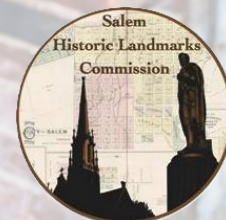


Salem Historic Landmarks Commission

**2024 Accomplishments &
2025 Work Plan**

CITY OF *Salem*
AT YOUR SERVICE



Message from the Chair

Dear Mayor Hoy and Council Members,



We are pleased to present you with our 2024 Accomplishments and 2025 Work Plan from the Salem Historic Landmarks Commission (HLC).

Partnering with City Staff, we have achieved a variety of accomplishments in 2024. With their continued help, I believe we can complete our 2025 goals.

In 2024, we continued to implement our work on our Historic Code Amendments and Historic Preservation Plan update. I am proud that the Historic Landmarks Commission is one of two Salem commissions that hold quasi-judicial public hearings. Our work is primarily focused upon historic design review for alterations, demolition and new construction within Salem's four National Register Historic Districts. Our work is only possible because a majority of our Mayoral-appointed members are highly trained professionals who are uniquely suited to complete the often complex historic design reviews required to ensure that the integrity of our historic resources are retained.

The historic Residential Toolbox Grant Program continues to provide residential property owners with much needed financial support. This program is possible thanks to our generous donor and the commitment of Salem's City Council to assist property owners with the maintenance of their historic resources, which includes grants to help offset the cost of having their historic homes seismically upgraded and retrofitted.

The HLC had its tenth successful year hosting the Historic Photo Contest! We continued a new tradition of being able to give awards to each winner in person at the location of their photos.

Salem continued our collaboration with Willamette University and the Confederated Tribes of the Grand Ronde and the Confederated Tribes of the Siletz Indians to complete our work on the Indian Manual Labor Training School, a public archaeology project, which was started in 2022.

You will find more accomplishments in this document but these are my highlights. The Commission greatly appreciates the Mayor and City Council for supporting our historic efforts to maintain Salem's historic resources as well as your continued faith in our Commission to successfully complete the good work of the City.

Sincerely,

A handwritten signature in black ink that reads "Kirsten Straus".

Kirsten Straus, HLC Chair

Commission Purpose & Historic Preservation Plan

The Salem Historic Landmarks Commission provides expertise on identifying, designating, and preserving significant properties related to the community's prehistory and history by encouraging the rehabilitation and ongoing viability of historic buildings and structures; strengthening public support for historic preservation efforts within the community; fostering civic pride; encouraging cultural heritage tourism; and promoting the continued productive use of recognized resources, and implementing the policies contained in the Salem Area Comprehensive Plan for the preservation of historic resources.

In 2020 the Salem Historic Landmarks Commission adopted a Historic Preservation Plan update with the following Goals:

- ✚ 1. Improve Public Outreach and Community Education
- ✚ 2. Streamline Historic Code, Process, and Enforcement
- ✚ 3. Increase Financial Support
- ✚ 4. Protect Cultural Landscapes and Archaeological Resources
- ✚ 5. Encourage Sustainable Practices
- ✚ 6. Survey and Designate Historic Resources

All of the work identified in the Commission's Annual Work Plan relates directly to these goals which were approved by Salem City Council, when the Historic Preservation Plan update was adopted.

The HLC is comprised of nine members appointed by the Mayor. As a Certified Local Government (CLG), it is required that a majority of the members meet the United States Secretary of Interior's Historic Preservation Qualifications Standards, to the extent that candidates are available in the community. Professional fields for consideration may include archaeology, architectural history, conservation, cultural anthropology, curation, engineering, folklore, historic architecture, historic landscape architecture, historic preservation, historic preservation planning, and history.

Six members of the HLC currently met these qualification standards in 2024. The professional positions are held by one archaeologist, two architects, a historic preservation professional, a historian and an archivist. The HLC currently has no vacancies. Two new members have joined our HLC for 2025, an architect and a historic preservation professional.

Commission Members

Jessica Curteman – Commissioner Curteman was appointed as a Professional member to the HLC in July 2019. She holds a M.A. in Archaeology from Oregon State University and has worked in archaeology for state and federal agencies, private contract firms, and Tribal government around the northwest. She lives with her family in south Salem and currently works at Oregon Department of Transportation as an Archaeologist and Tribal Liaison. She enjoys continuing to be an advocate for the people of Oregon's cultural heritage resources and educating others in how to become proactive and learn more about the history of their cities and state.

Cara Kaser – This is Commissioner Kaser's second time serving on the HLC. After she served the first time on Salem's HLC, Commissioner Kaser served as a Salem City Councilor until 2020 representing Ward 1. Serving as a Professional member on the HLC, Commissioner Kaser holds a BA and MA in History. She worked at the Oregon State Historic Preservation Office as an Architectural Historian and Heritage Outreach Specialist before moving to the Oregon Department of Forestry and eventually becoming their Deputy Chief Information Officer. Later, she worked as the Chief Information Officer for Business Oregon and currently works at the State of Oregon's Enterprise Information Services, Data Center Services as the Infrastructure Services Division Manager.

Juliana Inman – Commissioner Inman has almost 50 years of experience in historic preservation in the areas of construction, advocacy, regulatory compliance, planning, ordinances and architecture. Since 1990, Juliana has worked as an architect, completing over 205 architectural commissions; 165 historic resource reports and CEQA documents; 35 use permits, zoning or general plan amendments and planning studies. Her volunteer work has also been extensive and includes serving as a Napa City Councilor and Vice Mayor; President of the Napa County Landmarks Inc as well as serving on the Board of Directors and as the Board Secretary; Serving on the City of Napa Planning Commission and their Cultural Heritage Commission, among many other volunteer activities.

Jennifer Maglinte-Timbrook (Vice-Chair) – Commissioner Maglinte-Timbrook serves as an At-Large member and works at the State of Oregon Department of Revenue. She has a B.A. in History and pursued a M.S. in Historic Preservation and Urban Planning from Eastern Michigan University. Before joining Salem's HLC, she served as a Commissioner on the West Chicago HLC for six years. This is Jennifer's second time serving on the HLC. She previously served as a Commissioner from 2015-2020, where she served as Vice-Chair of the Commission beginning in 2017.

Chris Morris – Commissioner Morris serves as a Professional member. He is rejoining the commission for another term, having previously served for five years. He has a Bachelors in Architecture from University of Kansas and has been an architect in Salem for over 30 years. Throughout this time he has worked with many historic property owners for work on restoring their historic structures.

Charles Weathers – Commissioner Weathers is a life-long resident of Salem, who provides both anecdotal and generational context of how our city has evolved over the last 30 years. Commissioner Weathers has redeveloped several historic properties within Salem’s downtown and brings his experience and expertise not only with renovating historic buildings in Salem, but also preparing both Special Assessment and Federal Historic Tax Credit applications for these historic projects. Commissioner Weathers is a local Salem business owner and serves as an At-Large member. Before joining the HLC, he graduated from Leadership Salem and the Citizen’s Police Academy. 2024 was Charles’s first year on the HLC.

Kirsten Straus (Chair) – Commissioner Straus as a Professional member. She is currently an architectural historian working for ODOT and is also a trained Public Historian. She has a Masters in Public History from Portland State University and has a history working with the city and supporting historic preservation. During her time she helped develop materials for the Heritage Neighborhood program and interpretive panels found throughout the city. This is her first term on the commission.

Connie Strong – Commissioner Strong as an At-Large member. She was appointed this year for her first term serving on the commission. She is a resident of one of our residential historic districts and has spent many years renovating her home, both inside and out, to bring it closer to its original design. Her dedication to accessible historic preservation is evident in the care and quality she places in maintaining her own historic resource.

Andrew Zimmerman— Commissioner Zimmerman was appointed to the HLC in December 2018 as a Professional member. A lifelong Salem resident, he wrote a column about Salem-area history for the Statesman Journal from 2013-18. He served on the Oregon Century Farm and Ranch program board from 2015-20, with his last year as chair. Andy enjoys sharing his love of local history with the community. He works for the Oregon Department of Agriculture as a Publications and Web Specialist.

2024 Accomplishments

Between January 2024 and December 2024, the Salem Historic Landmarks Commission held nine public meetings and seven public hearings. Out of a total of thirty-three Historic Design Reviews processed, twenty-six were Minor Administrative Alteration Reviews completed by staff while the other nine went before the HLC as Major Historic Design Reviews. Historic Preservation staff also held a regular monthly archaeology roundtable with interested Tribal representatives and completed thirty-two archaeological compliance reviews and thirteen City owned historic property reviews.

HLC Annual Awards

In 2010, the HLC established the Benjamin Maxwell Award to recognize outstanding contributions to the preservation of Salem’s historic resources. In 2013, the Virginia Green Award was established to recognize exemplary service on behalf of Historic Preservation within the Salem Community. In 2021, the HLC introduced a new award, the Cultural Landscape Award, to recognize outstanding interpretation of preservation of a cultural landscape.

We took photos with each of the award recipients, which you can see below.

Benjamin I. Maxwell Award

Holman Hotel (Commercial- New Construction)



This Commercial building opened in 2023; named after Joseph Holman – and the original Holman Building on this site, which was demolished in 1950 to make way for a parking garage for the Marion Hotel.

The hotel includes a historic interpretive panel on the primary façade and each of the conference rooms are named after influential women in Salem’s history including: Mary Purvine, a graduate of Willamette University in 1903, she was one of the first female doctors in Oregon – she had a medical practice in Salem for 50 years; Ann Duerksen, one of the founders of Salem hospital, she served as the Hospital’s anesthetist and Chloe Willson, was the first teacher at the Oregon Institute which opened in 1844. She held classes on the first floor of the former Indian Manual Labor Training School building on what is now Willamette University’s campus.

Elizabeth Watt House (1904) (Residential)

The HLC awarded the Maxwell Award to Scott and Heidi Grew for Outstanding contribution to the preservation, restoration and maintenance of the Watt House. Since the time the Grews were honored with a Maxwell Award in 2015, over the past 9 years they have continued to invest countless hours and effort to restore and preserve the Watt House. They have invested over \$11,000 matched in awarded Toolbox grants.



Criterion Schoolhouse (Public)

The HLC awarded the Oregon Retired Educators Association (OREA) the Maxwell Award for their work to preserve the Criterion Schoolhouse. They have worked to raise funds to restore the Criterion Schoolhouse – a one room schoolhouse built in 1912 and used until 1925 in Wasco County for many years. It was chosen out of 50 candidates to be moved 200 miles to the Salem to the Oregon State Fairgrounds for the 1976 Bicentennial Celebration as an excellent example of a one room schoolhouse. For more than 20 years, OREA has provided docents to host visitors to the Criterion Schools during the Oregon State Fair. In 2016 OREA launched a campaign to help repair the roof, restore the original windows and paint the exterior of the building.

https://www.columbiagorgeneews.com/news/saving-the-criterion-schoolhouse/article_18dd53e0-e8e1-11eb-9fab-7fcf309e5421.html On August 10, 2023 the Criterion Schoolhouse was placed on the National Schoolhouse Register by the Country School Association of America. Placement on the CSAA registry are awarded to school buildings that are at least 50 years old, have been restored, renovated, or reconstructed to retain the integrity of their original design and are well maintained. The Criterion Schoolhouse is the first Oregon school building to receive this designation

Virginia P. Green Award

The HLC selected Melanie Zermer for her exemplary service on behalf of Historic Preservation within the Salem Community, in particular for her work at KMUZ.



Melanie is a founding Board member at KMUZ—FM, a community radio broadcaster serving the mid-Willamette Valley serving over 235,000 listeners in Salem/Keizer from Woodburn to Albany and Dallas to Stayton. She has supported historic programming which has included:

- Salem History Moment (2021-present)- Salem HLC
- Salem History Matters (2017-2020)-Deb Meaghers and Christy Van-Heukelum
- Your Salem Through the Years (2012-2014)-Virginia Green and Jim Schepcke

Cultural Landscape Award

The HLC awarded their Cultural Landscape Award to Lynn Takata and NEN for their outstanding interpretation and preservation of Englewood Park.



The Festival was established in 2017 in order to bring both awareness and appreciation of Englewood Park, designed by Lord and Schryver (1926); as well as to bring the community together to support the arts and provide opportunities for environmental education. The 7th annual festival was held on August 10, 2024 from 10:00am to 4:00pm.

<https://www.inglewoodforestfestival.org/>

HLC Chair Award

This year, the HLC Chair award went to Capi Lynn, for her ongoing coverage of historic Salem over the years as a reporter at the Statesman Journal.



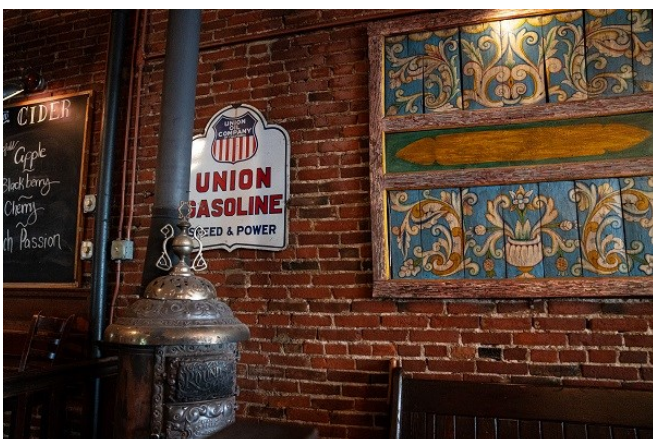
Her articles have included:

- “Salem House Renovation uncovers autographed post”, October 4, 2015
- “New OPB Documentary features Salem nonprofit” (Oregon Black Pioneers), Feb 24, 2019
- “Why is city of Salem filling in underground vaults downtown”? May 5, 2024
- “Salem Historic Landmarks Commission to receive award”, April 7, 2024
- “Digging up Clues of Early Salem”, Sept 9, 2018
- “Salem denies appeal to remove giant sequoia trees from property”, Feb 27, 2019
- “Readers explain links to history”, 12-17, 2003
- “Blessing bestowed upon shrine at Salem cemetery”, April 6, 2018

Historic Photo Contest

The HLC had a tenth successful year hosting the Historic Photo Contest! We had 18 entries into the contest, this year with a mix of adult and youth submissions. Awards were offered in the following categories: Historic Exterior, Historic Interior, Historic Landscape/Streetscape/Feature, and Portrait or Animal with a Historic Feature or Building, and Chair’s Choice. Winners were selected at the May HLC meeting and those photos are below.





Salem Landmark - HLC Newsletter

Publication of quarterly newsletters with articles written by the HLC Commissioners has continued. This year the newsletter was distributed through a new electronic newsletter service and the HLC has successfully created, printed, and distributed four newsletters to over 600 Salem residents in both hard copy and electronically from January to December 2024. Themes from this year’s newsletter included scary and ghost stories of historic places, and subjects from our historic photo contest.

Residential Toolbox Grant Program

Another goal of the adopted Salem Historic Preservation Plan is to develop both economic and recognition incentives for historic property owners. In June 2011, City Council adopted Resolution 2011-52, approving guidelines for the historic Residential Toolbox Grant program and directing staff to implement the program consistent with these guidelines. In 2024, \$1,000.00 of grant funding was awarded to private residential property owners. Since it began, this program has provided over \$120,000.00 since 2011 to private homeowners to help them maintain and preserve their historic homes. The HLC and historic preservation staff are currently working to develop additional educational and outreach materials to encourage sustainable practices in the redevelopment and rehabilitation of historic structures.



Photo: Recipient of Toolbox Grant

Missing Historic Features Grant

In 2024, due to generous funding from the City of Salem's Urban Renewal Agency, our Historic Preservation program was able to offer historic property owners in our Downtown Historic district the opportunity to apply for a grant to help fund the restoration of missing architectural features on their historic buildings. This allowed the Historic Preservation program to offer historic property owners in the Downtown Historic district the opportunity to apply for a grant to help fund the restoration of missing architectural features on their historic buildings.

The City of Salem's 2020-2030 Historic Preservation Plan adopted *Goal 3: Increase Financial Support to Historic Property Owners*. The Historic Features Restoration Grant supports historic property owners by providing financial support to encourage reconstruction that will be used to depict vanished or non-surviving portions of an historic property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

A total of three grants were awarded, which will be completed in 2025. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties.

Public Archaeology



In 2024 work continued on the Public Archaeology project at both the Willamette Heritage Center and Willamette University uncovering the original site of the Methodist parsonage and the Indian Manual Labor Boarding School. City staff, and volunteers from partnering organizations worked at the site during the month of April.

Exciting progress was made locating a portion of the foundation wall edge as well as other artifacts from the period. In addition to uncovering history, we also held public two public archaeology days, including one for junior archaeologists, where members of the public could come and experience what an archaeological dig is like and learn about the types of artifacts that are found and how to handle them.

To learn more please visit: <https://www.cityofsalem.net/community/things-to-do/history/oregon-mission-indian-manual-labor-training-school-archaeology-project>

Chinese Funerary Table at the Salem Pioneer Cemetery

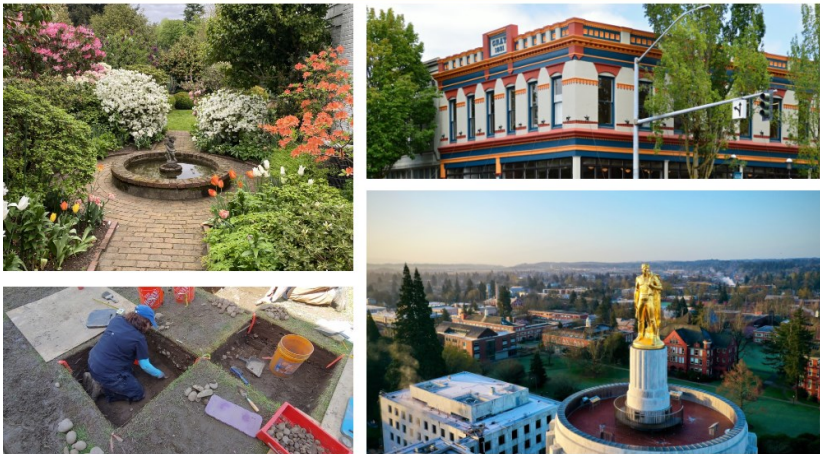


Beginning in 2017, staff has worked to complete several archaeology projects related to the Salem Pioneer Cemetery and the Chinese Funerary Table within the cemetery. In November 2017, Kimberli Fitzgerald, the City of Salem Archaeologist, led an excavation of the area immediately surrounding what researchers thought was the remnant of a Chinese funerary shrine within the cemetery. Her work revealed that while partially destroyed, the Chinese funerary table(aka Chinese Shrine) was still identifiable. Staff worked with several partner groups to host the first renewed Qing Ming Festival at the cemetery on April 4, 2018. Nearly 100 people showed up to honor the contributions that Chinese Salem residents have and continue to make to Salem's history. The new tradition has continued into 2024 and on Saturday, April 6, 2024, Salem's Chinese community as well as others interested in supporting and honoring Salem's Qing Ming celebration, including Mayor Hoy, arrived to help honor those who used the funerary table around the turn of the century.

Disaster Resiliency Plan

In 2024, the HLC worked with the University of Oregon’s Institute for Policy Research and Engagement (IPRE) to develop a Disaster Resiliency Plan for Heritage Resources. This work is the result of a partnership between Oregon Heritage, The University of Oregon, the City of Salem, and the Heritage Organizations in Salem. This planning effort was conducted at the community level and informed by research, interviews and outreach events, site visits and a disaster resilience workshop. The Plan includes a vulnerability assessment, and resilience strategies.

Salem Heritage Resource Disaster Resilience Plan



Photos courtesy of Bree Baumgartner, Oregon Heritage, and Ulf (#298224732) and Jake (#461570683) via Adobe Stock

December 2024 Draft for Review

2025 SALEM HLC WORK PLAN

Goal 1: Improve Public Outreach & Community Education

STRATEGY One: *Improve community engagement and acknowledgement of excellence in historic preservation*

ACTION: Continue to celebrate Historic Preservation Month in May with awards and educational programming (#22)

ACTION: Continue "This Place Matters" photo contest with awards (#23)

ACTION: Work with Neighborhood Associations to establish and celebrate 'Historic Neighborhood Day' (#38)

STRATEGY TWO: *Develop interpretation and coordinate educational programming about Salem's diverse local history*

ACTION: Organize history talks and walking tours featuring Salem's history and historic resources in partnership with Travel Salem and local non-profits. Including school groups (#1)

ACTION: Develop interpretation and educational programming about Salem's traditionally underrepresented communities, history, and cultural landscapes (#37)

STRATEGY THREE: *Improve historic program's web and social media presence*

ACTION: Review and Update HLC newsletter format and distribution method including the annual mailing about historic property owner responsibilities; Use social media to regularly share information about the program and Salem's Local History (#4)

ACTION: Share information about Salem's underrepresented history and communities through social media (Action #57)

STRATEGY FOUR: *Provide technical training*

ACTION: Coordinate homeowner FORUM meetings, so owners can share experiences, information (#5)

ACTION: Collaborate with other organizations (SHPO, University of Oregon, Willamette University, Restore Oregon, local community colleges) to sponsor regular annual workshops on such topics as seismic retrofitting, mitigating lead paint, window and door repair and replacements, and radon gas testing (#36)

STRATEGY FIVE: *Provide training about the design review process and historic preservation code*

ACTION: Provide an annual workshop for historic property owners and real estate agents outlining the responsibilities and opportunities of owning a historic property; coordinate with the annual property owner mailing (#46)

STRATEGY SIX: *Educate the Public About Designation*

ACTION: Educate neighborhoods within the Salem Heritage Neighborhood Program, which allows historic preservation staff to work with Neighborhood Associations directly to develop educational products related to their neighborhood history and teach them about the survey and designation process (#33)

ACTION: Sponsor a regular workshop in collaboration with the State Historic Preservation Office (SHPO) and other Certified Local Governments (CLGs) to educate Salem residents about historic survey and designation in Oregon (#45)

Total Actions	TIMELINE	FUNDING NEEDED?	PROJECT TYPE	LEAD
12	Ongoing	NO	Education	HLC Subcommittee/STAFF

Goal 2: Streamline Historic Code: Criteria, Process & Enforcement

STRATEGY ONE: Improve Enforcement Policy

ACTION: Coordinate regularly with Neighborhood Associations (ie. CANDU, NEN and SCAN) to review and update existing historic enforcement policy and implementation (#27)

STRATEGY TWO: Improve and clarify education about design review process and criteria

ACTION: Monthly HLC Meeting Public Hearings and Roundtable (#6)

STRATEGY THREE: Improve criteria and streamline design review process

ACTION: Review existing historic preservation code and identify areas for cleanup and streamlining (#47)

Total Actions	TIMELINE	FUNDING NEEDED?	PROJECT TYPE	LEAD
3	ONGOING	NO	Education/Code	STAFF

Goal 3: Increase Financial Support

STRATEGY ONE: Establish a historic design review fee program that supports historic property owners

ACTION: Explore offering a streamlined process whereby the value of project is under \$1,000 then the fee is a small amount (i.e. \$25.00) (#48)

STRATEGY TWO: Improve financial support for historic property owners

ACTION: Continue to fund and offer the annual Historic Residential Toolbox grant (#28)

ACTION: Identify sustainable city funding source in order to expand the Historic Residential Toolbox grant program (i.e. explore the feasibility of a permanent allocation from the City Council through Transient Occupancy Tax (TOT) funding) (#35)

ACTION: Identify additional non-profit community sources in order to expand the Historic Residential Toolbox grant program (#43)

Total Actions	TIMELINE	FUNDING NEEDED?	PROJECT TYPE	LEAD
4	Ongoing	YES	GRANT/Fee	STAFF

Goal 4: Protect Cultural Landscapes & Archaeological Resources

STRATEGY ONE: Encourage the preservation of archaeological resources

ACTION: Hold monthly Historic and Cultural Resource Compliance Coordination Meetings (#14)

ACTION: Celebrate Archaeology Month annually in October (#56)

STRATEGY TWO: Encourage preservation of cultural landscapes

ACTION: Celebrate Historic Landscape Architecture Month annually in April (#29)

ACTION: Develop and offer a “Cultural Landscape Award” acknowledging maintenance/restoration of a historic or cultural landscape (#30)

ACTION: Identify opportunities to collaborate with Parks (Salem’s Public Works Department) on educational programming to educate the public about Salem’s cultural landscapes (#41)

Total Actions	TIMELINE	FUNDING NEEDED?	PROJECT TYPE	LEAD
5	ONGOING	NO	EDUCATION	STAFF/HLC SUBCOMMITTEE

Goal 5: Encourage Sustainable Practices

STRATEGY TWO: Establish Financial Incentives and Educational Opportunities to encourage sustainable practices in the rehabilitation and redevelopment of historic structures.

ACTION: Establish and offer a Historic Preservation Green Fund Grant to provide grants for window restoration, energy efficiency improvements and solar panel installation (#32)

ACTION: Offer an annual speakers’ series to educate the public about sustainable practices in historic preservation. Collaborate with regional partners (i.e. the National Trust Preservation Green Lab in Seattle) on the development of educational programming (#44)

Total Actions	TIMELINE	FUNDING NEEDED?	PROJECT TYPE	LEAD
2	ONGOING	YES	GRANT	STAFF

Goal 6: Survey and Designate Historic Resources

STRATEGY ONE: Work with Neighborhoods to identify, survey and designate archaeological sites, historic structures, sites and landscapes that are significant and meaningful.

ACTION: Spotlight key surveyed resources or buildings featured within the Salem Heritage Neighborhood Architectural Guide through the HLC newsletter and social media outlets (#21)

ACTION: Coordinate with regional partners (ie. Willamette, University of Oregon) to offer support to historic property owners with the research and writing of local and national register nominations for historic resources in Salem (#49)

Total Actions	TIMELINE	FUNDING NEEDED?	PROJECT TYPE	LEAD
2	ONGOING	NO	SURVEY/EDUCATION	HLC SUBCOMMITTEE/STAFF

TOTALS- 2025

Overall Total Actions	TIMELINE	FUNDING NEEDED?	PROJECT TYPE	LEAD
28	Various	YES	Various	HLC SUBCOMMITTEE/STAFF