uses – e.g. off-street parking, signage
4. Add language about demolition by neglect, defined as the destruction of a building through abandonment or lack of maintenance <ul style="list-style-type: none">• Revise the definition of a dangerous building• Set minimum maintenance requirements with daily fine• Demolition permit would require additional fees if building not habitable at time of demo• Require full and approved replacement plans prior to issuing demo permit; must include approved mitigation plan;
5. Provide body or process for discussing a project prior to submittal: <ul style="list-style-type: none">• Have a process whereby a staff member and one or two members of the Historic

Landmarks Commission can meet with a prospective applicant prior to application to assist with preparing plans for rehabilitation projects
6. Establish Historic Preservation Officer position
<p>7. Create a way to expedite application processing for projects that adhere to preservation standards</p> <ul style="list-style-type: none"> • Establish a process for an applicant to make an appointment to meet with historic preservation staff at the time of submitting an application • Review the application for content and determine level of review at the time application is submitted
<p>8. Type I: Certificate of No Effect. An official form issued by the City stating that proposed work on an historic resource will have no detrimental effect on the historic character of the resource and, therefore, may proceed as specified in the Certificate without obtaining further authorization under this ordinance, and authorizing the issuance of any permits for said proposed work.</p> <ul style="list-style-type: none"> • The Historic Preservation Officer or designee shall issue a Certificate of No Effect within seven (7) days after receipt of an application if: <ul style="list-style-type: none"> 1. It is determined the proposed work is minor and meets the standards (<i>reference section</i>), and 2. Any modifications to the proposed work requested by the Historic Preservation Officer are agreed to by the owner/applicant, and 3. The proposed work will not diminish, eliminate, or adversely affect the historic character of the subject property or the District. • A Certificate of No Effect shall expire and become null and void two (2) years from the date of issuance unless construction work is started within that time. • If a Certificate of No Effect is not issued, a Certificate of Appropriateness from the Historic Preservation Commission shall be required.
<p>9. Types II and III: Certificate of Appropriateness– an official form issued by the City stating that the proposed work on a historic resource is compatible with the character of the property and, therefore: (1) the proposed work may be completed as specified in the Certificate; and (2) the City's departments may issue any permits needed to do the work specified in the Certificate (<i>reference section</i>)</p>
<p>10. Expand the types of projects that will not require review.</p> <ul style="list-style-type: none"> • Such as, any changes not visible from the public right-of-way would not require a

Certification of Appropriateness.

11. Include an Emergency Repair provision so that the process can be streamlined for special and unforeseen circumstances that threaten the safety of the occupants or the condition of the building

- Projects involving emergency repair work. A review of the emergency repair work shall be expedited by the historic preservation officer and shall be handled by telephone or FAX when possible. If, after reasonable but unsuccessful efforts to notify the historic preservation officer, emergency repair work must be completed, the work shall be performed in a manner that minimizes the effect on the historic property or its environs.
- The Emergency Repair Program provides for the immediate correction of an emergency condition that has been determined to present an imminent danger to the health and safety of the occupants
- Applicant and property criteria for participation in this program are outlined below.
Eligible Emergency Repair Work
- Only the work necessary to correct substandard, unsanitary or deteriorated condition(s) that have been identified by a Code Enforcement Officer or a Program Manager as creating an imminent danger to health and safety of the occupant is eligible.
- The repairs will be made primarily to mechanical systems: electrical, heating, and plumbing to include sewer repair.
- Temporary Emergency Repairs - If the building official determines that a building or structure designated as a historic resource poses an immediate threat to persons or property, the building official may order or conduct any temporary emergency repairs necessary to make the building or structure safe without the requirement of a certificate of appropriateness. The building official will send a written explanation of such temporary emergency repair order to the HLC. However, once such temporary emergency repairs have been completed, no further work may be done on the building or structure unless a certificate of appropriateness is obtained pursuant to this division.

12. Add archaeology information that has some meaning

Define: Ten or more artifacts likely to have been generated by patterned cultural activity within a surface area reasonable to that activity; or

The presence of any archaeological feature, with or without associated artifacts. Examples of features include peeled trees, cache pits, hearths, house pits, rock shelters, cairns, historic mining ditches, petroglyphs, dendroglyphs.

In Oregon, an archaeological site is greater than 75 years of age (50 years of age if there is federal involvement). Examples of archaeological sites include: domestic/habitation sites, industrial sites, lithic scatters, middens, mounds, quarries, mines, wells, cisterns, privies,

roads, stacked rock features, culturally modified trees, shipwrecks, petroglyphs, etc.

The important part to convey, and not addressed in the conceptual review is that historic sites will also likely be encountered and have the same protections as Native American sites.

Additional information is available at: <http://egov.oregon.gov/OPRD/HCD/ARCH/index.shtml>

The second bullet mentioned protocols in case there

- Develop a protocol if archaeological resources are identified – Excerpt from Oregon Archaeological Guidelines:

Treating an Unanticipated Site Once Discovered

- The project's consulting archaeologist will conduct a field assessment of the site to determine the site's potential State or National Register eligibility and the project's potential effects to such sites.
- The project sponsor/client may need to hire an archaeological consultant if additional information is necessary to determine significance, site boundaries, and State Register or National Register eligibility. Concurrence of all eligibility determinations should be sought from Oregon SHPO.
- If the site meets State or National Register criteria, the preferred treatment is avoidance and protection in place.
- Site significance and treatment options based on the nature of the site and the situation should be discussed and documented with the appropriate interested public parties.
- If site avoidance of a significant site is not possible, then archaeological data recovery of the site may need to be completed if other treatment options are not more appropriate.
- If the project falls under federal Section 106 jurisdiction, construction in the site area will not proceed until it has been reviewed and documented according to 36 CFR 800.11 and 800.13.
- If the project is located on nonfederal public or private land, an expedited archaeological permit must be applied for by the consulting archaeologist and received prior to any ground disturbing activities.
- All data recovery plans should be coordinated through the federal land manager's archaeologist (federal land) or Oregon SHPO (nonfederal public and private land).
- See Treatment of Human Remains Policy (later in this Section) if burials are discovered.

Design Guidelines and Standards:

1. Use stronger language – "avoid" is not defensible
2. Develop illustrations or photographs of appropriate designs for common building elements such as porch balustrades, porch skirting, handrails, garage doors, etc.
3. Incorporate green design methods and techniques within design guidelines. Sustainable design practices should be incorporated whenever feasible. Develop a preservation greening tool kit that assists property owners as they seek to improve energy efficiency.

4. Clarify signs and murals – differences and specific requirements
<p>5. Develop specific standards for contributing buildings in residential districts</p> <ul style="list-style-type: none"> • Develop a list that describes the qualities of acceptable building materials that references a specific list to be kept by Historic Preservation Planner • Develop language for windows: <ul style="list-style-type: none"> • Retain original window and door openings, and important details such as sash, glass, lintels, sills and hardware • Repair, replace in-kind on the street elevation(s); indicate whether or not other window types available on non-street elevations • Develop a list that describes the qualities of acceptable window materials that references a specific list to be kept by Historic Preservation Planner • Develop language for Roofing – <ul style="list-style-type: none"> • Asphalt shingles – ok to replace wood shingles with asphalt • Metal roofing is not permitted unless it was used historically; must retain same pattern, overall configuration, and coloring • Develop language for exterior woodwork, including porch rails, stairs, window frames, cornice boards, columns <ul style="list-style-type: none"> • Repair existing materials or replace in-kind; substitute materials with the same overall dimensions and appearance may be used on the rear elevation only – reference acceptable list of materials to be kept by Historic Preservation Planner.
<p>6. Develop guidelines for contributing buildings in residential districts</p> <ul style="list-style-type: none"> • Siding ... • Windows and Doors ... • Exterior woodwork ...
<p>7. Develop standards for non-contributing buildings in residential districts</p> <ul style="list-style-type: none"> • Siding Materials <ul style="list-style-type: none"> i. On historic non-contributing buildings, describe qualities of acceptable materials and reference list ii. On non-historic buildings and new construction, describe qualities of

acceptable materials and reference list
<ul style="list-style-type: none"> • Windows and Doors <ul style="list-style-type: none"> i. On historic non-contributing buildings where windows have already been changed, describe qualities of acceptable materials and reference list. ii. On non-historic buildings and new construction, describe qualities of acceptable materials and reference list
<ul style="list-style-type: none"> • Exterior woodwork, including porch rails, stairs, window frames, cornice boards, columns <ul style="list-style-type: none"> i. On historic non-contributing buildings, repair existing materials or replace in-kind on the front (street) elevation(s); describe qualities of other acceptable materials and reference list. ii. On non-historic buildings and new construction, describe qualities of other acceptable materials and reference list.
<p>8. Develop guidelines for non-contributing buildings in residential districts</p> <ul style="list-style-type: none"> • Siding materials ... • Windows and Doors ... • Exterior woodwork ...
<p>11. Develop specific standards materials for contributing buildings in a commercial historic district (in a similar manner as for residential historic districts)</p>
<p>12. Develop guidelines for materials for non-contributing buildings in a commercial historic district (in a similar manner as for residential historic districts)</p>

13. Develop illustrations or photographs of compatible designs for common building elements such as porch balustrades, porch skirting, handrails, garage doors, etc.

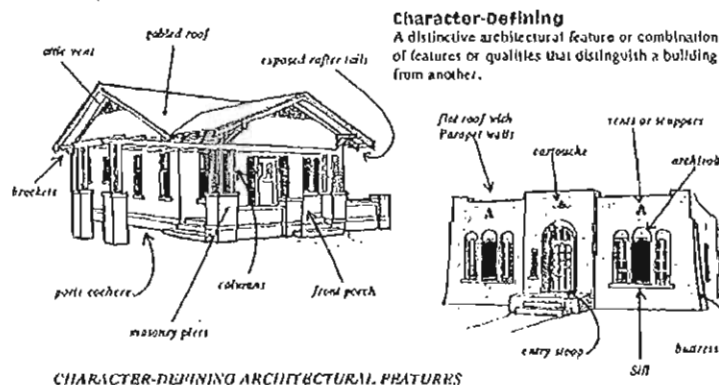
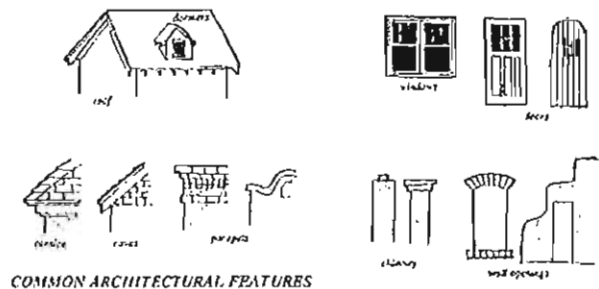
The following example is an excerpt from the City of Phoenix Historic Preservation Office General Design Guidelines for Historic Properties (phoenix.gov/historic)

Alter

A change to an existing building or structure that modifies its original appearance.

Architectural Feature

Any distinct or outstanding part or characteristic of a building or structure.



14. Prepare a catalog of architectural styles present in the City that highlights the date range and key characteristics of each. They should also provide a brief overview and key objectives for each local district in which they apply.

SRC Chapter 20 - Historic Landmarks Commission:

1. Reiterate mayor's appt. committee to consult with HLC chair

2. Refine the "Historic Landmark Commission to emphasize the responsibility of the Commission to educate and, under the supervision of the Mayor, forge working partnerships with other City leaders, departments, agencies, and residents to further preservation objectives in the City.

3. Provide language that encourages HLC to focus more on functions and duties that promote historic preservation, especially education and outreach, public awareness

Other Zoning Chapters – such as RS, RA, RD, RM, CB

1. Check to see if conflicts with historic uses and/or site development

2. Include clarifying language: Use Regulations and Property Development Standards.

A. Uses permitted. Any use permitted in the underlying zone.

B. Uses permitted by conditional use permit. Any use permitted by conditional use permit in the underlying zone.

C. Property Development Standards. The development standards of the underlying zone shall apply in addition to the development requirements imposed by this section on Historic Property.

Reference List

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http://www.ashland.or.us/Files/Draft_PreservationPlan.pdf. 2008

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<http://kimfitzgerald.net/2007/07/astoria-preservation-plan.html>. 2008

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<http://www.coj.net/Departments/Planning+and+Development/Community+Planning/Historic+Preservation/Certificate+Of+Appropriateness+Process.htm>, 2010

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Phoenix, Arizona Historic Design Guidelines,

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Salem, Statesman Journal, Owing A Piece of History Adds Duties, by Tarah Campi, April 11, 2010.

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2009

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2010

Seller's Disclosure Statement, http://www.dora.state.co.us/real-estate/contracts/2007Contracts/SPD19_8_07_Seller_Property_Disclosure.pdf,
2010

Texas Historic Preservation Plan, Preserving Our Heritage,
<http://www.nps.gov/history/hps/pad/stateplans/texas.htm>. 2001

APPENDIX A

OPINION SURVEY DOCUMENTS

1. PUBLIC SURVEY QUESTIONS
2. HLC SURVEY QUESTIONS
3. RESULTS GRAPHICS
4. RESPONSE COMMENTS TABLE

Historic Preservation Plan Survey

1. Do you feel that the current Historic Preservation Ordinance and Design Guidelines adequately address the protection of historic resources?

- ☐ Strongly agree ☐ Somewhat agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly disagree

2. If you are a historic property owner, do you feel like you know what kind of projects require review?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

3. Which of the following projects would require review?

- | | |
|---|---|
| <input type="checkbox"/> Rear addition | <input type="checkbox"/> Weatherstripping |
| <input type="checkbox"/> Siding replacement | <input type="checkbox"/> Painting the exterior of the house |
| <input type="checkbox"/> Window replacement | <input type="checkbox"/> Installing a new fence |
| <input type="checkbox"/> Porch repair using like materials and design | <input type="checkbox"/> Adding a skylight |

4. Do you think the review process reasonable and easy to understand?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

5. What changes would you like to see, if any?

6. Do you think the City should develop requirements for property owners to maintain their buildings to prevent demolition caused by neglect?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

7. Do you think the city has adequate programs for educating residents and visitors about the history of Salem?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not Sure ☐ Somewhat Disagree ☐ Strongly Disagree

Historic Preservation Plan Survey

8. What are some additional programs or services that you would like to see to promote historic preservation and the history of Salem?

- ☐ Educational workshops - research, technical assistance, etc.
- ☐ Lecture series
- ☐ Grants or loans to historic property owners for historic preservation projects
- ☐ Reduction in application fees
- ☐ Awards programs
- ☐ Other

9. Do you think that preservation interests compete against other City goals like economic development and affordable housing?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

10. Do you think that Salem should develop an archaeology program?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

11. Currently the Gaiety Hill and Court-Chemeketa neighborhoods, and downtown Salem have been inventoried and have been listed National Register of Historic Places District. The Fairmount neighborhood has also been surveyed and the Grant Neighborhood is in the process of being surveyed. Do you think the city should inventory other areas of Salem? Please check the area that you feel needs more inventory work.

- | | | |
|---|--------------------------------------|--|
| <input type="checkbox"/> CANDO | <input type="checkbox"/> Morningside | <input type="checkbox"/> SESNA |
| <input type="checkbox"/> Croisan-Illahe | <input type="checkbox"/> NEN | <input type="checkbox"/> South Gateway |
| <input type="checkbox"/> ELNA | <input type="checkbox"/> NESCA | <input type="checkbox"/> South Salem |
| <input type="checkbox"/> Faye Wright | <input type="checkbox"/> NOLA | <input type="checkbox"/> Sunnyslope |
| <input type="checkbox"/> Grant | <input type="checkbox"/> Northgate | <input type="checkbox"/> West Salem |
| <input type="checkbox"/> Highland | <input type="checkbox"/> SCAN | |
| <input type="checkbox"/> Lansing | <input type="checkbox"/> SEMCA | |

Historic Preservation Plan Survey

12. Given limited resources available for historic preservation, would it be useful for the City to develop partnerships with other groups, such as museums, visitor's association, schools, libraries, and/or historical societies?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat Disagree ☐ Strongly Disagree

13. If so, what groups would you recommend?

- | | |
|--|---|
| <input type="checkbox"/> Marion County Historical Society/Mission Mill | <input type="checkbox"/> Salem Library |
| <input type="checkbox"/> Deepwood Estate | <input type="checkbox"/> A.C. Gilbert's Discovery Village |
| <input type="checkbox"/> Bush House | <input type="checkbox"/> Polk County Historical Society |
| <input type="checkbox"/> Salem Visitor's Association (Travel Salem) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Go Downtown Salem | |

14. Is there anything else you would like to add?

Historic Preservation Plan Survey for Commissioners

1. Do you feel adequately trained to perform the duties of a Historic Landmarks Commissioner?

- ☐ Strongly agree ☐ Somewhat agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly disagree

2. Would you like additional training?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

3. If so what kind of training?

- ☐ Land Use Laws and Processes ☐ Application of Design Standards and Guidelines
☐ Secretary of the Interior Standards for Rehabilitation ☐ Other
☐ Technical Methods for Rehabilitation (e.g. window rehab)

4. Do you feel that the current Historic Preservation Ordinance and Design Guidelines give you, as a Commissioner, enough guidance to allow you to make clear and consistent decisions?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

5. If not, would you prefer more specific direction to be written into the code?

- ☐ The code should provide more examples of recommended and not recommended rehabilitation techniques.
☐ The code should prohibit the use of substitute materials on historic landmarks and/or in historic districts.
☐ The code should require property owners to maintain their buildings to prevent demolition caused by neglect.
☐ Other

6. Are you happy with the current review process? Do you feel it provides property owners with a fair and timely review?

- ☐ Strongly Agree ☐ Somewhat Agree ☐ Not sure ☐ Somewhat disagree ☐ Strongly Disagree

Historic Preservation Plan Survey for Commissioners

7. If not, what would you like to change?

- ☐ Designating a City wide Historic Preservation Officer
- ☐ Providing assistance with an architectural (technical) review subcommittee
- ☐ Instituting a Certificate of Appropriateness and Certificate of No Effect
- ☐ Reducing application fees
- ☐ Other

8. Do you think that the city needs to develop more uniform policies across all departments in the city for historic resources?

- ☐ Strongly Agree
- ☐ Somewhat Agree
- ☐ Not sure
- ☐ Somewhat disagree
- ☐ Strongly Disagree

9. With what departments and divisions should Planning coordinate?

- ☐ Building and Safety
- ☐ Urban Development
- ☐ Transportation
- ☐ Other
- ☐ Public Works

10. Do you think that Salem should develop an archaeology program?

- ☐ Strongly Agree
- ☐ Somewhat Agree
- ☐ Not sure
- ☐ Somewhat disagree
- ☐ Strongly Disagree

Historic Preservation Plan Survey for Commissioners

11. Currently the Gaiety Hill and Court-Chemeketa neighborhoods, and downtown Salem have been inventoried and have been listed National Register of Historic Places District. The Fairmount neighborhood has also been surveyed and the Grant Neighborhood is in the process of being surveyed. Do you think the city should inventory other areas of Salem? Please check the area that you feel needs more inventory work.

- | | | |
|---|--------------------------------------|--|
| <input type="checkbox"/> CANDO | <input type="checkbox"/> Morningside | <input type="checkbox"/> SESNA |
| <input type="checkbox"/> Croisan-Illahe | <input type="checkbox"/> NEN | <input type="checkbox"/> South Gateway |
| <input type="checkbox"/> ELNA | <input type="checkbox"/> NESCA | <input type="checkbox"/> South Salem |
| <input type="checkbox"/> Faye Wright | <input type="checkbox"/> NOLA | <input type="checkbox"/> Sunnyslope |
| <input type="checkbox"/> Grant | <input type="checkbox"/> Northgate | <input type="checkbox"/> West Salem |
| <input type="checkbox"/> Highland | <input type="checkbox"/> SCAN | |
| <input type="checkbox"/> Lansing | <input type="checkbox"/> SEMCA | |

12. Given limited resources available for historic preservation, would it be useful for the City to develop partnerships with other groups, such as museums, visitor's association, schools, libraries, and/or historical societies?

- | | | | | |
|---|---|-----------------------------------|--|--|
| <input type="checkbox"/> Strongly Agree | <input type="checkbox"/> Somewhat Agree | <input type="checkbox"/> Not sure | <input type="checkbox"/> Somewhat Disagree | <input type="checkbox"/> Strongly Disagree |
|---|---|-----------------------------------|--|--|

13. If so, what groups would you recommend?

- | | |
|--|---|
| <input type="checkbox"/> Marion County Historical Society/Mission Mill | <input type="checkbox"/> Salem Library |
| <input type="checkbox"/> Deepwood Estate | <input type="checkbox"/> A.C. Gilbert's Discovery Village |
| <input type="checkbox"/> Bush House | <input type="checkbox"/> Polk County Historical Society |
| <input type="checkbox"/> Salem Visitor's Association (Travel Salem) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Go Downtown Salem | |

14. Do you think there are city codes or policies that conflict with the goals and mission of the Commission?

- | | | | | |
|---|---|-----------------------------------|--|--|
| <input type="checkbox"/> Strongly Agree | <input type="checkbox"/> Somewhat Agree | <input type="checkbox"/> Not sure | <input type="checkbox"/> Somewhat disagree | <input type="checkbox"/> Strongly Disagree |
|---|---|-----------------------------------|--|--|

Historic Preservation Plan Survey for Commissioners

15. If so can you give an example?

☐ Add a page if needed.

16. Do you think that setting priorities for the historic preservation program would assist in weighing and balancing conflicting issues against other goals and objectives of the City?

☐ Strongly Agree

☐ Somewhat Agree

☐ Not sure

☐ Somewhat
disagree

☐ Strongly
Disagree

17. If so, what priorities do you recommend?

18. Do you feel that communication between the Commission, the Planning Commission, and the City Council is effective?

☐ Strongly Agree

☐ Somewhat Agree

☐ Not sure

☐ Somewhat
disagree

☐ Strongly
Disagree

19. Do you feel the Commission effectively communicates with and educates historic property owners in Salem?

☐ Strongly Agree

☐ Somewhat Agree

☐ Not sure

☐ Somewhat
disagree

☐ Strongly
Disagree

20. If not, what kind of programs would you like to see?

☐ Educational workshops, research, technical assistance, etc.

☐ Reduction in application fees

☐ Lecture series

☐ Awards programs

☐ Grants or loans to historic property owners for historic preservation projects

☐ Other

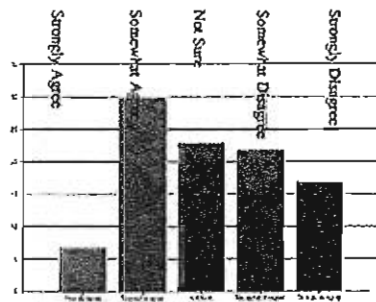
Historic Preservation Plan Survey for Commissioners

21. How would you prioritize (rank 1-15) the following responsibilities for the Commission?

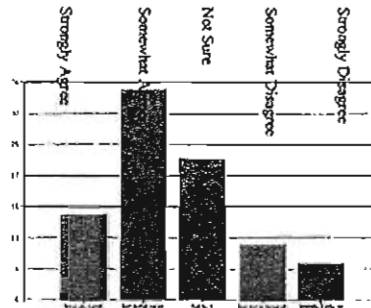
Encourage efforts of individuals and groups	<input type="text"/>
Create local register - Inventory of Salem area	<input type="text"/>
Make recommendations to the council on historic preservation and funding	<input type="text"/>
Establish standards for designation of landmarks	<input type="text"/>
Review applications for state or federal funds	<input type="text"/>
Create public pride and awareness	<input type="text"/>
Coordinate with planning commission	<input type="text"/>
Create education programs	<input type="text"/>
Facilitate the implementation of SRC Chapter 120A	<input type="text"/>
Recommend ordinance changes	<input type="text"/>
Seek donations	<input type="text"/>
Work with state to identify and maintain state owned facilities	<input type="text"/>
Establish subcommittees as needed	<input type="text"/>
Review National Register nominations	<input type="text"/>
Perform design review	<input type="text"/>

22. Is there anything else you would like to add?

Salem Historic Preservation Plan Results of the Public Survey

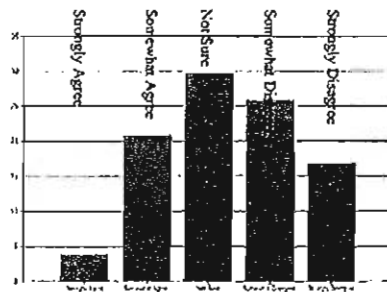


Do you feel the current Historic Preservation Ordinance and Design Guidelines adequately address the protection of historic resources?

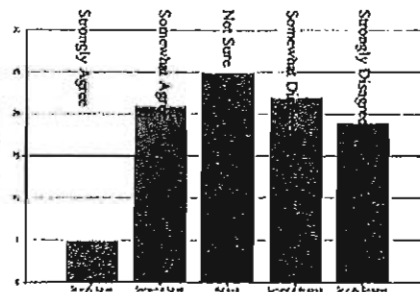


Do you feel you know what kind of projects require review?

Survey Results

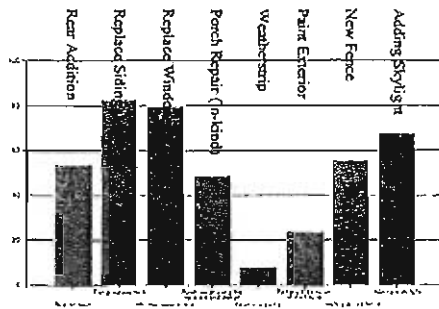


Do you think the city has adequate programs for educating residents and visitors about the history of Salem?

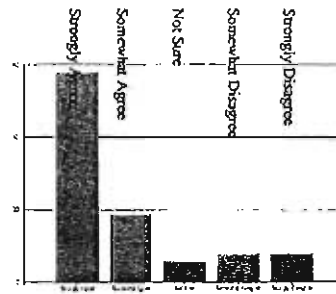


Do you think the review process is reasonable and easy to understand?

Survey Results

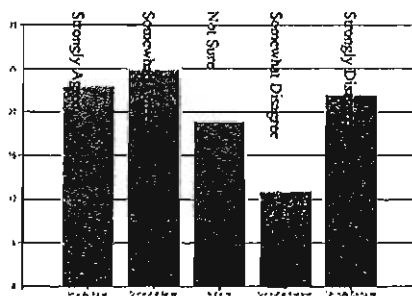


Which of the following projects would require review?

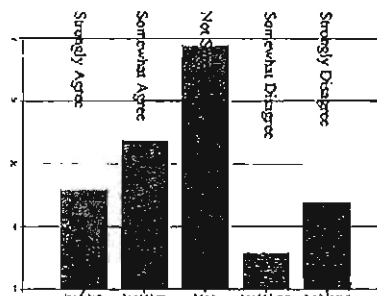


Do you think the City should develop requirements for property owners to maintain their buildings to prevent demolition caused by neglect?

Survey Results

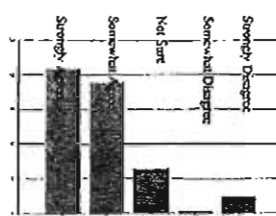


Do you think preservation interests compete against other City goals like economic development and affordable housing?

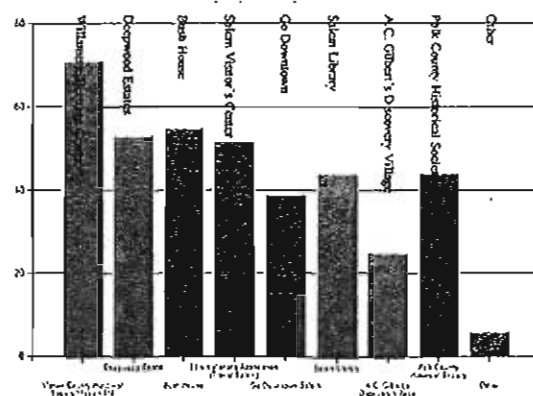


Do you think that Salem should develop an archaeology program?

Survey Results



Given limited resources, would it be useful for the City to develop partnerships with other groups (museums, visitor's association, schools, libraries, historical societies)?



If so, what groups would you recommend?

Historic Preservation Plan Survey

Is there anything else you would like to add?	
	Response Count
	44
<i>answered question</i>	44
<i>skipped question</i>	38

Response Text		
1	Salem should look into partnership opps with the Historic Preservation program at the University of Oregon	Feb 17, 2010 1:12 AM
2	<p>I wish that the city council would start a real effort to stop the littering that happens in this town. I find it very embarrassing for visitors to our town see clutter, litter and trash strewn about. After all, we are the capital of Oregon - a state known for it's beauty and progressive legislation to protect our environment. However, you would never know that when driving downtown, or on Lancaster or on Portland rd, etc.</p> <p>I suggest a couple of ways to tackle this issue....</p> <ol style="list-style-type: none"> 1. enforce littering ordinances 2. require businesses (especially fast food places) to clean the trash from their property on a daily basis or else pay a fine 3. ask neighborhood associations to help patrol/monitor businesses in their areas. Someone from the association could either notify police or even hand out "reminder" notices to these business. <p>If you think about it, the cups, napkins, sacks, etc. that we see in the gutters or on the streets all originate from a nearby business</p> <ol style="list-style-type: none"> 3. request that schools teach 'no littering' habits in school. The majority of our school are "first generation Oregonians" - they need to be taught to value the place and environment they live in. 	Feb 18, 2010 8:35 PM
3	Keep the costs down and bring in Jobs! Jobs are the only thing that is going to help save our historical sites...taxpayers (whom are left) are tapped out!!!!!!!!!!!!!!!!!!!!!!	Feb 18, 2010 10:14 PM
4	There has to be a better way to inform potential homebuyers of historic homes that there are restrictions to remodeling.	Feb 19, 2010 1:44 AM
5	I do worry about historic structures that are neglected. I do also know there are limits on what can be preserved. Certainly if an area has been earmarked on the Natl Historic Register/Districts, then there is a NATIONAL reason the area should be preserved. I have no idea how one could enforce preservation in this country, however. If you figure out a way, then I say go for it!	Feb 19, 2010 6:23 AM
6	There should be a policy in place to inform potential buyers that the property is in a historic district, whether it is a contributing or non-contributing home and what the requirements are. I don't understand why a properties historical designation is not a part of the title or deed for the property.	Feb 19, 2010 6:59 PM

Response Text		
7	This comment is related to questions 6 and 9 above. I am very concerned about question 6. Putting any more rules on the backs of homeowners that live in historic districts may cause potential buyers to think twice about the purchasing a home in the historic district, and thus lower the value of our homes. There are already huge hurdles in place (some of them reasonable, but huge none the less) that historic homeowners have to climb over to make changes and updates to our homes. I think the best way to preserve the historic resources in our neighborhood districts is to keep the education pipelines open rather than saddle us with more rules and regulations. The Historic Preservation Plan should assist homeowners in keeping our homes desirable places to live by protecting our neighborhoods' livability! (This wasn't done at the Liberty/Mission intersection, so it only stands to reason that those homes would become undesirable and thus neglected.) The Plan should continue to allow owners of historic homes to make reasonable modifications to their homes that increase the value of the historic resource, thus hopefully increasing it's lifespan as a desirable place to live.	Feb 19, 2010 7:10 PM
8	Stop annexing neighborhoods into this program without the majority of the property owners agreeing to it! The requirement for a 51% "no" by notarized statement is an impossible standard. A 51% majority "yes" should be required before even considering taking anyones property rights away.	Feb 22, 2010 4:34 PM
9	I strongly disagree with the process currently in place to ask property owners if they agree with the plans to create a historic district. It should not take a majority "no" vote by property owners to stop the creation of a historic district. I further disagree that owners within a proposed district are forced to comply with historic requirement imposed on them by others.	Feb 22, 2010 6:38 PM
10	Expect more challenges as the recession & depression deepens. The national historical trend is not good; If business can not get their way, they let building deteriorate so they can tear down	Feb 23, 2010 4:43 AM
11	I strongly oppose the creation of historic districts in Salem. The process is an imposition on those that neither own nor wish to own historic properties. The voting is inherently un-democratic in that it takes a majority "no" vote to block the creation of a historic district. The City has been very un-proactive to fully inform effected parties in the impact these designations have on the owners. The creation of these new districts imposes restrictions on property owners that they neither benefit from nor can opt out of.	Feb 23, 2010 7:30 PM
12	Reason, common sense, should always prevail.	Feb 23, 2010 11:51 PM
13	It is helpful for older neighborhoods to learn about their past. I had a legal issue which forced me to learn about the history of my house. No one on my block remembers any thing. That is very sad. I understand that there are Conde McCullough bridges in the downtown core. I have some guesses based on style but they are very deteriorated and need to be recognized as the beautiful city bridges that they are.	Feb 25, 2010 7:58 PM
14	The process for justifying demolition seems flawed. There is not a clear message that preservation is the goal. Don't buy an historic property or property in an historic district with any other goal in mind. The penalty for neglect needs more teeth.	Feb 25, 2010 9:20 PM
15	I think we should be proud of our heritage and strive to preserve it for future generations. It would also be helpful to be able to have a consultant we could go to for historic paint colors, and even landscaping. I have been very dismayed that neighbors have chosen to add parking spaces in their front yards, which certainly does not fit in the historical preservation plan. No one seems to be bothered by this. It takes away from the historical feeling of Galey Hill. Just drive down Church St SE and see for yourself. We do have garages! But many either have too many cars or don't use the garage.	Feb 25, 2010 10:02 PM

Response Text		
16	Workshops on making your historic home energy efficient without changing the character of the home and not breaking the bank would be nice. Wood windows are to much money and do not provide the efficiency needed.	Feb 25, 2010 10:14 PM
17	I am disappointed that there was a loophole that allowed the demolition of four houses on Liberty. I'd like to see that loophole eliminated. I'd like to see Historic Preservation be bigger player in preserving what we already have, those existing buildings are sltes that make up the flavor of our city.	Feb 25, 2010 10:31 PM
18	I am upset that the owner of the property at Mission and Liberty streets was allowed to let his property deteriorate to a point where it had to be demolished and he did not care about historic districts.	Feb 25, 2010 11:07 PM
19	The city seems to worry more about homeowners who replace doors and windows than they do about developments that will have major impact on a hstoric resource. We should also provide incentives so that buying a home in a historic district does not end up being more costly simply because the home or neighborhood is historic.	Feb 25, 2010 11:28 PM
20	Go Salem.....	Feb 26, 2010 12:11 AM
21	When purchasing a historical home the guidellnes should be included in the disclosures statement.	Feb 26, 2010 12:50 AM
22	Do the Job right: protect what requires protecting and apply reasonable accountability to the historic properties owners; what would you do if it were your historic home?	Feb 26, 2010 1:16 AM
23	If we do not protect what we have, it wil vanish forever.	Feb 26, 2010 1:28 AM
24	I believe that the properties on high street across from Bush Park have already been inventorled - Isn't this area called "Gaiety Hill - Bush Park?"	Feb 26, 2010 1:28 AM
25	I am a firm believer in the idea that if you have a law you MUST enforce that law or throw it out. If Mr. Zerr is allowed a zone change at mission and liberty the historic overlay for that area should be thrown out entirely.	Feb 26, 2010 4:32 PM
26	This survey was not publicized to the existing historic district property owners. That is pathetic, and somewhat indicative of the apparent lack of commitment to those owners. We invest a ton of money (well beyond the property tax offset that some have) in making our homes and businesses viable for ourselves and the historical aspects of Salem.	Feb 26, 2010 6:54 PM
27	How about Willamette University and Chemeketa Community College as partners in the educational aspect of historic preservation and why we should be so interested in it. .	Feb 26, 2010 8:41 PM
28	Historic preservation and economic growth can be quite compatible. I strongly agree on Point 6, the corner of Liberty and Mission is an example of what can happen if this type of action is not stopped.	Feb 26, 2010 9:00 PM
29	You MUST develop a requirement for owners to keep their properties in good condition. Nefarious creatures have taken advantage of the loophole that if you let a property get in such bad repair they must be demolished just so that they can build a commercial property in the middle of the historic district is just asking for everyone to do the same. Gaiety Hill, could, if they wished, just let their homes go completely and then they could sell their land at multi-million dollar prices to the hospital and I don't think that's what the historic district planners had in mind.	Feb 26, 2010 10:05 PM
30	I believe that preserving Salem's historic districts enhances the City's economic development goals by creating a link from Salem's residential neighborhoods to downtown businesses. Protecting historic neighborhoods also prevents Salem from becoming just another commuter community. Preserving the historic districts as viable family neighborhoods is important to recruiting and retaining skilled professionals who work at Salem Hospital, Willamette University, SAIF, and the Capitol.	Feb 26, 2010 11:37 PM

Response Text		
31	Right now is a very critical time for the Galey Hill area with the closing of the OSB. I hope the city will do everything possible to preserve the park-like setting on Church Street between Bush Park and Pringle Park. The last thing Salem needs is another huge hunk of concrete, regardless of any real or perceived economic benefits.	Feb 26, 2010 11:52 PM
32	Question three is unclear. Is the replacement with like or identical materials?	Feb 27, 2010 12:01 AM
33	If the city has limited resources, think about the individual home owner, especially in this current economy.	Feb 27, 2010 4:22 AM
34	Please help PRESERVE our Galey Hill neighborhood by NOT allowing for any zone change and to either assist homeowners to keep up their properties with education/grants/technical assistance or whatever their needs are to NOT allow the houses to fall into decay and disrepair willingly by the homeowner and then expect that the City will allow for a zone change. This lack of support has robbed our neighborhood of 4 houses, 4 families and 4 property taxes. Please DO NOT allow any zone change on these properties...Please support preservation and please use this case as the case to send a very strong and clear message that the City supports preservation and they are there to aid homeowners in order to keep valuable architecture preserved. If the City is really interested in downtown housing...support us in Galey Hill...we ARE downtown housing! Thank you!	Feb 27, 2010 10:26 PM
35	I am thrilled that attention is being paid to historic neighborhoods and that it is becoming recognized that "thriving neighborhoods" are essential to the preservation of our city. Otherwise, Salem will become one long strip mall.	Feb 27, 2010 10:33 PM
36	I liked the Landmarks information newsletter. I wish the group could be more proactive.	Feb 28, 2010 3:53 AM
37	In terms of City goals - maintaining historic neighborhoods makes the city a more desirable place to visit and move to. When we take pride in our city, it shows and makes it far more attractive to others.	Mar 1, 2010 8:49 PM
38	<p>Go Downtown is a joke - and a bad one at that.</p> <p>Historic Landmarks should be involved with the Downtown Urban Renewal District (and other UR districts with historic assets). You should be pushing the Toolbox Program and support more funding there.</p> <p>Where were you when the City was asking what to do with the extra \$3.2 million they had left when they won the BOLI suit? You should have been fighting to at least get some of that dedicated to the Downtown Toolbox.</p> <p>You should have been front and center objecting to the deconstruction of the Blind School and removal of the State Hospital buildings. You should have organized letter writing campaigns, had the State Hospital highlighted in Preservation Magazine's "Endangered Buildings", staged sit-ins, shown statistics of how much longer the existing State Hospital buildings would have lasted if they had been renovated. You aren't protesting the destruction of our city historic assets, how can you think you are doing what you should?</p> <p>I can tell from the questions above that City Staff have you so mired down in their organizational swamp you have lost sight of the larger picture - and buildings are gone because of it.</p> <p>This "Oh well, I guess I can't do anything" attitude sucks, get some backbone. Either lead, or get out of the way.</p>	Mar 1, 2010 10:41 PM
39	The present system in my view is a farce. The late night noise ordinance should be enforced. The way it is now is that if you have friends in high places, or the police department, you can thumb your nose at your neighbors and the law, and party party party.	Mar 1, 2010 10:42 PM
40	I'd love to see more resources dedicated to energy efficiency and historic preservation. They are at odds with each other right now, it appears.	Mar 2, 2010 3:56 AM

Response Text		
41	Potential owners are not made aware of the strict restrictions that will be placed on them when purchasing a historic home. They are often blindsided when they try to make updates to their homes. In addition, if you already own a home or property before it is placed on a historic register, you are suddenly plagued with fees and denials to make changes to your own property.	Mar 3, 2010 4:05 PM
42	The recent destruction of the four houses at Mission and Liberty was unconscionable. City code should prevent an owner from letting his property go with the purpose of demolishing it.	Mar 3, 2010 7:46 PM
43	It took us so long to go through the permit process to get our plans approved that now because of the economy we will have to put off making the improvements we had planned for awhile. If the process could have been quicker we would have had it all done and been able to sell the house by now (which is barely livable in its present state) and it would no longer be an eyesore for all the neighbors nearby. I think that historic preservation also needs to be more compatible with the economic development needs of the community.	Mar 3, 2010 7:50 PM
44	If you keep going at this rate, the entire city will be a historic district and the city will go broke trying to regulate all the properties. You will also drive away potential people that want to relocate here because the historic rules are much too strict and way too expensive for the average homeowner. Why can't you just let Salem be Salem and stop trying to make it some "special" place? The more you try, the more you destroy the essence of the city. This isn't Savannah you know. Now there's history. Why not get some grant money for affordable housing? Why not get some grant money to fund more police so people feel safe? Why not get some grant money for public works to keep the roads in tip top shape? These things will attract people TO Salem. Making unrealistic historic districts with expensive, strict rules will drive people out of town. Of course the upside of that is that Salem will be a historic ghost town when that happens.	Mar 3, 2010 9:08 PM

APPENDIX B

TECHNICAL ADVISORY COMMITTEE INFORMATION

1. CONCEPTS DISCUSSION INFORMATION –
4/6/2010
2. PIRORITY RESULTS TABLES

MEMO

Date: April 6, 2010

To: Paul Sturzinger, Paul Gehler and Ken Eatwell

From: Julie Osborne and Roz Keeney

Re: Information to review for April 13th Meeting

In preparation for our meeting on April 13, we're asking each of the TAC members to review various areas of the plan that have been developing through our survey and meetings. We are asking that the three of you look at Goal 1, Improve Communication and Coordination (Processes), and address some of the following questions under each of the areas identified to date. Examples are included to provide "inspiration".

Instructions: Please prioritize the following items listed below from Goal 1; and be prepared to discuss an idea that can best meet each of the items based on your own experiences and research and/or the links and attachments provided as "inspiration".

<u>Priority</u>	<u>Concept</u>
_____	Provide Technical and Design Assistance Prior to Application Comment/Idea: _____ _____
_____	Clarify Design Guidelines Comment/Idea: _____ _____
_____	Develop Certificate of Appropriateness for HP projects. Comment/Idea: _____ _____
_____	Develop fact sheet for historic property owners Comment/Idea: _____ _____
_____	Develop Real Estate Disclosure Process Comment/Idea: _____ _____

(1) Provide Technical and Design Assistance Prior to Application:

Overview: There is a desire to have a way for applicants to discuss their project ideas prior to submitting an application to the city for design review. Some communities have established Architectural Design Review Committees that provide assistance prior to application.

Examples:

The Salt Lake City Historic Preservation Program includes an Architectural Subcommittee. The website states: "The Architectural Sub-Committee (ASC) consists of HLC members who are architects. They are practicing professionals experienced in architectural restoration who provide technical assistance for projects in historic districts. The ASC frequently reviews projects already considered by the full commission that need further refinement, as well as those projects that the staff feels are too complex for administrative approval. Contact the Planning Division to schedule a time on the next ASC agenda.

See the attached description of the Design Review Subcommittee in Elm City, North Carolina

Questions:

- a) What kind of technical and design assistance do you think the average property owner would like to know prior to submitting an application?
- b) Who would be best to provide the assistance? Would this group be totally separate from the HLC, or would this group be a subcommittee of the HLC?
- c) If members of the HLC were to provide assistance, how would you address a potential conflict of interest?
- d) Where and when would such meetings take place? Would they be on a regular basis (could there be a time and place set up for people to come in)? Could or should they occur on site?

(2) Develop Protocol for coordinating design review projects between the Planning and Building Divisions – "Certificate of Appropriateness"

Overview: Currently there are issues when a decision has been made by the HLC that may contradict building code requirements. Some communities have adopted what they call a Certificate of Appropriateness that provides documentation for the applicant to take from the HLC decision to the building division to expedite the review.

Examples:

See attached Certificate of Appropriateness (COA) Applications from Aurora, OR and Jacksonville, FL.

Questions:

- a. How does the process work now?
 - i. What parts of the process work well?
 - ii. What parts of the process don't work; what problems often arise?
- b. How can the process be changed to overcome the issues?
- c. What should the COA look like?

(3) Develop Real Estate Disclosure Process

Summary: Currently, there is no mechanism in place to ensure that property owners are made aware that they have purchased a listed historic property that is required to have review of any exterior changes. Many options have been explored, including having the deed include information about the historic designation, which has turned out to be cost prohibitive. The goal is to improve communication so that Realtors can inform their clients about the requirements before the sale is completed.

Examples:

Seller's Disclosure Statement – attached – See what is typically included in a disclosure statement. How could we incorporate notification of listed historic property in this?

Historic Preservation Commission Fact Sheet, Aspen – attached - This wasn't necessarily designed for Realtors, but maybe something similar would be helpful.

Questions:

- a. How would you offer training to Realtors?
- b. What kind of information would you include in a fact sheet for Realtors?
- c. Is it possible to include another line item that would disclose, at the time of sale, that a property is listed as a historic resource, either individually, or as part of a historic district?

(4) Develop fact sheet for property owners

Summary: Currently there are a few different "brochures", and a number of information sheets that provide information about historic properties. However, there is a need to have a single, concise information brochure that will clarify what it means to have a historic property in Salem. Also, some of the information is outdated.

Examples:

Current City of Salem – Information for Residential Property Owners (available at this link:

http://www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Historic/Documents/Residential_Brochure_web.pdf)

Historic Property Designation; Salem Downtown Historic District Information (attached)

Salisbury, North Carolina – On-Line Fact Sheet (attached)

Questions:

- a. What in the existing informational brochures is helpful?
- b. What should be eliminated?
- c. What should be added?
- d. What format should it be in?

(5) Clarify Design Standards and Guidelines

Summary: The existing design standards and guidelines are included in the Development Design Handbook which you can find on-line in Chapter 5 at the following link: (http://www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Documents/Development_Design_Handbook.pdf). These standards and guidelines do not currently provide the kind of specificity the property owners are seeking.

Examples of other Guidelines:

City of Salisbury - <http://www.ci.salisbury.nc.us/lm&d/historic/intro.html>

Phoenix General Design Guidelines – <http://phoenix.gov/historic/designgu.pdf>

Questions:

- a. What about the existing standards and guidelines are confusing?
- b. What should be eliminated?
- c. What should be added?
- d. How could we incorporate more graphics without incurring considerable expense having them prepared?

Our hope is that at the meeting we will be able to discuss some of the ideas you may have related to these topics, select parts of the documents you think are good features that you'd like to see in Salem's repertoire, and think about how we can set priorities.

Date: April 6, 2010

To: Curt Roedel, Ian Johnson and Leah McMillan

From: Julie Osborne and Roz Keeney

RE: Information to review for the April 13th TAC meeting

In preparation for our meeting on April 13 we are asking each of the TAC members to review various areas of the plan that have been developing through our survey and meetings. We are asking that the three of you look at the Concept/Vision: Protect Cultural Resources which includes three concepts;

1. Survey historic resources of Salem,
2. Develop training and workshops for property owners,
3. Protect Archaeological Resources

and address some of the following questions under each of the areas identified to date. If you have any other ideas please bring them up at the meeting for discussion.

1. Concept/vision – Survey historic resources of Salem

Overview

Historic resource surveys are a vital tool for informing the community about the types of historic properties that exist in a city and the extent to which such properties maintain their historic integrity. They provide baseline information for evaluating applications for modifications to historic properties. They provide valuable information on the history, architecture, and condition of specific neighborhoods, buildings, sites, and landscapes, and they set the stage for historic designation.

A survey involves the visual examination of a select area or group of properties to determine their historic integrity and significance. In addition to inventorying historic properties, surveys typically rank the resources based on their relative historic significance. Surveys may look for resources from either a geographic (Fairmount Neighborhood) or thematic perspective (Salem Mid Century Modern residences), depending on their objectives.

Accurate surveys are vital to a well-functioning historic preservation program in a number of ways. For example, surveys help inform development decisions. At the local level, major land use decisions should be informed by the best available information about the presence or condition of historic resources. This applies not only to decisions specifically affecting historic properties, such as certificates of appropriateness; it also includes rezoning, subdivisions, conditional uses, and any other type of land use activity that might affect a historic building or site. In such situations, it is vital to have up-to-date survey information to ensure that historic resources are protected as development activity moves forward. At the national level, Section 106 of the National Historic Preservation Act requires all federally funded projects to assess their impacts on historic resources. On the state level, Section 9-8-404 requires all state-funded projects to assess their impacts on historic resources. Survey work can be performed at two levels that differ in the level of detail, expertise, time, and resources needed to complete the work. These two survey methods are described below.

Reconnaissance Survey

The reconnaissance survey, commonly known as a "windshield survey," is an effective way of evaluating large areas to identify potentially eligible properties for local and/or national designation. This survey is conducted by the surveyor briefly looking at each property or resource within a predefined area or related to a historic theme. An experienced surveyor can determine from this level of survey which resources appear to meet the necessary age and integrity standards and which do not. In the field, the surveyor documents potential resources on a map of the survey area and then photographs and makes basic notes on the architecture and apparent integrity of a property. Because no research or more detailed fieldwork is completed on individual resources, the reconnaissance survey offers the benefit of being relatively inexpensive and an effective way of identifying areas where intensive-level survey may be warranted.

Intensive Survey

The intensive-level survey builds upon the results of a reconnaissance survey by involving detailed documentation of each site, building, or structure included in a project. Because of the detailed work and

documentation, these are both more expensive and time-consuming. The intensive-level survey typically includes additional photography, enhanced field notes, and archival research to document some history and significance of each resource. This level of survey results in a substantial document (a site form) for each property, where the results of the fieldwork and research are recorded together with a determination of significance.

Surveys are only as useful as they are current. As time passes, surveys become less and less accurate representations of conditions on the ground. The boundaries of historic areas may expand or shrink, and individual properties may lose or gain their historic integrity. Current survey information is needed to capture these changes and allow for the continuing evaluation (and modification if necessary) of district boundaries and lists of contributing structures over time. Accurate information on properties and districts helps ensure that the time and resources of the historic preservation program are efficiently and appropriately directed to the correct locations. Once a survey is completed, it should be updated periodically to address the on going impacts of two dynamic forces: time and maintenance.

Discussion questions

Currently the Gaiety Hill and Court-Chemeketa neighborhoods and downtown Salem have been inventoried and have been listed National Register of Historic Places District. The Fairmount neighborhood has also been surveyed and the Grant Neighborhood is in the process of being surveyed.

Should HLC be more active in helping the neighborhoods get districts listed on the NRHP?

What neighborhoods should be inventoried next and which ones should be done first?

CANDO	Croisan-Illahe	ELNA	Faye Wright	Grant	Highland
Lansing	Morningside	NEN	NESCA	NOLA	Northgate
SCAN	SEMCA	SESNA	South Gateway	South Salem	
Sunnyslope	West Salem				

Do you think that the inventory work should include neighborhood volunteers?

Should future inventory work center on neighborhoods or specific resources types (i.e., Bungalows, Mid Century Modern)?

Should the City Historic Preservation Plan consider other types of neighborhood protection like a Historic Conservation District (i.e. the City of Portland has several examples of Historic Conservation Districts), placing individual historic resources on the local register in addition to listing in the National Register of Historic Places.

What is a Conservation District?

Conservation districts might be an appropriate tool for protecting some of the communities in Salem that have special attributes that citizens want to protect. Conservation districts are being considered or have been adopted in a growing number of jurisdictions across the country as one alternative to more stringent historic district regulations. Communities as diverse as Dallas, Texas, Cambridge, Massachusetts; and Portland, Oregon, all have adopted conservation districts, though each district is unique. (Portland also has "conservation landmark" designation for individual properties.) Most conservation districts are directed at preserving the residential character of a neighborhood, maintaining a unique community center, or emphasizing an important cultural element of a community. Some are intended as step-down, buffer, or transition areas immediately surrounding a protected historic district. Sometimes, they are used for areas that fall short of meeting the criteria for a local, state, or national historic designation, but which nevertheless have important cultural, visual, or other significance.

Potential Salem Preservation Plan Action Items

ACTION 1: ESTABLISH SURVEY CRITERIA

Develop criteria that may be applied on an ongoing basis to determine where new survey work is necessary.

Criteria should include, but not be limited to:

- Concentration of potential resources;

- 1. New types of resources not yet protected;
- 1. Possible endangerment of the resource/area (including encroachment from new development);
- 1. Need of survey to precede and inform potential planning or development (including activities by other departments); and
- 1. Presence of public support (for surveys of unlisted resources).

ACTION 2: IDENTIFY AREAS WHERE NEW SURVEYS ARE NEEDED

Based on the survey criteria develop a list of areas where new historic resource surveys are needed. Update the list on at least an annual basis. Use GIS technology as one tool to help identify resources that may have historic value but have not yet been surveyed. Create a simple and easy-to-maintain system of tracking suggestions for areas where surveys are needed. Tracking individual sites may facilitate the identification of possible thematic collections to be surveyed or sites to be nominated individually. These priorities will serve as a framework against which planning staff can weigh and balance survey suggestions to ensure strategic aims of the preservation program are represented. Follow a collaborative process to review and update the list of areas where surveys are needed. Include in the discussions a variety of preservation stakeholders, including City staff, the Historic Landmark Commission, community councils, reservation partners.

ACTION 2: IDENTIFY AREAS WHERE RESURVEYS ARE NEEDED

Based on the survey criteria develop a list of areas where updates or complete revisions to existing surveys are needed. Prioritize surveys for funding consideration on an annual basis or semi-annual basis.

ACTION 3: IDENTIFY SHORT- AND LONG-TERM SURVEY FUNDING PRIORITIES

Work with preservation partners and the Commission to develop a list of short and long term funding priorities for surveys. Evaluate funding priorities on an annual or semi-annual basis to ensure that up-to-date and complete surveys are used to inform preservation decision-making.

ACTION 4: ESTABLISH A CONSISTENT FORMAT FOR NEW SURVEYS

Ensure that all future surveys share a generally consistent format and structure, and contain the same elements, which should comply with the State Historic Preservation Office's survey guidelines and should include at a minimum:

- 1. Survey forms and processes approved by the State Historic Preservation Office;
- 1. Digital photographs of all surveyed properties;
- 1. Ratings of significance for each surveyed property; and
- 1. A survey report that includes, among other items, a statement of the historic context of the survey area and recommendations.

ACTION 5. Encourage National Register Nomination or other recognition or protection measures for Properties Identified through Survey work. When historic properties are identified through survey work, work with property owners to nominate such properties to the National Register of Historic Places, where they are eligible, and where there is property owner support -- particularly where local designation is unlikely. Nominate eligible thematic collections for listing on the National Register through a multiple property listing. Or create Conservation Districts for protection and planning for significant historic resources.

2. Concept/vision - Develop training and workshops for property owners.

Overview

There are some resources available to help citizens learn about, support, enjoy, and preserve the historic resources of Salem. The City offers some of these resources, most notably the City's website, which provides useful technical materials describing the City's preservation regulations and guidelines. Further, the State Historic Preservation Office (SHPO) offers numerous additional resources for education and outreach. These include materials to assist property owners with researching and documenting their own homes; information describing tools and incentives that are available to facilitate preservation, like tax credits and preservation easements; and educational resources, tours, and award programs to help children, residents, and visitors learn about and appreciate the great historic resources of the City.

The City currently does not perform extensive education and outreach as part of its historic preservation program. Available information on historic preservation is limited to functional descriptions of program components and procedures and is conveyed largely through the Historic Landmark Commission website. While this information is useful, it is often seen only by those already aware of historic preservation. Information that would inform the community about the City's history, what historic preservation does, and its benefits to the community would help expand awareness, support, and participation in preservation activities. Outreach efforts could be conducted online as well as through the production of printed materials and reports, public presentations, and TV.

Discussion questions

What kinds of workshops do you think are needed in the City of Salem?

- Educational workshops – research, technical assistance, etc.
- Lecture series on historic architecture and/or Salem history

Who should give the workshops and/or lectures?

- SHPO staff
- Professional Historic preservation specialist (if so how are they reimbursed)

Would you like to work with another landmarks commission or group (Marion County, other Marion county city) to sponsor workshops?

Would you suggest sending HLC members to workshops offered by other groups or jurisdictions – if so how would they be reimbursed?

How many workshops should the HLC sponsor a year, 2, 3, and 4?

Should HLC write articles for the Salem Statesman Journal about Historic Preservation Issues as guest editors?

Should the City send out more newsletters to the properties listed on the Salem Historic Register and National Register districts?

Would you be interested in starting guest speakers at other organizational meetings to discuss Historic Preservation?

Would you be interested in establishing a larger presence for Historic Preservation during National Historic Preservation Month (May)?

Potential Salem Historic Plan items Educational Outreach Action Items

ACTION 1: DEVELOP PROPERTY MAINTENANCE HANDOUTS

Develop a series of informational handouts on property maintenance topics to help property owners find the information they need in a clear, consistent, and easy-to-use format. In developing the series, make use of existing materials already developed by other entities to avoid duplication of effort. The City and SHPO should coordinate their efforts regarding the development and distribution of new materials. Potential topics for handout series include:

- Financing Home Improvements to your Historic Home or Building
- Benefits of Restoring Wood windows
- Incorporating Renewable Energy capability (Solar and Wind)
- Home Maintenance and Additions for Historic Properties
- Energy Efficient Historic Homes
- Seismic Retrofitting of Historic structures

ACTION 2. COLLABORATE WITH AND SUPPORT THE SHPO AND SALEM PRESERVATION PARTNERS

Ensure that the City offers comprehensive program of education and outreach, including information on history, formal historic tours, self guided walking tours, property research support, tax credit and financing information and assistance, preservation best practices, and other materials on the benefits of historic preservation.

ACTION 3: CREATE EDUCATION AND OUTREACH GUIDE

Create an educational handout that discusses the different components of the education and outreach activities of the preservation program and its preservation partners (UHF and SHPO). This should include information on guided and self-guided historic tours in the City, presentations and outreach to community councils, available handouts and information, and other topics.

ACTION 4: EXPAND WEBSITE CONTENT

The City has already begun to expand its use of the web for preservation and planning activities on the City's website and the addition of a monthly planning division e-newsletter with a preservation highlight. The City will continue to devote the necessary resources to reorganize and expand the website to include new content and materials, including new best practice highlights and informational handouts, to further support the implementation of this plan. The City also will continue to focus on improving the site's organization and user-friendliness.

ACTION 4: GATHER RELEVANT "BEST PRACTICE" HIGHLIGHTS

Coordinate with the State Historic Preservation Office, the National Trust for Historic Preservation, the National Park Service, HPLO, City departments such as Transportation and Housing, and others as appropriate to create a list of preservation-related "best practice" educational materials. Such materials should be designed to complement the educational materials on preservation benefits proposed in Action 1 above. The following list of subjects should serve as a starting point for developing best-practice highlights:

- Preservation Practice in Transit-Oriented Development Corridors
- Making the Preservation – Affordable Housing Connection
- Incorporating Green Building Practices into Historic Structures
- Best Practices in Adaptive Reuse
- Where possible, highlights should illustrate existing applications of best practices in the City.

ACTION 5: HIGHLIGHT COMMUNITY BEST PRACTICES

Positively reinforce participation by calling attention to preservation success stories in the City. Regularly highlight institutional and renovation successes through a multi-media approach, including use of TV. Publish highlights in reports, newsletters, newspapers, and the website to draw attention to successes.

ACTION 6: SUPPORT PROJECT FINANCING WORKSHOPS

Co-host workshops with SHPO and/or other preservation partners on project financing options for historic properties, targeting both residential and non-residential property owners.

ACTION 7: RECOGNIZE GOOD PRESERVATION PROJECTS

Hold annual preservation awards program to highlight successes.

Work with the Mayor's office and other City departments to institute a City sponsored annual awards program to highlight project successes during the prior year and convey their importance to the entire City. Consider sponsoring with outside organizations, such as the local chapter of the American Institute of Architects.

ACTION 8: PURSUE BROADER RECOGNITION OF SALEM PRESERVATION ACTIVITIES

Continuously emphasize the importance of preservation in the life of the City by seeking state and national recognition of historic resources and preservation program accomplishments in Salem (e.g., National Preservation Awards of the National Trust). Compile a list of potential awards and application submittal dates and then work with the Commission and preservation partners to identify which awards to pursue.

ACTION 9: INCREASE THE NUMBER OF HISTORIC SIGNS AND MARKERS

Pursue funding to add or repair historic signs to highlight the importance of specific sites and districts, including historic signs no longer associated with extant historic buildings. Where possible, link the addition of new signs into other processes including street repair, City property acquisition, and local designation decisions.

ACTION 10: ATTEND COMMUNITY EVENTS AND FAIRS

Attend community events and fairs in historic areas to publicize the program through handouts and graphic posters that simply convey the benefits of preservation and opportunities available to property owners.

ACTION 11: WORK WITH SCHOOL DISTRICT OFFICIALS TO INTEGRATE CITY HISTORY INTO SCHOOL CURRICULA

Work with school administrators to develop a plan for integrating local history into school programming where it is appropriate and can help augment classroom learning.

3. Concept/vision - Incorporate Archaeology in the Salem Historic Preservation code.

Overview: There are several archaeology laws; below is the list of laws, rules and regulations listed on the Oregon SHPO website. Links to the laws and regulations are listed below by subject and divided by state and federal laws.

Laws, rules and regulations

Native American Graves and Protected Objects

State Laws

- Indian Graves and Protected Objects (ORS 97.740-97.760) - protects all Native American cairns and graves and associated cultural items.

Federal Laws

- Native American Graves Protection and Repatriation Act of 1990 - requires the return of Native American remains and cultural objects by federal agencies and museums to Native American groups; governs excavations and inadvertent discovery of remains and cultural items on federal and tribal lands.

Cultural Resource Management

State Laws

- Archaeological Objects and Sites (ORS 358.905-358.955) - law provides definitions of archaeological sites, 75 years of age or older, significance, cultural patrimony; prohibits the sale and exchange of cultural items; or damage to archaeological sites on public and private lands. Items of cultural patrimony or associated with human remains are protected everywhere, unless the activity is authorized by an archaeological excavation permit.
- Scenic Waterways (ORS 390.805-390.925) - establishes a state policy that protects historic and archaeological sites that are located adjacent to designated scenic waterways (i.e., rivers or lakes) from destruction due to the building of dams, construction, mining, etc.
- Conservation Easement (ORS 271.715-271.795) - permits agencies to help in protecting lands with special natural or cultural features and provides tax incentives to private land owners who agree to restrict their use of such lands.

Federal Laws

- Antiquities Act of 1906 - established protection over any "historic ruin or monument, or any object of antiquity situated on government lands..." required permits for their removal. The Secretary of the Interior was charged with this responsibility.
- National Historic Preservation Act of 1966, as amended through 2000 -authorized the Secretary of the Interior to expand and maintain a National Register, established and defined the responsibilities of the State and Tribal Historic Preservation Officers and the Advisory Council of Historic Preservation (ACHP), and pledged federal assistance to preservation efforts of state and local groups.
- Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended through 2000, requires federal agencies to take into account the effects of their activities and programs on historic properties. When a federal agency funds, licenses, or permits an activity that may affect cultural resources, the agency must consult with the State Historic Preservation Office (SHPO) in cooperation with the ACHP in Washington, D.C. to comply with Section 106 of the NHPA.

- National Environmental Policy Act of 1969 - requires federal agencies to prepare environmental impact statements for each federal action having an effect on the environment, and part of the legislation includes that "it is the continuing responsibility of the federal government to use all practicable means... to preserve important historic, cultural, and natural aspects of our national heritage."
- Protection and Enhancement of the Cultural Environment of 1971 (Ex. O. 11593) - charged federal agencies with the responsibility to survey all federal lands and nominate properties to the National Register. It required the Secretary of the Interior to advise other federal agencies in matters pertaining to the identification and evaluation of historic properties located on lands in their jurisdictions.
- Archeological and Historical Preservation Act of 1974 (AHPA) - amended the Reservoir Salvage Act of 1960, which provided for the recovery and preservation of historical and archeological data (including relics and specimens) that might be lost or destroyed in the construction of dams and reservoirs. The AHPA gave the Secretary of the Interior the responsibility for coordinating and administering a nationwide program for recovery, protection and preservation of scientific, prehistoric, and historic data.
- American Indian Religious Freedom Act of 1978 - protects and preserves for American Indians their inherent right of freedom to believe, express, and exercise the traditional religions of the American Indian, Eskimo, Aleut, and Native Hawaiians, including but not limited to access to sites, use and possession of sacred objects, and the freedom to worship through ceremonies and traditional rites.
- Indian Sacred Sites (Executive Order No. 13007)- enacted in 1996, this law, in order to protect and preserve Indian religious practices, orders agencies managing Federal lands to accommodate access to and ceremonial use of Indian sacred sites by Indian religious practitioners and avoid adversely affecting the physical integrity of such sacred sites. Where appropriate, the agency is to maintain the confidentiality of sacred sites.

Archaeological Excavation Permits State Laws

- Permit and Conditions for Excavation or Removal of Archaeological or Historical Materials (ORS 390.235)
- Administrative Rules for Archaeological Permits for Public and Private Lands (OAR 736-051-0080 through 0090)

Federal Laws

- Archaeological Resource Protection Act of 1979 - established the permit process on public and Native American lands; provided criminal and civil penalties for looting or damaging sites that are 100 years or older on public and tribal lands.

Historic Preservation Planning State Laws

- State Historic Preservation Plan (ORS 358.605-358.622) - established the SHPO as the administrative agency designated to carry out the state's policies on the identification, preservation, and management of culturally significant structures, sites, and objects within the state. Among other tasks, this plan authorized the state to conduct a comprehensive, statewide survey to identify all properties (i.e., districts, sites, buildings, structures, and objects) that are potentially significant to Oregon history and to maintain a statewide inventory of historic properties.
- State Land Use Planning Law- Goal 5 (OAR 660-023-0200) - encourages local governments and state agencies to develop and maintain inventories of local historical resources and adopt programs that will protect historic resources for present and future generations. Goal 5 also encourages local governments to adopt a historic preservation plan and complimentary ordinances. In developing local historic preservation programs, local governments should follow the recommendations as outlined in the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

Some examples of city archeology plans are available on the internet.

The City of Phoenix Arizona; <http://phoenix.gov/PUEBLO/arcguide.pdf>.

The City of Boston MA: <http://www.cityofboston.gov/Environment/program.asp>.

The City of New York: <http://www.nyc.gov/html/lpc/downloads/pdf/pubs/ayguide.pdf>

The City of Scottsdale Arizona: <http://www.scottsdaleaz.gov/codes/HistoricZoning/archaeology/ord3243.asp>

The City of Saint Augustine, Florida: <http://tps.cr.nps.gov/pad/StAugOrd.cfm>

It appears that it may be beyond the scope of this project to prepare an Archaeology Plan for the City of Salem but we can recommend that incorporating archaeology identification and preservation is an important part of historic preservation and should be recognized and that funding should be identified for the research and preparation of such a plan.

Discussion questions

Do you think that an educational outreach program needs to precede the deployment of a HP code?

What kind of enforcement could be developed?

How might the City finance a City Archaeologist?

Date: April 6, 2010

To: Lola and Chris Hackett, Roger and Nadine Heusser, Graciela Howard

From: Julie Osborne and Roz Keeney

RE: Information to review for the April 13th TAC meeting

In preparation for our meeting on April 13 we are asking each of the TAC members to review various areas of the plan that have been developing through our survey and meetings. We are asking that the three of you look at the **Concept/Vision: Develop Economic Incentives Program** and address some of the following questions under each of the areas identified to date. If you have any other ideas please bring them up at the meeting for discussion.

Concept/Vision Develop Economic Incentives Program

Overview

Historic preservation is not just about regulations that prevent inappropriate change to historic resources. Successful historic preservation programs also make available positive incentives, providing property owners financial and technical tools that help give new life to historic properties.

Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. A wide variety of local, state and federal incentives are available for property owners who appropriately repair and rehabilitate historical resources rather than turn to demolition and new construction, including programs such as transfer of development rights, and a variety of tax credits, loans, and grant programs. Potential Funding Sources for Historic Preservation. Other incentives the city might propose in the future include:

- Density bonuses
- Tax waivers or deferrals
- Waiver or postponement of permit fees
- Relief from zoning or building code requirements
- Preservation Easements

Discussion Questions

What kind of economic incentives do you think would work best in Salem?

Potential Economic Incentive Programs Actions

ACTION 1: EDUCATE ABOUT EXISTING INCENTIVES

Educate property owners about existing incentives to increase participation in these programs. Work with SHPO as necessary to clarify the procedures for tax incentives to make this process more user-friendly.

ACTION 2: IMPROVE PRESERVATION PROGRAM INCENTIVES TO PROPERTY OWNERS

Identify potential new incentives to make the preservation of historic properties more appealing and less burdensome to a wider variety of property owners. Incentives the City may wish to consider include, but are not limited to, the following:

- Offer incentives within the City Housing programs to encourage their projects to follow preservation standards when dealing with historic properties or areas.
- Work to create incentives for preservation-oriented projects in redevelopment districts.
- Expedite application processing for projects that adhere to preservation standards.

ACTION 3: DEVELOP A GRANT PROGRAM

There are several web sites that have more information about incentives programs.

Seattle: http://www.seattle.gov/neighborhoods/preservation/incentives_state.htm

Los Angeles: <http://www.preservation.lacounty.org/incentives>

Palo Alto: <http://www.cityofpaloalto.org/depts/pln/news/details.asp?NewsID=540&TargetID=209>

Virginia: <http://www.dhr.virginia.gov/pdf/files/Financial%20Incentives%20and%20Opportunities.pdf>.

Date: April 6, 2010

To: Peter Booth, Virginia Green, Rebecca Engle

From: Julie Osborne and Roz Keeney

RE: Information to review for the April 13th TAC meeting

In preparation for our meeting on April 13 we are asking each of the TAC members to review various areas of the plan that have been developing through our survey and meetings. We are asking that the three of you look at the Concept/Vision: Improve coordination with preservation partners and improve Heritage Tourism and address some of the following questions under each of the areas identified to date. If you have any other ideas please bring them up at the meeting for discussion.

Concept/Vision Improve coordination with preservation partners and improve Heritage Tourism.

Overview

Heritage Tourism

Across the country, from major urban centers to rural villages and hamlets, research has consistently shown that thriving historic areas attract visitors who provide a significant source of revenue for both local and state economies. Visiting historic places, or "heritage tourism," have grown substantially in the past few decades as more and more visitors seek to combine recreation with meaningful educational experiences. Heritage tourism is focused on the experience and preservation of a distinctive place and its stories from the past to the present. Its resources are diverse and may include historic landscapes, ethnic festivities, and living traditions such as the production of local foods and crafts. Heritage tourists include travelers who incorporate at least one visit to a historic site or landmark among other activities, and also the smaller subset of visitors whose primary reason for traveling is to visit historic places. Heritage tourists tend to have a greater respect for the places they visit and are less likely to have a negative impact on heritage resources. Heritage tourism is an important tool to bring preservation and economic development together. Utah enjoys an abundance of beautiful scenery and historic places that attract all types of visitors. Heritage tourism contributes to Oregon's economy by generating revenue, creating new jobs, and providing opportunities for small businesses. An example of heritage tourism may include a visit to Salem's historic downtown, which attracts visitors interested in historic settings such as the unique buildings and landscapes associated with the State Capitol heritage. According to the nationwide research by the Travel Industry Association of America (TIA), heritage and cultural travelers consistently stay longer and spend more money than other types of U.S. travelers; in one recent year, they averaged \$623 per trip versus \$475 per trip for other U.S. travelers. Heritage travelers also tend to travel longer: 5.2 nights versus 3.4 nights. Most cultural travelers want to enrich their lives with new travel experiences. They have a greater respect for the places they visit and are less likely to have a negative impact on heritage resources. The economic impacts of heritage tourists go beyond their direct expenditures. Each dollar spent at a hotel, restaurant, or retail shop circulates in the economy as the establishment buys supplies, contracts for services, and pays wages to its employees. This re-spending of money can be calculated through economic multipliers, and can add up to a significant source of income for the City and state.

Three interesting internet sites about Heritage Tourism are:

From Texas: <http://www.thc.state.tx.us/publications/booklets/HTGuidebook.pdf>.

From the National Trust for Historic Preservation: <http://www.preservationnation.org/issues/heritage-tourism/>.

National Trust for Historic Preservation's five basic principles. Follow these 5 principles and you'll avoid many difficulties that could otherwise arise when culture, heritage and tourism become partners. This information is adapted from the book "Getting Started: How to Succeed in Heritage Tourism."

- Collaborate – work together with other historic groups and historic preservation partners
- Find the fit, balance the needs of residents and visitors to ensure that cultural heritage tourism benefits everyone. Understand the amount of tourism that the community can handle.
- Make historic sites and program come alive.
- Focus on quality and authenticity. Quality is an essential ingredient for all cultural heritage tourism and authenticity is critical whenever heritage or history is involved.
- Preserve and protect. A community's cultural, historic, and natural resources are valuable and often irreplaceable.

From Utah: http://history.utah.gov/heritage_tourism_toolkit/general_information/documents/hplan.pdf.

Discussion Questions

Should Salem organize a Historic Resources Umbrella group?

What organization should be considered preservation partners? Museums, visitor's association, schools, libraries, and/or historical societies?

Marion County Historical Society/Mission Mill

Deepwood Estate

Bush House

Salem Library

A.C. Gilbert's Discovery Village

Polk County Historical Society

Historic Preservation Plan Survey Page 2 of 3

Salem Visitor's Association (Travel

Salem)

Go Downtown Salem

Chamber of Commerce

Salem schools

Willamette University

Possible Salem Historic Plan Action items.

ACTION 1: ATTEND PERIODIC EDUCATION AND OUTREACH MEETINGS WITH PRESERVATION PARTNERS

City officials and HLC should meet periodically with preservation stakeholders to coordinate on education and outreach efforts. These meetings should be geared toward briefing the participants on individual goals and activities, identifying any strategic partnerships or complementary efforts that could be pursued and identifying needs for additional educational outreach on preservation related topics. Increased collaboration can help ensure that a full spectrum of education and outreach is provided while avoiding overlaps.

ACTION 2: DEVELOP HERITAGE TOURISM STRATEGY

The City should actively support efforts by the heritage tourism community to develop a heritage tourism strategy in collaboration with preservation partners and economic development groups, including the City economic development staff, Chamber of Commerce, State Historic Preservation Office, and others.

- The first step should be to identify options to promote heritage tourism through existing attractions and the Downtown.
- The next step should be to identify measures that could be taken to expand the
- geographical range of the City's heritage tourism efforts towards other
- neighborhoods and a broader range of resources.

Key elements for the overall heritage tourism strategy to address will include:

1. Products and experiences: The types of heritage resources that exist for visitors to Salem – the “things to see and do.”

2. Infrastructure: The physical facilities needed to support heritage tourism (such as lodging, food and beverage, transportation) and also the information resources needed to support the tourism industry (e.g., visitor information databases).

Marketing and communications: The multi-media approach for creating awareness of Salem heritage tourism opportunities.

4. Funding: The funding streams and financial resources, both public and private, which will support development and maintenance of heritage tourism resources.

5. Organizations: The entities charged with managing heritage tourism activities in the City (and perhaps state), including the chamber of commerce, convention and visitors bureau, preservation groups, and City staff and officials.

TOPIC:	RANK	PRO:	CON:
<p><u>Historic Districts:</u> Are they are valuable tool for maintaining our neighborhoods, or is it a too onerous?</p>		<ul style="list-style-type: none"> Preserving Salem's historic districts enhances the City's economic development goals by creating a link from Salem's residential neighborhoods to downtown businesses and prevents Salem from becoming just another commuter community. Preserving the historic districts as viable family neighborhoods is important to recruiting & retaining skilled professionals who work at Salem Hospital, Willamette Univ. SAIF, and the Capitol. Recognized that "thriving neighborhoods" are essential to the preservation of our city. Otherwise, Salem will become one long strip mall. In terms of City goals - maintaining historic neighborhoods makes the city a more desirable place to visit and move to. When we take pride in our city, it shows and makes it far more attractive to others. 	<ul style="list-style-type: none"> The process is not fair because of way those opposed to the designation must register opposition. It's an imposition of those who don't want the district to have to go through review process. If the number of districts continues to grow, the number of properties to regulate will break the city. Stop trying to force things. Spend money on infrastructure instead. Give property owners more voice in what happens.
<p><u>Allowing Other Uses:</u> How do we provide opportunities for low-impact businesses in historic buildings without degrading the residential qualities of the neighborhoods?</p>		<ul style="list-style-type: none"> The purpose of Specific Conditional Uses is to encourage the preservation of historic buildings that otherwise might be demolished for commercial building due to location on busy streets; so there are instances when providing additional uses keeps the building from being demolished (JO opinion) 	<ul style="list-style-type: none"> Specific Conditional Uses and Rezoning - impacts the residential qualities of the neighborhood; there are more than enough commercial buildings available. Please help PRESERVE our Gaiety Hill neighborhood by NOT allowing for any zone changes
<p><u>Maintenance - Demolition Regulations:</u> This issue is high profile in light of the houses on Liberty and Mission. How do we balance requirements for maintenance so that "demolition through neglect" can't occur?</p>		<ul style="list-style-type: none"> The city should be ashamed about allowing the demolition of historic properties. I'm disappointed to see how prohibitive the guidelines are for me to make simple improvements to my historic home, while the guidelines don't do enough to protect some unscrupulous individuals from tearing down homes that contribute to the historic district. I think the City should enforce the existing Historic Guidelines and requirements so that property owners can't demolish their homes due to neglect. Littering is a problem—need to make requirements and requests and reminders, engage schools and business owners. Most respondents on the survey indicated a need for stronger demolition requirements. 	<ul style="list-style-type: none"> Putting any more rules on the backs of homeowners that live in historic districts may cause potential buyers to think twice about the purchasing a home in the historic district, and thus lower the value of our homes. There are already huge hurdles in place (some of them reasonable, but huge none the less) that historic homeowners have to climb over to make changes and updates to our homes.
<p><u>Inventory/Survey:</u> How important is it to determine, on a city-wide basis, where our most valuable historic resources are located?</p>		<ul style="list-style-type: none"> As an owner of a non historic house but old one I am surrounded by people who buy the houses for future apartment complexes. More inventory on the homes needs to be done so that historic houses don't go away. Highland, SCAN, and West Salem neighborhoods are considered to be the areas that need more survey. 	<ul style="list-style-type: none"> None noted.
Misc.			

Topic:	Rank	Comments/Results
Fees	3	Too much for homeowners; benefit to community to have well-maintained historic neighborhoods, and not like other development projects
Standards/Guidelines	9	Too confusing/need more guidance – better understanding of what needs review and how to apply to the building so can plan projects
Regulations	10	More flexibility in material use;
Process	4	Takes too long; too rigid
Project Scope - Equity	11	Relatively minor changes have same process as major changes; ex: windows or new construction in district can both have same fees and process applied
Demolition Regs.	1	Most want to see something to stop demolition by neglect; other feel can't impose more in light of current economic conditions
Incentives/Grants	6	Ranked high on list programs that need to be developed
Notification	5	Let people know have historic building when purchased
Workshops	7	Energy efficiency, window repairs
HLC	15	More active; more newsletters
Archaeology	14	Need more understanding
Historic districts	2	Pros say maintains higher quality of life, keeps city from looking like every other or becoming strip mall; and some don't like, imposes review processes on everyone within district, even non-contributing
Allowing other uses in houses	8	Think it disrupts neighborhoods, such as causing too much paving; think there are enough commercial buildings for use
Inventory/survey	16	Some interest in an area where historic houses are being torn down for apartment buildings
Public History	13	Need better understanding of history of area, promote more and get more information out there
Partnerships	12	Need to foster more mostly with Marion and Polk County Historical Societies

Education and Outreach: Ian Johnson and Kurt Roedel

TOPIC:	RANK	COMMENTS:	SURVEY RESULTS
<u>Notification:</u>		<ul style="list-style-type: none"> Potential owners are not made aware of the strict restrictions that will be placed on them when purchasing a historic home. They are often blindsided when they try to make updates to their homes. In addition, if you already own a home or property before it is placed on a historic register, you are suddenly plagued with fees and denials to make changes to your own property. When purchasing a historical home the guidelines should be included in the disclosures statement I liked the Landmarks information newsletter. 	<ul style="list-style-type: none">

<u>Workshops</u> <u>Energy</u> <u>Efficiency,</u> <u>Windows</u> <u>Technical</u> <u>Assistance:</u>		<ul style="list-style-type: none"> • Workshops on making your historic home energy efficient without changing the character of the home and not breaking the bank. • Wood windows are too much money and do not provide the efficiency needed. • I'd love to see more resources dedicated to energy efficiency and historic preservation. They are at odds with each other right now, it appears. • I live in a historic home and because of the limits on what is available and what I can afford the home in question is NOT very energy efficient. Windows are a big heat sink, not to mention there is no REAL insulation in this place. The siding will need to be replaced soon, as there is water that somehow gets behind the siding and blisters the (NEW) paint. I am the owner that must replace the leaking roof, because each previous owner found it cheaper to shingle over the leak... short term fix at best. • I need help if you want to keep this house HISTORIC. Or, we can do what has been done in the past... Hide the defects and sell • I think we should be proud of our heritage and strive to preserve it for future generations. It would also be helpful to be able to have a consultant we could go to for historic paint colors, and even landscaping 	<ul style="list-style-type: none"> • Second to providing grants, education through workshops was the highest answer on the survey.
<u>HLC Role:</u>		<ul style="list-style-type: none"> • I wish the group could be more proactive • More HLC newsletters 	
<u>Archaeology:</u>		<ul style="list-style-type: none"> • Archaeology is an important issue that has long been neglected and misunderstood. Let's get something going! 	Most people weren't sure about having an archaeology program; 41% not sure, 41% yes, 18% no
<u>Misc.</u>			

APPENDIX C

MEDIA

1. CITY OF SALEM MEDIA RELEASE 01/28/2010
2. POSTCARD
3. ROUND TABLE FLYER
4. STATESMAN JOURNAL ARTICLE 4/11/2010
5. CITY OF SALEM MEDIA RELEASE 07/15/2010

City of Salem
Historic Preservation Plan and Historic Preservation Code Update
Background
January 28, 2010

To advance the City of Salem's goal of preserving significant historic resources in Oregon's state capitol, the Community Development Department has initiated the effort to prepare a 10 Year Historic Preservation Plan and to update the historic preservation code.

With funds made available from the State Historic Preservation Office, matched by city funds, the Community Development Department has hired Rosalind Keeney and Julie Osborne, historic preservation consultants from Northwest History Matters, to review the existing historic preservation program. Their job is to work with city staff and the Historic Landmarks Commission (HLC) to:

- summarize all of the existing applicable plans, codes and processes relating to historic preservation in the City of Salem,
- prepare a concise summary of the existing identified historic resources,
- complete a needs assessment which will consist of public meetings and a survey of historic property owners and stakeholders to determine what existing codes and historic processes work well and which ones do not, and
- develop a historic preservation plan which will outline proposed solutions to identify needs in the existing program such as improved design guidelines and potential incentive programs.

To kick off the project, the consultants are working with city staff and HLC to develop a technical advisory committee (TAC) and a public opinion survey about historic preservation in Salem and hold a Historic Preservation Round Table in February to get feedback from property owners and stakeholders.

Historic Preservation in Salem began in 1985 when the City established the program and created a Landmarks Commission tasked with maintaining the City's local historic register, conducting alteration reviews for historic buildings, reviewing local and National Register nominations, reviewing funding applications for historic preservation, making recommendations to Council on matters of historic preservation, developing educational programs, and creating public pride and awareness of the importance of historic landmarks to the community (SRC 20C.050). At that time the City prepared its first historic preservation ordinance to help protect properties that were listed in the National Register of Historic Places and properties that had been identified in the City's inventory of historic sites and structures which had been adopted in 1984.

Over the past 24 years the City has nominated three districts to the National Register of Historic Places which includes about 400 buildings, and recognized approximately 100 other historically and architecturally significant buildings. To help property owners maintain and improve their historic properties Salem's Historic Preservation Program and the HLC have developed informational publications, reviewed approximately 2 to 4 building applications a month, surveyed additional neighborhoods for potential historic properties, provided rehabilitation grants, and sponsored several "How To" workshops for historic buildings.

Northwest History Matters is a small consulting firm experienced in managing and planning projects for historic buildings, sites, structures, and cultural heritage. The two principal staff, Rosalind Keeney and Julie Osborne, have more than 40 years of combined experience.

Rosalind is a cultural resources specialist and city planner with a broad range of experience in program development, agency coordination, project delivery, heritage tourism, and historic preservation planning. She has 28 years of experience with Section 106 of the National Historic Preservation Act and historic preservation management. Rosalind is the author of Architecture Oregon Style, Historic Architecture 1840 – 1950; Oregon's historic architectural style guidebook. She served as the lead ODOT cultural resources specialist responsible for the oversight of consultant services around the state of Oregon. She served as an Associate Planner/Historic Preservation Planner for the City of Albany, Oregon, overseeing the rehabilitation plans for residential and commercial buildings. Currently, Rosalind is a principal partner for Northwest History Matters, working on various historic architecture projects around Oregon, and is the senior cultural resources specialist for Parametrix working with Section 106 compliance and historic preservation planning in Oregon, Washington, Colorado, and Alaska. Rosalind is knowledgeable about local, county, state and federal historic preservation programs and laws and understands the challenges and benefits of each level of government. She believes that it is important to share her expertise and enthusiasm for historic preservation and volunteers on the Albany Landmarks Advisory Commission and various other historic preservation groups dedicated to preserving the community's history and historic architecture.

Julie Osborne has conducted dozens of architectural surveys, beginning with her Masters project in 1993. She received a Masters of Science in Architectural Studies/Historic Preservation from the University of Utah. She meets the Secretary of Interior's Professional Qualifications as outlined in 36 CFR 61. Julie's experience with the built environment includes a wide range of activity. She has worked as an architectural intern for a historic preservation and restoration architecture firm, the National Register and Architectural Survey Coordinator for the Utah SHPO, the National Register Coordinator for the Oregon SHPO, an Associate, Senior and Preservation Planner for the City of Salem, a Cultural Resources Specialist for ODOT, the Roadside Development Coordinator for ODOT, a private consultant working with Certified Local Government (CLG) projects, an adjunct professor at the Salt Lake Community College and the University of Oregon, and a preservation planner for Parametrix. Julie has also taught Architectural History, Historic Preservation Field work and Introduction to Historic Preservation to college students. Julie's special interest revolves around cultural resources, recognizing that the built environment must be considered as a whole in its relationship to natural resources. Her involvement with historic preservation includes volunteer efforts having been a board member of Friends of Historic Deepwood Estate and the Marion County Historical Society, as well as being a former member of the Salem Historic Landmarks Commission.

WE WANT TO KNOW WHAT YOU THINK!



The Historic Landmarks Commission wants to learn about what you think are the most important actions needed to preserve Salem's historic resources. Gathering the opinions of our fellow citizens is the first step.

Go to www.cityofsalem.net, City Highlights, and click
Historic Preservation Plan Project.

For additional information call Roz or Julie at 503-588-6173, ext. 7574 or 7462.
THANK YOU for your assistance!

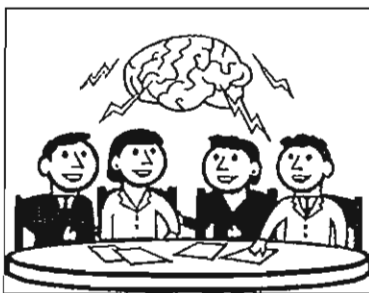
Our goal is to develop an integrated 10-year preservation plan that combines with the activities of other preservation and planning organizations to meet priority needs that protect our treasured resources for the future. We appreciate your taking a few minutes to tell us your opinions. This questionnaire is for data collection only. We will not share personal information with any third parties.

PRESERVATION ROUNDTABLE



Thursday, March 4th
Room 205, Reed Opera House
189 Liberty St. NE
Open House at 5:30
Facilitated Discussion 6:00-7:00

WE WANT TO KNOW WHAT YOU THINK!



The Historic Landmarks Commission wants to learn about what you think are the most important actions needed to preserve Salem's historic resources.

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Sunday
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2008



Robert R. Blair, Thursday's front-page photo shows historic buildings in Salem's downtown historic district.

OWNING A PIECE OF HISTORY adds duties



Christopher and Lola Hackett sit in their historic home on Summer Street in Salem.

Owners want easier, cheaper process to preserve past

THE SUNDAY SUMMARY

Salem depends on owners of historical homes to help preserve the city's local heritage, but the process required of those owners can be convoluted and expensive. Gathering research and thought from residents and heritage officials, the city is in the process of creating a new historic preservation plan with a \$14,000 state grant. The hope is that the city's mandatory review process will be easier to navigate and less expensive.

More at online at **HERITAGE SALEM.COM**
VIDEO, GALLERY, LINKS AND SURVEY

With a new heritage tour of Salem, historic sites and landmarks are being highlighted. The city's Historic Landmarks Commission on Thursday afternoon will vote on a public survey that will be used to help guide the city's future.

TRIP DATABASE
Search a database of more than 500 travel and transportation options for your next vacation. The database is available at www.historicseattle.com.

ONLINE CHAT
Join the online chat room at www.historicseattle.com to discuss the city's historic landmarks and the city's future.

When Lola Hackett and her husband, Christopher, moved into their 1920s home in northeast Salem five years ago, they had no idea it was designated as a local historic landmark.

It wasn't until 18 months later, in a notice from the city, that they learned changes to the exterior of their home must be approved by the city's Historic Landmarks Commission.

"The letter was completely unexpected," Lola Hackett said. "We have heard recently of similar experiences from other homeowners."

With more than 500 historic properties in Salem, the city depends on owners of historic homes to help preserve an important piece of local heritage.

"Salem has a significant history to tell, and we need to work to preserve that story," said Peter Bouda, the director of Mission State Museum.

But what the city's reports of historical home ownership can be confusing, complex and expensive. Like the Hacketts, some



Thomas Patterson, Thursday's front-page photo shows historic buildings in Salem.

Sen. Winters faces GOP challenger in May primary

Then other Salem residents bid for Democratic nomination for Senate

By Peter Woods
Times Herald

Of just five contests in the May 18 primary for Democratic and Republican nominations for the Oregon Senate, two of them fall within Senate District 18 in the Mid-Valley. Two-term Republican Sen. Jackie Winters of Salem faces opposition from Sarah Arnone, who has lost twice in party primaries to other Mid-Valley Senate districts in the past decade.

William Dalton and Kit Goodale, both of Salem and both first-time candidates, are seeking the Democratic nomination.

Despite the competition in the primaries, 18th Senate district does not appear to be shaping up as a battleground for the major parties, unlike 2007 and 2006, when Democrats recruited strong candidates who had held public office.

In 2006, Winters, then a two-term state representative, won the open seat over Democrat Bryan Johnston — himself a two-term representative from Salem who had beaten Winters for reelection in 1994. Together they spent about \$50,000 in the primary and general election campaigns.

In 2008, Winters won reelection over Democrat Paul Evans, a former Skamania mayor. Together they spent \$633,000 in the primary and general election campaigns. It was the most expensive Senate campaign in

— Kirk Larson, SA

PEOPLE in the SJ
Education comes full circle for Carlos Ruiz
Page 3A

- Columnist K. Williams Brown looks at MTV's "MADE," Page 5D
- Out and About, Page 2D
- Local business insiders, Page 1E

INSIDE TODAY

Where do you stand?
President Obama has pulled out of the 2008 election, but the question of when he will return remains unclear. The Oregonian's editorial board weighs in on the issue. Page 10A

Program finds jobs for veterans
Page 10

Documentary about state hospital to be shown today
"Duke's Quest for Identity" will be shown at the 11th Oregon Grand Theater today. The documentary by Portland's Oregonian is about the Oregonian's history and its role in the state. Page 10

Weather
61°
40°
Partly sunny today with chance of showers tonight. Full report, 6A

Subscriber service (800) 452-7541
Classified ads (503) 399-8499

Skyline Ford
VOTED BEST NEW CAR DEALERSHIP IN THE MID-VALLEY
Thanks!
Stop in and find out why!
SkylineFORD
KeizerFORD

Historic

make the mandatory review process easier to navigate and less expensive.

Consultants Julie Osborne and Ron Henry of the firm for the historical planning are collecting data and helping with outreach. Their work is funded by the grant from the State Historic Preservation Office.

A newly created public advisory committee is meeting monthly to guide the process, and residents have weighed in through a March roundtable and a public survey. The survey already has had more than 100 respondents.

The city's goal is to present a draft plan to the public for feedback this summer, with a final recommendation going to city council in winter.

"There will be recommendations for revision to the code to make it possible to accomplish some of the goals," Osborne said, with revisions finalized in 2011.

Preserving past

When tourists visit Marion County they often look for historical sites such as the state Capitol, Marion Hill Museum and the Aschbach House among the top draws, according to a 2003 study reported by Travel Salem.

"The heritage traveler is a highly sought after segment because of their interest in a wide variety of activities," said Travel Salem President Angie Alonzo. "This translates into economic impact for businesses and communities."

Travel Salem reported that tourism's financial impact in Salem increased from \$53 million in 2001 to \$112 million in 2008 — a 52 percent increase.

"Preservation is more than just letting an old building tell its story," said architectural historian Gail Knox of the State Historic Preservation Office. "It's also about improving quality of life by maintaining the character of historic neighborhoods and fostering a pride of place in a community's culture."

To protect the city's sense of history, Salem's Historic Landmarks Commission oversees changes made to the exterior of any building listed on the National Register of Historic Places or on the city's register of local landmarks.

Whether repair or changing too without adding a large historical addition, they currently must go through the same approval process and pay the same application fee of \$200.

The city is looking at ways to make the approval process quicker and cheaper, said Senior Historic Planner Kibbeli Fitzgerald.

The Historic Preservation Plan also aims to improve signage and lighting.

Since 2006, the landmarks commission has sent out yearly mailings notifying residents of the approval requirements, but there is no outreach specifically to new buyers or by other city departments, such as the Building and Safety or Compliance Services division.

"(Homeowners) could have avoided much headache and hassle if they had known in advance what was needed before the fact," Hackett said. "I think that the city should prepare a very noticeable document that the selling, listing agent or Realtor should have."

Jay Gombh, a spokesman for the Marion Valley Multiple Listing Service, a reference for real estate agents, shared that sense of disconnect.

"The not many of (the) neighborhood and what is included," he said in reference to historical areas.

Any outreach by the commission in real estate agents or by agents to buyers at this point is informal, said city consultant Julie Osborne.

Historic status

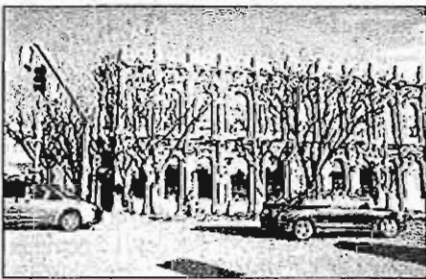
Properties can have historic status in three ways: by being part of a district listed on the National Register of Historic Places; by being listed on the National Register of Historic Places; or by being listed on the city's register of local landmarks.

Court/Chamoketa



Eleanor Miller lives in the Ethan Graham Cottage in the Court/Chamoketa Historic District. She removed the Craftsman style porch and put up the ornate Victorian style porch, including railings made of glue and pig.

Salem Downtown



Ladd & Dush historic building in downtown Salem — a US Bank branch.

Galeity Hill/Bush's Pasture Park



Historical houses in the 600 block of Church Street SE are part of the Galeity Hill/Bush's Pasture Park Historic District.

Salem has four districts on the National Register of Historic Places:

- **Galeity Hill/Bush's Pasture Park** Historic District, Salem's first historic district, was established in 1968 and includes such landmarks as the Aschbach House and the Dush House.
- **The Court/Chamoketa** Historic District, established in 1971, features architecture from the 1800s to the 1930s in the area known as "Old East Salem."
- **The Salem Downtown** Historic District, established in 2001, includes 11 historic sites in Salem's business core.
- **The Oregon State Hospital** Historic District was established in 2008 to preserve some of the site's early history as it is rebuilt.

Buildings on any historic register are required to meet their registration criteria. This means materials such as siding and windows should be replaced with original materials, if they can be found.

"If a project is done without (restoration) criteria, it can completely and permanently damage the historic character and value of a building," states the city's official Division of Historic Preservation.

Two property owners have been fined so far this year for violations of historic preservation rules. One of the violations was for not having a permit for a porch.

"We don't go out looking

for violations," he said. "Owners also can be fined for not having a permit for a porch."

When replacing the windows on his house, the owner had to use the same materials as the original. "They look very similar," he said.

Homeowners helped

Helping property owners maintain their historic homes is a priority of the preservation plan, said city historic preservation officer Kibbeli Fitzgerald.

"The city may identify a source of grant funding by August 2011," she said.

Grant "help" property owners stretch their dollars and provide owners some expert advice on how to best accomplish a task without altering the character of their property," she said.

The city currently does not offer funding specifically for historic homes. The Urban Development Department does offer about \$200,000 annually in grants and no-interest loans for the poorest homeowners.

The program, which serves an average of 10 homeowners per year, helps with roof repairs, window replacement and other maintenance, said program manager Rena Beck.

Salem is reviewing how other cities across the state address historic property preservation.

Oregon City and West Grove, for example, offer

matching grants for exterior repairs to historic buildings.

Oregon City's program has awarded \$25,000 to property owners in the past two years.

Oregon City "recognizes that historic designation should come with some financial assistance," said Mayor Christine Robertson-Gardner.

By the numbers

120
Number of historic properties in the city's National Register of Historic Places District

110
Number of historic properties in the city's National Register of Historic Places District

81
Number of historic properties in the city's National Register of Historic Places District

63
Number of historic properties in the city's National Register of Historic Places District

63
Number of historic properties in the city's National Register of Historic Places District

437
Total number of historic properties in the city's National Register of Historic Places District

111
Number of historic properties in the city's National Register of Historic Places District

Kelzer
There are 10 historic properties in the city's National Register of Historic Places District

Workshops
As part of the historic preservation plan, the city will hold workshops for property owners to help them understand the requirements for historic preservation.

If you go
The historic preservation plan will be implemented by the city's historic preservation officer, Kibbeli Fitzgerald.

Historic preservation
The historic preservation plan will be implemented by the city's historic preservation officer, Kibbeli Fitzgerald.

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1800s were declared dangerous and demolished.

Tom Anderson, chairman of the South Central Association of Neighbors, said property owners have been responsible.

"If the properties had been maintained, that wouldn't have happened," he said.

While thorough, the city's design review rules don't protect properties from neglect or regular deterioration.

"There are no additional special requirements for historic properties," Fitzgerald said.

Consequently demolition of historic buildings requires approval by the landmarks commission, said Urban Planning Administrator Glenn Cross.

But because those four homes were in a state of disrepair, they could be demolished without such approval.

President Ron Bulot of SAH said some residents think the fact that owners can allow historic buildings to deteriorate is a loophole in preservation rules.

"We would want the city to look at closing that loophole," he said.

Fitzgerald said Salem is looking at the city of Jackson, Miss., which says it is a property owner's duty to maintain a structure "as often as needed to prevent deterioration of its historic integrity."

If Salem had a similar rule, those collected from owners who violate minimum standards might go back into a pot of grant money to be available to other property owners for projects on their homes, she said.

Jacksonville officials have the authority to impose fines, step in to make repairs or place a lien on a neglected property, she said. Planning commission representative David Smith.

"The big question is, should we have a lien in it," Fitzgerald said.

Banking solutions

After learning of their home's status in Salem's historical landscape, Ladd and Christopher Hackett took an active role in preservation.

When they wanted to have their house listed on the National Register of Historic Places, they started early to get approval from the landmarks commission.

"We were given good instructions on how to prepare for the review," Ladd Hackett said. "We had a positive experience, but we did work ourselves up for awhile."

The Hacketts photographed their home in the neighborhood with similar historic homes and sketched what their home would look like with the change.

"There are many people who seem to react or be intimidated by the review process," said Hackett, also a member of the advisory commission for the Historic Preservation Plan. Getting people involved in historic preservation is a key that do not become "we passed that" would be a step forward.

Preservationist Eleanor Miller, who owns two historic homes in town, would like to see more homeowners use the city as a resource.

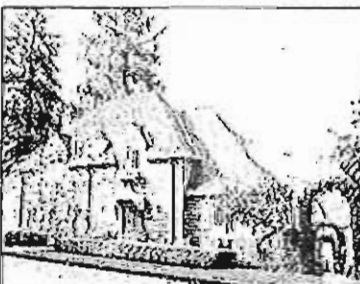
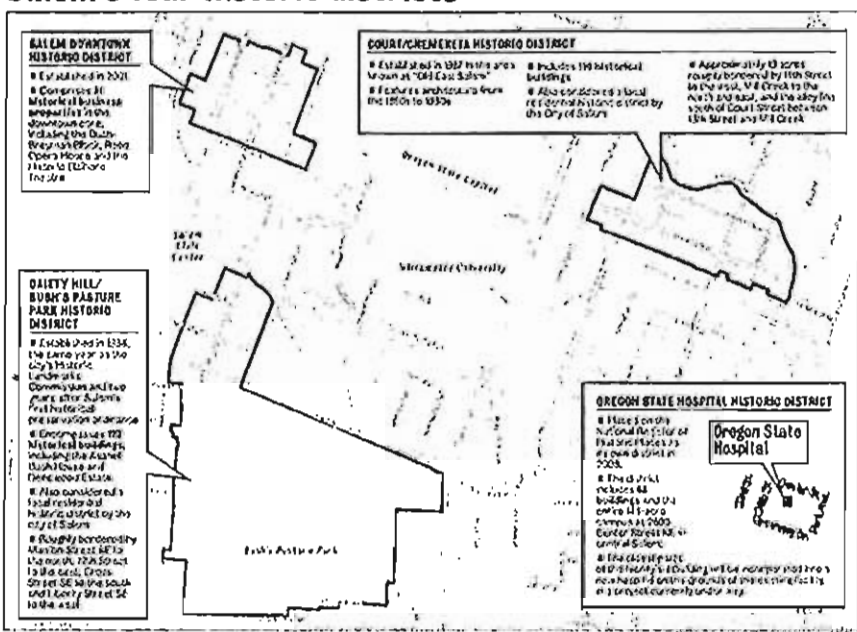
When Miller built a historically accurate alterations on her 1820s-era cottage in southeast Salem in 2001, she helped her neighbors get the process.

Miller wanted to correct a decades-old remodel and return the cottage to its original condition.

"City staff gave me directions on how to get the restoration approved," Miller said.

Because the change was grounded in historic preservation and safety, the city's historic preservation officer, Kibbeli Fitzgerald, approved the restoration.

Salem's four historic districts



Historic homes on Leffle Street in the Fairmount neighborhood.



Historic homes along Summer Street in the Grant neighborhood.

Residents envision new historic districts

By TARA CHAMBERS
Salem Journal

The first step in creating a new historic district is to identify historic places in the community. But how do you determine what is historic? That's the question that residents in the Fairmount and Grant neighborhoods are asking.

State preservationists take into account building materials, architectural style and age.

It's the "architectural level," said Cara Kaser, an architectural historian with the State Historic Preservation Office.

"What is a look deeper in the history and story of the neighborhood?" Kaser said.

The area to be considered historic, about 50 percent of the buildings should maintain their original character, Kaser said, without extensive exterior changes or replacement of original materials.

Preservationists consider when the structures were built. Who lived there? What were they used for? What is their story?

Buildings with historic status usually are 20 years old or older and have original features such as windows and siding that reflect a historical period, Kaser said.

After a neighborhood's eligibility is established, homeowners are sent notated letters from the State Historic Preservation Office detailing the process, Kaser said.

If more than 51 percent of the owners in the district agree, the city will then apply for the district.

Proposed districts

Grant and Fairmount neighborhoods, where historic districts are proposed.



There is no fee to list an individual property or district on the national register.

Grant neighborhood

The Grant neighborhood north of the downtown core is in the process of being surveyed this spring. The first step of the process is to list an individual property on the National Register of Historic Places.

The neighborhood borders the Capitol Hill and encompasses about a dozen private homes already individually listed on the city's local historical register.

Organizers are working to identify more properties in the area.

The Grant Neighborhood Association includes discussions about the application process at each of its meetings, said member Lois Black, who also serves on the city's historic preservation committee.

"We want to reflect the pride of the owners of these homes, preserve the architectural styles and maintain property values," Black said.

Because changes to the city's historic preservation ordinance must be approved by Salem's Historic Landmarks Commission, the

city encourages neighborhood organizers to be transparent about what historical designations entails when they propose a listing, said Salem Senior Historic Planner Kimberly Fitzgerald.

Grant neighbors frequently express concern about the costs of the design approval process, Black said.

The initial Grant property survey should be complete this spring. The application process could be completed by 2011.

Fairmount neighborhood

The Fairmount neighborhood in the hills of South Salem has reached the final steps of its application to become a national historic district.

Fairmount is located in the pioneer's era and is a historic street of early trees and early 20th-century residential architecture in American and Portland Revival styles dating to the 1900s or earlier, according to city documents.

The proposed Fairmount Historic District includes 233 properties, of which 130 contribute to the area's historical character, the documents say.

Fairmount neighbors prepared a draft application for a district, but decided to wait until the city's historic preservation plan is completed before filing it.

Like some Grant neighbors, they're seeking more of a balance between incentives and regulations, Fitzgerald said.

Some Fairmount residents have expressed concern about the city's regulated review process for changes made to historic homes.

Salem City Council member Pam Hays, who was involved in the Fairmount application for the year, but moved away from the neighborhood in 2008.

"There should be more flexibility in materials," she said, suggesting that neighborhood construction materials often offer improved visibility or durability without compromising appearance.

Tax incentives

The state offers two programs to encourage rehabilitation and maintenance of historic properties.

Homeowners can receive a 25 percent tax credit for the cost of rehabilitation work.

Businesses can receive a 25 percent tax credit for the cost of rehabilitation work.

Both programs are administered by the Oregon Department of Revenue.

For more information, visit www.oregon.gov/Revenue.

More at online at HeritageSalem.com

A SATELITE JOURNAL WEB SITE

VIDEO, GALLERIES, LINKS AND SURVEY

Visit HeritageSalem.com for a complete list of historic properties in Salem. You can also view a map of the city with historic properties marked. There are also links to the Oregon State Historic Preservation Office and the National Register of Historic Places.

MAP DATABASE

Search a database of historic properties in Salem. You can also view a map of the city with historic properties marked. There are also links to the Oregon State Historic Preservation Office and the National Register of Historic Places.

ORIENTE CHART

Visit HeritageSalem.com for a complete list of historic properties in Salem. You can also view a map of the city with historic properties marked. There are also links to the Oregon State Historic Preservation Office and the National Register of Historic Places.

For Immediate Release

**City of Salem
Historic Preservation Plan and Historic Preservation Code Update**

July 15, 2010

To advance the City of Salem's goal of preserving significant historic resources in Oregon's state capitol, the Community Development Department initiated an effort to prepare a 10 Year Historic Preservation Plan and to update the historic preservation code.

After five months of research, writing, asking questions and listening to the concerns and ideas of the public and the neighborhoods, a draft of Salem's first ever Historic Preservation Plan has been completed. You are invited to attend a public meeting on July 22, 2010 at 6 PM at the City Council Chambers, 555 Liberty Street SE. The plan includes recommendations that will help streamline the process for rehabilitating historic buildings, address non-contributing buildings in historic districts, and possible financial incentives. Come find out what else is in the plan and give us your comments.

To review a copy of the draft Historic Preservation Plan, go to:
<http://www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Historic/Pages/default.aspx> and click the ***Draft Historic Preservation Plan***

For additional information call Rosalind or Julie at [503-588-6173](tel:503-588-6173), ext. 7462.

The Historic Preservation Plan has been funded by the State Historic Preservation Office Certified Local Government program, matched by city in-kind funds. The Community Development Department hired Rosalind Keeney and Julie Osborne, historic preservation consultants from Northwest History Matters, to review the existing historic preservation program. They worked with city staff, the Historic Landmarks Commission (HLC) and a Technical Advisory Committee (TAC) made up of neighborhood representatives, heritage tourism professionals, and others interested in history and historic preservation to:

- summarize all of the existing applicable plans, codes and processes relating to historic preservation in the City of Salem,
- complete a needs assessment based on public meetings and a survey of historic property owners and stakeholders to determine what existing codes and historic processes work well and which ones do not, and
- develop a historic preservation plan which will recommends proposed solutions to identified needs in the existing program such as improved design guidelines and potential incentive programs.

A public meeting was held in March to kick off the project and the consultants have been meeting monthly with city staff, and HLC and the TAC. A public opinion survey about historic preservation in Salem was conducted and evaluated to help prepare the plan.

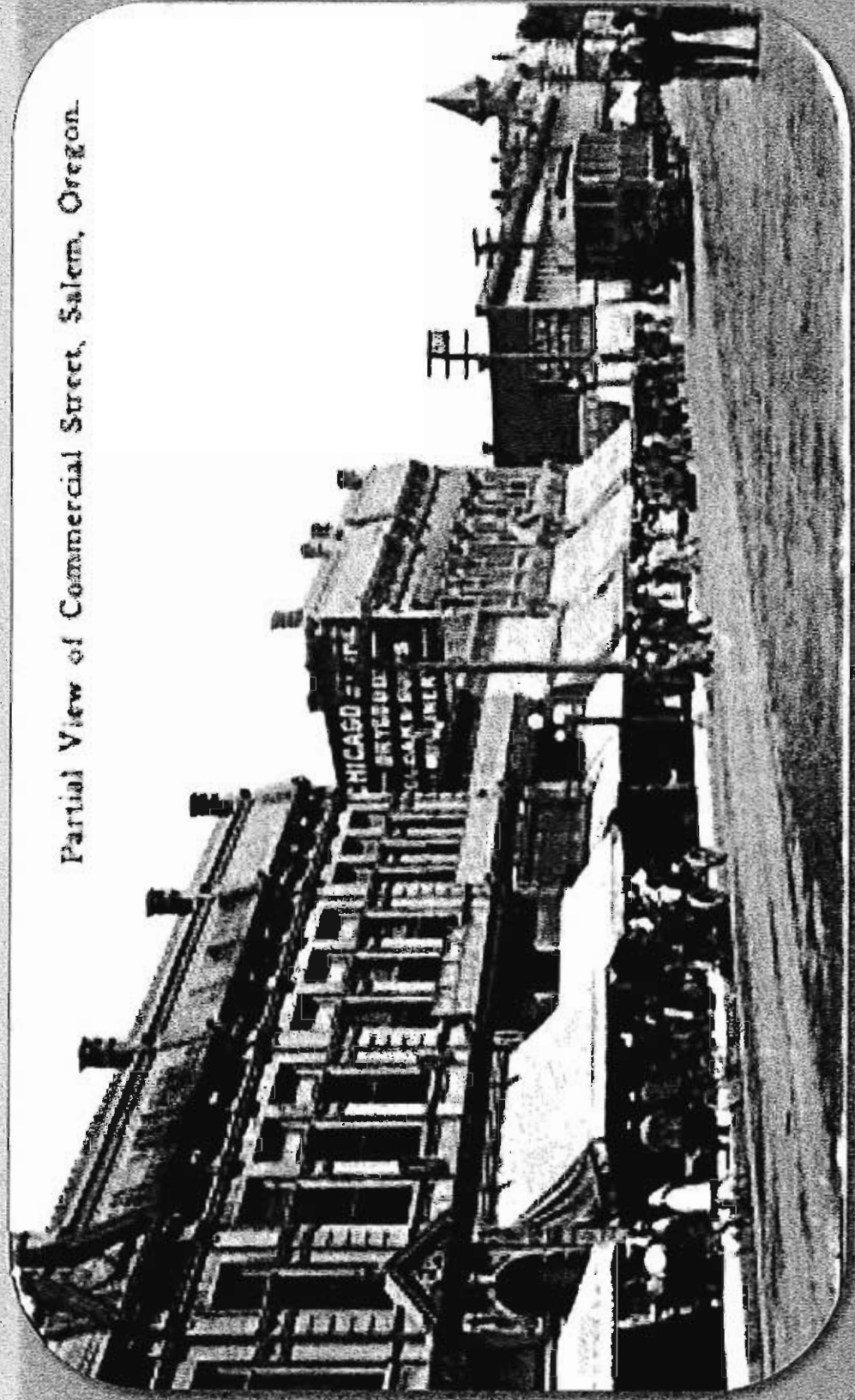
APPENDIX D

PRESENTATION

1. JOINT WORK SESSION, CITY COUNCIL, PLANNING COMMISSION, HISTORIC LANDMARKS COMMISSION

Salem Historic Preservation Plan

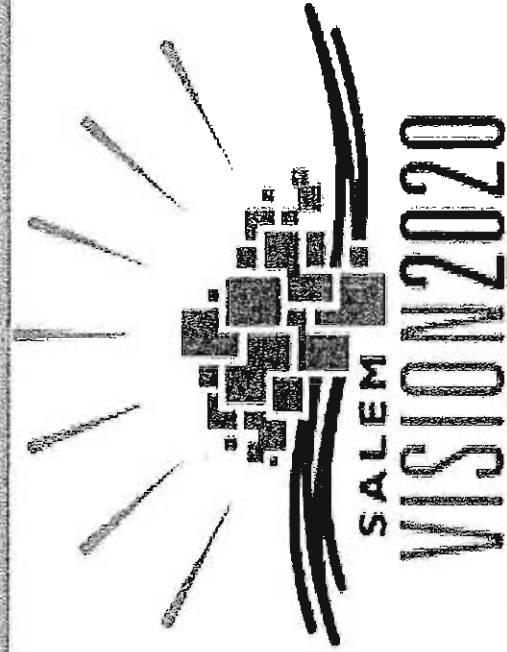
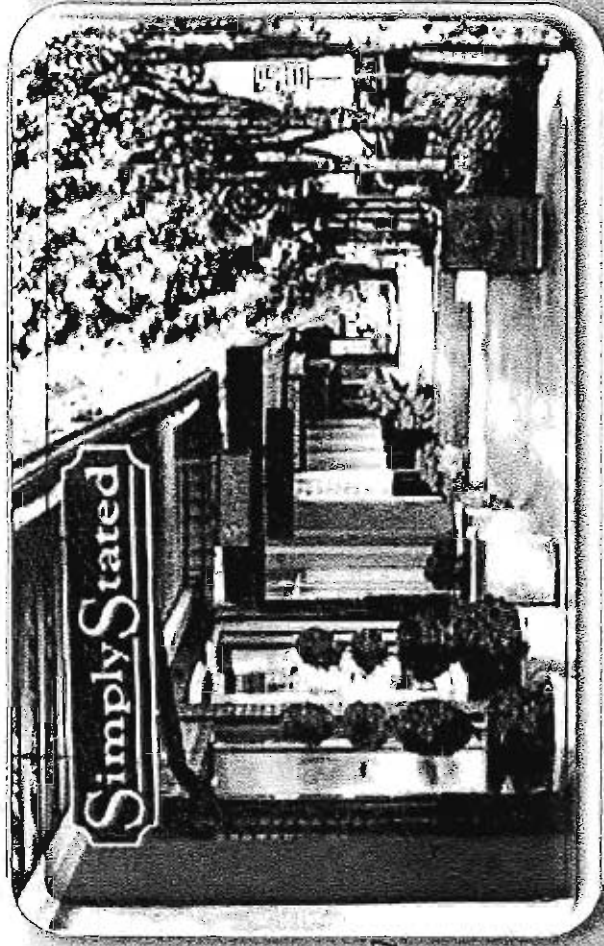
Partial View of Commercial Street, Salem, Oregon.



City of Salem

2010 City Council Goals

Livable Community - Develop a comprehensive historic preservation program to preserve and protect Salem's historic resources



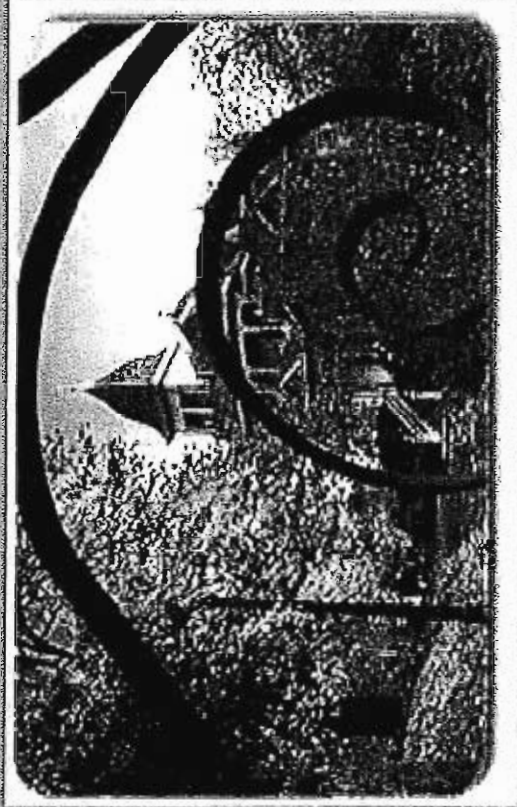
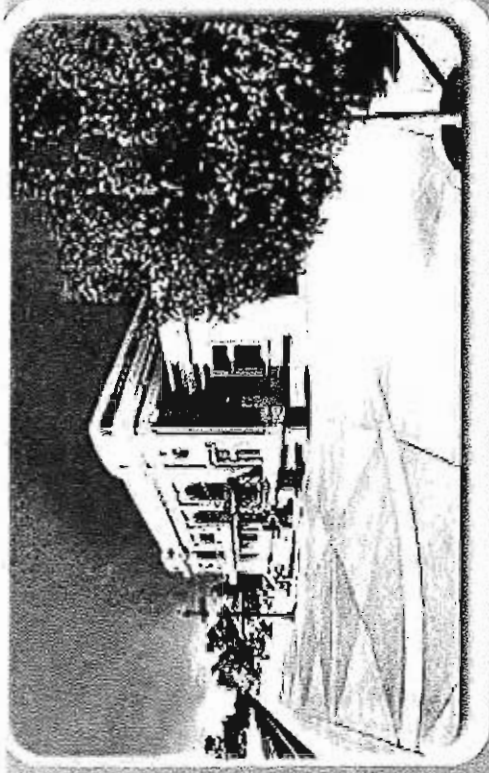
Salem Vision 2020

- *Preserve and enhance the look and feel of the historic City Center*
- *Protect the character of the adjoining historic residential neighborhoods.*
- *Continue to rehabilitate historic buildings.*

City of Salem

Salem Area Comprehensive Plan

To conserve open space, protect natural, historic cultural and scenic resources.



Planning Division Mission

The Mission of the Planning Division is to provide efficient, timely and fair development review, ... protect and preserve historic heritage, and enhance quality of life.

Benefits of Historic Preservation

Economic

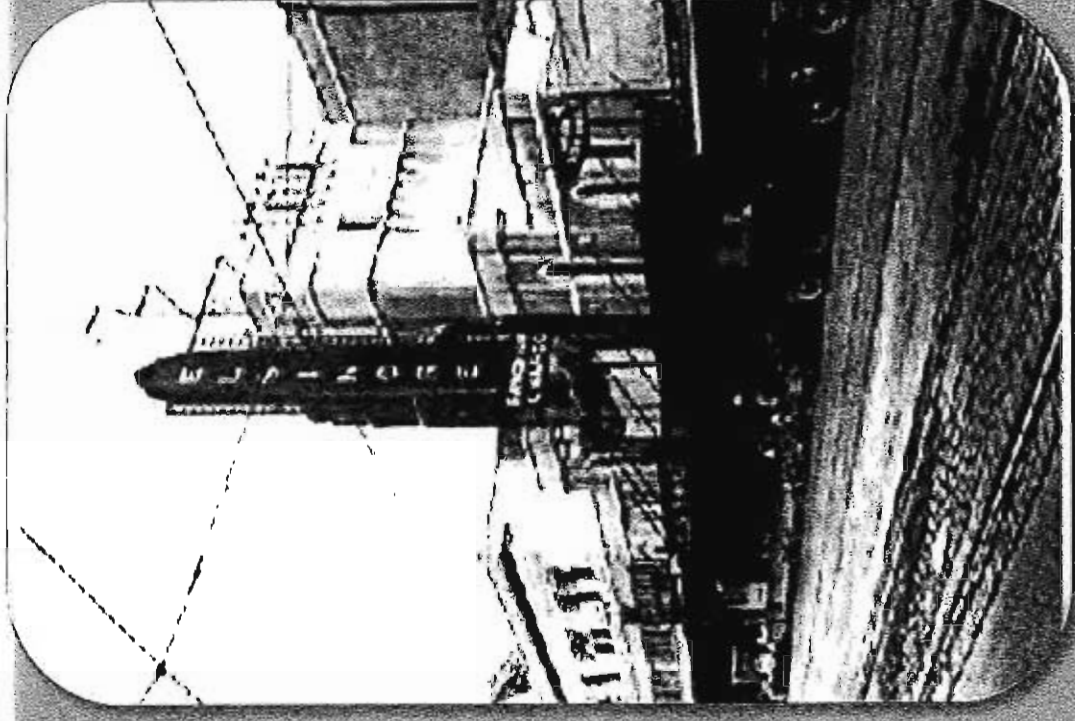
- *Neighborhood stabilization*
- *Heritage tourism dollars*
- *Local, high-paying, high-skilled jobs*
- *Rehabilitation usually costs less than new construction*



Benefits of Historic Preservation

Environmental/Sustainability

- *Historic rehabilitation is green!*
- *It reduces waste and saves energy*
- *It reduces adverse effects of sprawling growth*
- *It recycles existing materials and utilizes existing infrastructure*

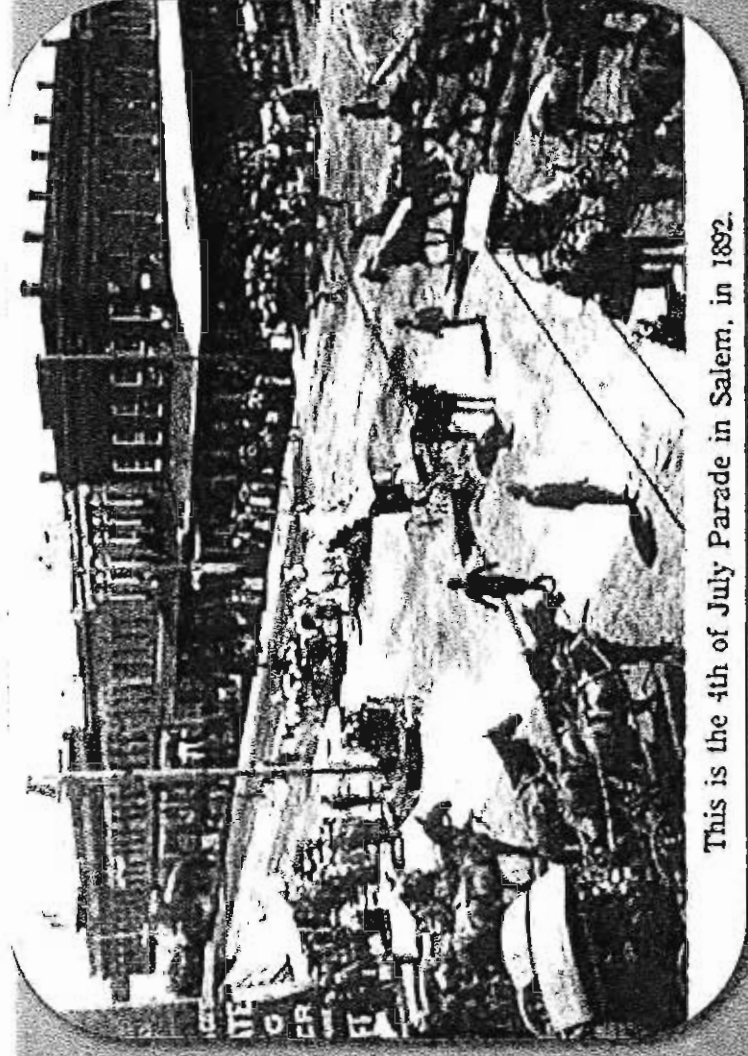


Benefits of Historic Preservation

Cultural

Historic Buildings Are:

- *Tangible reminders of our past*
- *Prominent artifacts on the cultural landscape*
- *Centers of human activity*
- *Providers of a sense of orientation to surroundings*



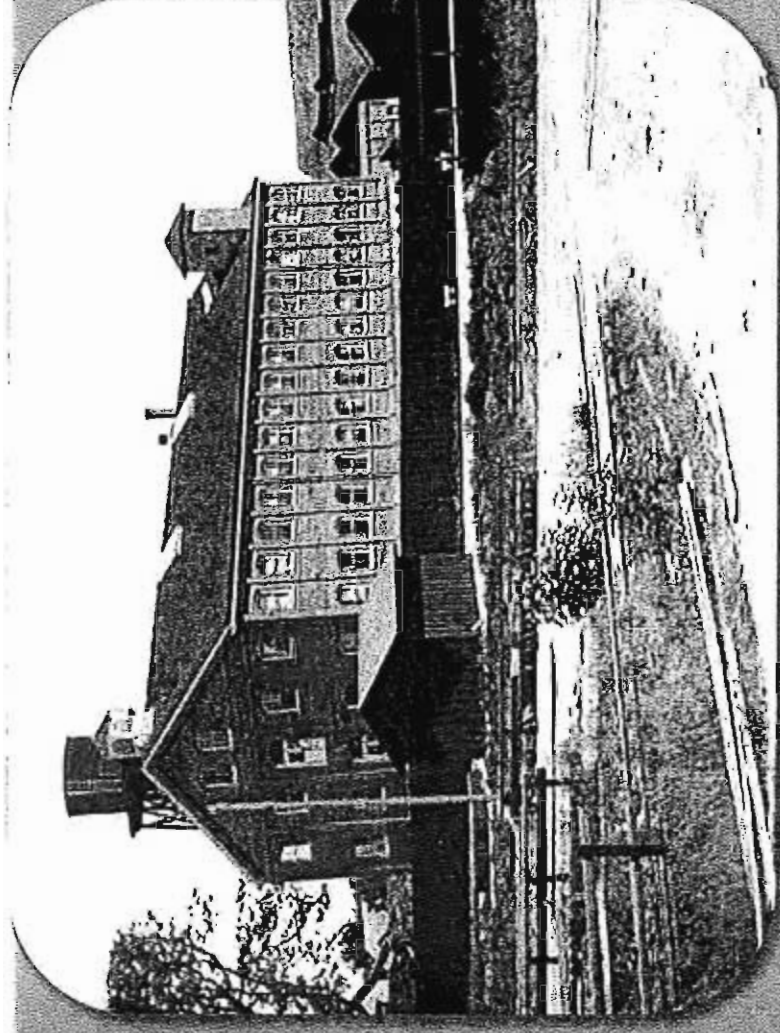
This is the 4th of July Parade in Salem, in 1892.

Benefits of Historic Preservation

Educational

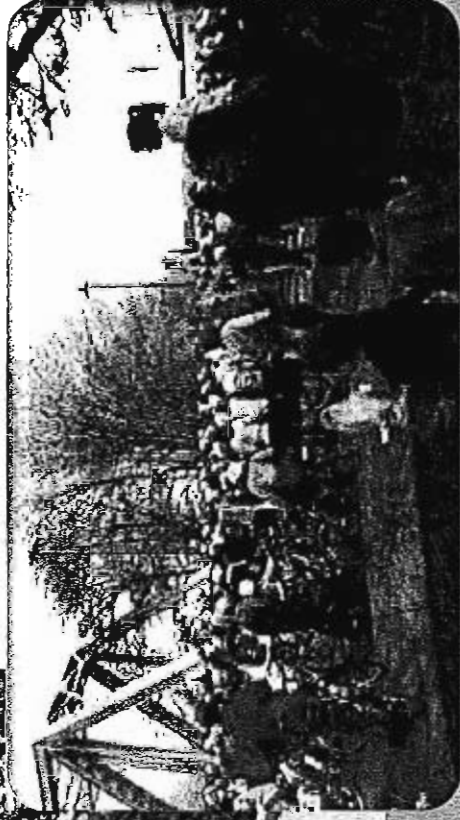
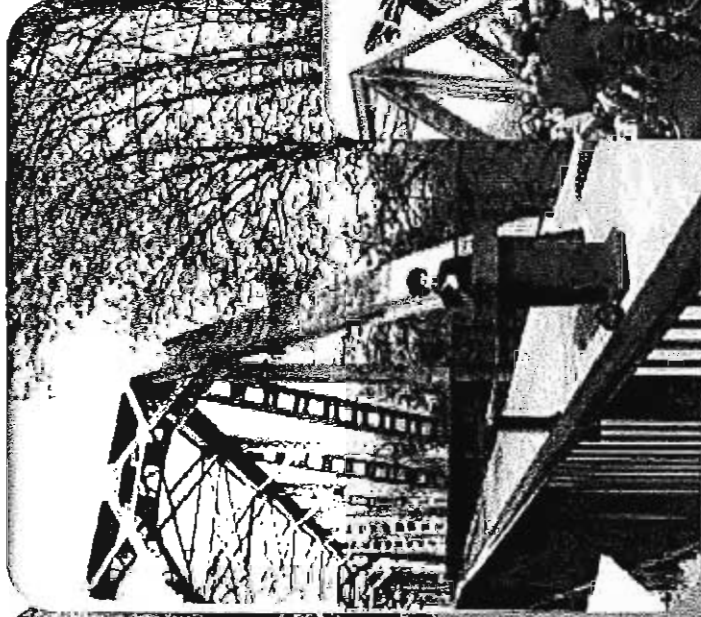
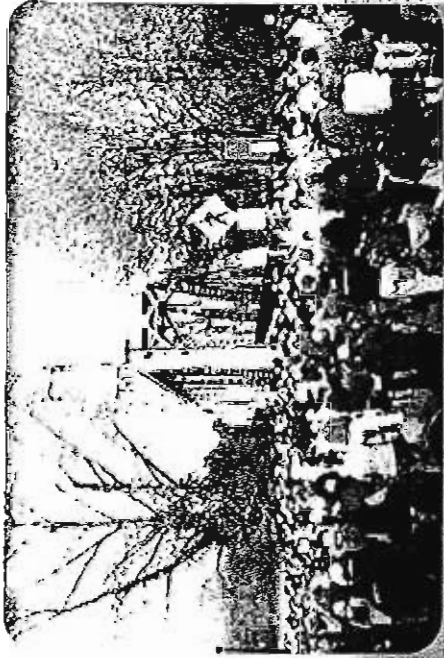
•Places like Mission Mill Museum, Gilbert House, Deepwood and Bush House provide inspirational models and show visitors about Salem's people, events and successes.

•Historic buildings teach us about our ancestors and what was important to them.



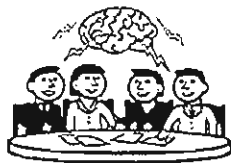
Benefits of Historic Preservation

Community Pride



- *Working together to preserve history helps to create a strong sense of community pride.*
- *Union Street Railroad Bridge is a recent example of a successful historic preservation effort.*

Public Outreach



WE WANT TO KNOW WHAT YOU THINK!

The Historic Landmarks Commission wants to learn about what you think are the most important actions needed to preserve Salem's historic resources. Gathering the opinions of our fellow citizens is the first step.

Go to www.cityofsalem.net, City Highlights, and click *Historic Preservation Plan Project*.

There are two ways you can help. First, click on the link to the SURVEY and answer a brief questionnaire. Second, join us at a ROUNDTABLE set for March 4th in the Cyrus Reed Ballroom, second floor of the Reed Opera House. Details are on the website.

For additional information call Roz or Julie at 503-588-6175, ext. 7574 or 7462. THANK YOU for your assistance!

Our goal is to develop an integrated 10-year preservation plan that combines with the activities of other preservation and planning organizations to meet priority needs that protect our treasured resources for the future. We appreciate your taking a few minutes to tell us your opinions. This questionnaire is for data collection only. We will not share personal information with any third parties.

E-mail Blast and On-Line Survey sent to Neighborhood Associations, contractors, museums and other interested parties— March and April 2010

Newspaper Article - April 11, 2010

SUNDAY Statesman Journal

StatesmanJournal.com

SALEM, OREGON, FEBRUARY 28, 2010



OWNING A PIECE OF HISTORY adds duties



Christine and Lou Haydon sit on their historic home on Second Street in Salem.

PEOPLE in the S

Education comes full circle for Carolee Ruiz Page 3A

Columnist E. Williams Brown looks at WY's 2010 Page 5D
But and About Page 2D
Local business insiders Page 1E

Owners want easier, cheaper process to preserve past

THE SUNDAY SUMMARY
Salem residents are owners of historic homes to help preserve the city's rich heritage, but the process required of those owners can be convoluted and expensive. Cultural resources and design from residents and heritage officials, the city is in the process of creating a new historic preservation plan with a \$1.5 million grant. The plan is to create a new historic preservation plan that will be easier to navigate and less expensive.

More at online at **HERITAGE SALEM.COM**
VIDEO, CHALLENGE, LIVES AND SCENES

Heritage Commission, City of Salem, Oregon, and the Historic Landmarks Commission are working on a new historic preservation plan that will be easier to navigate and less expensive.

With more than 200 historic homes in the city, the city is looking for ways to help preserve the city's rich heritage and less expensive.

With more than 200 historic homes in the city, the city is looking for ways to help preserve the city's rich heritage and less expensive.

When Lela Hackett and her husband, Christopher, moved into their 1850s home in southwest Salem three years ago, they had no idea it was designated as a local historic landmark. It wasn't until 10 months later, in a letter from the city that they learned changes to the exterior of the home must be approved by the city's Historic Landmarks Commission.

"The letter was extremely unexpected," said Hackett. "We had done nothing to make it a historic landmark."

With more than 200 historic homes in the city, the city is looking for ways to help preserve the city's rich heritage and less expensive.

With more than 200 historic homes in the city, the city is looking for ways to help preserve the city's rich heritage and less expensive.

With more than 200 historic homes in the city, the city is looking for ways to help preserve the city's rich heritage and less expensive.



Historic homes in the city of Salem, Oregon, are working on a new historic preservation plan that will be easier to navigate and less expensive.

Roundtable Meeting-March 4, 2010

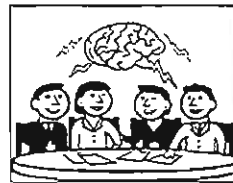


PRESERVATION ROUNDTABLE



Thursday, March 4th
Room 205, Reed Opera House
189 Liberty St. NE
Open House at 5:30
Facilitated Discussion 6:00-7:00

WE WANT TO KNOW WHAT YOU THINK!



The Historic Landmarks Commission wants to learn about what you think are the most important actions needed to preserve Salem's historic resources.

Technical Advisory Committee Meetings

March 2, 2010

*Overview of Existing
Program*



April 13, 2010

*Goals and
Strategies*

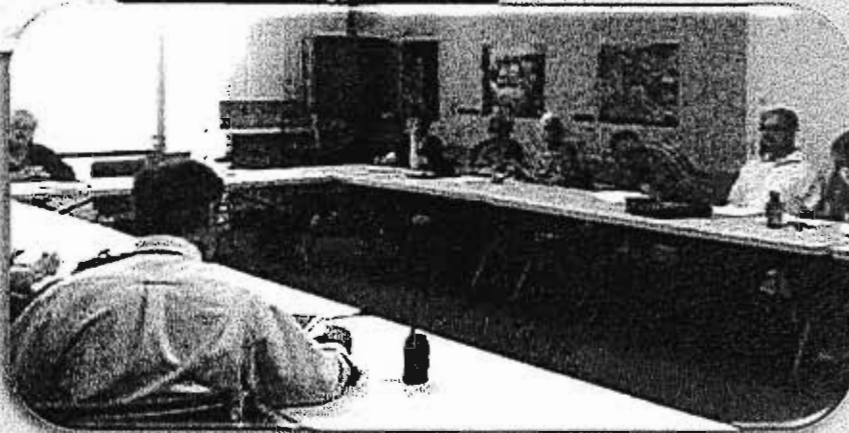


May 11, 2010

*Draft
Implementation
Matrix*

June 9, 2010

*Process and Code
Revisions*



July 14, 2010

*Incentives and
Survey*

City Staff and Historic Landmark Commissioners

Weekly Meetings - Bi-Monthly Work Sessions



- Set Priorities
- Share Technical Information
- Show Examples
- Discuss Approaches
- Make Recommendations

Goal I. Improve the review and application process and revise the historic preservation code and design guidelines.

PROCESS: Confusing and lengthy

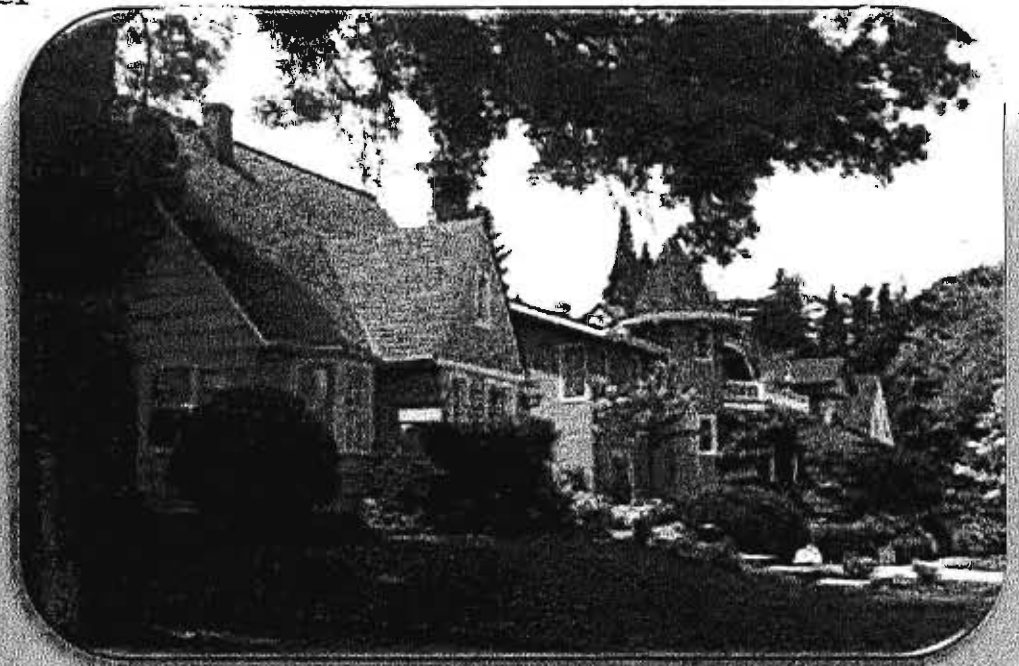
- Provide design assistance and faster service

REGULATIONS: Unclear and complicated

- Clarify ordinance and design guidelines with equitable criteria

COMMUNICATION: Unpredictable outcomes

- Provide training and coordination procedures for city staff



Goal II: Develop a Public Outreach and Education Program

TRAINING: Procedures unknown

- Conduct workshops for property owners and contractors

ASSISTANCE: Methods unknown

- Provide technical and design assistance

REAL ESTATE DISCLOSURE:
Requirements unknown

- Develop notification process and build communication



Goal III: Develop Economic and Recognition Incentives Program

FINANCIAL: Can be expensive

- Create a Residential Tool Box (Grant program)

RECOGNITION:
Problem projects get most attention

- Good projects need to be acknowledged



Goal IV: Survey and Recognize Salem's Historic Resources

DESIGNATION: Most resources are not acknowledged

- Encourage National Register and Local Landmark listings

SURVEY: Many Salem historic resources have not been identified

- Inventory new areas and new resource types



Goal V: Support Heritage Tourism and Local History

PROMOTION: Heritage groups work individually

- Support Heritage Umbrella Organization

ENHANCE TOURISM: Need more heritage promotional materials

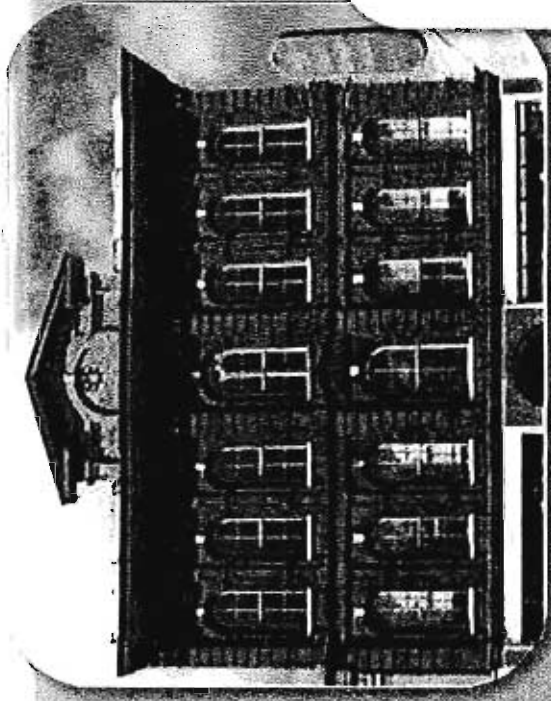
- Help develop tourism materials

LOCAL HISTORY: Salem's rich history is not known to all

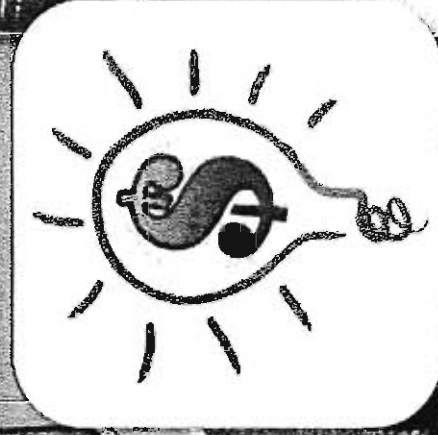
- Coordinate with cultural, arts, educational, and business communities



Hot Topics



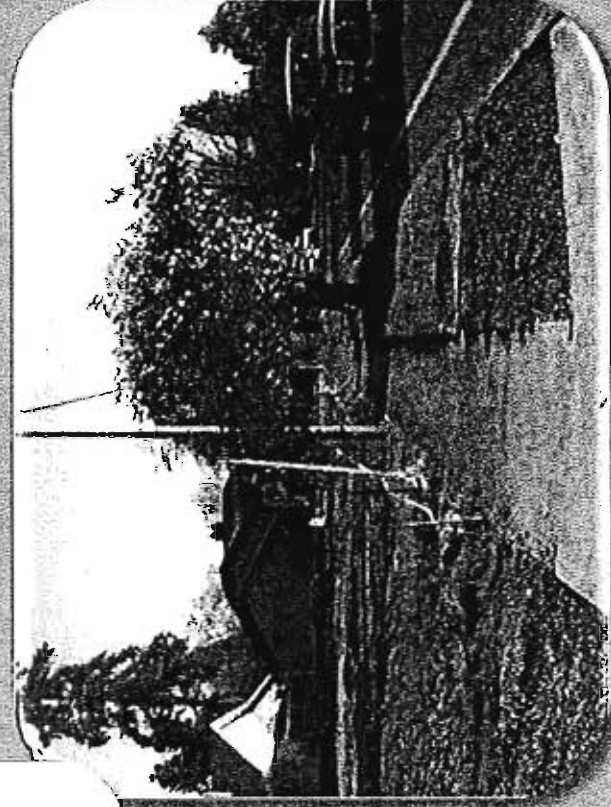
Windows



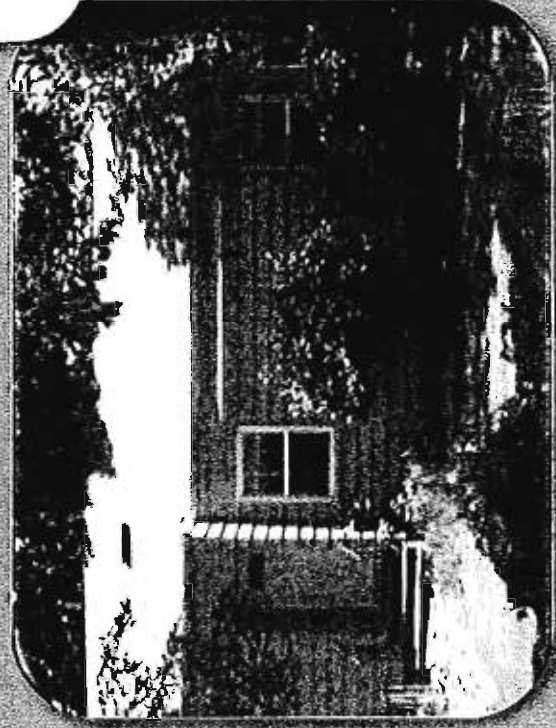
Cost



Energy Efficiency



Demolition by Neglect



Non-Contributing

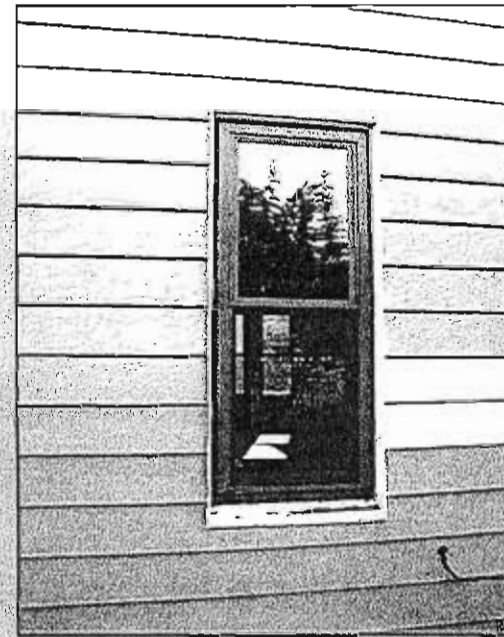
Windows

Issue: How to maintain character-defining features and meet energy efficiency

- Education – brochures and workshops
- Grant program
- Flexibility in code
- Stronger enforcement



Old growth wood

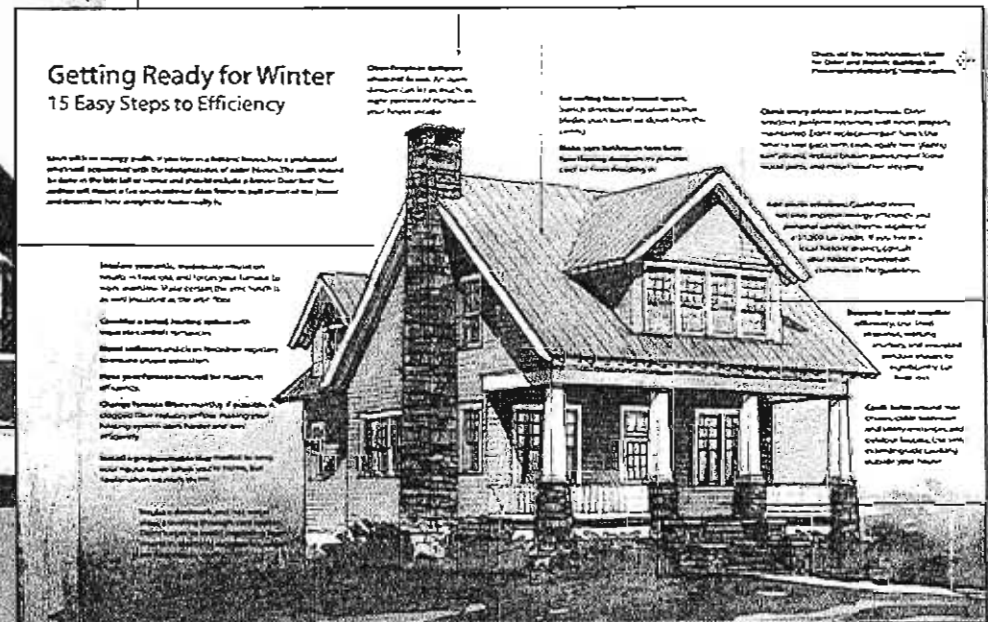
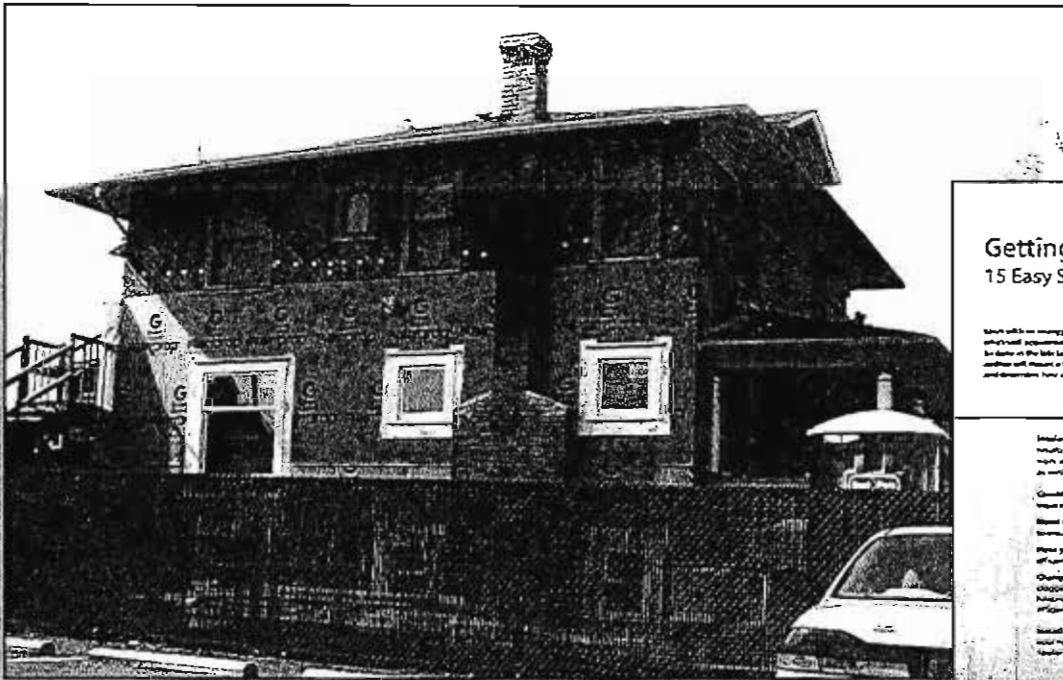


Vinyl replacement

Energy Efficiency

Issue: Finding appropriate weatherization methods

- Workshops - passive energy savings methods
- Energy audits
- Solar panels and insulation



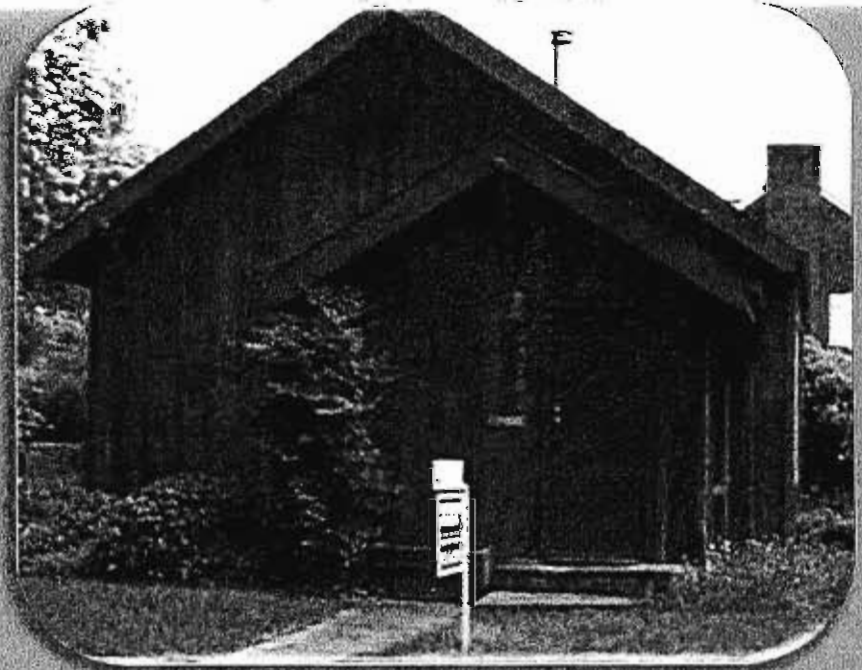
Non-Contributing Buildings

Issue: Requirements for non-contributing buildings is unclear and confusing

- Develop different standards and guidelines



Original design and materials
Contributing



Altered design and materials
Non-Contributing

Demolition by Neglect

Issue: Protect neighborhoods from loss of historic buildings

- Additional fees if not habitable at time of demo
- Approved replacement plans prior to demo
- Inspection checklist for deteriorating buildings



Finances

Issue: Expensive review and rehabilitation costs

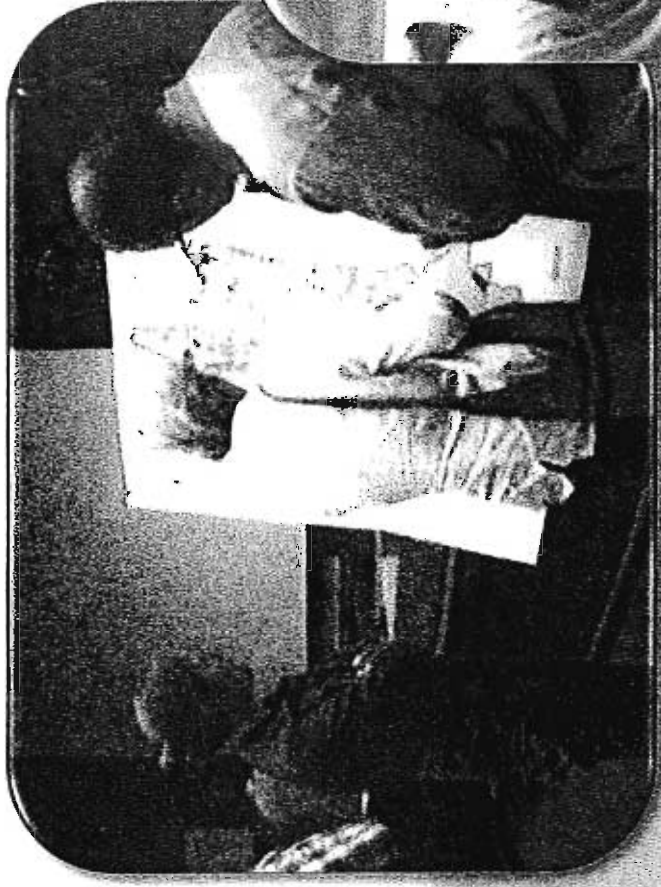
- Create residential rehabilitation grant program
- Fee reduction for specific review types
- Coordinate with Urban Development/Housing



What's Next?

- Submit and Approve Plan
- UDC Code Work

What Do You Think?



APPENDIX E

SAMPLE FORMS

1. ALBANY GRANT PROGRAM AND FORM
2. ALEXANDRIA, VA ARCHAEOLOGY INFO
3. ASHLAND DEMOLITION
4. CERTIFICATE OF APPROPRIATENESS EXAMPLES
5. DISCLOSURE LETTER
6. PHOENIX DESIGN GUIDELINES
7. SITE DESIGN GUIDELINES FROM BOULDER, CO

CITY OF ALBANY 2010 RESIDENTIAL REHABILITATION MATCHING GRANTS

The City of Albany is pleased to be able to continue the residential rehabilitation grant program that started in 2005. Grant projects have averaged a total investment of approximately \$3 for every \$1 awarded in grant funds.

The grant is available to residential property owners for restoration, rehabilitation, and/or repair of historic contributing properties on the National Register of Historic Places. **The grant requires at least a 50% match and must be completed and paperwork submitted by Monday, September 13th, 2010.**

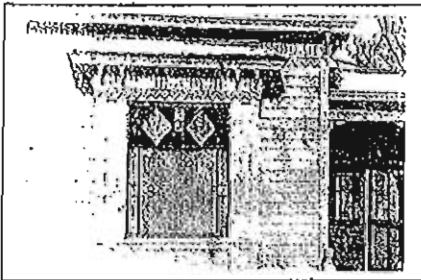
Grant applications are available online at <http://www.cityofalbany.net/comdev/historic/grants.php> and in the Community Development Department on the second floor of City Hall. Applications are **due Friday, April 30th, 2010 by 5:00 p.m.** Grant recipients will be notified of their grant award.

Eligibility Requirements. The following standards must be met to be eligible for the matching grant:

1. The building must be constructed before 1946 and in one of Albany's National Register Historic Districts or listed in the National Register individually.
2. The building must be in non-commercial use.
3. Projects must be on the exterior, but excludes new construction/additions. Examples of eligible projects follow.
4. Projects must meet the Secretary of Interior's Standards for Rehabilitation.

Eligible Projects and Funding Priority.

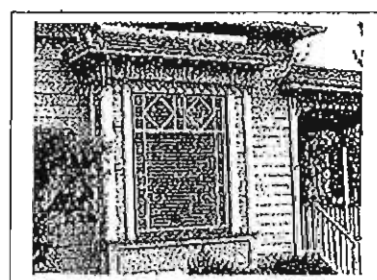
- **First Priority:** Projects that restore integrity to the architectural style by **removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade.** Example projects include, but are not limited to: replacing documented missing features such as porch newel posts or balusters; eave brackets; replacing inappropriate windows or doors (aluminum, vinyl, non-wood) with wood windows or doors compatible to the house style; removing siding not original to the house and restoring the original siding.



Original



Altered



Reconstructed

- **Second Priority:** Projects that restore missing or altered historic features on the **side facades.**
- **Third Priority:** Projects that **repair or replace in kind deteriorated historic features** visible from the street OR maintenance projects that **preserve the integrity, safety, and stability** of portions of the house. Examples of projects include, but are not limited to: decorative features, porch parts, columns, stairs, balusters/handrails, newel posts, porch flooring and porch roofs, windows, doors, siding, foundations, and chimneys.
- **Priority will also be given to a project that:**
 - has a particularly positive influence on other **threatened or poorly maintained historic properties** in the Hackleman Historic District.
 - Helps **restore some of Albany's most unique and oldest historic resources**, which are those that are eligible for the National Register individually.

Grant Conditions and Criteria

1. Grants must have a minimum match of 50% and may not exceed \$2,000. For example, if the entire cost of your project is \$2,000, then you may apply for up to \$1,000. Sweat equity may count towards your match only and will be credited at the current minimum wage (unless you are a licensed contractor). The cost of tools may not count towards the project budget.
2. Projects must meet the Secretary of Interior's Standards for Rehabilitation. Copies of the Standards are available on the City's website: <http://www.cityofalbany.net/comdev/historic/grants.php> and at the Community Development Department
3. Projects that require historic review must submit applications for approval (either by the Landmarks Advisory Commission or staff, depending on the project).
4. The repair and/or restoration of missing or altered historic features requires accurate replication of composition, design, texture, and other visual qualities substantiated by original plans, photographs, or other physical evidence.
5. Before and after digital photographs must be submitted documenting the project. **Photographs may be emailed to anne.catlin@cityofalbany.net or put onto a CD and must be in electronic format for reproduction purposes.**
6. If necessary, an inspection of your property by the City and or an LAC member will be made to understand the proposed work and determine eligibility.
7. **If the scope of the project warrants it, a covenant and preservation agreement must be executed to ensure that after the grant-assisted work is completed, the owner(s) will maintain the premises for a minimum of 5 years so as to preserve the historical significance and integrity of the features, materials, appearance, workmanship, and environment that made the property eligible for listing in the National Register of Historic Places.**
8. All necessary building permits must be obtained.
9. Any contractor performing work on the project must be licensed and bonded for the type of work planned.
10. A project sign identifying grant support must be displayed in a prominent location at each project site while project work is in progress. (The sign will be provided by the City of Albany.)
11. **All receipts and documentation of expenditures must be submitted with photographs of the completed project by Monday, September 13, 2010 at 5:00.** Submit information in person or mail to: Anne Catlin, Community Development Department, 333 Broadalbin Street SW, Albany OR 97321.

CITY OF ALBANY
HISTORIC PRESERVATION RESIDENTIAL REHABILITATION GRANT
2010 APPLICATION - due Friday, April 30th.

PROPERTY ADDRESS: _____

HISTORIC DISTRICT (circle one): Hackleman Monteith Downtown On Nat'l Reg Individually

HISTORIC STYLE: _____ EST. CONST. DATE _____

PROJECT WORK PLAN -- Please describe the project for which you are requesting grant funding. Note the condition and location of missing and/or deteriorated features. **YOU MUST** include A CD OR EMAIL DIGITAL PICTURES to anne.catlin@cityofalbany.net DOCUMENTING CURRENT CONDITIONS, or your grant application will not be considered complete.

TOTAL PROJECT BUDGET: _____ MATERIALS: _____ LABOR: _____

GRANT REQUEST: _____ (no grant can exceed 50% of costs.)

DESCRIBE ESTIMATES FOR LABOR AND MATERIALS AND ATTACH BIDS and/or MATERIALS LIST & COSTS. (Note: Please attach copies of any bids.)

PROJECT TIMELINE --Please describe the project timeline. (Projects must be done by September 13, 2010):

PROPERTY OWNER NAME (Please print): _____

PROPERTY OWNER SIGNATURE: _____

DATE: _____ PHONE # _____

EMAIL ADDRESS: _____

Deliver, mail, or email grants by 5:00 p.m. Friday, April 30th, 2010 to: Anne Catlin, City of Albany, PO Box 490, Albany, OR 97321 or hand deliver to the Community Development Department in Albany City Hall, Second Floor, 333 Broadalbin Street SW; anne.catlin@cityofalbany.net.

GRANT PROCESS

The following is a summary of the steps in processing the grant applications.

1. Applicants are encouraged to turn their applications in early in case additional information is needed. Make sure to include your "before" digital photos on a cd or by email. If changes are proposed to the exterior, a Historic Review of Exterior Alterations Application should also be submitted. (See the list of online forms at <http://www.cityofalbany.net/comdev/applications/forms/>)
2. City staff reviews the application to determine application completeness, conformance and eligibility. A site visit may be arranged by the City if it is needed to understand the proposed work.
3. The Landmarks Advisory Commission (LAC) will review grant requests at their May 5th meeting and will make decisions on grant awards. (If for some reason there is still funding after the first round, then the LAC will evaluate applications in the order they are received.)
4. Grant recipients will be notified by the City if they received the grant. If approved, the City of Albany will prepare a grant contract and covenant and maintenance agreement that must be signed before beginning work. A covenant and maintenance agreement may be required for your project and will be recorded by the City at the Linn County Courthouse.
5. Grant recipients will receive a sign from the City of Albany that must be placed to be visible from the street during the project's duration.
6. All receipts and documentation of expenditures must be submitted with digital photographs (emailed OR on a CD) of the completed project by Monday, September 13, 2010 at 5:00 p.m. at the City of Albany Community Development Department. The City may also arrange an inspection of the completed project. You will NOT be reimbursed until digital pictures are received.
7. Grant money will be dispersed after a site inspection of the approved work.

Payment for Work

Grant funds will be disbursed only when the project is completed. Copies of materials receipts and contractor billing forms or invoices must be submitted. Matching funds and labor contributed by the owner must be spent prior to the City disbursing its loan funds. Grantee understands any grant funds received from the City is considered taxable income. City shall furnish a 1099 as required by law.

The City will furnish payment request forms. Payment requests must be supported by receipts and/or invoices. Payment requests for hired labor must show the number of hours worked, the rate of pay, and deductions for taxes. An owner cannot be reimbursed for purchase of tools or uninstalled materials.

Only after the City has made a final inspection of the project will the grant payment be made.

Failure to Comply

Failure to comply with any applicable grant criteria or Federal requirements will constitute a breach of the grant contract. Such a breach will result in loss of grant funds.

Public Record Statute

Records maintained by the City concerning grant applications, including information submitted by or on behalf of the applicant, are subject to Oregon's Public Records Statute (ORS 192.410 et seq). This law provides for disclosure of public records unless specifically exempted by statute or, in some cases, by the City's determination. The City will maintain confidentiality of the grant application materials unless disclosure is necessary for a bona fide public purpose.

<http://oha.alexandriava.gov/archaeology/ar-preservation.html>

Archaeology and Preservation in Alexandria, Virginia



Alexandria Archaeology reviews development projects to determine their impact on archaeological resources, and administers the Archaeology Protection Code of the City of Alexandria, Virginia, included in the City's Zoning Ordinance.

The Archaeological Protection Code requires all development projects for which site plans must be filed to be evaluated to determine the potential for archaeological resources to be impacted and for preservation actions to be taken, if necessary, prior to site development. This sometimes requires that an archaeological consultant be hired to conduct research, survey or excavation. This procedure reduces the loss of sites and objects of antiquity that represents the cultural heritage of the Nation, the Commonwealth, and the City.

In addition, Alexandria Archaeology reviews all building permits and other code enforcement permits which involve ground disturbance. On projects which do not require site plans (such as small additions to private homes), we may ask property owners to allow City archaeologists and volunteers to excavate prior to construction or to monitor the site during construction. Alternatively, we may ask that the owners call us if artifacts or features are found.

- Preservation in Action: Examples of public and private preservation efforts in Alexandria.
- The Archaeological Protection Code: The text of the City Code, Included in Zoning Ordinance, Section 11-411 (D), 1992.
- The Metal Detecting Code: The text of the City Code prohibiting metal detecting, digging, or removal of objects on City property.
- Request for Preliminary Archaeological Assessment: Completion of this Form is required for compliance with the Archaeological Protection Code.
- Alexandria Archaeological Resources Map: The archaeological resource areas as described in the Archaeological Protections Code. The *Report on the City of Alexandria Archaeological Protection Ordinance*, which includes descriptions of the resource areas and an inventory of contributing resources, is available from Alexandria Archaeology Publications, at a cost of \$8.00.
- *The City of Alexandria Archaeological Standards* (January 1996) describes procedures to be followed by archaeological consultants working in Alexandria, and can be ordered from Alexandria Archaeology Publications at a cost of \$3.00.
- The Historic Preservation chapter of the *1992 Master Plan for the City of Alexandria* is available from Alexandria Archaeology Publications at a cost of \$6.00.
- The Right Way to Dig at Home: Working together to preserve Alexandria's past.

- Archaeological Resource Management Firms: A partial list of firms who have completed projects in the Washington, D.C. area.

More about Historic Preservation Efforts in Alexandria, Virginia

- Board of Architectural Review
- Preservation Easements
- The 100 Year Old Building Survey
- Historic Alexandria Foundation

Federal Laws on Archaeological Preservation

For more information about archaeology and preservation programs of the Federal government, visit the National Park Service's Links to the Past.

- **The Antiquities Act** of 1906 gives the government the power to protect antiquities on federal lands, and gives the President authority to establish national monuments and historic sites to protect them.
- **The National Historic Preservation Act (NHPA)** of 1966 recognizes a federal interest in encouraging the preservation of culturally significant resources through public and private efforts. Central to the accomplishment of the goals of this act is the National Register, a current listing of districts, sites, buildings, structures and objects deemed significant in American history, architecture, archaeology and culture. Section 106 of this Act provides for archaeological studies of federally funded or licensed projects.
- **The Archaeological Resources Protection Act (ARPA)** of 1979 clarified the scope of protection and expanded penalties for violations of the Antiquities Act. Stealing and vandalism of antiquities on federal lands is a criminal offense punishable with fines up to \$100,000 and five years in prison.
- **The Abandoned Shipwreck Act** of 1987 provides for the protection and cultural management of abandoned shipwrecks.
- **The Native American Graves Protection and Repatriation Act (NAGPRA)** of 1990 requires Federal agencies and museums that receive Federal funds to complete inventories and summaries of Native American human remains, funerary objects, sacred objects and objects of cultural patrimony, to notify Indian tribes or Native Hawaiian organizations in regard to these collections, and to repatriate the return such items at the request of affiliated tribes.
- **The Curation of Federally-Owned and Administered Archaeological Collections** (36 CFR Part 79) is a Department of the Interior regulation passed in 1990 which establishes procedures for the care and preservation of archaeological collections.

Zoning Ordinance

The Zoning Ordinance of the City of Alexandria, Virginia
Section 11-411: Archaeology Protection

Adopted June 24, 1992

(A) *Archaeological resource areas.*

A preliminary site plan which includes land designated as a potential resource area on the City of Alexandria Archaeological Resource Map, shall include reasonable archaeological evaluation reports and resource management plans when required under this section 11-411. The

archaeological resource map, which is on file in the office of the director of historic Alexandria and the office of the city archaeologist is hereby made a part of this ordinance.

(B) Application.

This section 11-411 shall apply to all applications for preliminary or combined site plan or other development approval, otherwise subject to its provisions, which are filed subsequent to September 16, 1989.

(C) Administration.

This section 11-411 shall be administered by the director of the office of historic Alexandria who may adopt reasonable procedures for its administration, consistent with applicable law.

(D) Preliminary archaeological assessment.

Prior to filing an application for approval of a preliminary site plan to which this section 11-411 applies, the applicant shall confer with the director of the office of historic Alexandria in order for the director to conduct a preliminary assessment of the potential archaeological significance of any site plan area designated on the map, and of the impact of any proposed ground disturbing activities on such area. The applicant shall provide full and accurate information as to all ground disturbing activities proposed to be conducted on the site.

(E) Criteria for preliminary assessment.

Such preliminary archaeological assessment shall be based upon the following criteria, and shall be conducted consistent with professionally recognized standards for archaeological site evaluation:

(1) *Research value.* The extent to which the archaeological data that might be contained on the property would contribute to the expansion of knowledge.

(2) *Rarity.* The degree of uniqueness the property's resources possess and their potential for providing archaeological information about a person, structure, event or historical process, for which there are very few examples in Alexandria.

(3) *Public Value.* The level of importance the property has to the community as a location associated with a significant person, structure, event or historical process.

(4) *Site integrity.* The extent to which soil stratigraphy and original placement and condition of archaeological resources on the property have not been disturbed or altered in a manner which appreciably reduces their research or public value.

(5) *Presence of materials.* The extent to which archaeological resources or evidence of historic structures are present on the property.

(6) *Impact on resources.* The extent to which any proposed ground disturbing activities will alter or destroy resources which the director has determined to have substantial archaeological significance under sections 11-411(E)(1) through (5) above.

(F) Finding of archaeological significance.

(1) If, at the conclusion of the preliminary archaeological assessment, the director of the office of historic Alexandria determines either that the site plan area has no substantial archaeological significance, or that the proposed construction or development will not have a substantial adverse impact on any known or potential archaeological resources, the director of the office of historic

Alexandria shall so certify to the planning commission, and no further review under this section 11-411 shall be required.

(2) If, at the conclusion of the preliminary archaeological assessment, the director of the office of historic Alexandria determines that the site plan area has potential archaeological significance, and that the proposed development will have a substantial adverse impact on any known or potential archaeological resources, the applicant shall submit an archaeological evaluation report and a resource management plan as part of the preliminary site plan application.

(3) The director of the office of historic Alexandria shall render a determination in writing, within seven working days after receiving the information, unless written consent to extend such period is given by the applicant.

(G) Archaeological evaluation report and resource management plan.

(1) When required under the provisions of this section 11-411, the applicant shall submit as part of the preliminary site plan application an archaeological evaluation report and a resource management plan, prepared by a qualified archaeologist or historian in conformity with professionally recognized standards for cultural resource management. The applicant or the authorized agent thereof shall confer with the director of the office of historic Alexandria prior to preparing any submission to define and agree upon guidelines for such report and plan.

(2) Such archaeological evaluation report shall include detailed evaluation of the archaeological significance of the site plan area, including but not limited to reasonable measures for historic research, archaeological surveys and test excavations.

(3) Such resource management plan shall include reasonable measures for the study and preservation of archaeological resources found within the site plan area, including but not limited to test and full-scale excavations, site construction monitoring, field recording, photography laboratory analysis, conservation of organic and metal artifacts, curation of the collection (e.g., artifacts, notes, photographs) and preparation of reports.

(4) Such resource management plan may, and if required by the planning commission or city council shall, also provide reasonable measures for further archaeological study, restoration, reconstruction, disposition of recovered artifacts to an appropriate public or private collection or museum, and *in situ* preservation of archaeological resources found within the site plan area.

(H) Review of archaeological evaluation report and resource management plan.

(1) The archaeological evaluation report and resource management plan shall be reviewed and approved, disapproved or approved with modifications or conditions or both as part of the site plan review process.

(2) In the event a site plan application and review is required exclusively on account of ground disturbing activities not otherwise subject to such application and review, then and in such an event, notwithstanding any other provisions of this ordinance, the required site plan application and review shall be limited to the purposes and requirements of this section 11-411, and the application fee shall be as prescribed pursuant to section 11-104.



Planning Department
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

DEMOLITION/RELOCATION APPLICATION

Demo Permit # _____

Date Received _____

DESCRIPTION OF PROPERTY

Street Address _____

Assessor's Map #39 1E _____ Tax Lot(s) _____

Details of each structure to be ☐ Demolished / ☐ Relocated:

Commercial Building: Age _____ Sq. Footage _____ Fixture Count _____
(Contact Plumbing Inspector for Assistance)

House: Age _____ Sq. Footage _____

Carport/Garage: Age _____ Sq. Footage _____

Other (Describe) _____: Age _____ Sq. Footage _____

Square footage of impervious surface to be removed (including building footprints): _____

APPLICANT

E-Mail _____

Name _____ Phone _____

Address _____ City _____ Zip _____

PROPERTY OWNER

Name _____ Phone _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the findings of fact furnished justifies the granting of the request; that the findings of fact furnished by me are adequate; and further, that all structures or improvements are properly located on the ground. Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Date

Applicant

Owner

Submittal Requirements:

If structure is more than 45 years old and

- A. Structure cannot be rehabilitated or reused on site:
 - a. ☐ Furnish Economic Feasibility report (see details in Section 15.04.216.1.a.i) OR
 - b. ☐ Submit a Marketing Plan approved by the Demolition Review Committee (15.04.216.1.a.ii) OR
 - c. ☐ Submit evidence that the property was advertised in the local newspaper at least eight times and at regular intervals for at least 90 days with appropriate "For Sale" sign for the same 90 day period. OR
- B. Structure is structurally unsound:
 - a. ☐ Demonstrate how it is unsound

Also submit:

- C. ☐ Redevelopment plan for the site that details the nature, appearance and location of the replacement or rebuilt structure(s).
- D. ☐ Demonstrate, if the application is for a demolition, that the structure cannot be relocated to another site.
- E. ☐ If the application is for a demolition, provide a demolition debris diversion plan outlining how construction and demolition debris will be salvaged or recycled.

If structure is less than 45 years old:

- A. ☐ Provide proof the structure was erected less than 45 years from the date of the application.
- B. ☐ Redevelopment plan for the site that details the nature, appearance and location of the replacement or rebuilt structure(s).

NOTE:

- A. If a Demolition or Relocation permit is issued and the redevelopment plan:
 - a. Requires a site review permit, no demolition or relocation may occur until the site review permit has been issued, unless the site is restricted to open space uses as provided in Section 15.04.216.B.
 - b. Does not require a site review permit, no demolition or relocation may occur until a building permit has been issued for the structure(s) to be replaced or rebuilt unless the site is restricted to open space uses as provided in Section 15.04.216.B.
- B. For any demolition approved, the applicant is required to salvage or recycle construction and demolition debris per approved demolition debris diversion plan.
- C. For any relocation approved, the applicant must also comply with the provision of Chapter 15.08.

FINDINGS OF FACT

Type your response to the appropriate zoning requirements (15.04.216 Demolition and Relocation Standards) on another sheet(s) of paper and enclose it with this form. Keep in mind your responses must be in the form of factual statements or findings of fact and supported by evidence.

Building Demolition Debris Diversion

If the amount of waste generated in demolition for any item exceeds the threshold noted below, then you must divert it from the waste stream headed for the landfill. Consult the resources noted for specific charges and conditions of acceptance.

ITEM	THRESHOLD	RESOURCES
Asphalt	1 cubic yard	Quality Rock: 482-8000
Brush	1 cubic yard	Biomass: 541-826-9422
Corrugated Cardboard	Any	Ashland Sanitary & Recycling: 482-1471
Concrete & Brick containing no metal or rebar	1 cubic yard	Quality Rock: 482-8000
Concrete & Brick w/metal or rebar	1 cubic yard	Quality Rock: 482-8000
Ferrous Metal Scrap	10 cubic yards	Ashland Sanitary & Recycling: 482-1471 Schnitzer Steel: 826-5758
Lumber, untreated unless 2/creosote, may have small ferrous metals such as nails, thin truss connector plates, etc.	1 cubic yard	Biomass: 541-826-9422
Yard Debris	1 cubic yard	Ashland Sanitary & Recycling: 482-1471



City of Ashland Municipal Code
Chapter 15.04.210 Demolition or relocation of structures

A. For purposes of sections 15.04.210 through 15.04.218, the following terms, phrases, words and their derivations mean:

1. Demolition: To raze, destroy, dismantle, or any act or process that may cause partial or total destruction of a structure where less than 60% of the structure's external walls will be retained in place; or where less than a majority of the facade will remain.
2. Facade: The front or principal face(s) of a building, excluding an attached garage of a residential structure, sometimes distinguished from the other faces by elaboration of architectural or ornamental details and often serving as the primary entrance.

B. Except as provided in section 15.04.210.D, a permit is required before any structure, or part of a structure as defined in subsection A.1 above, can be demolished or relocated. The permit fees for demolition or relocation of a structure will be set by resolution of the council.

C. No demolition or relocation permit is required:

1. For structures of less than 500 square feet in size.
2. For relocation of a structure upon the same lot.
3. To demolish a building declared to be dangerous under the Uniform Code for the Abatement of Dangerous Buildings pursuant to section 15.04.010.B.

D. In addition to the enforcement provisions of this Title, the City Attorney may, or upon order of the City Council shall, immediately commence action or proceedings for the prevention of the demolition or relocation of a structure in the manner provided by law, and may take such other steps and apply to such courts as may have jurisdiction to grant such relief as will prevent the demolition, moving, removal, or damage to a building or structure, or using property contrary to the provisions of this Title. The remedies provided for in this section shall be cumulative and not exclusive.

1. For any demolition or relocation in violation of sections 15.04.210 to 15.04.218, the court shall also have the authority to order the person convicted of the violation to rebuild or restore the structure to its appearance prior to the demolition or to move and restore the building to its original site.
2. For any flagrant violation, the court may impose a fine up to and including the assessed market value of the structure demolished or relocated. A flagrant violation is an act by a person who, after being notified of a violation, intentionally continues it.

(Ord 2858, Amended, 06/20/2000; Ord 2925, 2006)



City of Ashland Municipal Code
15.04.214 Approval Process

Applications for demolition or relocation permits will be processed as follows:

A. A complete application must be submitted to the building official and must include all of the required information for the specific action requested. The application must be signed by one or more property owners of the property where the structure is located. The application must be accompanied by the appropriate application fee.

B. Within 14 days after receipt of a complete application, the building official will approve, approve with conditions, or deny the application unless such time limitation is extended with the consent of the applicant. Notice of the decision of the building official will be mailed to the applicant within seven days of the decision.

C. If the application is approved, or if the application is denied and the applicant desires a hearing before the Demolition Review Committee, the applicant must post and publish a notice of the decision. The notice must be posted on the property in such a manner as to be clearly visible from a public right-of-way and be posted within 5 business days of the date the applicant received the decision. In addition, the notice must be published in a newspaper of general circulation within the city at least 7 days prior to the date requests for hearing must be filed.

D. The applicant or any person may request a hearing before the Demolition Review Committee by filing a request for a hearing with the building official. The request for a hearing must:

1. Be in writing and be filed within ten days of the date of the decision, if the request is by the applicant. Otherwise the request must be filed within ten days of the date the notice is posted or 7 days after the notice is published, whichever date is later.
2. Contain the specific grounds for which the decision should be reversed or modified, based on the applicable demolition or relocation standards.

E. The following information is required to be contained in the notices required by this section.

1. Notice of the decision by the building official described in subsection B above is to contain the following information:
 - a. The decision of the building official and the date of the decision.
 - b. The requirements of the applicant for posting and publishing notice of the decision.
 - c. A statement that no hearing will be held before the Demolition Review Committee unless specifically requested.
 - d. A statement that a request for a hearing by the applicant must be made within 10 days of the date the applicant received the decision and that a request for a hearing must include:
 - i. The name and address of the applicant,
 - ii. the file number of the demolition or relocation application, and
 - iii. the specific grounds for which the decision should be reversed or modified, based on the applicable demolition or relocation standards.

2. The posted and published notices described in subsection C above must contain:

- a. A brief description of the approval and the application file number,
- b. The phone number and address of the building official,
- c. The date the notice was posted, and

d. A statement that anyone who objects to the approval must file a request for a hearing on a form furnished by the building official, by a date not more than 10 days from the date the notice was posted or seven days from the date the notice was published in the newspaper, whichever date is later.

F. If a request for a hearing is timely received, the Demolition Review Committee will conduct a hearing at least 15 days, but not more than 30 days, from the date of the request.

G. Notice for hearings before the Demolition Review Committee will be published in a daily newspaper of general circulation within the city at least 10 days prior to the hearing and mailed to the applicant or authorized agent at least 10 days prior to the hearing. In addition a notice must be posted on the property by the applicant in such a manner as to be clearly visible from a public right-of-way at least 10 days prior to the date of the hearing. The applicant must certify, for the record of the hearing, that the posting was accomplished. The posted notice must contain a brief description of the proposal, the time, date and place of the hearing, and the phone number and address for contact with the building official.

H. Within 15 days of the hearing, or within 15 days of the receipt of the report described in section 15.04.216.A.1 is received, whichever date is later, the Demolition Review Committee shall issue its decision in writing and mail it to the applicant and all persons who appeared and spoke at the hearing.

I. The decision of the Demolition Review Committee may be appealed to the council by the applicant or someone who spoke at the hearing. In addition, the council may review the decision on its own motion. The decision is appealed by filing a notice of appeal with the city administrator. The appeal fee, as set by resolution of the council, must accompany the notice of appeal. The appeal must be filed within 15 days of the date the decision of the committee is mailed. The appeal notice must contain:

1. The appellant's name and address,
2. A reference to the decision sought to be reviewed,
3. A statement that the appellant is the applicant or someone who appeared and testified at the hearing,
4. The date of the decision being appealed, and
5. The specific grounds for which the decision should be reversed or modified, based on the applicable standards.

J. The notice of appeal, together with notice of the date, time and place of the hearing on the appeal by the Council will be mailed to those who appeared at the hearing before the Demolition Review Committee at least 20 days prior to the hearing. The appeal before the council shall be a de novo hearing based solely on the evidence in the record made before the Demolition Review Board. The applicant shall have the burden to prove the standards have been met. The council may affirm, reverse or modify the decision and may approve or deny the request, or grant approval with conditions. The Council shall make findings and conclusions, and make a decision based on the record before it as justification for its action. The Council shall cause copies of a final order to be sent to all persons participating in the appeal. (Ord 2925, 2006)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This application must be typed or printed in black ink submitted to:

Planning and Development Department
Special Projects Section
Historic Preservation Program
128 East Forsyth Street, Ste. 720
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 630-1900
TO FAX APPLICATION (904) 630-1701

COA-

Date Received:

☐ Plan Review/COA Inspection Required

Official Use

PROPERTY IMPROVEMENT INFORMATION

Property Designation	<input type="checkbox"/> Riverside/Avondale Historic District	<input type="checkbox"/> St. Johns Quarter Historic District	<input type="checkbox"/> Springfield Historic District	<input type="checkbox"/> Landmark
Property Address	Street Number Name Type Direction		City/State	Zip Code
RE #				
Type of Improvement	Describe work proposed below and attach plans (to materials, design, placement)			
<input type="checkbox"/> Alteration (visible changes to exterior)				
<input type="checkbox"/> Demolition				
<input type="checkbox"/> Relocation				
<input type="checkbox"/> New Construction				
<input type="checkbox"/> New Building, <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure				
<input type="checkbox"/> General Maintenance				
<input type="checkbox"/> Re-Roofing, <input type="checkbox"/> Wood Repair, <input type="checkbox"/> Exterior Painting, <input type="checkbox"/> Misc.				
<input type="checkbox"/> Other				
Pools, Fencing, Driveways, Landscaping, Interior Work, etc...				

APPLICANT INFORMATION (PLEASE PRINT)

Applicant is <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	
Owner's Name: _____	Architect's Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax Number: _____	Telephone: _____ Fax Number: _____
Agent represents <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	
Contractor's Name: _____	Agent's Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax Number: _____	Telephone: _____ Fax Number: _____

I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I also understand this application may require a site visit/additional research by staff and a PUBLIC HEARING by the JACKSONVILLE HISTORIC PRESERVATION COMMISSION.

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

IF APPROVED, THIS CERTIFICATE IS VALID FOR ONE YEAR AND MUST REMAIN ON JOB SITE FOR THE DURATION OF THE

WORK

COA-

THIS SIDE ADMINISTRATIVE USE ONLY

DOCUMENTATION REQUIRED BY APPLICANT

All documentation should be submitted in 8 1/2 x 11 format in addition to any large scale format needed for detail

<input type="checkbox"/> Existing Site Plan	<input type="checkbox"/> Proposed Site Plan	<input type="checkbox"/> Existing Elevations	<input type="checkbox"/> Proposed Elevations	<input type="checkbox"/> Existing Floor Plan	<input type="checkbox"/> Proposed Floor Plan
<input type="checkbox"/> Contractor Bid	<input type="checkbox"/> Photographs	<input type="checkbox"/> Demolition Standard (Opt)	<input type="checkbox"/> Relocation Standards (Opt)	<input type="checkbox"/> Product Information	<input type="checkbox"/>
Date Complete:		Comments:			

PLANNING AND DEVELOPMENT DEPARTMENT

<input type="checkbox"/> Approve	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn	<input type="checkbox"/> Forwarded to the JHPC	Date of Action:
***** ANY CONDITIONS CONTAINED IN THIS COA ARE INCLUDED AS A REQUIREMENT TO ANY BUILDING PERMIT FOR WHICH THE COA IS ISSUED *****					

PUBLIC HEARING NOTIFICATION

<input type="checkbox"/> Street Signage	<input type="checkbox"/> Meeting notice to parties listed under "APPLICANT INFORMATION"	<input type="checkbox"/> 350 foot notification
<p>I hereby certify that I have received _____ sign(s) to be posted by _____ in a street visible location a maximum of 200 feet apart on all street sides of the subject property, or otherwise determined by the Planning and Development Department. I understand it is my responsibility to maintain the signage until a final determination has been made by the Commission.</p>		
SIGNATURE OF RECIPIENT(S)		DATE

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

<input type="checkbox"/> Approve	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn	Date of Action:
Notes on Conditions:				
***** EACH APPLICATION REVIEWED BY THE COMMISSION IS NOT EFFECTIVE UNLESS ACCOMPANIED BY THE FINAL ORDER WITH ALL APPROPRIATE SIGNATURES *****				

AMENDMENT SECTION

Describe nature of amendment including scope of work and extension date. To be signed and dated by staff.

*City of Aurora Historic District / Landmark Certificate of Appropriateness
Application*

ALL WORK MUST CONFORM WITH BUILDING CODES UNLESS A VARIATION IS GRANTED

PLEASE COMPLETE AND RETURN TO THE PRESERVATION
OFFICE

Computer ID No.: 0

Application Number: 0

Page 1 of 3

Street Name:

Date Requested:

File: Palace

Date Submitted:

Applicant
Name:

Day Phone:

Address:

Evening Phone:

City,
State, Zip:

☐ Applicant
is owner

☐ Applicant is contract
purchaser

☐ Applicant is acting on behalf of owner and
has attached a signed statement or a
signed contract from the owner authorizing
the applicant to act on his/her behalf.

Subject Property
Address:

Historic
Designation:

Description of existing condition:

Please attach photos of the existing
condition to the back of this sheet

Date existing condition documented:

*City of Aurora Historic District / Landmark Certificate of Appropriateness
Application*

ALL WORK MUST CONFORM WITH BUILDING CODES UNLESS A VARIATION IS GRANTED

Description of proposed modification:

Applicant Signature for Proposed Modification

Date

Please sketch proposed modifications on the
back of this sheet.

Project will be completed by:

drawings rendered by:

date:

These modifications will affect the following areas on the Subject Property:

- | | |
|--|---|
| <input type="checkbox"/> Roofs, Soffits, Gutters | <input type="checkbox"/> Exterior Doors |
| <input type="checkbox"/> Chimney | <input type="checkbox"/> Exterior Windows (including storm or screens) |
| <input type="checkbox"/> Exterior Walls or Wall Covering (Siding, Shingles) | <input type="checkbox"/> Porch Elements (including supports, columns, railings, stairs) |
| <input type="checkbox"/> Exterior Masonry (Bricks, Stonework, Mortar) | <input type="checkbox"/> Garage or Other Structure on Subject Property |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Sidewalk or Driveway |
| <input type="checkbox"/> Architectural or Decorative Ornamentation or Detail | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> Fence | |

For Staff Use Only:

City of Aurora Historic District / Landmark Certificate of Appropriateness Application

ALL WORK MUST CONFORM WITH BUILDING CODES UNLESS A VARIATION IS GRANTED

Page 2 of 3

REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

A Certificate of Appropriateness (COA) is necessary prior to alteration, exterior construction, and exterior demolition of property designated as a local landmark, or located in a locally designated historic district (Section 37-81 of the Aurora Municipal Code).

An Application for this certificate is available through the Historic Preservation Division of the Community Development Department, City of Aurora, 44 E. Downer Place, Aurora, IL 60507, or by calling (630) 844-3648. The completed application should be submitted to the director.

Upon receipt, the application will be processed as soon as possible. For minor modifications, a building permit may be obtained following staff approval, and the COA will be ratified at the following Preservation Commission meeting. For major modifications, a subcommittee of the Preservation Commission will review the proposal and provide a recommendation to the full Preservation Commission for approval of the COA. Building permits may be issued following a recommendation of approval by the subcommittee.

All certificates will be reviewed using the following criteria from Section 37 of the Aurora Code of Ordinances, in addition to any approved design guidelines for historic districts. Section 37-83 provisions are:

1. Whether the proposed work will highlight or positively enhance any exterior feature of the property and improvements.
2. Whether any new improvements will have a positive effect and harmonize with the external appearance of neighboring improvements.
3. The extent and process of any proposed demolition and subsequent changes in landscaping.
4. Whether the proposed work will result in the maintenance or addition of site landscaping and other vegetation.
5. A report from the building inspector on the state of repair and structural stability of the improvement under consideration.
6. Any changes in the essential character of the area which would occur as a result of approval of the certificate.
7. Whether the proposed work conforms to the following design criteria as well as any specific guidelines which the commission may adopt with the approval of the city council:
 - a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.
 - b. Proportions of front facade. The proportion between the width and height of the proposed structure should be compatible with nearby structures.
 - c. Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with the existing structures.
 - d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.
 - e. Roof shape. The design of the roof should be compatible with adjoining structures.
 - f. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants, and their need. Further, the landscaped treatment should be compatible with surrounding structures and landscapes.
 - g. Scale of structure. The scale of the structure should be compatible with surrounding structure.
 - h. Directional expression of front elevation. Street facades should blend with other structures with regard to directional expression. When adjacent structures have dominant horizontal or vertical expression, this should be carried over and reflected.
 - i. Architectural Details. Architectural details and materials should be incorporated as necessary to relate the new with the old, to preserve and enhance the inherent characteristics of that area.

All certificates will be reviewed using the criteria in Section 37-83 of the Aurora Code of Ordinances, in addition to any approved design guidelines for the historic district or for landmarks.

By signing below, I attest that I have read and do understand the above Review Procedures for Certificates of Appropriateness. I also agree that all information submitted on this application is true and accurate to the best of my knowledge.

Applicant Signature

Date

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. The Seller is to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement provides.)

[illegible]

A conscientious effort has been made as to the accuracy of this material. Neither the author, nor the publisher, will assume any liabilities for its use.

Property Conditions, Improvements, and Additional Information:

1. Basement/Crawl Space: Has there been evidence of water? ☐ Yes ☐ No ☐ Unknown
If yes, explain: _____
2. Insulation: Urea Formaldehyde Foam Insulation (UFFI) is installed? ☐ Yes ☐ No ☐ Unknown
In exterior walls? ☐ Yes ☐ No ☐ Unknown
In ceiling/attic? ☐ Yes ☐ No ☐ Unknown
In other areas? ☐ Yes ☐ No ☐ Unknown
3. Roof: Any leaks? ☐ Yes ☐ No ☐ Unknown
Any existing fire retardant treated (FRT) plywood? ☐ Yes ☐ No ☐ Unknown
Approximate age, if known: _____
4. Well: Type of Well (depth/diameter, age, repair history, if known): _____
Has the water been tested? ☐ Yes ☐ No ☐ Unknown
If yes, date of last report and results: _____
5. Septic Tanks/Drain Fields: Is the system functioning properly? ☐ Yes ☐ No ☐ Unknown
If no, explain: _____
If septic, when was the system last pumped? _____
6. Heating System: Is heat supplied to all furnished rooms? ☐ Yes ☐ No ☐ Unknown
Type: _____ Approximate Age: _____
7. Plumbing System: Is the system in working condition? ☐ Yes ☐ No ☐ Unknown
Type: ☐ Copper ☐ Galvanized ☐ Other _____
8. Electrical Systems: Does the system meet existing code requirements? ☐ Yes ☐ No ☐ Unknown
Any known problems: _____
9. Infestation: Any current infestations or existing damage? ☐ Yes ☐ No ☐ Unknown
10. Environment problems: Are there any substances, materials, or products that may be an environmental hazard (including, but not limited to, asbestos, radon gas, lead-based paint, underground storage tanks for fuel or chemicals, formaldehyde) on or affecting the property? ☐ Yes ☐ No ☐ Unknown
If yes, please explain: _____
11. Flood Insurance: Do you have flood insurance on the property? ☐ Yes ☐ No ☐ Unknown
12. Mineral Rights: Do you own the mineral rights of the property? ☐ Yes ☐ No ☐ Unknown

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners (walls, fences, roads, driveways, etc.) whose use or responsibility for maintenance may have an effect on the property? ☐ Yes ☐ No ☐ Unknown
2. Any encroachments, easements, zoning violations, or nonconforming uses? ☐ Yes ☐ No ☐ Unknown
3. Any "common areas" (pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? ☐ Yes ☐ No ☐ Unknown
4. Structural modifications, alterations, or repairs made without necessary permits? ☐ Yes ☐ No ☐ Unknown
5. Settling, flooding, drainage, structural, or grading problems? ☐ Yes ☐ No ☐ Unknown
6. Major damage to the property from fire, wind, floods, or landslides? ☐ Yes ☐ No ☐ Unknown
7. Farm or farm operation in the vicinity, or proximity to a landfill, airport, etc.? ☐ Yes ☐ No ☐ Unknown
8. Any outstanding utility assessments or fees? ☐ Yes ☐ No ☐ Unknown
9. Any outstanding municipal assessments or fees? ☐ Yes ☐ No ☐ Unknown
10. Any pending litigation that could affect the property or selling of the property? ☐ Yes ☐ No ☐ Unknown

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

The Seller has indicated the condition of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to the Buyer.

A conscientious effort has been made as to the accuracy of this material. Neither the author, nor the publisher, will assume any liabilities for its use.

Note: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE FORM.

Note: Buyer(s) should obtain professional advice and inspections of the property to more fully determine the conditions of the property. Buyer(s) are also advised that certain information compiled pursuant to the Sex Offenders Registration Act, 1994 PA 295, MCL 28.721 to 28.732 is available to the public. Buyers seeking such information should contact the Local Department of State Police, Central Criminal Records Exchange. Also, Buyer(s) are advised that the State equalized value of the property, homestead exemption information and other real property tax information is available from the appropriate local assessor's office. Buyer(s) should not assume that Buyer's future tax bills on the property will be the same as the Seller's present tax bills. Under state law, real property tax obligations can change significantly when property is transferred.



The Seller(s) acknowledge having carefully examined this statement, including any comments continued on the reverse side, and state that this statement is complete and accurate as of the date signed. At or before settlement, the Seller(s) will be required to disclose any material change in the physical condition of the property.

_____ Seller	_____ Date	_____ Seller	_____ Date
-----------------	---------------	-----------------	---------------

The Buyer(s) acknowledge receipt of a copy of this disclosure statement. The Buyer(s) acknowledge that the Seller(s) make no presentation with respect to any matters which may pertain to parcels adjacent to the subject property and should exercise whatever due diligence deemed necessary with respect to adjacent parcels in accordance with terms and conditions as may be contained in the real estate purchases contract, but in any event prior to settlement.

_____ Buyer	_____ Date	_____ Buyer	_____ Date
----------------	---------------	----------------	---------------

**CITY OF PHOENIX
HISTORIC PRESERVATION OFFICE**

**GENERAL DESIGN GUIDELINES
FOR
HISTORIC PROPERTIES**



**CITY OF PHOENIX HISTORIC PRESERVATION OFFICE
200 W. WASHINGTON ST.
17TH FLOOR
PHOENIX, AZ 85003-1611
602-261-8699
phoenix.gov/historic**

CITY OF PHOENIX
HISTORIC PRESERVATION OFFICE

GENERAL DESIGN GUIDELINES FOR HISTORIC PROPERTIES

INTRODUCTION

These guidelines are intended to supplement the provisions of the Historic Preservation Ordinance in establishing the basis for determining the appropriateness of new additions and new construction attached or adjacent to properties listed on the Phoenix Historic Property Register.

Additional guidelines and specific advice regarding appropriateness and compatibility are provided in *"Historic Homes of Phoenix: An Architectural & Preservation Guide."* The Historic Preservation Office staff also is available for individual consultation. For more information, contact the Historic Preservation Office at (602) 261-8699.

DEFINITIONS

Addition

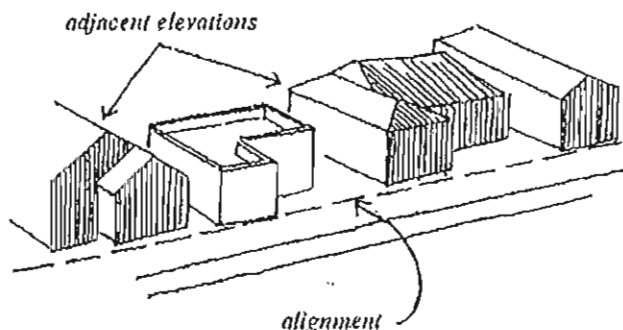
Any new exterior construction attached to the original historic building or structure.

Adjacent Elevation

The exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet, and extend up to twice the height of the historic building.

Alignment

The linear or parallel placement of structures and/or primary facades within a row of adjacent properties, or along a streetscape.



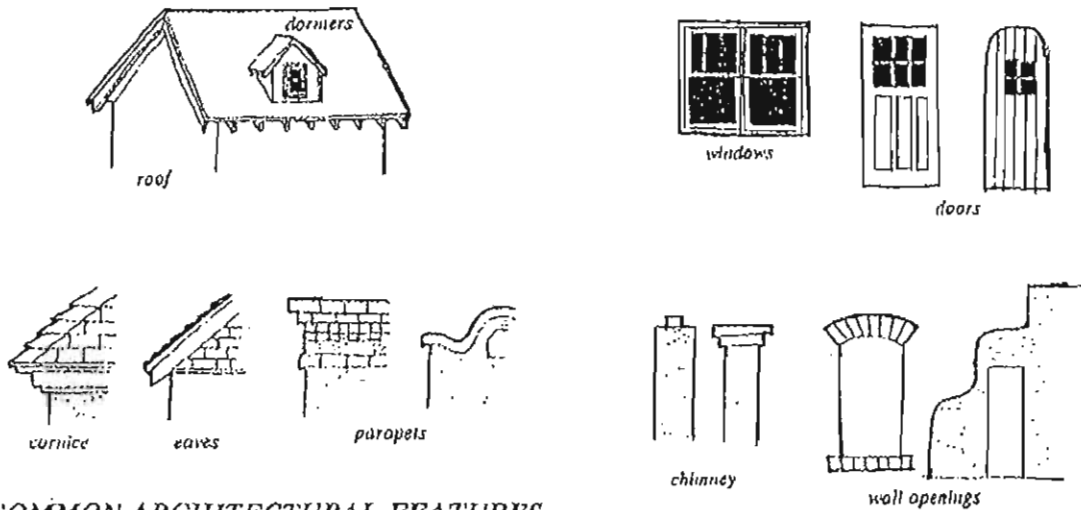
ADJACENT/ALIGNMENT

Alter

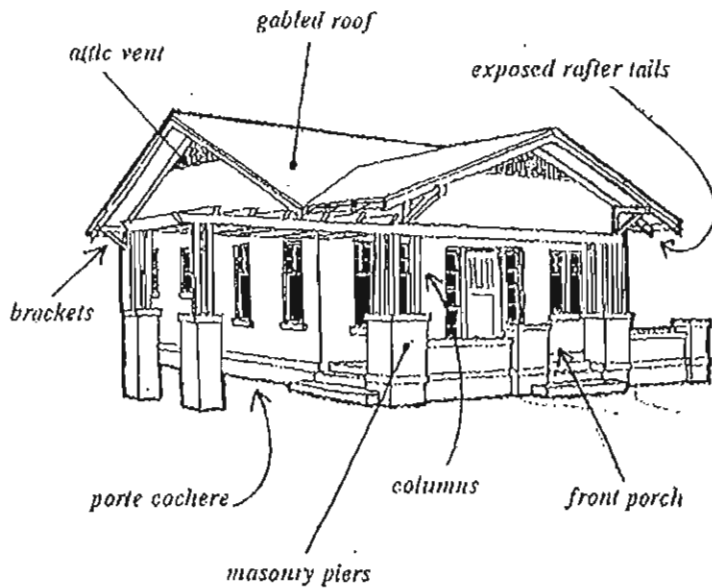
A change to an existing building or structure that modifies its original appearance.

Architectural Feature

Any distinct or outstanding part or characteristic of a building or structure.



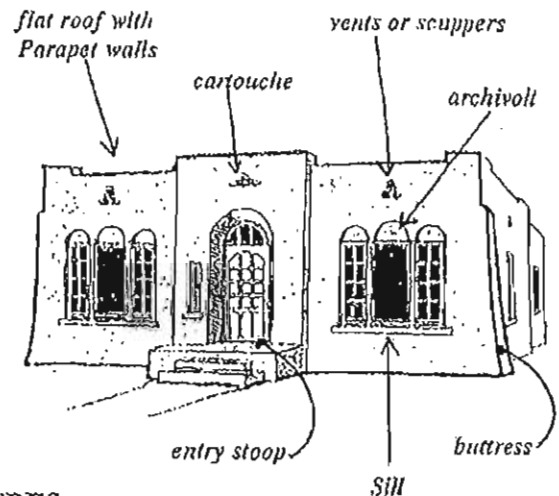
COMMON ARCHITECTURAL FEATURES



CHARACTER-DEFINING ARCHITECTURAL FEATURES

Character-Defining

A distinctive architectural feature or combination of features or qualities that distinguish a building from another.



Construction Technique

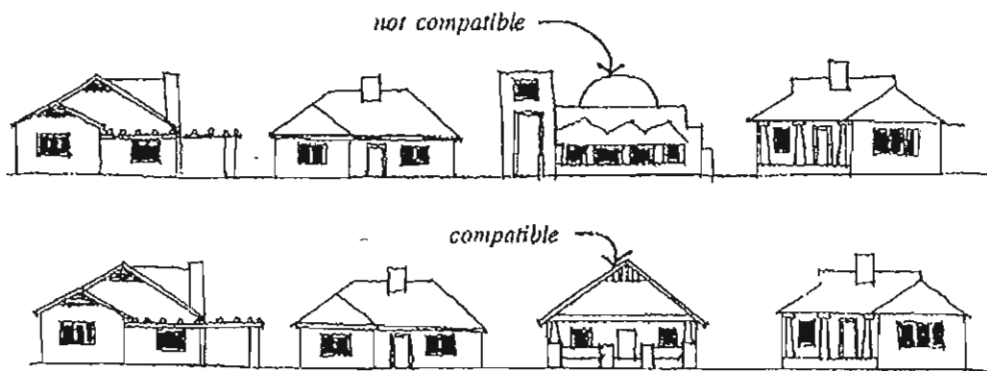
The method used to assemble the parts of a building or structure.

Color

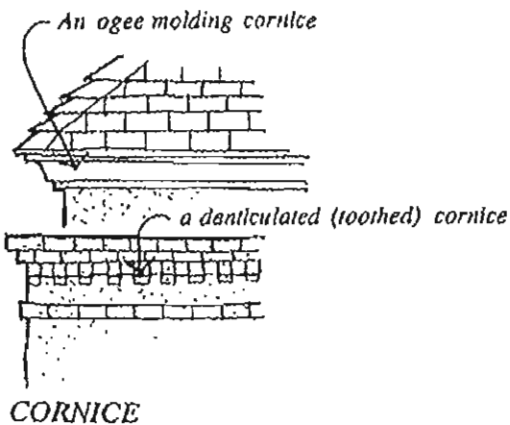
The combination of chromatic hues, values of light and darkness, intensity and saturation that create, define, ornament, or enhance the visual appearance of an exterior facade.

Compatible

In architecture, a material, element, quality or feature that is congruent or harmonious with existing historic materials, elements, qualities or features.



COMPATIBLE

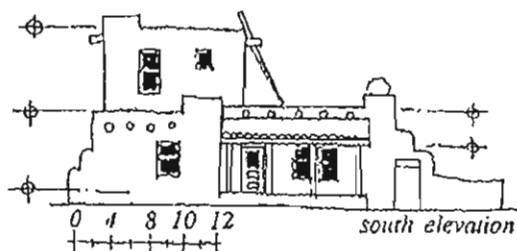


Cornice

A horizontal element that crowns or completes a wall or defines the roof and wall.

Craftsmanship

The combined effect of the quality of workmanship, skilled artistry or the conjunctive technique and appropriate installation and assembly of materials by which a building or structure is constructed or fabricated.



ELEVATION

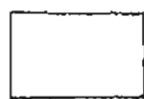


FACADE

FORM



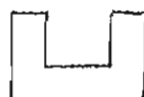
square



rectangular



"L" plan



"U" plan



"T" plan

Design

The arrangement of parts and details that are part of an overall plan that governs the form and function of a building.

Design Guidelines

A set of guiding principles that give direction on how the parts and details of a building's scheme or plan should be assembled.

Elevation

A scale drawing of a front, side or rear of a building.

Facade

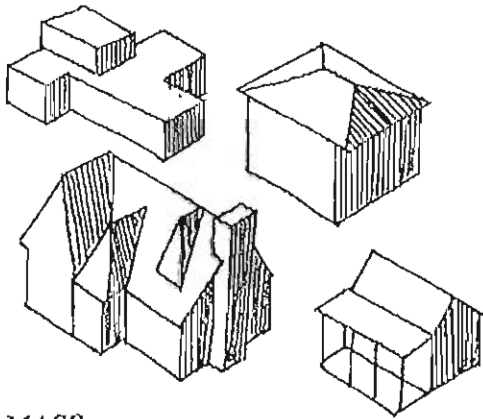
An exterior face or elevation of a building. A principal facade is sometimes distinguished from the other faces by the elaboration of architectural details.

Finishes

The characteristics of texture, gloss, sheen, coloration or patina, that can articulate the character and appearance of an exposed material or surface.

Form

The overall shape or outline of a building.



MASS



MOTIF

Height

A measurement from ground level to the topmost point of a building or element.

Historic Building

A building over fifty (50) years old which meets Historic Preservation Office standards for integrity and historical significance.

Historic Fabric

Any original materials used in the construction of a historic building.

Hue

A particular shade or tint of a given color.

Materials

The physical substance that makes up the products used in the construction or ornamentation of the building.

Mass

The three dimensional qualities of a building that create its size and shape as seen from the outside.

Motif

A principal repeated element in an ornamental design.

New Construction

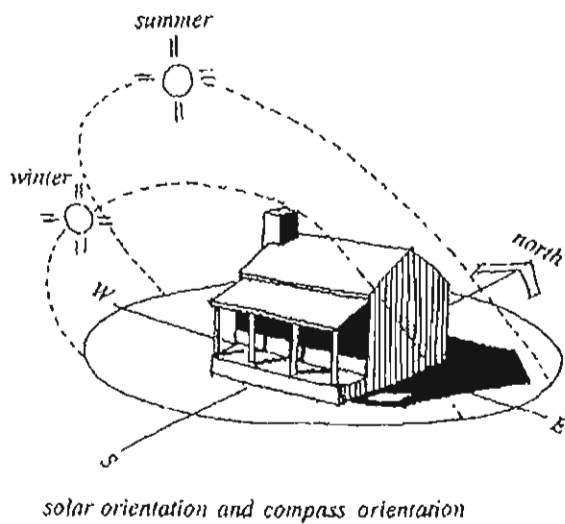
Any construction that is not an original part of the building or structure.

Neutral Material

Any building material that does not visually compete with either the historic material or the material used in new construction.

Opening

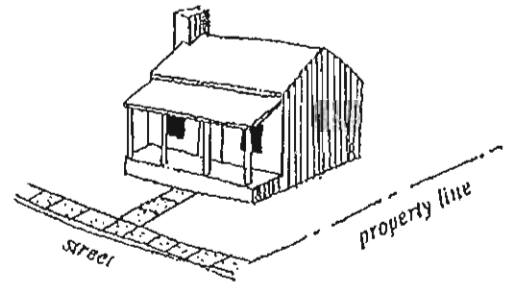
A space which permits freedom of view or passage such as a door or window.



ORIENTATION

Orientation

The placement of a building or structure on a site as it relates to the physical conditions of the site, such as its geography and manmade features, or a compass direction.



site orientation



PATTERN

Ornamentation

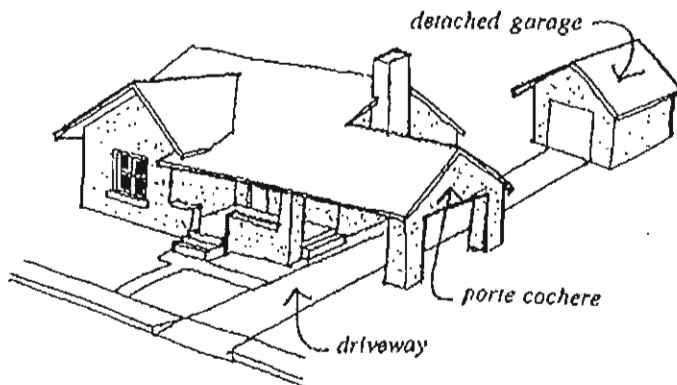
In architecture, every detail of shape, texture, and color that is deliberately exploited or added to attract an observer or define the characteristics of an architectural style.

Pattern

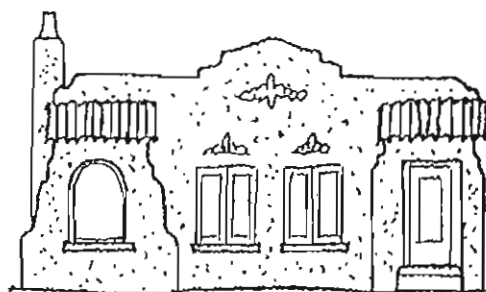
An arrangement of form, the disposition of parts or elements.

Porte Cochere

A roof projecting over a driveway supported by piers, columns, or arches.



PORTE COCHERE



PRIMARY ELEVATION

Principal Facade

The front face of a building usually containing its entrance.

Primary Elevation

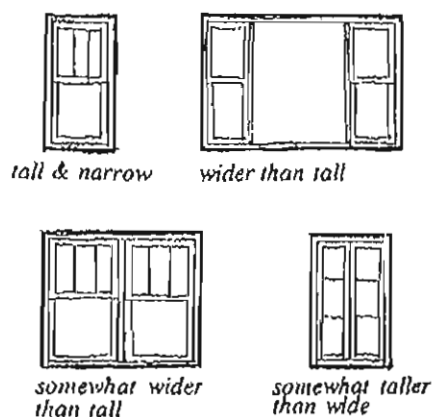
A scale drawing showing the exterior elements of the main front or principal facade of the building.

Projection

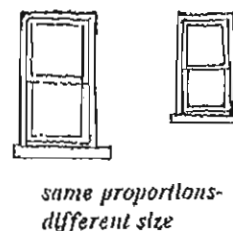
An object or building form that juts out beyond a surface.

Proportion

The comparative relation between parts or elements with respect to size, dimension, ratio and quantity.

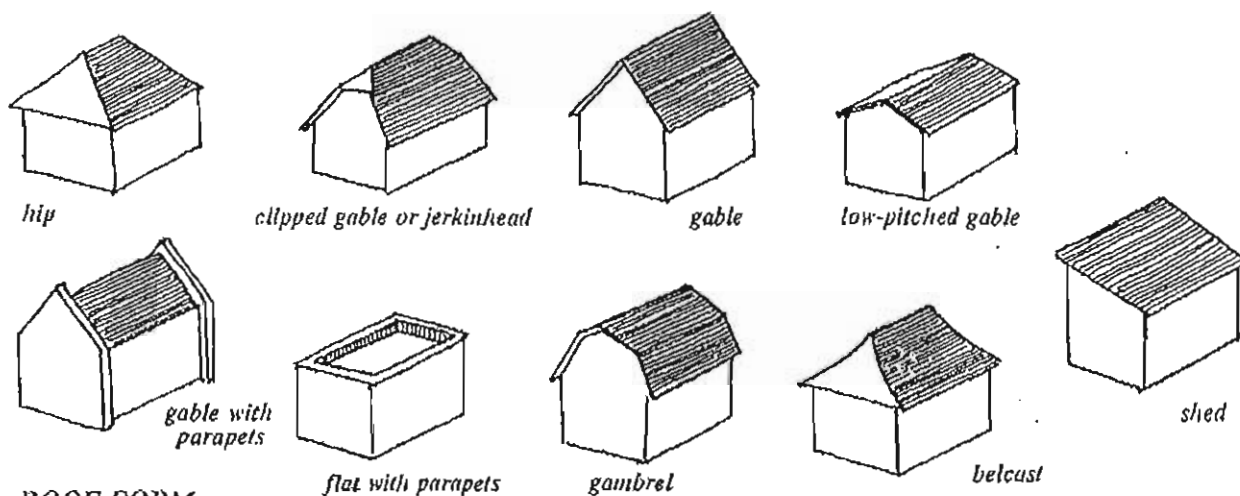


PROPORTIONS

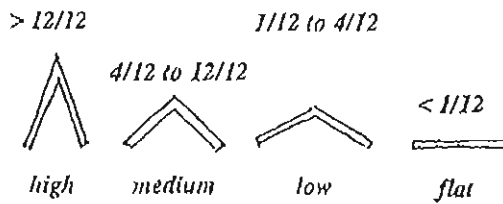


Roof Form

The shape, outline or configuration of the roof of a building.



ROOF FORM



ROOF PITCH



a) SCALE

Roof Pitch

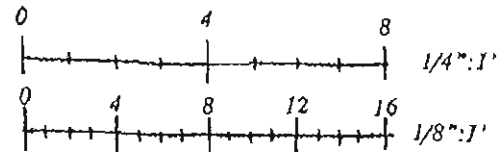
The steepness of the roof plane above horizontal. The slope of a roof is expressed as a ratio of the rise of the roof over the horizontal span. A 4/12 roof rises 4 feet in a 12 foot span.

Scale

The proportional relationship of size and shape of buildings and elements to each other and their site.

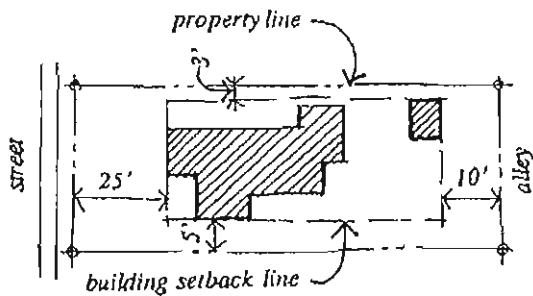
or

A scale drawing would be a proportional representation with a defined ratio between the actual building or element and the drawing.



architectural drawing scales

b) SCALE



SETBACK

Setback

The distance between a building's facade and the related front, side or rear lot line.

Setting

The physical surrounding environment in which a building is located.

Shape

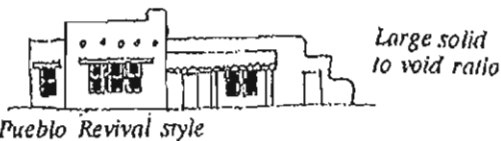
The physical form of a building.

Size

The length, width and height of a building or building feature.



*small solid
to void ratio*



*Large solid
to void ratio*

SOLID TO VOID

Solid to Void

The relationship between openings (windows, doors, arches, spaces between walls, etc.) on the elevation of a building or buildings and the remaining wall surfaces.

Textures of stucco finishes



sand



*orange
peel*



*spatter and
dash*



cat's eye



*spanish
lace*



skip-trowel

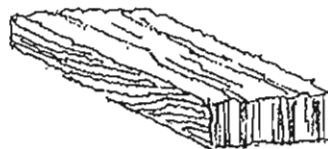
TEXTURE

Texture

The surface quality of any material or building product as it affects the appearance or tactile characteristics of a surface of a building.



*smooth surfaced
lumber (s4s)*

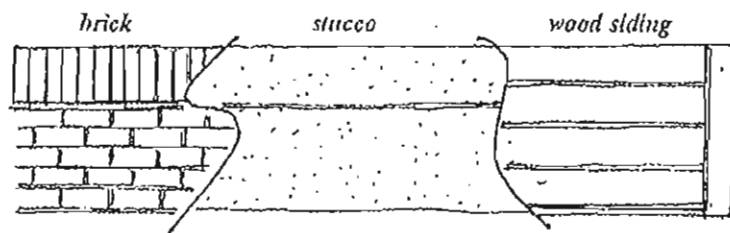


*rough cut
lumber*

REHABILITATION

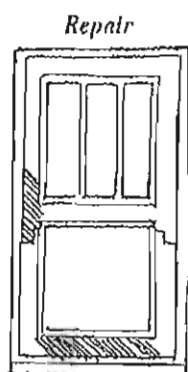
Historic preservation has a philosophical basis or ethic that guides the work of the field. In accordance with historic preservation principles, a successful rehabilitation is one that retains as much of the original historic materials as possible. It also preserves those historic architectural features that are the character-defining elements of a particular historic style or method of construction. To retain historic fabric, it is preferable to repair rather than replace significant architectural elements and historic materials. Repair should be done with the least degree of intervention possible. When the level of deterioration precludes repair, replacement should be done with matching or compatible materials. The following guidelines should be utilized when planning or undertaking the rehabilitation of an existing historic building:

- ☞ Rehabilitation of an historic building should minimize alteration to the existing materials, architectural finishes, form, and ornamentation of the building.
- ☞ Distinctive architectural features, finishes, materials, construction techniques and examples of skilled craftsmanship should be retained and preserved.
- ☞ Deteriorated historic architectural features and exterior materials should be repaired rather than replaced. Where repair is infeasible, replacement features should match the original component in design, material, color and texture.
- ☞ Previous additions that are indicative of changes to a building over time should be evaluated for architectural significance and retained if they relate to the historic nature of the building or its design.
- ☞ Features that are to be reconstructed should be reproduced according to physical evidence, and/or archival documentation, such as historic photographs or written descriptions. Reconstruction based on details found on similar historic structures, without other supporting documentation, should not be undertaken.
- ☞ Abrasive cleaning methods, such as sandblasting, are to be avoided as they can damage historic materials. Cleaning of buildings should be performed using the gentlest effective means possible.



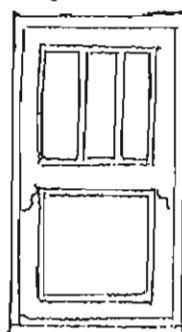
Original brick, stucco or wood siding should be repaired and retained. A change of siding material will significantly detract from the historic integrity of a property.

SIDING/WALL MATERIALS

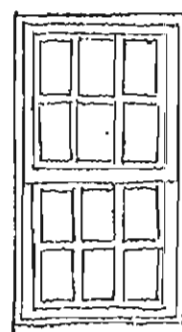


Repair or replace damaged members rather than replacing the entire window.

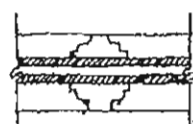
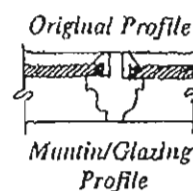
Original Window



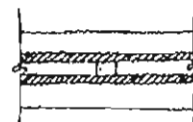
Bungalow Style



Inappropriate Colonial Revival Replacement

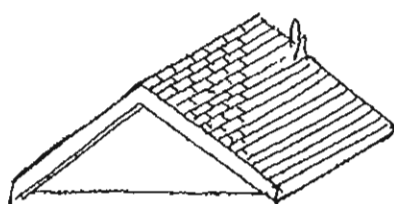


Inappropriate Replacement Profiles



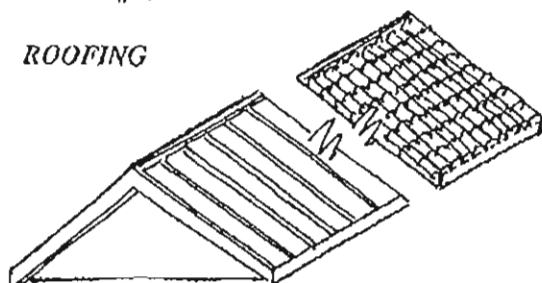
WINDOWS

- Do not change pattern of windows if original must be replaced.
- Do not install replacement windows which have surface-mounted or internal muntins.
- Do not replace originals with sash members that are narrower.

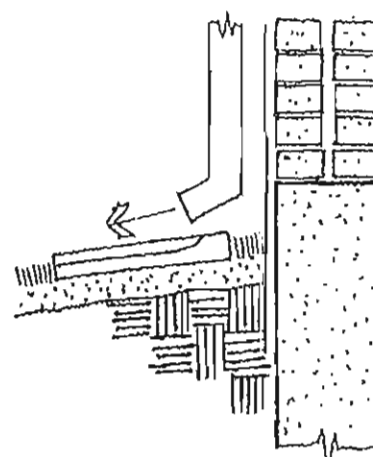


Original roofing should be retained or replaced in-kind. Shingles should not be replaced with metal or tile. Dimensional composition shingles that simulate weathered wood may be used as a lower cost alternative to wood shingles.

ROOFING



DRAINAGE

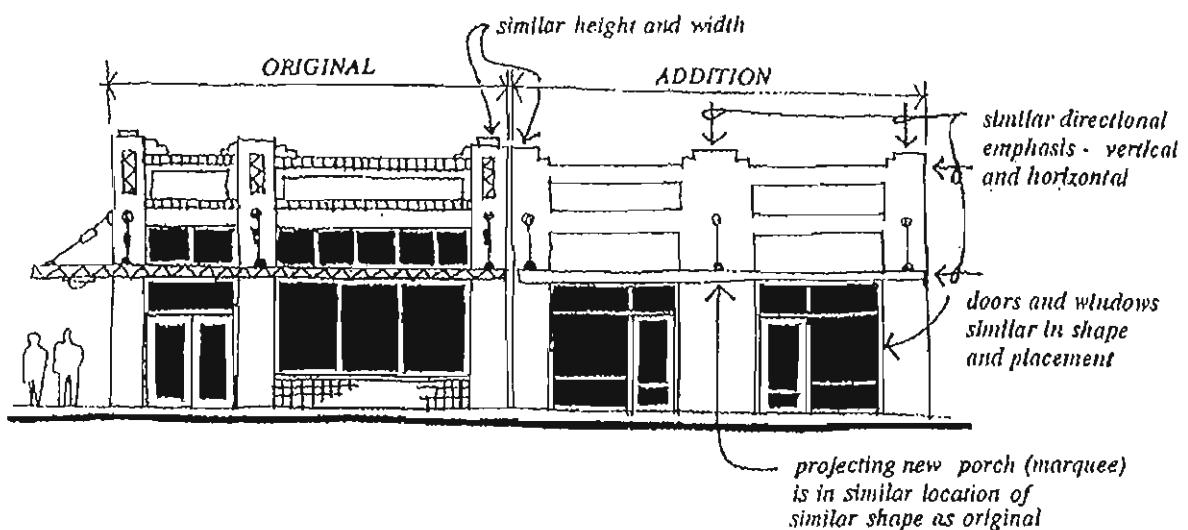


Rehabilitation should correct drainage problems by reggrading or sloping earth away from foundation and use of downspouts and slash blocks.

ADDITIONS

When it is necessary to alter or expand an existing historic building, modifications should minimize the visual impact of the new construction on the historic building. The additions or alterations also should be compatible with the historic structure through similarities in size, shape, materials, building elements and detailing. Another historic preservation principle that guides changes made to historic buildings is that alterations or additions should be reflective of the time period in which they are built. Consequently, utilizing current construction methods and styling is encouraged and imitating or exactly copying the building of an earlier period is discouraged. In other words, new construction should not replicate the design of historic buildings. To expand or alter a historic building successfully, the new construction should follow the basic design vocabulary of the historic structure but be clearly distinguishable.

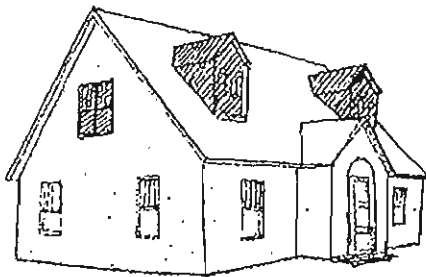
- Additions should be designed and located in a manner that results in new construction which is subordinate to the primary historic building. Additions or changes to the primary facades are discouraged. The location of the addition or alteration should conform with the setbacks, spacing, alignment and orientation of the historic building and/or historic buildings in its immediate vicinity.
- Additions should be similar in height and width to the historic building. Its form should correspond to the shape, ridgelines and cornice of the main roof. Doors and windows in the addition should be similar in shape and placement to the openings in the historic buildings. Together, the addition's shape, size and openings should create a directional emphasis (horizontal or vertical) that is similar to the historic building.



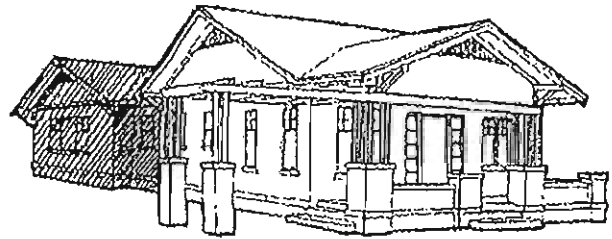
APPROPRIATE ADDITION

- 53' Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (i.e. bricks, blocks, siding, shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.
- 54' Projecting elements, such as dormers, porches or bays, should be similar in location, size, shape and type to those found on the historic buildings or in its vicinity in a historic district.

APPROPRIATE ADDITIONS



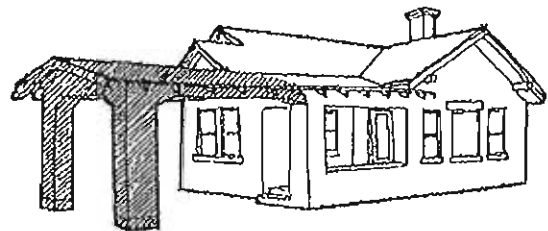
Conversion of attic space to living area with the addition of appropriately scaled dormers.



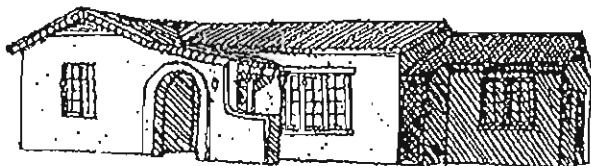
Subordinate rear addition using similar shape, window proportions and roof form.



Two-story addition remains subordinate due to location, size and use of similar roof form.



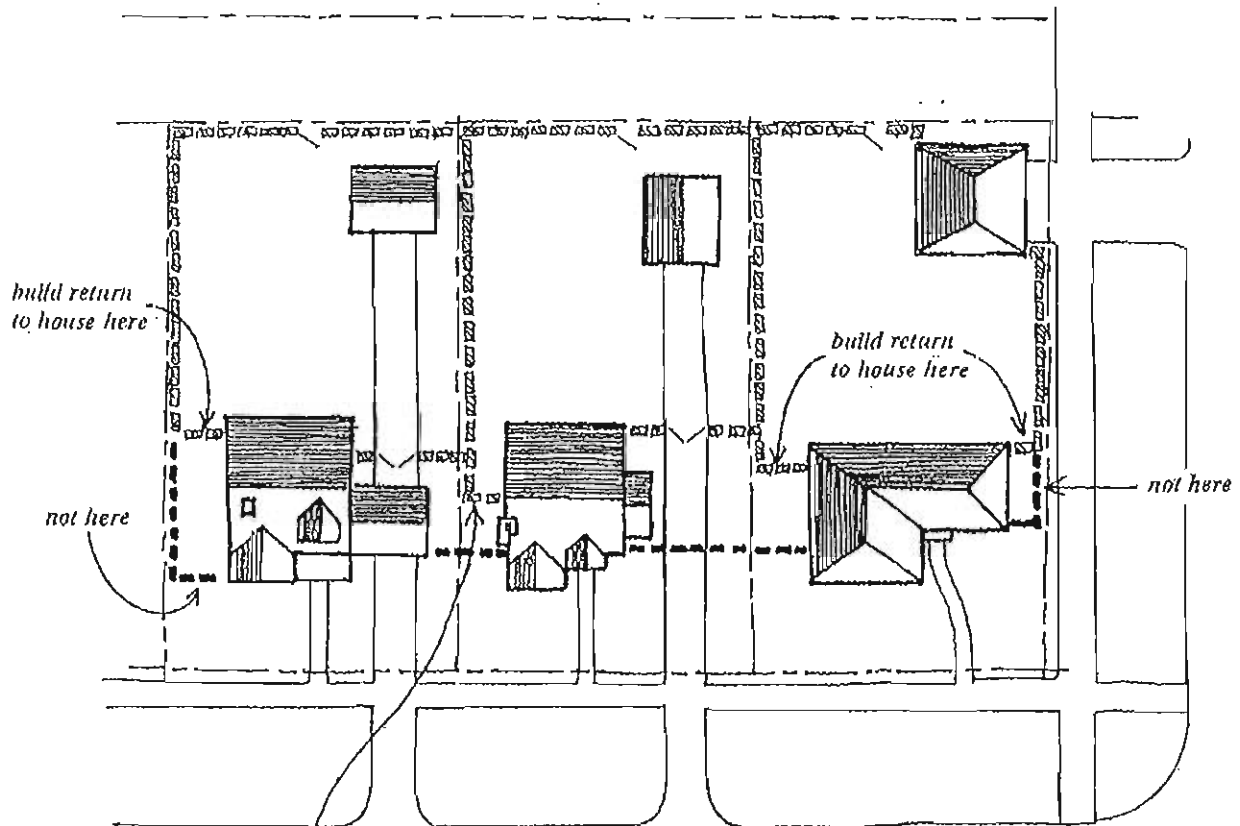
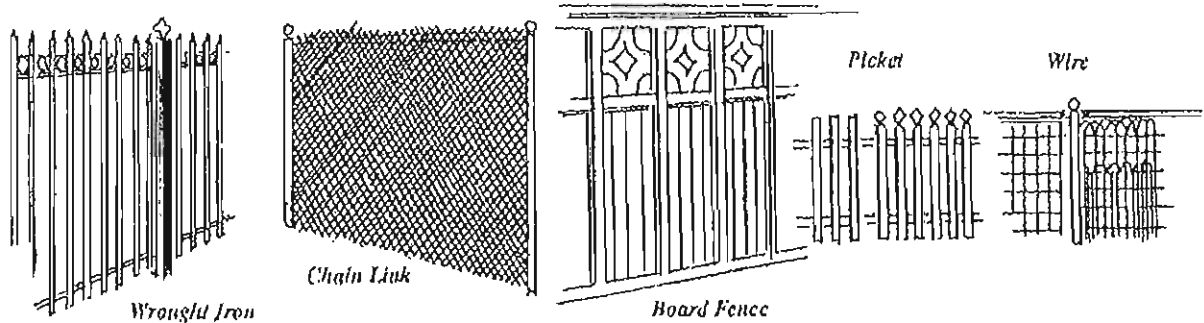
Addition of porte cochere or carport using similar roof form, scale and architectural features.



Subordinate addition using similar shape, proportions, roof form and architectural features is distinguished from original by construction off-set where the two structures join.

FENCES & WALLS

Fences are seldom seen in historic photographs of Phoenix, but when visible they are almost always constructed of wood pickets or wire fencing. A 1929 Home Builders Catalog includes wrought iron, ornamental iron and wire, wire, chain link, woven wood and board fencing. Stucco covered adobe and masonry walls were occasionally used.



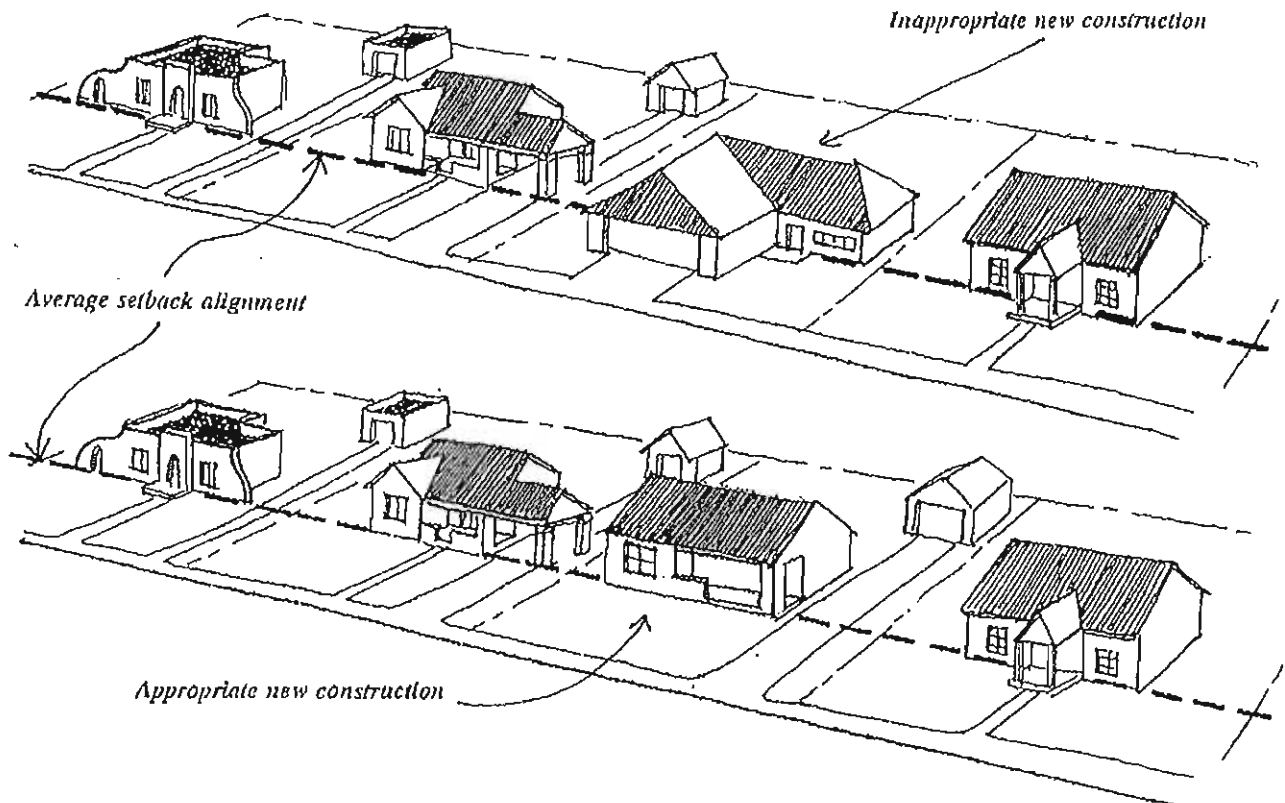
Wall return or gate should be set back from the front facade of the house to reveal windows, chimney or other architectural features.

NEW CONSTRUCTION

New construction, located on vacant land within historic districts or adjacent to historic buildings, is encouraged when appropriately sited and designed. New construction should be clearly discernible as "new" and reflect the technology, building materials and design ideas of the present era. However, like additions to existing buildings, the design of new construction should be compatible with and respectful of its historic setting. It is recognized that new construction can occur that is similar in scale to the pattern of historic building or, in selected circumstances, new construction may involve development that is of substantially greater scale. Consequently, two types of guidelines have been prepared to assist in the planning of new construction relative to historic buildings and areas.

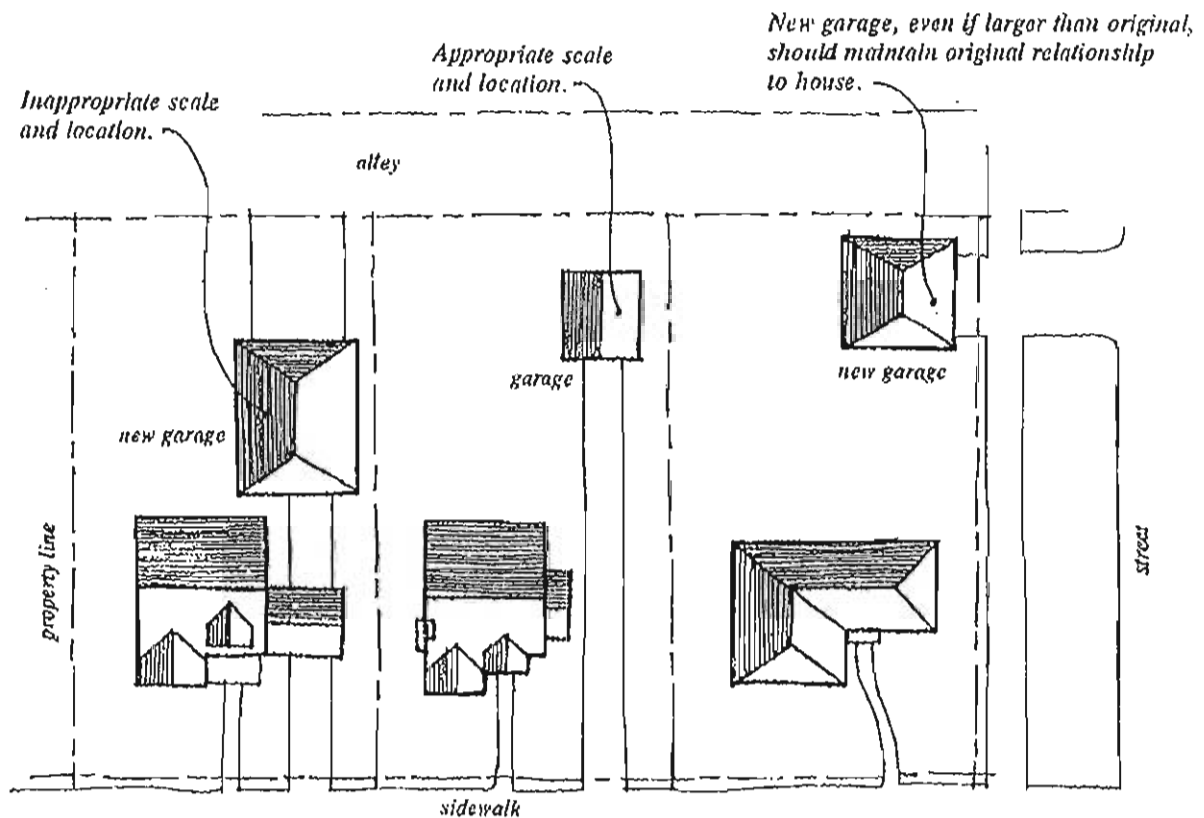
Similar Scale New Construction

- Within the historic residential areas, new construction should be similar in height, shape and materials to the historic structures in its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from the historic buildings.
- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte cocheres or carports should resemble those related forms found on adjacent or surrounding historic structures.



SIMILAR SCALE, FORM & MASSING

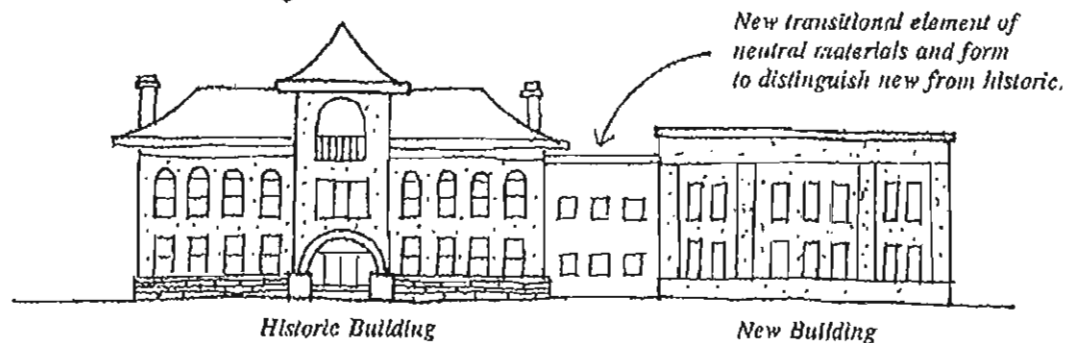
- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (i.e. bricks, blocks, siding, shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.
- Building detailing or ornamental trim should be made of matching or similar material but simplified in design so as to be distinguishable as a product of its own time.
- Primary new structures should correspond with the setbacks, spacing, alignment and orientation of adjacent primary buildings.
- Secondary new structures, such as garages and outbuildings, should be subordinate to the size and appearance of the primary historic building and located on the rear of lots.
- Mechanical, electrical, solar or other exterior equipment should be located in the least visible place possible. Depending upon the location of this modern equipment, screening or boxing is encouraged. If the equipment is roof-mounted, it should be on a rear roof slope, behind the roof's midpoint. Ground mounting is also acceptable.
- Access ramps and other accommodations for those with disabilities should be located to minimize the loss of historic features and provide reasonably convenient access without being visually intrusive.
- New construction should be located and designed to accommodate distinctive natural or man-made site features.



Substantially Greater Scale New Construction

Achieving compatibility between historic building and new construction of substantially greater scale is dependent upon sensitive site planning and compatibility of the elevations of the new construction immediately adjacent to the historic buildings. For the purposes of these guidelines, the "adjacent elevations" of new construction, which the issues of compatibility should address, are defined as the adjacent exterior walls and treatments that extend twice the height of the historic building.

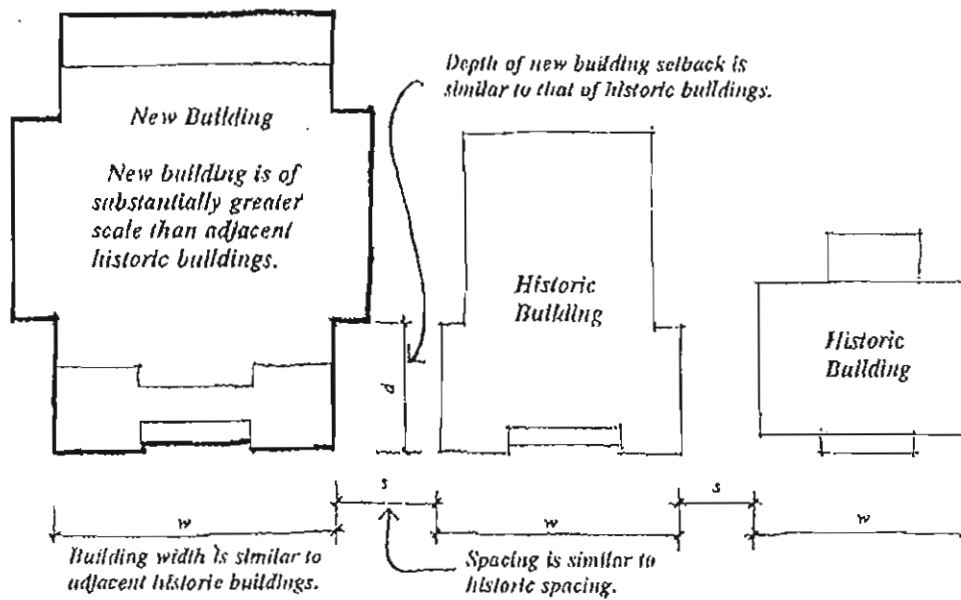
- ☐ The historic building should be a key element of the overall site plan and incorporated in a manner that maintains its visual prominence.
- ☐ New construction should be sited in a manner that retains the traditional placement and orientation of the historic building.
- ☐ The entrance location and primary facade of the historic building should be retained.
- ☐ The proportions of new construction should correspond to the width and depth of the historic building.
- ☐ The adjacent elevations of the new construction should be sheathed in an exterior material that matches or continues the proportional pattern of the unit size of the materials found on the historic building.
- ☐ The solid to void ratio of the historic building's openings and exterior walls should be repeated in the new construction.
- ☐ The size, shape and degree of articulation of the new construction's exterior walls should follow the pattern established by the historic building's construction.
- ☐ The pattern of architectural detailing of the historic building should be incorporated into the new construction in a simplified or abstracted form.
- ☐ The color of the exterior materials of the new construction should be the same or a complementary hue of the color of the historic building's exterior materials.
- ☐ Where the new construction abuts an existing historic building, a clear definition of the transition between the old and new should be established and maintained. The transitional element may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building.



SIMILAR SCALE NEW CONSTRUCTION



Adjacent Elevations



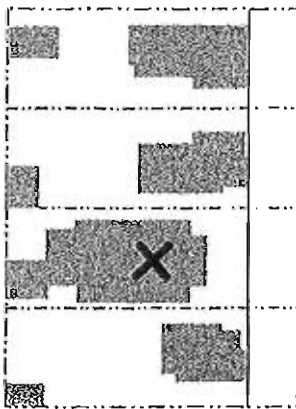
SUBSTANTIALLY GREATER SCALE NEW CONSTRUCTION

Site Design Guidelines from Boulder CO.

2. SITE DESIGN

Site design includes a variety of character-defining elements of our historic districts and buildings. Individual structures are located within a framework of streets and public spaces that set the context for the neighborhood. How structures occupy their site, in terms of alignment, orientation, and spacing, creates much of the context of the neighborhood. In combination with public and private walks, fences, tree lawns, landscaping, and retaining walls, the site design features help to define individual sites and the relationship between public and private space in a neighborhood.

2.1 Building Alignment, Orientation, and Spacing



2.1.1 / 2.1.7

The marked building is built outside the range of typical setbacks and occupies a much larger percentage of the back yard area than typical.

The pattern of setbacks is an important element in defining neighborhood character. A front yard setback serves as a transitional space between the public sidewalk and the private building entry. When repeated along the street, these yards enhance the character of the area. The relatively uniform alignment of building fronts, as well as similar spacing between primary buildings, contributes to a sense of visual continuity.

Traditionally, the primary entrance of a building faced the street and, depending on the architectural style of the house, was often sheltered by a one-story porch. This feature provided an additional transition from the public to the private space and helped establish a sense of scale to the neighborhood.

The primary structure generally "stepped down" to one story at the rear of the lot. This, and smaller accessory structures along the alley, helped frame the rear yard.

GUIDELINES

1. Locate structures within the range of alignments seen traditionally in the area, maintaining traditional setbacks at the front, side and rear of the property.
2. Building proportions should respect traditional patterns in the district. For example, many areas are characterized by relatively narrow lots and vertically proportioned front facades, taller than they are wide. In such an area, it would be inappropriate to introduce horizontally proportioned front facades.



2.1.2

In areas characterized by vertically proportioned facades, buildings with a horizontal emphasis are inappropriate.

- .3 Orient the primary building entrance to the street.
- .4 Preserve the original location of the main entry and walk.
- .5 A new porch may encroach into the existing alignment only if it is designed according to the guidelines and if it is appropriate to the architectural style of the house.
- .6 In neighborhoods with alleys, garages should be located at the rear of the lot and accessed from the alley.
- .7 Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area.

2.2 Streetscape and Landscape

The overall character of the historic districts is defined by more than the buildings. Landscape features of the streetscape, such as the pattern of street trees and planting strips between the sidewalk and the curb, form a significant part of the historic character of an area. Similarly, traditional landscape designs help to unify the district visually. Lawns and low plantings define open spaces between the street and the houses. Traditionally, few front yard fences or landscaping materials obscured the view of the building from the street. Those traditional patterns should be maintained as the districts continue to evolve.

GUIDELINES

- .1 Maintain the established spacing pattern of street trees.
- .2 Preserve street trees whenever possible.
- .3 When a tree must be removed, or where there is a gap in the rhythm of street trees, install new street trees in locations that continue to express the established rhythm.
- .4 Maintain the tree-planting strip as a lawn area. The planting strip (the area between the curb or street and the sidewalk) is traditionally simple, consisting of grass or low ground cover along with regularly spaced street trees.
 - Appropriate:
 - Grass or low ground cover and trees.
 - Inappropriate:
 - Extensive areas of hard surface
 - Elevated planting borders and bushes



2.1.3

Traditionally, the primary building entrance faced the street. The lack of a front entrance on this home disrupts the character of the street.



2.2.4

Grass, low ground cover, and evenly spaced street trees are appropriate for the area between the street and the sidewalk.



2.2.7
Retaining walls are typically stone or brick. Plain concrete is inappropriate.

2.3



2.3.2
Typical alleys are unpaved and characterized by a variety of small-scale accessory structures and access to parking.

- Edging materials such as timber, railroad ties or masonry, except where there is historic precedent.
- .5 Provide a front yard that is landscaped in a traditional manner with traditional materials.
 - Avoid replacing sod with concrete or any hard surface.
 - Edge areas with natural materials such as stone.
 - Locate planting beds in traditional areas such as around foundations and along walkways.
 - The use of railroad ties in landscaping is a recent design approach that is not permitted.
- .6 Avoid landscaping that has the potential for damaging a historic structure, such as climbing ivy or trees planted too close to a building.
- .7 Where existing retaining walls are important to the character of the site they should be preserved and incorporated into new landscape features.
 - Tall, plain concrete retaining walls are inappropriate.
 - Regrading and the introduction of new retaining walls is inappropriate.

Alleys

The alleys in historic districts were traditionally used for secondary access to the houses, for deliveries, and as storage places for horses and buggies, and later, for cars. A view of the backyards from the alleys was maintained. While today's alleys have evolved into use as pedestrian paths for jogging, bicycling and dog walking, they still contribute to the historic character of the neighborhood. They are typically minimally paved.

Along the alleys are historic accessory buildings of various shapes and sizes including barns, chicken coops, sheds and small garages. This variety contributes to the general feeling of human scale in the alleys.

GUIDELINES

- .1 Maintain alley access for parking and retain the character of alleys as clearly secondary access to properties.
- .2 Retain and preserve the variety and character found in the existing historic accessory buildings along the alleys.
- .3 The use of historically proportioned materials for building new accessory buildings contributes to the human scale of

the alleys. For example, narrower lap siding and smaller brick are appropriate.

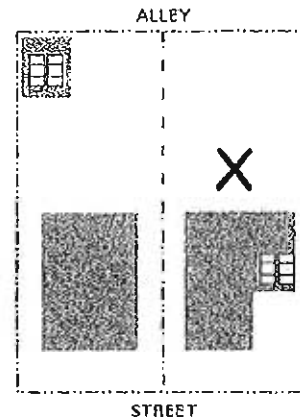
- .4 Structures that were constructed after the period of significance but are still more than 50 years old and contribute to the variety and character of the alleyway should be retained.
- .5 Maintain adequate spacing between accessory buildings so that the view of the main house is not obscured, and the alley does not evolve into a tunnel-like passage.
- .6 Generally, paving alleys in historic districts alters the historic character and is inappropriate.
 - If paving is necessary, a paving material that preserves the utilitarian character of the alley is appropriate.
 - The preferred surface is a permeable, soft-edged material such as recycled asphalt, that will control drainage and dust.
 - In problem areas with persistent potholes and/or drainage problems, solutions such as regrading and adding pea gravel should be used.
- .7 Lighting in alleys should be low wattage and focused downward. See also, *Section 8.4 Lighting*.

2.4 Parking and Driveways

Historically, private parking was limited to the rear of the lot with access from the alley. There are instances where curb cuts have been added in the front yards, but these are generally later alterations and do not represent traditional parking patterns.

GUIDELINES

- .1 Maintain the traditional pattern of parking at the rear of the lot.
- .2 Access to parking should be from the alleys whenever possible.
- .3 Parking in the front yard is inappropriate.
- .4 New curb cuts from the street are inappropriate. When adding a garage or significantly altering an existing garage on the alley any front curb cut should be vacated and closed.



2.4.1 / 2.4.2

Parking should be provided at the rear of the lot and accessed by an alley whenever possible.



2.4.7
This new garage is accessed by
flagstone wheel strips

2.5 Sidewalks

- .5 The visual impact of parking for multi-family and commercial uses should be minimized. Common approaches include separating parking into small clusters, screening with buildings or landscaping, and the use of small accessory structures.
- .6 Historically appropriate paving materials, such as flagstone or brick, can be used to visually break up larger parking areas.
- .7 Paving driveways or garage access areas with asphalt or concrete gives a modern look and is generally inappropriate, particularly when adjacent to unpaved alleys. Flagstone or brick wheel strips are the preferred alternative.

Many of Boulder's older neighborhoods were originally paved with flagstone or aggregate concrete. These original walkway materials are important elements and contribute to the historic character of the neighborhood. The traditional pattern of walkways perpendicular from the public sidewalk to the front porches or main entries of the houses provides unity to the streetscape. New sidewalks must meet the Americans with Disabilities Act requirements.

GUIDELINES



2.5.1
Typical sidewalks are concrete or
flagstone and simple in design

- .1 Retain and preserve original sidewalk materials where they exist. If replacement of a deteriorated section is necessary, match the original section or element in location, pattern, spacing, dimensions, materials and color.
 - Replace flagstone with flagstone.
 - Replace concrete with concrete. However, if the block-face is predominantly paved with flagstone, replacing concrete portions with flagstone is appropriate.
- .2 New walkways should be designed to be compatible in location, pattern, spacing, dimensions, materials and color with existing walkways that contribute to the overall historic character of the area.
 - Walk design should be simple and traditional, reflecting the neighborhood and period of construction.
 - Flagstone or traditional aggregate concrete is encouraged.

- .3 Provide a walkway from the street to the primary front entrance of the building. The walkway should generally be perpendicular to the sidewalk.

2.6 Fences

The appearance of the house from the sidewalk, street, and alley contributes to an area's character. Historically, fences were not common in Boulder. Where they existed they were very open, low, and used to delineate space rather than to create walled-off privacy areas. Rear and side yard fences were built low enough so neighbors could talk to each other over them. The fences could be easily seen through and were built of woven wire (not chain-link), wrought iron, or painted or opaque stained wood pickets. Elaborate wrought iron and cast iron fences were typically found only on lots with large or grand homes.

GUIDELINES

- .1 Retain and preserve historic fences that contribute to the historic character of the site or district whenever possible. Repair deteriorated fence components rather than replace them.
- .2 Where fences were not traditionally found in the front yard and where the streetscape character is defined by open front yards, the introduction of new fences in the front yard is inappropriate.
- .3 Introduce compatible new fences of traditional materials only in locations and configurations that are characteristic of the historic district. New fencing should reflect the character of historic fences in height, openness, materials, and finish.
- .4 Generally, historic fences were constructed of wrought iron, wood pickets, or woven wire with an open appearance and a scale that related to the main building. Cedar stockade fences or block walls are inappropriate.
- .5 Generally, historic wood fences were painted or opaque stained. Transparent stains and unfinished wood are generally inappropriate. The side of the fence facing the street, alley, and/or sidewalk must be finished.
- .6 Front and rear fences should have some degree of openness and spacing of slats so that the main structure on



2.6.2

Many of the historic districts are characterized by open front yards. Adding new front yard fences in such areas is generally inappropriate.

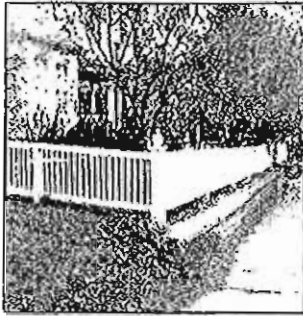


2.6.4

Wrought iron and cast iron fences were typically found only on lots with large or grand homes.



2.6.6
This front yard fence is inappropriate for both its height and lack of openness.



2.6.7
This is an appropriately open and low front yard fence.



2.6.8
This side yard fence gradually transitions from the rear to the front.

the site is visible from the street or alley. Solid wood fencing along the rear of a lot obscures much of the irregularity and variation that defines the essential character of an alley and creates an inappropriate "tunnel" effect. Rear and side yard fences below 5 feet in height with a minimum of 1" spacing between the pickets can be reviewed at staff level.

- .7 Where appropriate, fences in the front yard should be no more than 36 inches high. This low height should be maintained along the side yard as far as necessary to maintain an unobstructed view of the building's main architectural features, at least to the front elevation of the house and/or porch. At that point, the fence may become gradually higher and less open.
- .8 Side yard fences were typically located behind the main house, not in the front yard. Where side yard fences do extend into the front yard, they should be low and open with a gradual transition in height toward the rear yard. The portion of the side fence that extends beyond the front elevation of the building should not exceed a maximum of 36 inches in height.

APPENDIX F

EXISTING HISTORIC RESOURCE MANAGEMENT PROGRAM MATRIX

Salem Historic Preservation-- Existing Program Matrix – Fourth Draft – 5-1-2010

Component	Dates	Description	Recommendations
Comprehensive Plan	Adopted 1992, Last Revised 2009	Identified areas of significant architectural, archeological, natural, ecological, historic or scenic value, which have been so designated and approved by the appropriate governing body, shall be protected for future generations. Where no conflicting uses have been identified, such resources shall be managed to preserve their original character. When conflicting uses are identified, resources shall be protected by acquisition or by plans which limit the intensity of development and promote conservation of these resources.	Remove references to SRC Chapter 56
Salem Revised Code Chapter 120A	2003/2009	<ul style="list-style-type: none"> Definitions - General preservation terms Designation of historic districts - Any district listed in the National Register is automatically deemed a historic district Designation process – local resources – similar to National Register criteria Prohibited Uses – Manufactured homes Demolition process – delayed 120 days, present alternatives, advertise Design Review Process applicable to the alteration of the exterior of any historic resource, property pending nomination, or vacant property within a historic district, or for the construction of a building, structure, or object in a historic district. The design of streetscape elements within the public right-of-way shall be coordinated with applicable public agencies & Historic Landmarks Commission (HLC); ALTERATION/DESIGN REVIEW CHART – summarizes types of review requirements. <ul style="list-style-type: none"> Type I: Review by Planning Administrator or designee - administrative, no public hearing. Type II: Review by the HLC based upon the <u>standards</u> in the Development Design Handbook administrative, no public hearing; application submitted at least three weeks prior to meeting Type III: Review performed by the HLC based upon the <u>guidelines</u> in the Development Design Handbook – discretionary, a public hearing, notice and opportunity for appeal; application submitted at least 30 days prior to meeting The HLC may, by resolution, grant authority to decide certain minimally discretionary alteration/design review to the Planning Administrator. 	<p>Add references to other development standards, permitted uses – e.g. off-street parking, signage</p> <p>ESTABLISH SURVEY CRITERIA Develop criteria that may be applied on an ongoing basis to determine where new survey work is necessary. Criteria should include, but not be limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Concentration of potential resources; <input type="checkbox"/> New types of resources not yet protected; <input type="checkbox"/> Possible endangerment of the resource/area (including encroachment from new development); <input type="checkbox"/> Need of survey to precede and inform potential planning or development (including activities by other departments); and <input type="checkbox"/> Presence of public support (for surveys of unlisted resources). <p>Add language about demolition by neglect.</p> <p>Revise the zoning ordinance to formally establish an architectural review committee as a body responsible directly to the Historic Landmark Commission to provide guidance to applicants and staff</p> <p>Type I: Certificate of No Effect</p> <p>Types II and III: Certificate of Appropriateness– an official form from the city that proposed project is compatible and work may be completed as specified, and city's department may issue any permits needed to do the work</p>

		<p>Archaeology: Archeological resources shall be protected and preserved in place if at all possible according to the requirements of federal, state, and local regulations, including the guidelines administered by the Oregon State Historic Preservation Office and ORS 358.905-358.955. A person may not excavate, injure, destroy or alter an archaeological site or object or remove an archaeological object located on public or private lands unless that activity is authorized by a permit issued under ORS 390.235.</p>	<p>Expand projects that can be administratively reviewed: those items that meet the designs illustrated in the guidelines for common building elements such as porch balustrades, porch skirting, hand rails, garage doors</p> <p>Establish Historic Preservation Officer position –</p> <p>Add archaeology information that has some meaning</p>
Resolution No. HL 03-1	2003	<p>Administrative review expanded –</p> <ul style="list-style-type: none"> • In-kind replacement windows • Sky lights on rear • Unenclosed fire exist on rear • Minor additions of less than 10% increase in gross floor area on rear 	
Development Design Handbook – Chapter 5	Revised 2009	<ul style="list-style-type: none"> • General Development Requirements <ul style="list-style-type: none"> ▪ Guidelines – based on Secretary of Interior’s Standards ▪ Standards – requires rather than recommends retaining historic materials, design, features • Residential Historic Districts – New construction <ul style="list-style-type: none"> ▪ Guidelines – general recommendations ▪ Standards – Table with “Compatible” and “Not Compatible” examples for height, scale and proportion, roof shapes and profiles, setbacks, mass, detail, rhythm of openings, platforms and foundations, garage locations, materials • Historic Core Area – New Construction, Awnings, Signs <ul style="list-style-type: none"> ▪ Guidelines – general “compatible” language ▪ Standards – more specific language about how & where 	<p>Use stronger language – “avoid” is not defensible</p> <p>Have different guidelines for contributing and non-contributing buildings within a district</p> <p>Include green design methods and techniques</p> <p>Include a definitive list of acceptable building materials.</p> <p>Include illustrations or photographs of appropriate designs for common building elements such as porch balustrades, porch skirting, hand rails, garage doors, etc. Alterations consistent with those pre-approved designs would potentially be eligible for administrative approval.</p>
Current Review Process		<ul style="list-style-type: none"> • Applicant discusses project design requirements with historic preservation planner • Application selects type of review process – guidelines or standards • Applicant submit necessary project plans • Historic preservation planner reviews application for completeness, prepares staff report, presents findings to Historic Landmarks Commission • Historic Landmarks Commission reviews the project for conformance with design requirements • Project is approved, approved with conditions, or denied 	<p>Clarify the procedures for review and approval to the general public, realtors, contractors, property owners.</p> <p>Provide more training.</p> <p>Include an emergency repair provision</p>

		<ul style="list-style-type: none"> • A low interest loan program • Façade Improvement Program offers matching grants • Ten-year property tax exemption for qualified rental and owner-occupied housing units <p>Building Code</p> <ul style="list-style-type: none"> • The 2003 International Existing Building Code includes provisions for improving and upgrading existing buildings To conserve resources and history <p>Specific Conditional Uses - Considerations:</p> <ul style="list-style-type: none"> • The use of residential structures located within a residential historic district for any other use is discouraged. • Commercial uses in residential neighborhoods, commercial uses should not be permitted in the interior of an RS or RD zone. • The structure must be on or abutting an arterial or collector street. • Adequate parking for the proposed use is available with visual and acoustic screening. • Use will not have a substantial adverse impact on public health, safety, and welfare. • The building will not be structurally expanded. • Uses Permitted. • Additional dwelling units • Professional offices • Limited Retail • Limited Services • Other office, service, and retail uses approved by the hearings officer as being substantially similar in traffic generation, noise generation, parking demand, hours of operation, and other similar factors relating to their compatibility with surrounding uses. 	
Federal Incentives		<ul style="list-style-type: none"> • Federal Investment Tax Credit 	
State Incentives		<ul style="list-style-type: none"> • Special Assessment Program 	
Fairview Mixed Use Zone – SRC Chapter 143C		<ul style="list-style-type: none"> • A Fairview Plan or a refinement plan, was to have been developed, but apparently wasn't. • Any structure existing on December 24, 2003 and identified for demolition shall be documented according to the survey and inventory practices set forth by the Oregon State Historical Preservation Office. • Prior to the approval of the Fairview Plan, the HLC shall review the demolition, exterior alteration, window replacement or addition to a building completed on or before 12/31/1953. 	

		<ul style="list-style-type: none"> Map of Salem's Historic Districts Historic Landmarks Commission Summer 2009 Newsletter 	
Outreach/ Education		<p>Salem Downtown Historic District Information for Business Owners Brochure</p> <p>Overview of Salem's Residential Historic Districts and Alteration Review [1.86 MB PDF]</p> <p>Quarterly newsletter, public outreach to internal city agencies, workshops (e.g. windows), historic preservation month observance, brochures for property owners</p>	Specify 2-3 newsletters per year? w/city water bill or neighborhood newsletters?
Draft Historic Landmark Commission Work Plan/Preservation Plan 2007		<p>Introduction – why historic preservation is important and definition of historic resources</p> <p>Purpose – assist HLC</p> <p>Functions of HLC – make recommendations to City Council regarding historic landmarks, funding, code revisions; coordinate with planning commission; facilitate implementation of code; establish sub-committees</p> <p>Identification, Evaluation, and Recognition of Historic Resources – create local register; establish standards and procedures for designation; see donations; process nominations</p> <p>Promotions – encourage and support efforts of private entities; create public pride and awareness; create education programs</p> <p>Duties – Historic Design Review</p> <p>Short Term Implementation Objectives – Coordinate with state regarding OSH; revised SRC chapter 120A and Design Review Handbook regarding vinyl windows; Fairmount residential historic district; outreach program for preservation month</p> <p>Long term objectives -</p>	
Preserve American Grant		Provided funds for historic markers in downtown historic district – walking tour brochure, and website	
Neighborhood Plans – generally	1980-2003	Provide broad goals and policies related to land use, transportation, public services, housing, commercial and industrial development, parks and open spaces, community services, pedestrian use, safety	
Neighborhood Plans – relevant policies	1980	<p>CANDO (Central Area) –</p> <ul style="list-style-type: none"> In keeping with the concept of an interesting downtown area, the heritage of Salem should be preserved; accordingly, the City shall encourage the retention of as many useful, architecturally interesting buildings as possible, including those of historic or nostalgic value. Retain as many historically and architecturally interesting buildings as is economically feasible. 	

		<ul style="list-style-type: none"> • Preservation and restoration of structures should be limited by economic feasibility (adopted by neighborhood, not by city council). • Flexible zoning – mixed uses as appropriate 	
	1984	<p>ELNA (East Lancaster) –</p> <ul style="list-style-type: none"> • lack of city services limits development • Retain existing zoning designations with ways to separate RS from CR • Structures with potential historic significance shall be identified by ELNA and recommended to the City. Preservation of these structures shall be encouraged. 	
	1983	<p>Grant –</p> <ul style="list-style-type: none"> • architecturally and historically significant structures should be preserved; • Retain primarily RS zoning and develop multiple-family and commercial only in designated areas. 	
	1984	<p>Highland –</p> <ul style="list-style-type: none"> • Reference significant historic structures on Figure 3 (10 sites noted); architecturally and historically significant structures should be preserved • Zoning – generally maintain existing 	
	1983	<p>Liberty-Boone</p> <ul style="list-style-type: none"> • Balance residential, commercial, industrial and open space uses • No mention of historic resources 	
	1984	<p>Morningside</p> <ul style="list-style-type: none"> • Balance residential, commercial, industrial, public and open space uses; encourage RS, limit CR • Fairview Site Plan/recommendations for single, multi family and park and athletic uses 	
	1985	<p>NESCA (Northeast Salem Community)</p> <ul style="list-style-type: none"> • Continue healthy mix of housing • No mention of historic resources 	
	1983	<p>Sunnyslope</p> <ul style="list-style-type: none"> • Primarily residential • No mention of historic resources 	
	2003	<p>West Salem</p> <ul style="list-style-type: none"> • Primarily residential, supporting commercial • Land use sensitive to existing urban form in historically sensitive areas • Promote revitalization of existing housing stock 	

		<ul style="list-style-type: none"> Listed historic resources shall be protected – if proposed uses conflict with preservation or original character they will be protected by acquisition or through limiting the intensity of development to promote conservation; Encourage designation of historic properties, including the Straub House and land; “Main Street” ped oriented retail along Edgewater; Encourage designation of historic properties, including the Straub House and land; “Main Street” ped oriented retail along Edgewater 	
Zoning – RS, RM, RD, CB, CR		Permitted uses, special uses Development Standards	May conflict with historic uses and/or site development
Salem Historic Context		Summary of history...	
Historic Resources		List to be attached	

APPENDIX G

SALEM HISTORIC RESOURCES INVENTORY LIST

Salem Historic Resources Inventory List

NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
240	13th Street NE	Cassie J. Brophy House	1930	1987	CC	HC
500	13th Street SE	Southern Pacific RR Stn & Freight Depot	1918	1990	L	
901	13th Street SE	Burggraf-Burt-Webster House	1895	1980	NR	
160	14th Street NE	Henry & Marie Caldwell House	1927	1987	CC	HC
240	14th Street NE	Joseph & Lillie Adolph House	1923	1987	CC	HC
243	14th Street NE	Franklin Yocom House	1870	1987	CC	HC
250	14th Street NE	William H. Byrd Craftsman Bungalow	1910	1987	CC	HC
260	14th Street NE	William H. Byrd Craftsman Bungalow	1910	1987	CC	HC
276	14th Street NE	William H. Byrd Craftsman Bungalow	1910	1987	CC	HC
296	14th Street NE	William H. Byrd House	1887	1987	CC	HC
320	14th Street NE	Leo & Elma Childs House	1937	1987	CC	HC
360	14th Street NE	Dr. Harvey J. Clements House	1923	1987	CC	HC
425	14th Street NE	Sprague House	1920	1989	L	
489	14th Street NE	Vernacular Residence	1909	1989	L	
235	15th Street NE	Second Atwood House	1902	1987	CC	HNC
248	15th Street NE	Clara Patterson Durbin House	1892	1987	CC	HC
249	15th Street NE	Frank W. Durbin Cottage	1905	1987	CC	HNC
259	15th Street NE	Frank W. Durbin Cottage	1905	1987	CC	HNC
280	15th Street NE	Nina & Fenimore Baggett House	1928	1987	CC	HC
285	15th Street NE	Kenneth & Velma Legge House	1923	1987	CC	HC
640	15th Street NE	Ben O. Pade House	1908	1989	L	
1020	16th Street NE	Jewett House	1903	1989	L	
	17th Street	Bridge	1928	1987	CC	HC
165	17th Street NE	Weller-Schramm House	1895	1987	CC	HC
2330	17th Street NE	Oregon State Fair Stadium & Poultry Bldg. Ensemble		1929	1989	L
246	17th Street NE	Arthur & Hattie Page Cottage	1925	1987	CC	HC
268	17th Street NE	Chemeketa St. Evangelical Parsonage	1895	1987	CC	HC
270	17th Street NE	Chemeketa St. Evangelical Church	1894	1987	CC	HC

Salem Historic Resources Inventory List

NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
300 Blk	17th Street NE	Bridge D	1928	1987	CC	HNC
345	17th Street NE	Lucian & Adelaine Clement House	1928	1987	CC	HC
210	18th Street NE	Presbyterian Manse	1923	1987	CC	HC
230	18th Street NE	Second Laberee Housee	1912	1987	CC	HNC
240	18th Street NE	George & Florence Laberee House	1908	1987	CC	HC
245	18th Street NE	Cottage	1928	1987	CC	HNC
250	18th Street NE	Dwelling	1983	1987	CC	NHNC
252	18th Street NE	Dwelling	1964	1987	CC	NHNC
255	18th Street NE	Dwelling	1948	1987	CC	NHNC
260	18th Street NE	Third Frank Baker House	1912	1987	CC	HNC
280	18th Street NE	Second Frank Baker House	1906	1987	CC	HNC
282-284	18th Street NE	Outbuildings for Second Frank Baker House	1920	1987	CC	HNC
290	18th Street NE	Joel & Adeline Friend House	1908	1987	CC	HC
300 Blk	18th Street NE	Bridge C	1941	1987	CC	NHNC
396	18th Street NE	Bonesteele House	1920	1989	L	
573	19th Street SE	W.H. Wild House/Erb House	1903	1989	L	
198	21Street Street NE	Perkins House	1900	1989	L	
490	21Street Street NE	Brown House	1887	1989	L	
506	21Street Street NE	Edwards House	1892	1989	L	
1143	2nd Street NW	Duff House	1915	1990	L	
1162	2nd Street NW	Stoller House	1890	1989	L	
1219	3rd Street NW	West Salem United Methodist Church	1926	1990	L	
905	5th Street NE	Broer	1910	1989	L	
2153 *	5th Street NE	Highland Elementary	1912	1990	L	*
1915	Berry Street SE	Oscar Beuley House/Hardy House	1908	1990	L	
1795	Broadway Street NE	Temple Beth Sholom	1947	2010	L	
440	Bush Street SE	Bungalow Residence	1920	1986	GH	HC
460	Bush Street SE	Colonial Residence	1920	1986	GH	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
210	Candalaria Blvd. S.	Falk House	1876	1991	L	
1305	Cannon Street SE	Old Leslie Methodist Parsonage	1910	1989	L	
1335	Cannon Street SE	Dr. Carleton Smith House	1894	1989	L	
901	Capitol Street NE	William G. Allen house	1920	2003	L	
910	Capitol Street NE	Justice G. Rossman House	1907	1985	L	
1075	Capitol Street NE	State Office Bldg/Prev. 735 Capitol St. NE	1926	1989	L	
1565	Capitol Street SE	Rural Vernacular Farmhouse Residence	1890	1986	GH	HC
591	Cascade Drive NW	Edward Piasecki House	1920	1985	L	
1349	Center Street NE	Feely House	1889	1984	L	
2600	Center Street NE	Oregon State Hospital "J" Building/Kirkbride	1883	1990	L	
2605	Center Street NE	Oregon State Hospital Dome Building	1912	1989	L	
3700	Chemawa Rd NE	Chemawa Indian School Clinic	1907	1992		
1270	Chemeketa Street NE	Rosecrans House	1927	1989	L	
1320	Chemeketa Street NE	Cooley House, Prev. 888 Summer St. NE	1923	1989	L	
1340	Chemeketa Street NE	Collins-Downing House	1890	1989	L	
1440	Chemeketa Street NE	Ethan Graham Cottage	1881	1987	CC	HC
1447	Chemeketa Street NE	Dwelling	1962	1987	CC	NHNC
1456	Chemeketa Street NE	James & Flora Watt barn	1892	1987	CC	HNC
1458	Chemeketa Street NE	Watt Cottage	1890	1987	CC	HNC
1470	Chemeketa Street NE	Watt Cottage	1906	1987	CC	HC
1490	Chemeketa Street NE	James & Flora Watt House	1892	1987	CC	HC
1515	Chemeketa Street NE	Dwelling	1973	1987	CC	NHNC
1518	Chemeketa Street NE	Adeline Pooler House	1910	1987	CC	HC
1525	Chemeketa Street NE	Pooler-Moore House	1920	1987	CC	HC
1527	Chemeketa Street NE	Jeanette Pooler House	1920	1987	CC	HNC
1530	Chemeketa Street NE	Poage House	1908	1987	CC	HC
1540	Chemeketa Street NE	Queen Anne Cottage	1905	1987	CC	HC
1547	Chemeketa Street NE	Pooler-Abrams House	1910	1987	CC	HC
1547	Chemeketa Street NE	Bridge E (foot bridge)	1928	1987	CC	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
1556	Chemeketa Street NE	Henry & Rosa Wenger House	1904	1987	CC	HC
1561	Chemeketa Street NE	Flora & Nellie Clark House	1911	1987	CC	HC
1568	Chemeketa Street NE	Elizabeth Watt House	1904	1987	CC	HC
1570	Chemeketa Street NE	Dwelling	1952	1987	CC	NHNC
1576-1578	Chemeketa Street NE	Duplex	1960	1987	CC	NHNC
1577	Chemeketa Street NE	Walter Denton House	1892	1987	CC	HNC
1589	Chemeketa Street NE	Rollin & Alice Page House	1913	1987	CC	HC
1596	Chemeketa Street NE	James D. White House	1911	1987	CC	HC
1601	Chemeketa Street NE	I.N. Van Winkle House	1908	1987	CC	HC
1604-1640	Chemeketa Street NE	Cypress Gardens Apartments	1965	1987	CC	NHNC
1623	Chemeketa Street NE	Joseph Schindler House	1908	1987	CC	HC
1643	Chemeketa Street NE	Dwelling	1954	1987	CC	NHNC
1653	Chemeketa Street NE	Dwelling	1902	1987	CC	HNC
1661	Chemeketa Street NE	Worth & Effie Henry House	1913	1987	CC	HC
1661 appx	Chemeketa Street NE	Vacant lot behind 1661			CC	
1677	Chemeketa Street NE	Rady & Grace Stiffler House	1895	1987	CC	HC
1695	Chemeketa Street NE	Scheuerman-Maurer House	1906	1987	CC	HC
1705	Chemeketa Street NE	John Redman House	1904	1987	CC	HC
1721	Chemeketa Street NE	Duplex	1960	1987	CC	NHNC
1724	Chemeketa Street NE	Ornamental Concrete Block House	1908	1987	CC	HC
1744	Chemeketa Street NE	Charles O. Rose House	1903	1987	CC	HC
1745	Chemeketa Street NE	Dwelling	1961	1987	CC	NHNC
1757	Chemeketa Street NE	Ruth Hornschuch Cottage	1905	1987	CC	HNC
1760	Chemeketa Street NE	Craftsman Bungalow	1912	1987	CC	HNC
1779	Chemeketa Street NE	Amelia Hornschuch Cottage	1905	1987	CC	HNC
1780	Chemeketa Street NE	Craftsman Bungalow	1918	1987	CC	HC
1796	Chemeketa Street NE	Samuel Hughes House	1908	1987	CC	HC
1797	Chemeketa Street NE	Elizabeth Adair Cottage	1905	1987	CC	HNC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
1800 Blk	Chemeketa Street NE	Bridge B	1953	1987	CC	NHNC
1811	Chemeketa Street NE	Daniel S. Yoder House	1891	1987	CC	HC
1556	Church Street NE	Paulus Residence	1892	1990	L	
675	Church Street NE	Endicott House	1910	1984	L	
685	Church Street NE	D'Arcy House	1864	1984	L	
1525	Church Street SE	English Cottage Residence	1920	1986	GH	HC
1541	Church Street SE	Bungalow Residence	1920	1986	GH	HC
1565	Church Street SE	Vernacular Architecture Residence	1910	1986	GH	HC
1570	Church Street SE	English Cottage Residence	1920	1986	GH	HNC
1590	Church Street SE	Vernacular Architecture Residence	1900	1986	GH	HC
1595	Church Street SE	Vernacular Architecture Residence	1920	1986	GH	HC
600 Blk	Church Street SE	Public Street Bridge	1929	1986	GH	HC
625	Church Street SE	Bungalow Residence	1920	1986	GH	HC
635	Church Street SE	Bungalow Residence	1924	1986	GH	HC
645	Church Street SE	Colonial Residence	1920	1986	GH	HC
651	Church Street SE	Bungalow Residence	1920	1986	GH	HC
665	Church Street SE	Bungalow Residence	1927	1986	GH	HC
675	Church Street SE	Bungalow Residence	1920	1986	GH	HC
685	Church Street SE	Craftsman Bungalow Residence	1920	1986	GH	HC
700	Church Street SE	Howard Hall, Oregon State School for the Blind	1925	1990	L	
705	Church Street SE	Colonial Residence	1935	1986	GH	HC
735	Church Street SE	Cape Cod Residence	1938	1986	GH	HC
747	Church Street SE	Cape Cod Residence	1936	1986	GH	HC
757	Church Street SE	Colonial Residence	1935	1986	GH	HC
795	Church Street SE	Cape Cod Residence	1935	1986	GH	HC
109-117	Commercial Street NE	US Natl Bank Bldg/Pioneer Trust	1909	1990	SD	HC
110	Commercial Street NE	Watkins-Dearborn Building	1870/1940	2001	SD	HC
110 *	Commercial Street NE	Dearborn Building (aka 385 State St.)	1865	1990	L	
120	Commercial Street NE	Allesandro's Restaurant	1870/1990	2001	SD	HNC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
125	Commercial Street NE	McCully's	1970	2001	SD	NHNC
129	Commercial Street NE	Capital National Bank Building	1892	2001	SD	HC
135-147	Commercial Street NE	Bush-Breyman Block	1889	1978	SD	HC
155	Commercial Street NE	Vacant - Parking	N/A	2001	SD	
162	Commercial Street NE	Vacant - Parking	N/A	2001	SD	
174	Commercial Street NE	Breyman Brothers Block	1904/1940	2001	SD	HC
175	Commercial Street NE	Adult Shop	1890/1970	2001	SD	NHNC
179-197	Commercial Street NE	Bush & Brey Block & Annex	1889-15	1981	SD	HC
188	Commercial Street NE	Breyman Brothers Block	1874/1940	2001	SD	HC
201-211	Commercial Street NE	Anderson Building	1870-80	2001	SD	HC
216-220	Commercial Street NE	England Block	1877	2001	SD	HNC
223-233	Commercial Street NE	Starkey-McCully Building	1867	1979	SD	HC
236	Commercial Street NE	England-Wade Building	1887/1950	2001	SD	HC
240-254	Commercial Street NE	South Eldridge Blk/Greenbaum Building	1889	1990	SD	HC
241-247	Commercial Street NE	South First Nat'l. Bank Block	1887	1983	SD	HC
500 Blk	Commercial Street NE	Marion Square Park	1846	1995	L	
2100 Blk	Commercial Street S	Pioneer Cemetery	1842	1990	L	
129	Commercial Street SE	Anderson's Sports	1940	2001	SD	HNC
1455	Commercial Street SE	Dr. Pemberton House	1890	1987	L	
147	Commercial Street SE	Scott's Cycling & Fitness	1993	2001	SD	NHNC
157	Commercial Street SE	Webers Bar	1993	2001	SD	NHNC
1625	Commercial Street SE	Adolph Residence	1927	1990	L	
1815	Commercial Street SE	Geer House	1927	1986	L	
195-197	Commercial Street SE	Marion Car Rental & Park	1950	2001	SD	HC
198	Commercial Street SE	Washington Mutual/Fidelity National	1990	2001	SD	NHNC
267	Commercial Street SE	Burke Block	1890	1981	L	
1113	Cottage Street NE	Roth House	1905	1989	L	
528	Cottage Street NE	Garfield School	1909	1981	NR	

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
1560	Cottage Street SE	Bungalow Residence	1928	1986	GH	HC
1570	Cottage Street SE	Bungalow Residence	1920	1986	GH	HC
1575	Cottage Street SE	Vernacular Architecture Residence	1930	1986	GH	HNC
1590	Cottage Street SE	Vernacular Architecture Residence	1925	1986	GH	HC
1595	Cottage Street SE	Craftsman Residence	1910	1986	GH	HC
1795	Cottage Street SE	William McKinney House	1895	1990	L	
308-321	Court Street	Pearce Building	1940	2001	SD	HC
347	Court Street	Steeves Building (Court Street Dairy)	1929	2001	SD	HNC
377	Court Street	India Palace Restaurant	1960	2001	SD	NHNC
387	Court Street	Offices	1980	2001	SD	NHNC
429	Court Street	Ada and Mark Skiff Block	1906	2001	SD	HC
439	Court Street	Big Town Hero	1957	2001	SD	NHNC
447	Court Street	Christian Reading	1957	2001	SD	NHNC
450	Court Street	H.L. Stiff Furniture (Book Bin)	1916/1960	2001	SD	HNC
467	Court Street	D'Arcy Building (Whitlock's Vacuum)	1909	2001	SD	HC
1162	Court Street	Oregon State Office Building	1930	1989	L	
1309	Court Street NE	James Joseph/G.W. Gray House	1870	1987	CC	HC
1337	Court Street NE	Charles & Sarah Constable House	1906	1987	CC	HC
1350	Court Street NE	St. John Lutheran Church	1950	1987	CC	NHNC
1361	Court Street NE	Vacant lot/former site of V&W Chambers House			CC	
1363	Court Street NE	Barquist House	1895	1987	CC	HC
1391	Court Street NE	John & Edith Rand House	1892	1987	CC	HNC
1410	Court Street NE	Walter Buchner House	1914	1987	CC	HC
1411	Court Street NE	Witzel-Watters House	1892	1987	CC	HC
1420	Court Street NE	East/Millett House	1917	1987	CC	HC
1440	Court Street NE	Ketchum/Crawford House	1906	1987	CC	HC
1445	Court Street NE	Joseph & Louise Benjamin House	1902	1987	CC	HNC
1456	Court Street NE	Ila & Lewis D. Griffith House	1909	1987	CC	HNC

Salem Historic Resources Inventory List

NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
1467	Court Street NE	John C. & Kate D. Griffith House	1895	1987	CC	HC
1474	Court Street NE	Roy & Beulah Mills House	1909	1987	CC	HC
1489	Court Street NE	First Atwood House	1902	1987	CC	HNC
1496	Court Street NE	Emma Holmes House	1909	1987	CC	HC
1498	Court Street NE	Kapphahn House	1925	1987	CC	HC
1517	Court Street NE	Howard Ashbury/Frank Durbin House	1892	1987	CC	HC
1518	Court Street NE	Ronald & Priscilla Frizzell House	1870	1987	CC	HC
1527-1529	Court Street NE	Four-unit Concrete Block Court	1940s	1987	CC	NHNC
1531-1533	Court Street NE	Joshua & Mary Ashby House	1891	1987	CC	HNC
1534	Court Street NE	Collins-Busick House	1926	1987	CC	HC
1547	Court Street NE	H.S. Giles House	1903	1987	CC	HC
1552	Court Street NE	Sweetland-Peck House	1895	1987	CC	HNC
1563	Court Street NE	May-Cavanaugh House	1909	1987	CC	HC
1566	Court Street NE	Henry Kloepping House	1909	1987	CC	HC
1577	Court Street NE	William E. & Nora Anderson House	1928	1987	CC	HC
1582	Court Street NE	James Stewart House	1928	1987	CC	HC
1595	Court Street NE	Spayd-Anderson Cottage	1905	1987	CC	HC
1598	Court Street NE	Robertson-McLaughlin House	1875	1987	CC	HC
1599	Court Street NE	Giddings-Cherrington House	1910	1987	CC	HC
1610	Court Street NE	Delta Phi Sorority House	1928	1987	CC	HC
1615	Court Street NE	Ballou-West House	1912	1987	CC	HC
1616	Court Street NE	Dale & Lana Beechler House	1925	1987	CC	HC
1625	Court Street NE	William & Gertrude Scott House	1930	1987	CC	HC
1632	Court Street NE	Edgar & Fern Daugherty House	1925	1987	CC	HC
1642	Court Street NE	E.M. & May Page House	1921	1987	CC	HC
1658	Court Street NE	Waller-Chamberlin House	1860	1987	CC	HC
1674	Court Street NE	Muriel Steeves Morse House	1928	1987	CC	HNC
1694	Court Street NE	B.L. & Sarah Steeves House	1926	1987	CC	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
1699	Court Street NE	Court Street Christian Church	1950	1987	CC	NHNC
1705	Court Street NE	Lizzie & John Denison House	1910	1987	CC	HC
1710-1720	Court Street NE	Duplex	1975	1987	CC	NHNC
1725	Court Street NE	Thomas B. Cooksey House	1909	1987	CC	HNC
1726	Court Street NE	Walter & Nellie Spaulding House	1910	1987	CC	HC
1730-1750	Court Street NE	Triplex	1955	1987	CC	NHNC
1745	Court Street NE	S.G. Hogue House	1912	1987	CC	HC
1756	Court Street NE	H.L. & Katie Marsters House	1908	1987	CC	HC
1759	Court Street NE	Wiggins-Crawford House	1895	1987	CC	HC
1779	Court Street NE	Stephen & Nettie McFadden Cottage	1911	1987	CC	HNC
1780	Court Street NE	Goodin-Emmons House	1908	1987	CC	HC
1794	Court Street NE	Glover House	1909	1987	CC	HC
1795	Court Street NE	Louisa Heidecker House	1890	1987	CC	HNC
1808	Court Street NE	Mitchell-Hill House	1909	1987	CC	HC
1820	Court Street NE	First Simpson Cottage	1890	1987	CC	HC
1834	Court Street NE	Dwelling	1968	1987	CC	NHNC
1835	Court Street NE	C.S. Huddleston House	1909	1987	CC	HC
1840	Court Street NE	James & Mary Hewitt House	1907	1987	CC	HC
1853	Court Street NE	Florian Von Eschen House	1901	1987	CC	HC
1868	Court Street NE	Second Simpson House	1890	1987	CC	HC
1873	Court Street NE	Frank Holmes House	1906	1987	CC	HC
1880	Court Street NE	Third (Charles) Simpson House	1890	1987	CC	HC
1889	Court Street NE	A.C. & Olga Haag House	1929	1987	CC	HC
1896-1898	Court Street NE	Duplex	1984	1987	CC	NHNC
1900 Blk	Court Street NE	Bridge A	1974	1987	CC	NHNC
305-321	Court Street NE	Pearce Building	1956	2001	SD	HC
339	Court Street NE	Enright-Halik Building	1900-29	2001	SD	HC
340	Court Street NE	New Breyman Building	1910	2001	SD	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
355-357	Court Street NE	Paulus Building	1851	1984	SD	HC
399	Court Street NE	Steusloff Building	1902	2001	SD	HC
405	Court Street NE	Brewer Block	1904	2001	SD	HC
409	Court Street NE	Wallace & Mabel Moore Building	1916	2001	SD	HC
421	Court Street NE	Ada & Mark Skiff Block	1903-06	2001	SD	HC
455	Court Street NE	Meyers Building/D'Arcy Building	1906-09	2001	SD	HC
700 Blk	Court Street NE	Breyman Brothers Fountain	1904	1989	L	
900	Court Street NE	Oregon State Capitol Bldg.	1938	1988	NR	
545	Cross Street SE	Ranch Style Residence	1950	1986	GH	NHNC
555	Cross Street SE	English Cottage Residence	1920	1986	GH	HC
787	Cross Street SE	Custer & Virginia Ross House	1934	1986	GH	HC
875	Cross Street SE	English Cottage Residence	1928	1986	GH	HC
2000-2300 Blk	D Street NE	Lee Mission Cemetery	1842	1978	NR	
835	D Street NE	Jones-Sherman House	1913	1982	NR	
850	D Street NE	English Cottage	1889	1990	L	
870	D Street NE	English Cottage	1920	1989	L	
1510	Davidson Street SE	Arts & Crafts Residence	1910	1986	GH	HC
2655	E Nob Hill Street SE	Smith-Ohmart House	1870	1979	NR	
850	E Street NE	American Four Square Residence	1915	1989	L	
960	E Street NE	Carl E. Nelson House	1924	1997	NR	
1320	Edgewater Street NW	Old West Salem City Hall	1936	1989	NR	
1515	Elm Street NW	Grace Breckenridge House	1905	1989	L	
1635	Fairmount Ave. S	Curtis Cross House	1924	1982	NR	
427	Ferry Street SE	Custom Closets and Storage	1955	2001	SD	NHNC
431	Ferry Street SE	Feed & Seed (My Sister's Closet)	1925/1950s	2001	SD	HNC
525	Ferry Street SE	Jorgensen Building-Auto Repair	1900-29	2001	SD	HNC
535	Ferry Street SE	Jorgensen Building	1929	2001	SD	HNC
1610	Fir Street S	Pierce/Martin House	1932	1997	NR	

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
1210	Garnet Street NE	Vernacular Architecture House	1880	1990	L	
296	Gerth Street NW	Walter Gerth House	1908	1990	L	
528	Gerth Street NW	Tandy House	1915	1989	L	
1997	Hazel Ave. NE	Immanuel Baptist Church	1890	1989	L	
101	High Street NE	Masonic/Franklin Building (aka 495 State Street)	1912	1989	SD	HC
131	High Street NE	Parking	N/A	2001	SD	Vacant
149	High Street NE	Parking	N/A	2001	SD	Vacant
181	High Street NE	Central Stage Terminal and Hotel	1921	2001	SD	HC
195	High Street NE	Odd Fellows Hall	1900	1988	SD	HC
195	High Street NE	Odd Fellows Hall	1900	1988	SD	HC
223-233	High Street NE	T.G. Bligh Building	1923	2001	SD	HC
237-245	High Street NE	Arthur Moore Building	1924	2001	SD	HC
255	High Street NE	Parking	N/A	2001	SD	Vacant
1015	High Street SE	Dr. Carl & Cleo Cashatt House	1925	1986	GH	HC
1043	High Street SE	Benjamin F. Harding House	1884	1982	GH	HC
1057	High Street SE	Ranch Style Residence	1950	1986	GH	NHNC
1077	High Street SE	Bungalow Residence	1920	1986	GH	HC
1089	High Street SE	Craftsman Bungalow Residence	1922*	1986	GH	HC
1099	High Street SE	Louis H. Siegmund House	1923	1986	GH	HC
1105	High Street SE	Lee C. Canfield House	1912	1986	GH	HC
1145	High Street SE	Archie L. Bones House	1910	1986	GH	HC
1165	High Street SE	A. Patrick House	1925	1986	GH	HC
1197	High Street SE	Smith-Fugate House	1909	1986	GH	HC
1239	High Street SE	Cape Cod Residence	1938	1986	GH	HC
1265	High Street SE	Vernacular Architecture Residence	1920	1986	GH	HC
1285	High Street SE	John Humphreys House	1927	1986	GH	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
1297	High Street SE	Mary V. Fawk House	1925	1986	GH	HC
1299	High Street SE	Vernacular Architecture Residence	1900	1986	GH	HNC
1315	High Street SE	Bungalow Residence	1919	1986	GH	HC
1339	High Street SE	Bert R. Smith House	1909*	1986	GH	HC
1373	High Street SE	Ansom L. Lindbech House	1927	1986	GH	HC
1395	High Street SE	Queen Anne Residence	1891	1986	GH	HC
1530	High Street SE	English Cottage Residence	1920	1986	GH	HC
153-191	High Street SE	J Hughes/New Salem Hotel Building	1926	2001	SD	HC
1560	High Street SE	Bungalow Residence	1920	1986	GH	HC
1585	High Street SE	Craftsman Bungalow Residence	1920	1986	GH	HC
170	High Street SE	Elsinore Theater	1926	1990	SD	HC
2121	High Street SE	Dr. Chester & Marian Downs House	1923	1989	L	
537	High Street SE	Arts & Crafts Residence	1920	1986	GH	HC
567	High Street SE	Daniel B. Jarman House & Gardens	1929	1979	GH	HC
582	High Street SE	Church	1957	1986	GH	NHNC
606	High Street SE	Smith-Fry House	1859	1986	GH	HC
670	High Street SE	Colonial Residence	1923	1986	GH	HC
690	High Street SE	Cape Cod Residence	1938	1986	GH	HC
695	High Street SE	French Renaissance Residence	1935	1986	GH	HC
712	High Street SE	Bungalow Residence	1920	1986	GH	HC
725	High Street SE	Colonial Residence	1930	1986	GH	HC
745	High Street SE	English Cottage Residence	1930	1986	GH	HC
750	High Street SE	Bungalow Residence	1920	1986	GH	HC
755	High Street SE	French Renaissance Residence	1938	1986	GH	HC
765	High Street SE	English Colonial Residence	1938	1986	GH	HC
809	High Street SE	Colonial Residence	1910	1986	GH	HNC
883	High Street SE	Virgil Pringle House	1880	1986	GH	HC
935	High Street SE	Modern Architecture Church	1960	1986	GH	NHNC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
975	High Street SE	Italianate Residence	1880	1986	GH	HC
985	High Street SE	Norman Farmhouse Residence	1930	1986	GH	HC
580 *	Highland Ave. NE	Highland Friends Church (moved to 2165 Church NE)	1921	1989	L	
925	Hood Street NE	Charles Cole House	1928	1989	L	
820	Jefferson Street NE	Jason Lee Methodist Church	1911	1990	L	
1305	John Street S.	William Lincoln Wade House	1869	1978	NR	
1365	John Street S.	David McCully House	1865	1978	NR	
510	Judson SE	William McGilchrist Jr. House	1909	1989	L	
1000	Judson Street SE	Lewis Judson House	1936	1989	L	
405	Kearney Street SE	Bungalow Residence	1920	1986	GH	HC
425	Kearney Street SE	Bungalow Residence	1920	1986	GH	HC
435	Kearney Street SE	Bungalow Residence	1920	1986	GH	HC
1396	Lee Street SE	Siegmund House	1890	1989	L	
1548	Lee Street SE	Martin House	1910	1989	L	
1896	Lee Street SE	Jefferson Myers House	1890	1989	L	
560	Lefelle Street SE	Vernacular Architecture Residence	1950	1986	GH	NHNC
290	Lefelle Street S	Alford House/Bertelson House	1904	1989	L	
360	Lefelle Street S	Quisenberry House	1926	1984	L	
460	Lefelle Street S	Robertson House	1932	1982	NR	
465	Lefelle Street S	Conde McCullough House	1934	1990	L	
490	Lefelle Street S	Burt Ford House	1925	1989	L	
565	Lefelle Street S	Fry House	1934	1984	L	
510	Lefelle Street SE	Ranch Style Residence	1950	1986	GH	NHNC
540	Lefelle Street SE	English Cottage Residence	1920	1986	GH	HC
630	Lefelle Street SE	Colonial Residence	1914	1986	GH	HNC
680	Lefelle Street SE	English Cottage Residence	1920	1986	GH	HC
690	Lefelle Street SE	English Cottage Residence	1920	1986	GH	HC
750	Lefelle Street SE	Ranch Style Residence	1962	1986	GH	NHNC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
920	Leffelle Street SE	Colonial Residence	1920	1986	GH	HC
940	Leffelle Street SE	Craftsman Bungalow Residence	1920	1986	GH	HC
445	Leslie Street	Colonial Residence	1955	1986	GH	NHNC
420	Leslie Street SE	Mrs. Ethel L. Patton House	1938	1986	GH	HC
425	Leslie Street SE	Late 20th Century Period Architecture	1955	1986	GH	NHNC
440	Leslie Street SE	Cape Cod Residence	1938	1986	GH	HC
460	Leslie Street SE	Cape Cod Residence	1938	1986	GH	HC
470	Leslie Street SE	Norman Farmhouse Residence	1938	1986	GH	HC
475	Leslie Street SE	English Cottage Residence	1926	1986	GH	HC
485	Leslie Street SE	Ranch Style Residence	1955	1986	GH	NHNC
490	Leslie Street SE	French Renaissance Residence	1938	1986	GH	HC
520	Leslie Street SE	Ranch Style Residence	1950	1986	GH	NHNC
525	Leslie Street SE	English Cottage Residence	1935	1986	GH	HC
535	Leslie Street SE	Bungalow Residence	1915	1986	GH	HC
540	Leslie Street SE	Ranch Style Residence	1950	1986	GH	NHNC
545	Leslie Street SE	Bungalow Residence	1921	1986	GH	HC
560	Leslie Street SE	Cape Cod Residence	1937	1986	GH	HC
565	Leslie Street SE	Bungalow Residence	1920	1986	GH	HC
595	Leslie Street SE	Colonial Residence	1920	1986	GH	HC
102-110	Liberty Street NE	McGilchrist Building	1916	2001	SD	HC
105-135	Liberty Street NE	Gray Building	1891	1989	SD	HC
120	Liberty Street NE	Roth Company Building	1916	2001	SD	HC
145-147	Liberty Street NE	Eckerlen Building	1894	2001	SD	HC
148	Liberty Street NE	Engleberg's Antiks	1915/1960	2001	SD	HNC
155	Liberty Street NE	Skiff Building/Montgomery Wards	1935	2001	SD	HC
160	Liberty Street NE	Hughes-Durbin Building	1916	2001	SD	HC
170	Liberty Street NE	Unknown (Ranch Records)	1914/1960	2001	SD	HNC
176-198	Liberty Street NE	Adolph-Waters Building	1924	2001	SD	HNC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
177	Liberty Street NE	Reed Opera House & McCormack Block	1869	1978	NR	
177-189	Liberty Street NE	McCormack Building	1902	2001	SD	HC
189	Liberty Street NE	Reed Opera House	1869	1978	SD	HC
220-230	Liberty Street NE	Dennison Building	1920	2001	SD	HNC
2295	Liberty Street NE	Christensen	1915	1984	L	
233	Liberty Street NE	New York Pizza	1965	2001	SD	NHNC
234	Liberty Street NE	Unknown (Fine Jewelry)	1933/1970	2001	SD	HNC
2390	Liberty Street NE	Reynolds House	1905	1984	L	
241	Liberty Street NE	Andersons Sporting Goods	1920//1970	2001	SD	HC 2006
248	Liberty Street NE	Unknown (Restaurant)	1933/1970	2001	SD	HNC
260	Liberty Street NE	Elfstrom & Eyre Department Store (Office)	1928/1970	2001	SD	HNC
280	Liberty Street NE	First National Bank	1947	2001	SD	HC
888	Liberty Street NE	Boon Brick Store/Treasury Bldg.	1861	1975	NR	
132	Liberty Street SE	Parking Lot	N/A	2001	SD	
150	Liberty Street SE	Unknown (Quisenberry Pharmacy)	1926/1980	2001	SD	HNC
170	Liberty Street SE	Unknown (Suzanne's Briday Gallery)	1920/1960	2001	SD	HNC
195	Liberty Street SE	Liberty Square Parking	1980	2001	SD	NHNC
198	Liberty Street SE	Unknown (Checks Cashed)	1920/1980	2001	SD	HNC
610	Liberty Street SE	Ranch Style Residence	1955	1986	GH	NHNC
620	Liberty Street SE	Cape Code Residence	1938	1986	GH	HC
650	Liberty Street SE	International Style Residence	1938	1986	GH	HC
690	Liberty Street SE	Ranch Style Residence	1959	1986	GH	NHNC
710	Liberty Street SE	Cape Cod Residence	1950	1986	GH	NHNC
740	Liberty Street SE	Late 20th Century Period Architecture	1950	1986	GH	NHNC
760	Liberty Street SE	French Renaissance Residence	1942	1986	GH	NHNC
798	Liberty Street SE	Ranch Style Residence	1955	1986	GH	NHNC
840	Liberty Street SE	Vernacular Architecture Residence	1920	1986	GH	HC
850	Liberty Street SE	Bungalow Residence	1920	1986	GH	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
868	Liberty Street SE	Bungalow Residence	1920	1986	GH	HC
310	Lincoln Street S	Fawk House	1902	1991	NR	
325	Lincoln Street S	Otto & Modjeska Johnson House (WU Pres.)	1930	1989	L	
355	Lincoln Street S	Hawkins House	1923	1989	L	
362	Lincoln Street S	Grabenhorst House	1925	1989	L	
415	Lincoln Street S	Cusick House	1910	1990	NR	
533	Lincoln Street S	Livesley House/Mahonia Hall	1926	1990	NR	
590	Lower Ben Lomond Dr SE	Lamport House	1929	1991	NR	
116	Marion Street NE	Andrew Gilbert House	1887	1980	NR	
1315	Marion Street NE	Hurd House	1895	1989	L	
164	Marion Street NE	Arch Structure - Historical Facility			L	
2110	Market Street NE	Strickfadden House	1936	1990	L	
2145	Market Street NE	Harris House	1904	1984	L	
576	McNary NW	Thomas Fennell House	1890	1985	L	
1313	Mill Street SE	Boon House, Lee House, Parsonage, Woolen Mill & Church at Mission Mill Museum Complex	1846	1975	NR	
2093	Mill Street SE	George W. & Ida M. Eyre House	1893	1989	L	
470	Miller Street SE	English Cottage Residence	1938	1986	GH	HC
490	Miller Street SE	Colonial Residence	1938	1986	GH	HC
1116	Mission Street SE	Dr. Luke A. Port House/Deepwood Estate	1894	1973	GH	HC
425	Mission Street SE	Ranch Style Residence	1950	1986	GH	NHNC
440	Mission Street SE	Bungalow Residence	1920	1986	GH	HC
445	Mission Street SE	Vernacular Architecture Residence	1950	1986	GH	NHNC
460	Mission Street SE	Walter & Della Smith House & Gardens	1938	1986	GH	HC
465	Mission Street SE	Late 20th Century Period Architecture	1940	1986	GH	NHNC
475	Mission Street SE	Cape Cod Residence	1938	1986	GH	HC
505	Mission Street SE	David W. & Beryl Eyre House	1926	1986	GH	HC
545	Mission Street SE	Elizabeth Lord House & Gardens	1932	1986	GH	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
555	Mission Street SE	Bungalow Residence	1920	1986	GH	HC
575	Mission Street SE	English Cottage Residence	1930	1986	GH	HC
600	Mission Street SE	Asahel Bush House & Gardens (Located in Bush's Pasture Park)	1878	1974	GH	HC
600 appx	Mission Street SE	Vacant Lot (SE Corner Mission/Liberty)			GH	
445	Myers Street SE	Bungalow Residence	1910	1986	GH	HC
2010	Nebraska Street NE	Matthews House	1890	1989	L	
446	Oak Street SE	Colonial Residence	1923	1986	GH	HC
460	Oak Street SE	Norman Farmhouse Residence	1925	1986	GH	HC
490	Oak Street SE	The Pearce House	1924	1986	GH	HC
220	Owens Street S	Scovell	1917	1989	L	
195	Owens Street S.	Norgren House	1871	1995	L	
328	Rural Street SE	Meier	1927	1989	L	
1095	Saginaw Street S	Daue House	1908	1985	NR	
1445	Saginaw Street S	Browning	1900	1990	L	
821	Saginaw Street S	Minto Houses	1921	1982	NR	
835	Saginaw Street S	Minto Houses	1922	1982	NR	
841	Saginaw Street S	Minto Houses	1869	1982	NR	
1100 Blk	State Street	Oregon State Supreme Court Building	1913	1989	L	
1599	State Street	C.C. Stratton House	1886	1984	L	
210	State Street	S.A. Manning Bldg	1900	1987	NR	
210	State Street	Manning Company Building	1908	2001	SD	HC
217	State Street	Boise Building	1913	1981	SD	HC
226	State Street	Catlin-Loose Building	1910	2001	SD	HNC
229	State Street	Smith & Wade Building	1869	1990	SD	HC
2319	State Street	Burton House	1885	1995	L	
236	State Street	Meredith Building	1923	2001	SD	HC
241	State Street	Salvation Army Building	1930	2001	SD	HC

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
2430	State Street	Duniway House	1908	1995	L	
246	State Street	Catlin & Lynn Building	1900	1989	SD	HC
2493	State Street	Samuel Adolph House	1878	1978	L	
260	State Street	Murphy Building (McMahan's Furniture)	1940/1970	2001	SD	HNC
2600	State Street	State of Oregon Forestry Bldg	1938	1982	NR	
2605	State Street	Oregon State Prison Gatehouse & Pillars	1871	1989	L	
261	State Street	White & Sons Co. Building	1911	2001	SD	HC
302	State Street	Ladd and Bush Bank	1869	1989	SD	HC
315-333	State Street	Durbin Building	1860-70	2001	SD	HC
335	State Street	Bayne Building	1902	1984	L/NR-	
335-341	State Street	Bayne Building	1902	1984	SD	HC
337	State Street	Bayne Building	1902	1984	L/ NR -	
351-367	State Street	Farrar Building	1917	1982	SD	HC
356	State Street	J.K. Gill Building			SD	HC
360-372	State Street	Adolph Block	1880	1990	SD	HC
379-383	State Street	Pomeroy Building	1860	1990	SD	HC
388	State Street	Old First Nat'l Bank/Capitol Tower	1926	1986	SD	HC
416	State Street	Unknown (Key Bank)	1920/1980	2001	SD	HNC
440	State Street	Gray Belle Restaurant (Ming's Restaurant)	1890/1980	2001	SD	HNC
441	State Street	Parking - Vacant	N/A	2001	SD	
453	State Street	Parking - Vacant	N/A	2001	SD	
456	State Street	Kelly Services	1967	2001	SD	NHNC
475	State Street	Parking - Vacant	N/A	2001	SD	
494	State Street	Hubbard Building/Oregon Building	1913	2001	SD	HC
495	State Street	aka 101 High Street				
508-524	State Street	Bligh Building	1926	2001	SD	HC
542	State Street	Parking - Vacant	N/A	2001	SD	
600	State Street	First United Methodist Church	1878	1983	NR	

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NUMBER	STREET NAME	HISTORIC NAME	BUILT	LISTED	LISTING	STATUS
900	State Street	Eaton Hall, Willamette University	1909	1984	L	
900/1190	State Street	Gatke Hall, Willamette University	1902	1984	L	
900/aka	State Street	Lausanne Hall, Willamette University (aka 250 Winter SE)	1920	1984	L	
900/950	State Street	Waller Hall Willamette U.	1867	1975	NR	
1163	State Street	Oregon Supreme Court Building	1914	1989	L	
587	Statesman Street NE	Pettycrew House	1890	1989	L	
760	Stewart Street NE	Harris House	1923	1989	L	
1045	Summer Street NE	Becke	1921	1989	L	
1095	Summer Street NE	Stiff	1910	1989	L	
1155	Summer Street NE	Paulus	1920	1989	L	
1195	Summer Street NE	Colonial Revival House	1918	1984	L	
695	Summer Street NE	McGilchrist House	1917	1989	L	
155	Superior Street S	Patterson House	1912	1989	L	
260	Superior Street S	McIntire	1920	1990	L	
1548 *	Tripp Street SE	Huffman (delisted in 2005 due to extensive alteration)	1890	1989	L	
1340	Wallace Road NW	Quarry House	1910	1989	L	
2280	Wallace Road NW	Jessie & Julia Harritt House	1858	1999	NR	
220	Washington Street S	Downing	1916	1989	L	
260	Washington Street S	Shipley House	1926	1994	NR	
1950	Water Street NE	Polaire	1880	1989	L	
470/aka	Water Street NE	Parrish House/ AC Gilbert's Discover Village (aka 116 Marion Street NE)	1852	1989	L	
140	Wilson Street S.	Marion Co. Housing Comm. Demo House	1852	1989	NR	
790	Winter Street NE	Huntington House	1920	1989	L	
795	Winter Street NE	Craftsman Residence	1890	1989	L	
796	Winter Street NE	Stiff Residence	1928	1989	L	
949	Winter Street NE	Hiatt Duplex	1922	1989	L	

Salem Historic Resources Inventory List

<u>NUMBER</u>	<u>STREET NAME</u>	<u>HISTORIC NAME</u>	<u>BUILT</u>	<u>LISTED</u>	<u>LISTING</u>	<u>STATUS</u>
951	Winter Street NE	Hiatt Duplex	1922	1989	L	
1510	Winter Street SE	Arts & Crafts Residence	1920	1986	GH	HC
1590	Winter Street SE	Bungalow Residence	1920	1986	GH	HC
334	Wyatt Court NE	Elijah J. Colbath House	1877	1989	L	

APPENDIX H

REFERENCE LIST OF HISTORIC PRESERVATION WEBSITES

List of Historic Preservation Websites

<http://www.cr.nps.gov/places.htm> The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.

<http://www.nps.gov/history/hps/tps/publications.htm> A primary goal of Technical Preservation Services (TPS) is to publish state-of-the-art information about responsible methods of caring for historic buildings. The collection includes Standards and Guidelines, public service leaflets and books on using the Tax Incentives, reports on conserving fragile historic building materials, case studies on specific structures, and a wealth of technical preservation guidance on preserving historic buildings and landscapes.

<http://www.ncptt.nps.gov> National Center for Preservation Technology and Training (NCPTT) NCPTT advances the application of science and technology to historic preservation. Working in the fields of archeology, architecture, landscape architecture and materials conservation, the Center accomplishes its mission through training, education, research, technology transfer and partnerships.

<http://www.nps.gov/history/hps/tps/standguide/> *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment.

<http://www.oregon.gov/OPRD/HCD/SHPO/index.shtml> The Oregon SHPO was established in 1967 to manage and administer programs for the protection of the state's historic and cultural resources. SHPO's program coordinators and representatives are here to assist city planners and other officials, property owners and preservation groups in finding forward-thinking solutions to better protect and preserve our past.

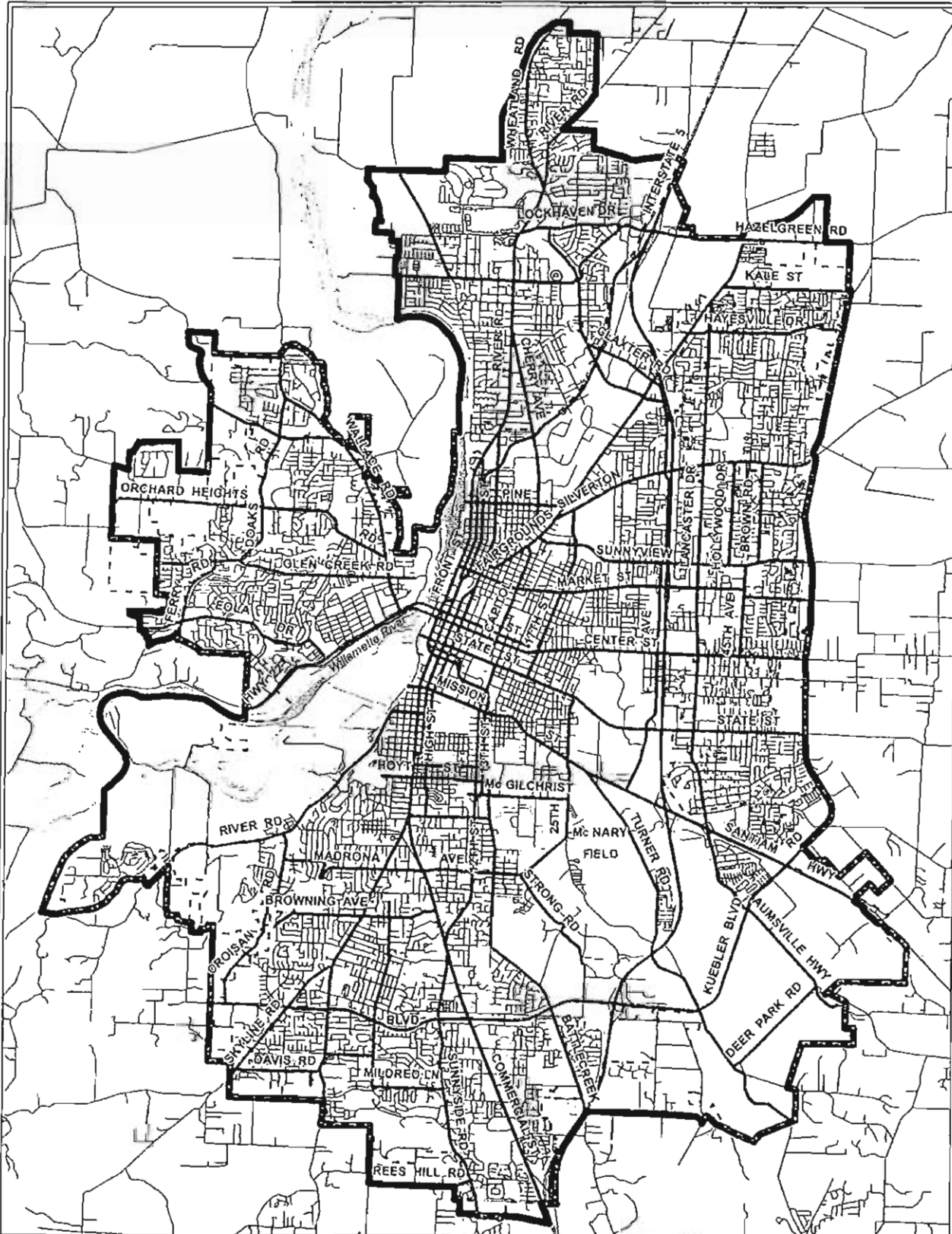
<http://www.oregon.gov/ECDD/mainstreet/index.shtml> Oregon Main Street is a statewide commercial district revitalization program administered through the Oregon Economic and Community Development Department. This program, in partnership with the National Trust Main Street Center, was created to assist communities in achieving viable commercial districts.

<http://www.vinyl-windows.org/Vinyl-Window-Facts.htm> - 137 Things Vinyl Window Salespeople Won't Tell You – U.S. Dept. of Energy Report

<http://www.oldhousejournal.com> Old House Journal Online is the premiere resource for restoring old houses. Find products and services for homes built before 1950 and everything you'll need for your old house restoration projects.

<http://www.preservationnation.org/about-us/> The National Trust for Historic Preservation provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities. It is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. Recipient of the National Humanities Medal, the Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America's story.

<http://www.oregon.gov/ODOT/HWY/GEOENVIRONMENTAL/docs/Cultural/Mainstreet.pdf> You can download a copy of the *Historic Main Streets: Strategies for Compatible Design* Publication



LEGEND

- Urban Service Area Boundary
- Urban Growth Boundary
- Salem City Limits

- Major Streets
- Other Streets

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