

Application Packet: Historic Design Review-Major

Historic Design Review approval is required when exterior alterations to Local Historic Landmarks or resources within National Register Districts are proposed. Historic Design Review is either Administrative (Minor) or requires approval by the Historic Landmarks Commission (Major) depending upon the level of work proposed.

Requirements pertaining to Historic Design Review are contained in Salem Revised Code (SRC) Chapter 230. To determine whether work requires Minor or Major approval, please consult Table 230-1.

PROCEDURE TYPE

An application for a Minor Historic Design Review is processed as a **Type III procedure** under SRC Chapter 300.

PROCESS

Most decisions are issued within 45 days of application submittal (*State Law requires the City to issue a decision within 120 days of the date the application is deemed complete*).

- Applicant submits application (including all items in the attached checklist) to Permit Application Center (Room 320);
- Staff reviews application for completeness within 30 days of submittal. If the application is not complete, the applicant will be notified as to what information is missing and allowed 180 days to submit the additional information;
- Applicant may track the status of their application online at the City of Salem permit tracking webpage: <https://splash.cityofsalem.net>
- After all required information is submitted, the application is deemed complete and staff sets the date for the public hearing at the next available Historic Landmarks Commission meeting. Notice of the hearing is sent to the applicant, property owner, neighborhood association, the surrounding historic district and property owners within 250 feet.
- Staff prepares posting sign(s) and sends notice of posting requirements to the applicant.
- Applicant posts sign(s) along street frontage(s) of property 10-14 days prior to hearing.
- The Historic Landmarks Commission holds the public hearing. Staff presents the staff report, followed by testimony from applicant, neighborhood association representative, proponent(s), opponent(s) and rebuttal.
- The Historic Landmarks Commission renders their Decision based upon whether the proposal meets the applicable criteria in SRC 230.
- Staff sends copy of Decision (*noting 15-day appeal period*) to applicant, property owner, neighborhood association, the surrounding historic district and property owners within 250 ft.;
- If no appeal is filed, and the City Council does not initiate review of the application (in the case of Demolition and New Construction), the Major Historic Design Review decision becomes effective.

NOTE: This packet is supplemental to the Salem Revised Code (SRC). In the event of a conflict between a statement in this document and the SRC applicable to a particular development, the SRC shall apply. The full version of the SRC is available online at www.cityofsalem.net, under "Revised Codes".

APPLICATION CHECKLIST

An application for Major Historic Design Review shall contain the following:

- COMPLETED APPLICATION FORM.** The application form must be signed by the applicant(s), property owner(s), and/or duly authorized representative(s). If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your land use application.
- APPLICATION FEE.** The application fee must be paid at the time of filing your application.
- RECORDED DEED/LAND SALES CONTRACT WITH LEGAL DESCRIPTION.** A copy of the recorded deed/land sales contract of the total contiguous ownership of the applicant.
- COMPLETED PROJECT WORKSHEET**
- WRITTEN STATEMENT ADDRESSING APPLICABLE APPROVAL CRITERIA (SRC 230)**
- PROJECT PLAN SUBMITTAL** (Format should be no larger than 11x17 inches, unless noted otherwise)
 - a. Elevation, plan drawings or photographs of the existing exterior (All sides affected by alteration)
 - b. Elevation, plan drawings or photo simulations of the proposed exterior (All sides affected by alteration). If application is for a sign, please include proposed colors (signs must be light lettering on dark background)
 - c. Description/Plans noting the materials to be used (windows, siding, roofing, etc). If application is for a sign or awning, please include method of attachment to the building.
 - d. Site plan showing location of existing resource on lot and identifying the area to be altered. Site plan shall also indicate contributing features, such as landscaping, when applicable

Historic Alteration Review Worksheet

Site Address: _____

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: _____ Project's New Material: _____

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Signature of Applicant

Date Submitted/Signed