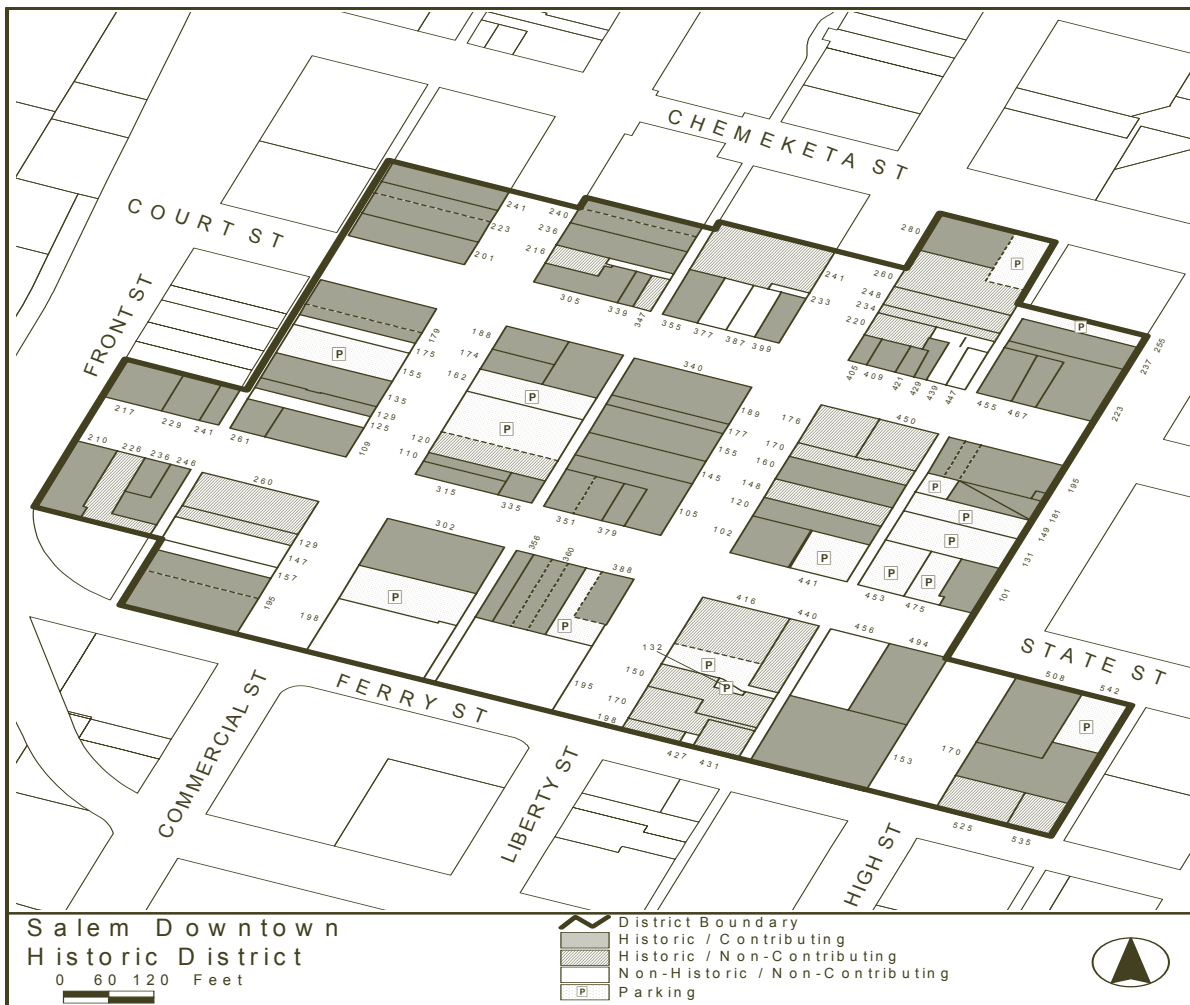


WHAT IS THE SALEM DOWNTOWN HISTORIC DISTRICT?

The Salem Downtown Historic District was officially listed in the National Register of Historic Places on September 28, 2001. The district is a seven-block area roughly bounded by Court, High, Ferry and Front Streets. There are a total of 92 buildings, 67% of which contribute to the historic character of the district. The district is historically significant for its association with a regional response to the discovery of gold in California, the commercial response to the development of agriculture in the Willamette Valley, and the development of the Oregon Territory and later the state. The district is also architecturally significant for its collection of a variety of commercial architectural styles.



SALEM DOWNTOWN HISTORIC DISTRICT

Information for Business Owners



Photo courtesy of Oregon Historical Society (OHi23083 #929-6)

City of Salem
Community Development Department
555 Liberty Street SE, Room 305
Salem OR 97301
Phone: 503-588-6173
Fax: 503-588-6005

ARE THERE CITY OF SALEM PROGRAMS THAT PROVIDE ASSISTANCE TO BUSINESS OWNERS?

The City of Salem, Community Development Department, Urban Development Division, administers programs that apply to the entire downtown urban renewal area. *Contact: Sheri Wahrgren, 503-588-6173, ext. 7595; swahrgren@mail.open.org*

- A low-interest loan program is available for qualified rehabilitation projects.
- The Facade Improvement Program offers matching grants for qualified facade rehabilitation projects.
- A ten-year property tax exemption is available for qualified rental and owner-occupied housing units in Salem's core area

ARE THERE OTHER FINANCIAL INCENTIVES FOR OWNERS OF HISTORIC PROPERTIES?

The State Historic Preservation Office administers two tax incentive programs. *Contact: Dave Skilton, 503-986-0688; David.Skilton@state.or.us*

- A Federal Historic Preservation Tax Incentive is available for **historic** buildings in National Register Historic Districts. Properties must be income-producing and rehabilitated according to standards set by the Secretary of the Interior.
- The Special Assessment of Historic Properties program offers a fifteen year "freeze" of its assessed value in return for significant investments in historic rehabilitation on a National Register property. Applications are accepted year-round.

ARE THERE OTHER ORGANIZATIONS THAT OFFER ASSISTANCE TO DOWNTOWN BUSINESS OWNERS?

The Oregon Downtown Development Association (ODDA) helps communities revitalize, develop and promote their downtowns and neighborhood business districts as economic, historic, civic and cultural centers. ODDA provides tools, training and technical assistance to enable communities to successfully move forward with downtown revitalization. *Contact: Vicki Duggar, 503-587-0574; info@odda.org*

WHAT ARE THE REQUIREMENTS IF MY PROPERTY IS IN THE SALEM DOWNTOWN HISTORIC DISTRICT?

In addition to the standard building and zoning code requirements, if the project requires a building permit, a review by the Historic Landmarks Commission of exterior alterations to existing buildings or new construction in the district is required based on the following chapters in the Salem Revised Code (SRC) (view a copy at www.cityofsalem.net). *Contact: Julie Osborne, 503-588-6173, ext. 7506; josborne@mail.open.org*

- SRC Chapter 120A - Historic Preservation—The standards and guidelines are listed in the Development Design Handbook.

WHY IS HISTORIC PRESERVATION IMPORTANT?

Historic buildings are aesthetically pleasing and are a diversion from the multitude of glass-and-steel buildings. They provide workable spaces for reuse as countless projects have demonstrated, such as warehouses that have been converted to housing and stockyards that are now marketplaces. Preserved buildings also attract tourists as visitors want the sense of being "someplace," not just "anywhere." Perhaps the most important reason to save old buildings is because they make up our collective memory.

Preserving Salem's historic resources affords each person the opportunity to interpret and appreciate the values and ways of life of those who lived and worked here before us, establishes a sense of place to which each of us can connect, and reveals what we value. It is through the dedication of individuals working together in the community that the Salem Downtown Historic District has been designated and is a tangible link from the past, through the present, to the future.

The Advisory Council on Historic Preservation, an independent federal agency established by the National Historic Preservation Act of 1966, has identified community benefits of preservation:

- new business formed,
- private investment stimulated,
- tourism stimulated,
- increased property values,
- enhanced quality of life, sense of neighborhood and community pride,
- new jobs created,
- compatible land-use patterns,
- increased property taxes, and
- pockets of deterioration diluted.