

SALEM LANDMARK

Newsletter of the Salem Historic Landmarks Commission



OWNING HISTORIC PROPERTY IN SALEM:

Understanding Salem's Design Review Process



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 be the site of a historical event, the home or business of a notable person, or 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**. Salem's Community Development Department (ph. 503.588.6173) can assist owners in determining whether a property qualifies for local listing. The State Historic Preservation Office (ph. 503.986-0671) handles the federal recognition program.

Historic Districts

Any property within a federally recognized **National Register Historic District** is considered historic. There are several Historic Districts in Salem, including Court-Chemeketa, Downtown, Gaiety Hill/Bush's Pasture Park, and the Oregon State Hospital..

Benefits of Historic Ownership

- ◇ 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.
- ◇ Stimulates the local economy by making the community attractive to heritage tourism.

Financial Incentives

- ◇ City of Salem rehabilitation funds for eligible owners over age 60.
- ◇ Residential Toolbox Grant Program
- ◇ National Register program can freeze a property's assessed value for at least 10 years.
- ◇ Tax advantages for the donation of a historic building or easement for conservation reasons.
- ◇ Federal tax credits may be available.

Making Certain Changes

Most, but not all, changes to historic properties must be approved through the Design Review process by the Historic Landmarks Commission at one of its monthly meetings

What is Design Review?

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

These Changes Include:

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

Design Review Does Not:

Prevent owners from remodeling the interior, making additions, or painting.

- ◇ Require the owner to make improvements or restore their building
- ◇ Require purchase of a sign or plaque
- ◇ Prevent or restrict ordinary maintenance

What To Do

First of all, plan ahead. The Historic Landmarks Commission meets the **third Thursday of each month at 5:30 p.m.** in the Salem City Council Chambers (second floor, Room 240). Because this is a public hearing, applications materials, a description of the project with diagrams and drawings, must be presented to the Community Development Department before beginning the project. City staff may be able to identify cost-effective options.

Find more information at: www.cityofsalem.net/Historic.