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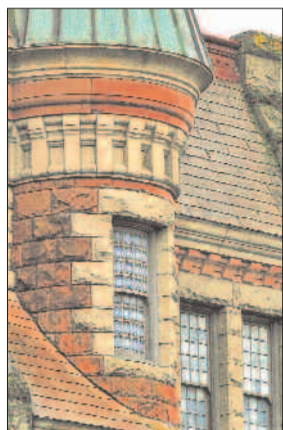
SUNDAY
Statesman Journal

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SERVING SALEM, KEIZER AND THE MID-VALLEY

OWNING A PIECE OF HISTORY adds duties



KOBBI R. BLAIR,
TIMOTHY J. GONZALEZ
 Statesman Journal
Above and below:
 Elements of historical buildings in Salem's downtown historic district.



DANIELLE PETERSON | Statesman Journal
 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 thoughts from residents and heritage officials, the city is in the process of crafting 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.

By TARAH CAMPI
 Statesman Journal

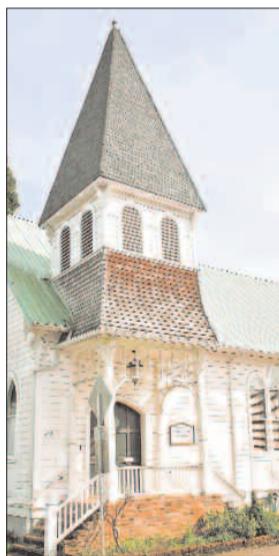
When Lola Hackett and her husband, Christopher, moved into their 1920s home in northeast Salem five years ago, they had no idea it was designated as a local historic landmark.

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 historical properties in Salem, the city depends on owners of historic homes to help preserve an important piece of local heritage. "Salem has a significant story to tell, and we need to work to preserve that story," said Peter Booth, the director of Mission Mill Museum. But what the city expects of historical-home owners can be confusing, complex and expensive. Like the Hacketts, some

residents aren't aware of the obligations that come with living in a historically designated home. "This is partly an education issue," said Salem Urban Planning Administrator Glenn Gross. "Homeowners may not realize they need (approval)" for some types of projects. To improve the process, the city's Community Development Department is working with the Historic Landmarks Commission to craft a new Historic Preservation Plan. Using a \$14,000 state grant, the city is reaching out to residents and heritage officials to

See Historic, 4A



THOMAS PATTERSON,
TIMOTHY J. GONZALEZ
 Statesman Journal

Above: Elements of historical buildings in Salem.

Sen. Winters faces GOP challenger in May primary

Two other Salem residents bid for Democratic nomination for Senate

By PETER WONG
 Statesman Journal

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 10 in the Mid-Valley.

Two-term Republican Sen. Jackie Winters of Salem faces opposition from Sarah Arcune, who has lost twice in party primaries in other Mid-Valley Senate districts in the past decade.

William Dalton and Jeff Goodwin, both of Salem and both first-time candidates, are seeking the Democratic nomination.

Despite the competition in the primaries, this Senate district does not appear to be shaping up as a battleground seat for the major parties, unlike 2002 and 2006, when Democrats recruited strong candidates who had held public office.

In 2002, 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 re-election in 1996. Together they spent about \$540,000 in the primary and general election campaigns.

In 2006, Winters won re-election over Democrat Paul Evans, a former Monmouth mayor. Together they spent \$635,000 in the primary and general election campaigns. It was the most expensive Senate campaign to



Online

Go to **StatesmanJournal.com/elections** for continuing coverage of May's primary election and links to local and state election sites.

More at online at HERITAGE SALEM.COM
 VIDEO, GALLERIES, LINKS AND SURVEY

Watch video walking tours of Salem's historical areas and browse photos. Get links to Salem's Historic Landmarks Commission and Historic Preservation Plan, as well as a public survey, due Thursday, where you can weigh in on the plan.

MAP DATABASE

Search a database of more than 500 properties and landmarks on the National or city of Salem historic registers. Readers can search by street or historical area.

ONLINE CHAT

Julie Osborne, a historic preservationist with Northwest History Matters, will answer questions from StatesmanJournal.com readers at noon Monday. Submit your questions before or during the chat.

See Election, 9A

PEOPLE in the SJ

Education comes full circle for Carlos Ruiz
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Weather

61° Partly sunny today with chance of showers tonight.
40° Full report, 6B



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WHERE DO YOU STAND?

President Obama has helped improve the fuel efficiency of cars, halt uranium mines near the Grand Canyon, strengthen anti-smog rules, and other environmental concerns, reversing some of the policies of former President George W. Bush.
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Program finds jobs for veterans
 Page 1C

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Documentary about state hospital to be shown today

"Guilty Except for Insanity" will be shown at the Historic Grand Theatre today. The documentary, by Portland State University psychology professor Jan Haaken, is about the Oregon State Hospital staff and patients.

Page 1D

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Historic

Continued from 1A

make the mandatory review process easier to navigate and less expensive.

Consultants Julie Osborne and Roz Keeney of the firm Northwest History Matters 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. Available until Thursday, 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 autumn.

"There will be recommendations for revisions to the code to make it possible to accomplish some of the goals," Osborne said, with code revisions finalized in 2011.

Preserving past

When tourists visit Marion County, they cite historical attractions such as the state Capitol, Mission Mill Museum and the Asahel Bush House among the top draws, according to a 2002 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 Morris. "This translates into economic impact for businesses and communities."

Travel Salem reported that tourism's financial impact in Salem increased from \$158 million in 2002 to \$242 million in 2008 — a 53 percent increase.

"Preservation is more than just letting an old building tell its story," said architectural historian Cara Kaser 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 citizens."

To protect the city's sense of history, Salem's Historic Landmarks Commission oversees changes made to the exteriors of any buildings listed on the National Register of Historic Places or on the city's register of local landmarks.

Whether owners are changing one window or adding a large structural addition, they currently must go through the same approval process — and pay the same application fee of \$250.

The city is looking at ways to make the approval process quicker and cheaper, said Senior Historic Planner Kimberli Fitzgerald.

The Historic Preservation Plan also aims to improve communication.

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 divisions.

"(Homeowners) could have saved so much trouble and hassle if they had known in advance what was needed and expected," Hackett said. "I think that the city should prepare a very noticeable document that the selling Realtor gives to the buyer."

Jay Gordon, a spokesman for the Willamette Valley Multiple Listing Service, a reference for real estate agents, shared that sense of disconnect.

"I'm not aware of (the) neighborhoods and what is included," he said in reference to historical areas.

Any outreach by the commission to 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 individually on the national register; without being part of a district; or by being listed on the city's register of local landmarks.

Court/Chemeketa



KOBBI R. BLAIR | Statesman Journal

Eleanor Miller lives in the Ethan Graham Cottage in the Court Chemeketa Historic District. She removed the Craftsman style porch and put up the correct Victorian style porch, including railings made of glue and pegs.

Salem Downtown



TIMOTHY J. GONZALEZ | Statesman Journal

Ladd & Bush historical building in downtown Salem — a US Bank branch.

Gaiety Hill/Bush's Pasture Park



THOMAS PATTERSON | Statesman Journal

Historical houses in the 600 block of Church Street SE are part of the Gaiety Hill / Bush's Pasture Park Historic District.

Salem has four districts on the National Register of Historic Places:

- Gaiety Hill/Bush's Pasture Park Historic District, Salem's first district, was established in 1986 and includes such landmarks as the Asahel Bush House and Deepwood Estate.

- The Court/Chemeketa Historic District, established in 1987, features architecture from the 1860s to the 1930s in the area known as "Old East Salem."

- The Salem Downtown Historic District, established in 2001, includes 81 historic sites in Salem's business core.

- The Oregon State Hospital Historic District was established in 2008 to preserve some of the 144-acre facility's history as it is rebuilt.

Sixty-three properties throughout town are listed on the national register individually, without being part of a district, and more than 100 are listed on the city's register of local landmarks.

Buildings on any historic register are required to retain their original character. This means materials such as siding and windows should be replicated if they can't be repaired.

"If (a project) is done without careful consideration, it can completely and permanently damage the historic character and value of a building," states the city's official Overview of Residential Historic District and Alteration Review guidelines.

Regular maintenance, exterior paint and projects that don't affect outward appearance do not require approval.

The landmarks commission has reviewed six residential design plans so far in 2010 and reviewed 12 in 2009 and 22 in 2008.

It is a property owner's responsibility to seek the commission's approval, and if they don't, the stakes can be high.

Ray West owns a home in northeast Salem where the previous owner replaced 23 historical wooden windows with vinyl ones not approved by the commission.

West said the previous owner of the home, which dates to about 1908, had tried to contact the appropriate regulators.

"The (review) process is convoluted and misunderstood," West said. "Very few people even know they exist."

West has appealed the commission's November 2009 decision against the window replacement to the Land Use Board of Appeals.

Owners who ignore the approval process can face a fine of \$301 for making alterations that don't meet the commission's historic-preservation guidelines.

Only a few cases per year result in fines, said Neighborhood Enhancement Administrator Brady Rogers, and enforcement is complaint-based.

Two property owners have been fined so far this year. Rogers isn't aware of any citations in 2009.

"We don't go out looking

for violations," he said.

Owners also can be forced to restore mistakes.

West estimates replacing the windows on his house would cost \$50,000, but he hopes LUBA will let the new vinyl ones stay.

"They look very similar," to the originals, he said.

Homeowners helped

Helping property owners maintain their historic homes is a priority of the preservation plan, said consultant Roz Keeney.

"Everybody's asking for grants," she said.

The city may identify a source of grant funding by August, Keeney said.

Grants "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 \$600,000 annually in grants and no-interest loans for low-income homeowners.

The program, which serves an average of 16 homeowners per year, helps with roof repairs, window replacements and other maintenance, said program manager Rena Peck.

Salem is reviewing how other cities across the state address historic-property protections.

Oregon City and Forest Grove, for example, offer

By the numbers

120

Number of historical properties in the Gaiety Hill/Bush's Pasture Park Historic District

110

Number of historical properties in the Court/Chemeketa Historic District

81

Number of historical properties in the Salem Downtown Historic District

63

Number of buildings on the Oregon State Hospital campus. The hospital historical district includes the entire 144-acre campus in central Salem.

63

Number of properties individually listed on the National Register of Historic Places that are not part of a recognized district

437

Total number of Salem properties on the National Register of Historic Places

111

Number of properties on Salem's local register of historical landmarks

Keizer

There are 30 properties in Keizer that have been surveyed by the State Historic Preservation Office for possible listing on the National Register of Historic Places, but none are listed yet. Keizer does not have any city programs or staffers devoted to historical preservation.

Workshops

As part of the Historic Preservation Plan, Salem could expand on its "how to" workshops for property owners, which address topics such as how to choose and install energy-efficient windows while retaining historical details and keeping costs low. For information about workshops, call (503) 588-6173.

If you go

The next meeting of the advisory committee for the Historic Preservation Plan is set for noon Tuesday at Mission Mill Museum, 1313 Mill St. SE.

1930s were declared dangerous and demolished.

Tom Andersen, chairman of land use for South Central Association of Neighbors, held property owner Kenneth Zerr 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 require restoration.

"There are no additional or special requirements currently for (historic) structures," Fitzgerald said.

Categorically, demolition of historic buildings requires approval by the landmarks commission, said Urban Planning Administrator Glenn Gross.

But because those four houses were in a state of disrepair, they could be destroyed without such approval.

President Ron Rubel of SCAN said some members 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 Jacksonville's code, which says it is a property owner's duty to maintain a structure "as often as needed to prevent depreciation of its historic integrity."

If Salem had a similar rule, fines collected from owners who violate maintenance 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 tax lien on a neglected property, said planning commission representative David Britt.

"The language ... should have some teeth in it," Fitzgerald said.

Seeking solutions

After learning of their home's status in Salem's historical landscape, Lola and Christopher Hackett took an active role in preservation.

When they wanted to have brick fascia installed over the exposed concrete foundation of the home in 2008, they started early to get approval from the landmarks commission.

"We were given good instructions on how to prepare for the review," Lola Hackett said. "We had a positive experience, but we did work ourselves up for battle."

The Hacketts photographed other homes in the neighborhood with similar brickwork and sketched what their home would look like with the change.

"There are many people who seem to resent or be intimidated by the review process," said Hackett, also a member of the advisory committee for the Historic Preservation Plan. "Getting people involved in historic preservation in ways that do not become 'we-against-they' would be a big 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 porch alteration on her 1880s-era cottage in northeast Salem in 2001, the city helped her navigate the process.

Miller wanted to correct a decades-old remodel and restore the cottage's original profile.

"City staff gave me directions on how to get the restoration approved," Miller said.

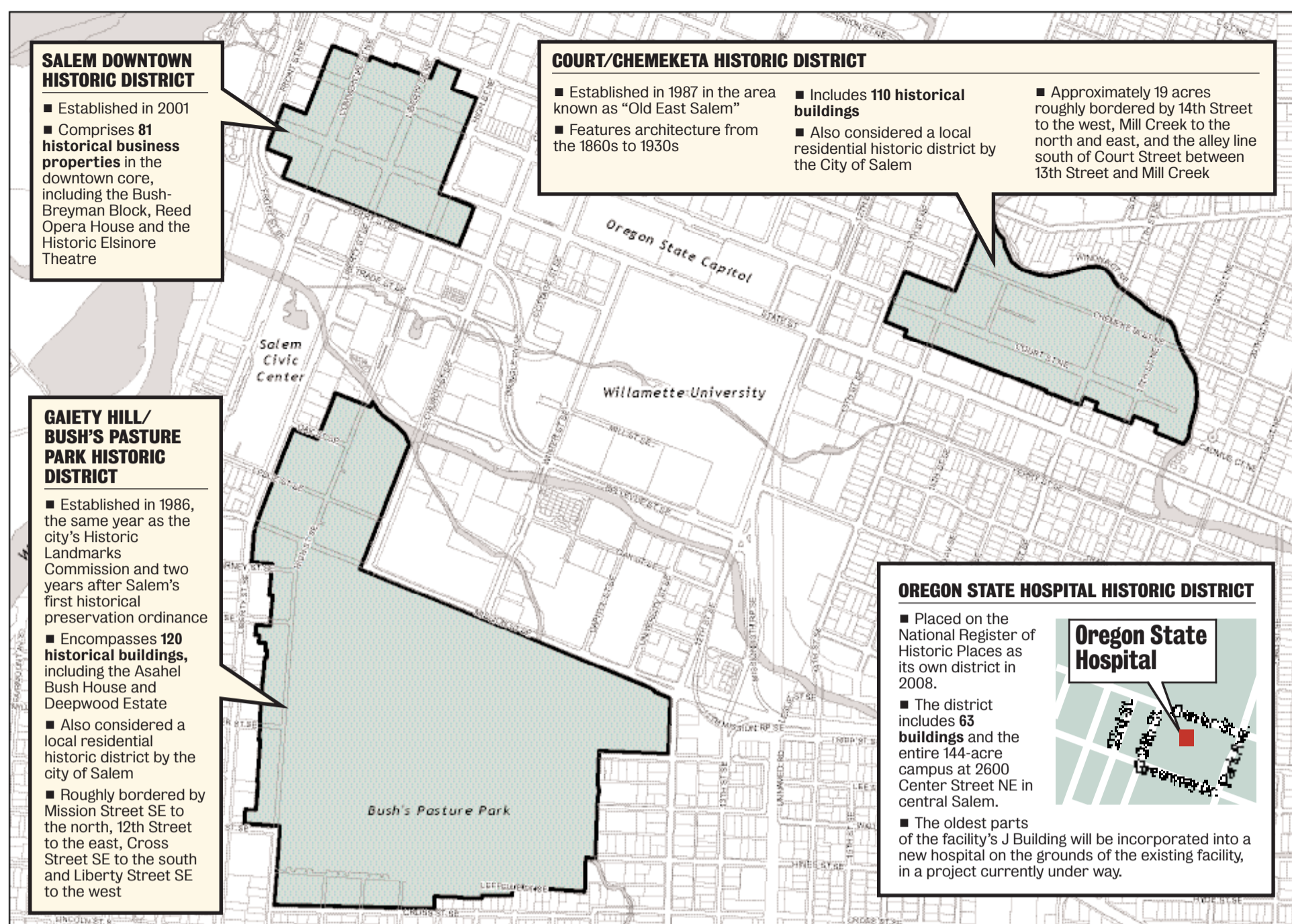
Because the change was grounded in history, Salem's Building and Safety Division allowed for flexibility in code regulations about railing height.

Miller built a replica of the original Victorian porch, with railings made using period methods of lap joints, glue and pegs without nails or screws.

Then in 2008, the home was repainted its original color after chemical analysis of a paint chip identified the avocado green hue.

"It's about a sense of history," Miller said.

Salem's four historic districts



Main map provided by the the city of Salem



THOMAS PATTERSON | Statesman Journal

Historical homes on Leffelle Street S in the Fairmount neighborhood.



TIMOTHY J. GONZALEZ | Statesman Journal

Historical homes along Summer Street NE in the Grant neighborhood.

Residents envision new historic districts

By TARAH CAMPI
Statesman Journal

The first step in creating a new district on the National Register of Historic Places involves surveying homes and other buildings to determine whether a substantial number in an area have historical significance and contribute to the area's historical identity.

State preservationists take into account building materials, architectural style and age.

It's the "reconnaissance level," said Cara Kaser, an architectural historian with the State Historic Preservation Office.

"Next, we look deeper at the history and story of the neighborhood," Kaser said.

For an area to be considered historic, about 50 percent of the buildings should maintain their original character, Kaser said, without extensive exterior changes or replacements of original materials.

Preservationists consider: When were the structures built? Who lived there? What were they used for? Who built them?

Buildings with historic status usually are 50 years old or older and have original features such as windows and siding; are linked to a historical person; exemplify a significant architecture style; or some combination of these criteria, said preservation consultant Roz Keeney of the firm Northwest History Matters.

When several such buildings occupy one area, residents may pursue a historic district.

"There must be a sense of place," Keeney said.

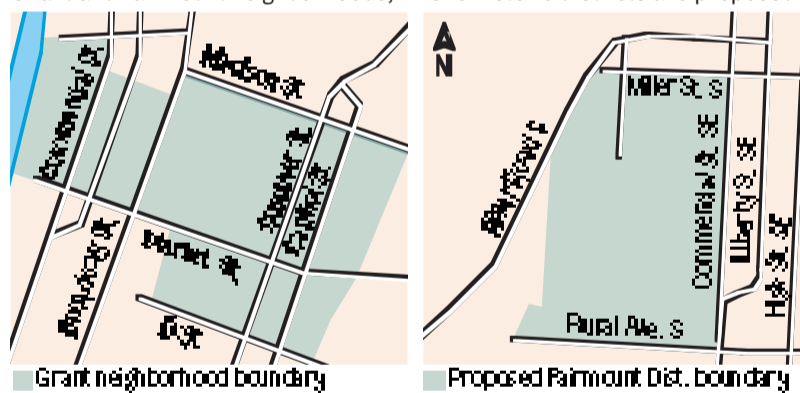
Historic district nominations for the national register usually are put together by a group of neighbors, Kaser said.

After a neighborhood's eligibility is established, homeowners are sent notarized letters from the State Historic Preservation Office detailing the process, Kaser said.

If more than 51 percent objects, that will halt the application.

Proposed districts

Grant and Fairmount neighborhoods, where historic districts are proposed.



MATT GARTON | Statesman Journal

If neighbors decide to proceed and an application is drafted, the state review process can take as long as a year.

Applications are reviewed by the State Historic Preservation Office and State Advisory Committee on Historic Preservation and the National Park Service.

Buildings also can be listed on the register individually. That process usually is initiated by the property owner.

"Once a property is listed in the national register, the listing stays with the property, not the owner," Kaser said. "So if the property is sold, the designation still applies."

All buildings within the boundaries of a historic district automatically are listed on the national register.

The city of Salem also has its own local register of landmarks with more than 100 properties not listed elsewhere.

For the city's local register, whether individual properties outside of designated historic districts are listed is at the discretion of the homeowners.

More than 140 additional structures have been surveyed throughout the city, for example, but are not yet listed.

The fee for listing a property on the city's local register is \$255.50.

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 to be listed as a district on the National Register of Historic Places.

The neighborhood borders the Capitol Mall and encompasses about a dozen private homes already individually listed on the city's local historical register.

Organizers are working to educate neighbors.

The Grant Neighborhood Association includes discussion about the application process at each of its meetings, said member Lola Hackett, who also serves on the city's advisory committee for the Historic Preservation Plan.

Grant has a concentration of period homes dating from the 1880s to the 1940s.

"We want to reflect the pride of the owners of these homes, preserve the architectural styles and maintain property values," Hackett said.

Because changes to the exteriors of historically designated homes must be approved by Salem's Historic Landmarks Commission, the

city encourages neighborhood organizers to be transparent about what historical designation entails when they propose a listing, said Salem Senior Historic Planner Kimberli Fitzgerald.

Grant neighbors frequently express concern about the costs of the design-approval process, Hackett said.

The initial Grant property survey should be complete this spring and the application process could be complete by 2012.

Fairmount neighborhood

The Fairmount neighborhood in the hills of South Salem has reached the final stages of its application to become a national historic district.

Fairmount is home to the governor's mansion and several streets of stately trees and early 20th century residential architecture in American and Period Revival styles dating to the 1940s or earlier, according to city documents.

The proposed Fairmount Historic District includes 233 structures, of which 133 contribute to the area's historical character, the documents say.

Fairmount neighbors spearheaded a draft application for a district, but decided to wait until the city's Historic Preservation Plan is completed before going forward.

Like some Grant neighbors, they're seeking more of a balance between incentives and regulations, Fitzgerald said.

Some Fairmount residents have expressed concerns about the city's required review process for changes made to historic homes, said Jane Cummins-Fiddler, who was involved in the Fairmount application for five years but moved away from the neighborhood in 2009.

"There should be more flexibility in materials," she said, suggesting that nonhistorical construction materials often offer improved stability or durability without compromising appearance.

Tax incentives

The state offers two tax programs to encourage rehabilitation and maintenance of historical properties.

There currently are 29 properties in Salem participating in the Special Assessment of Historic Properties tax benefit program, which offers a 10-year "freeze" of a property's assessed value for buildings that will be significantly rehabilitated. The program started in 1975 and is the oldest of its kind in the United States. In Salem, 15 commercial properties and 14 residential properties are taking part in the program.

Design projects for the properties must be approved by the State Historic Preservation Office or local government and an approved plaque must be installed on the building identifying its history.

Property owners participating in this program previously were required to hold an annual public open house, but that requirement was eliminated by the 2009 Legislature.

A total of 11 properties in Salem have benefitted from the Federal Tax Credit program for buildings that generate an income — including commercial properties and residential rentals — and saves the property owner 20 percent of the cost of rehabilitation projects through a federal income tax credit.

Both programs are limited to properties listed on the National Register of Historic Places.

SOURCE: State Historic Preservation Office

More at online at HeritageSalem.com

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