

Neighborhood Heritage

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Historic Property Designation

Salem's **Historic Landmarks Commission** recognizes structures, districts, sites and objects significant to the city's past. Locally recognized properties are generally 50 years old, maintain their historic appearance and are connected to an important aspect of the past. A property may have been the site of a historical event, have been the home or business of a notable person, or be an example of a particular architectural style or type of construction.

Property owners may choose to nominate their building or site as a City of Salem **Local Landmark** or to the federal **National Register of Historic Places**. The Community Development Department of the City of Salem can assist owners in determining whether a property qualifies for local listing. Call (503) 588-6173. For federal recognition, contact the Oregon State Historic Preservation Office at (503) 986-0671.

Any property within a federally recognized **National Register Historic District** is historic. A building is designated as contributing if it retains its historic appearance, or non-contributing if it no longer appears historic.



What are the Benefits of Owning Historic Property?

- ◆ Owning historic property demonstrates an appreciation of historical residents and businesses that helped create our community.
- ◆ Older buildings display craftsmanship and style no longer available.
- ◆ Historic preservation enhances “green” development and sustainability by recycling valuable natural materials and keeps demolition debris out of landfills.
- ◆ Historic properties stimulate the local economy by making the community attractive to Heritage Tourism.

Financial advantages:

Owners may be eligible for City of Salem rehabilitation funds, low interest or no-interest loans for repair of owner-occupied, single family historic residences. There are grants available to owners over 60 year of age who meet certain income guidelines. Call the City's Urban Development staff at (503) 588-6178 for more information. There are special tax advantages for the donation of a historic building or property easements for conservation purposes. Call the City's Community Development Department at (503) 588-6173 for more information. *(Over)*

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There are special tax advantages for the donation of a historic building or property easements for conservation purposes. Call the City's Community Development Department at (503) 588-6173 for more information. Oregon's Special Assessment of Historic Property Program "freezes" a property's assessed value for 15 years. Federal tax credit may be available. To learn more, call Susan Haylock at State Historic Preservation Office, (503) 986-0672.



Note: In a Historic District, the review process is the same for contributing or non-contributing properties. The standards or guidelines that apply to non-contributing buildings are to determine compatibility with the overall character of the historic district.

What is Design Review?

Design Review is a process to preserve the physical qualities that make Salem's historic properties unique. The **Historic Landmarks Commission** reviews exterior change to a recognized historic property.

These changes include:

- ◆ Replacement of siding or window with a different type, style or material
- ◆ New construction
- ◆ Applications for permits to demolish or remove historic buildings

Design Review does not:

- ◆ Prevent owners from remodeling the interior, making additions, or painting their building
- ◆ Require the owner to make improvements or restore their building
- ◆ Require the purchase or replacement of a historic sign or plaque
- ◆ Prevent or restrict ordinary maintenance

How do I obtain a Design Review?

First of all, plan ahead. The Historic Landmarks Commission meets the **fourth Thursday of each month at 5:30** in the City Council Chambers. Because this is a public hearing, applications, including a description of the project with diagrams and drawings, must be presented to the Community Development Department well in advance of beginning the project. City staff may be able to identify cost-effective options. Each application will be unique depending on the location, setting and scope of the project.

The most recent fee schedule for a Design Review is online at www.cityofsalem.net/export/departments/scdev/cityplan/Planning_Fees.pdf. Or call the Planning Desk at (503) 588-6173, Ext. 7427.

Find out more about the design review process at www.cityofsalem.net/export/departments/scdev/cityplan/historic/shlc.htm.

Salem Historic Landmarks Commission member Joy Sears can answer specific questions. She can be reached at the State Historic Preservation Office at (503) 986-0688.

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www.salem-heritage-network.blogspot.com