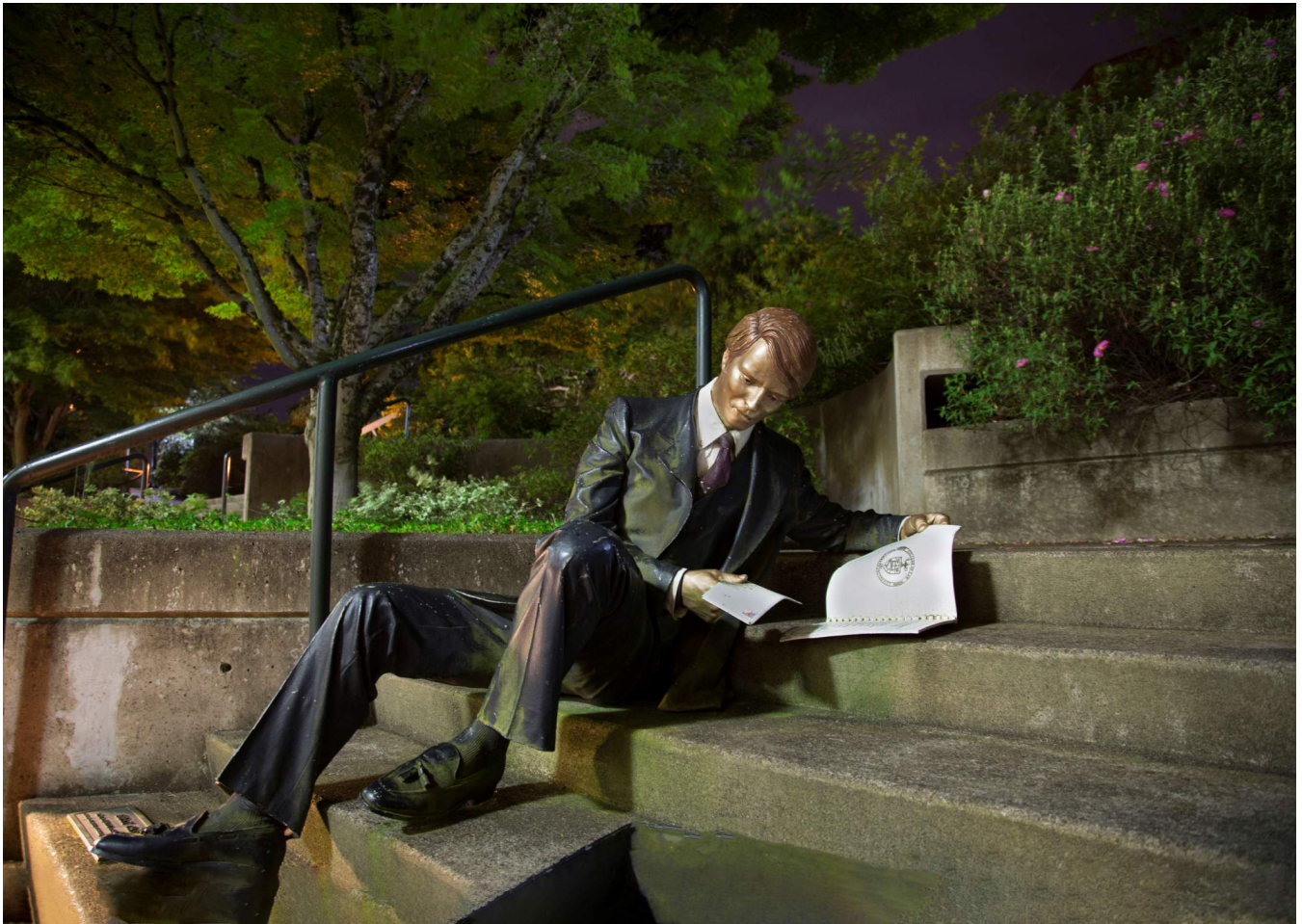


Salem Historic Landmarks Commission

**2025 Accomplishments &
2026 Work Plan**



*Willamette University College of Law
2025 Historic Photo Contest – Courtesy of Jacqueline Klose*

Message from the Chair

Dear Mayor Hoy and Council Members,



We are pleased to present you with our 2025 Accomplishments and 2026 Work Plan from the Salem Historic Landmarks Commission (HLC).

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

In 2025, 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 also had its eleventh successful year hosting the Historic Photo Contest!

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 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, appearing to read "Cara Kaser".

Cara Kaser, 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

Drew Cornedi— Commissioner Cornedi was appointed to the HLC in December 2025 as a Professional member. Drew Cornedi is an Architectural Associate at CBTWO architects, where he has worked since 2014. Drew earned his Bachelor of Environmental Design, with an Architecture Emphasis, from the University of Colorado, Boulder and followed with a Master of Architecture degree at the University of Cincinnati's School of Design, Art, Architecture and Planning where he focused on historic preservation and adaptive reuse and completed his thesis on "The Densification of Historic Districts". Since the beginning of Drew's professional career in 2006, he has gathered broad project experience in both public and private project types, spanning multifamily housing, senior care, commercial, healthcare, and education.

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.

Matthew Miller – Commissioner Miller serves as an At-Large member and works as a building contractor. Commissioner Matthew Miller has worked in various construction trades for 15+ years specializes in small projects, remodeling in all phases, maintenance and repair of historic homes.

Matthew enjoys building relationships with his customers and goes the extra mile to ensure customer satisfaction.

Robert Olguin – Commissioner Olguin serves as a Professional member. He currently works for the Oregon Historic Preservation Office and has extensive experience in: National Register Nominations; Architectural Survey Work; Historic Preservation; Architectural History; Section 106; GIS Mapping and Analysis; Easement and Condition Assessments; Historical Research. Commissioner Olguin recently worked on a National Register Historic District nomination, which documented 585 resources comprised of architectural styles and forms of the early to mid-twentieth century. He holds a graduate degree in Public History from University of South Carolina,

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.

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.

2025 Accomplishments

Between January 2025 and December 2025, the Salem Historic Landmarks Commission held nine public meetings and seven public hearings. Out of a total of thirty-two 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 twenty-four archaeological compliance reviews and five 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

Oregon State Capitol (Public-CAMS)- 900 State Street



Oregon State Capitol Building – CAMS



Jodie Jones, Marlene Jampolsky and Kirsten Straus, HLC

The Capitol Accessibility, Maintenance and Safety project was approved by the 2016 Legislative Assembly to address Americans with Disabilities Act deficiencies; at-risk mechanical, electrical and plumbing systems; and security and life-safety issues in the Oregon State Capitol building. Total funding for Phase I of the project was \$59.9 million. Phase II of the CAMS project was approved by the 2020 Legislative Assembly and is an extension of work completed during Phase I. CAMS Phase II addressed needed improvements to the seismic structure of the 1977 portions of the Capitol building; Americans with Disabilities Act accessibility at the building's south entrance; mechanical and electrical elements; life-safety issues; and restoration of historic elements. Phase III of the CAMS project was approved by the 2022 Legislative Assembly and is an extension of the first two phases of the CAMS project. Phase III concentrated on the 1938 portion of the Capitol. Both Jodie Jones, CAMS Project Manager and Marlene Jampolsky, Archaeologist with the University of Oregon were recognized for their work in ensuring preservation of character defining historic and archaeological resources as part of this project.

460 Bush St. SE (1920) (Residential)



460 Bush St SE after restoration



John McCulloch

The HLC awarded the Maxwell Award to John McCulloch for outstanding contribution to the preservation, restoration and maintenance of this residential historic resource in the Gaiety Hill/Bush's Pasture Park Historic District. Prior to the restoration work completed by Mr. McCulloch in 2024, the resource lacked integrity due alterations completed in the 1970s and 1980s, at which time the house was clad in vinyl siding and most windows on secondary elevations were replaced with vinyl or aluminum. Mr. McCulloch removed vinyl siding and repaired underlying cedar siding and replaced any rotted areas in-kind, repaired historic windows and doors on north façade primary elevation, and replaced existing vinyl windows on secondary elevations with mostly wooden windows and doors.

Virginia P. Green Award



Luke Gmazel, Public Works

Allen Dannen, Public Works and Kristen Straus, HLC

In 2013 the Salem Historic Landmarks Commission established the ***Virginia Green Award*** to recognize exemplary service on behalf of Historic Preservation within the Salem Community. In 2025, the HLC selected Public works Project Managers – Engineers – like Rick Barnes, Aaron Edleman, Brian Banta, Luke Gmazel, Michael Miller, Aaron Kimsey, Nicollette Roth, Troy Thomson, these folks have done an amazing job incorporating archaeological compliance into their work.

Cultural Landscape Award

The HLC awarded their Cultural Landscape Award to Jennifer Mongolo for their outstanding work in development of the Minto Island Conservation Area Land Management Plan in 2024 .



Minto Island - Conservation Area



Jennifer Mongolo

The HLC selected Jennifer Mongolo, Principal Environmental Planner, Streamscape Environmental LLC as the award winner for 2025; She and her firm prepared the Minto Island Conservation Area Land Management Plan for City Parks – in 2024. The project builds on other restoration work the city has performed in recent years, such as clearing the invasive *Ludwigia* plant from the [Oxbow](#) and [Willamette](#) sloughs. The Minto Island Conservation Area (MICA) Land Management Plan (LMP) outlines a comprehensive approach to managing, restoring, and enhancing MICA's diverse habitats while balancing public access and recreational use. The LMP highlights the importance of collaboration with partners such as Salem Audubon Society, Willamette Riverkeeper, Confederated Tribes of Grand Ronde, and others. This collaborative approach leverages expertise, builds community support, and aligns conservation efforts for maximum impact.

HLC Chair Award



Andy Zimmerman, Parrish School Interview



Andy Zimmerman and Kirsten Straus

This year, the HLC Chair award went to Andy Zimmerman, Andy was a commissioner from 2018-2024. He served as Vice Chair in 2022 and Chair in 2023. He has consistently kept our social media alive – and continues to post for the HLC. He's pictured above being interviewed for the Parrish Middle School 100th Anniversary;

Historic Photo Contest

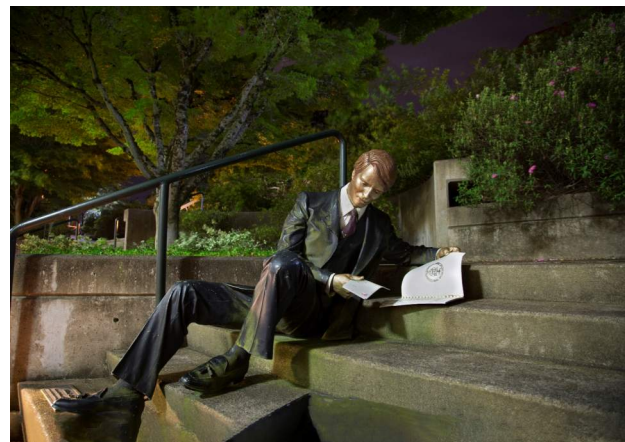
The HLC had an eleventh successful year hosting the Historic Photo Contest! This year HLC awards were presented to one fabulous photographer Jacqueline (Jacquie) Klose! Those photos are below.



Eaton Hall



Thomas Kay Woolen Mill



Willamette University College of Law

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 2025. 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 2025, \$5,000 in grant funding was awarded to private residential property owners. Since it began, this program has provided over \$126,000.00 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.



Detail of Proposed Repair of Character Defining Feature – Historic Residential Toolbox Application -2025

Public Archaeology



HLC Commissioner Jessica Curteman



Public Open House, June 2025



Kimberli Fitzgerald, staff

National Park Service Lists Mill Place House Site in Salem, Marion County in the National Register of Historic Places



Press Release announcing NPS Listing

In 2025, Salem's public archaeology project is focusing on investigating the site of the former Oregon Indian Mission Manual Labor School on Willamette University's campus. A Certified Local Government (CLG) grant awarded to the City of Salem's Historic Landmarks Commission from Oregon Heritage is funding this public archaeology project. The site is being explored by our Historic Preservation Program and community partners including Willamette University, the Confederated Tribes of the Grand Ronde and the Oregon Archaeological Society. The site on the Willamette University campus is believed to be where the Methodists' 1841 Indian Manual Labor Training school was located. The MPD for the Oregon Country Methodist Sites along with the individual nomination for the Mill Place Archaeological site was listed in the National Register of Historic Places in 2025.

To learn more, please check out Capital Community Media's latest [InSight episode](#) on the project which aired on Friday, June 20, 2025. A [LiDar scan of the excavation site](#) showing the cobble floor of what we believe was the blacksmith shop associated with the school is also now available.

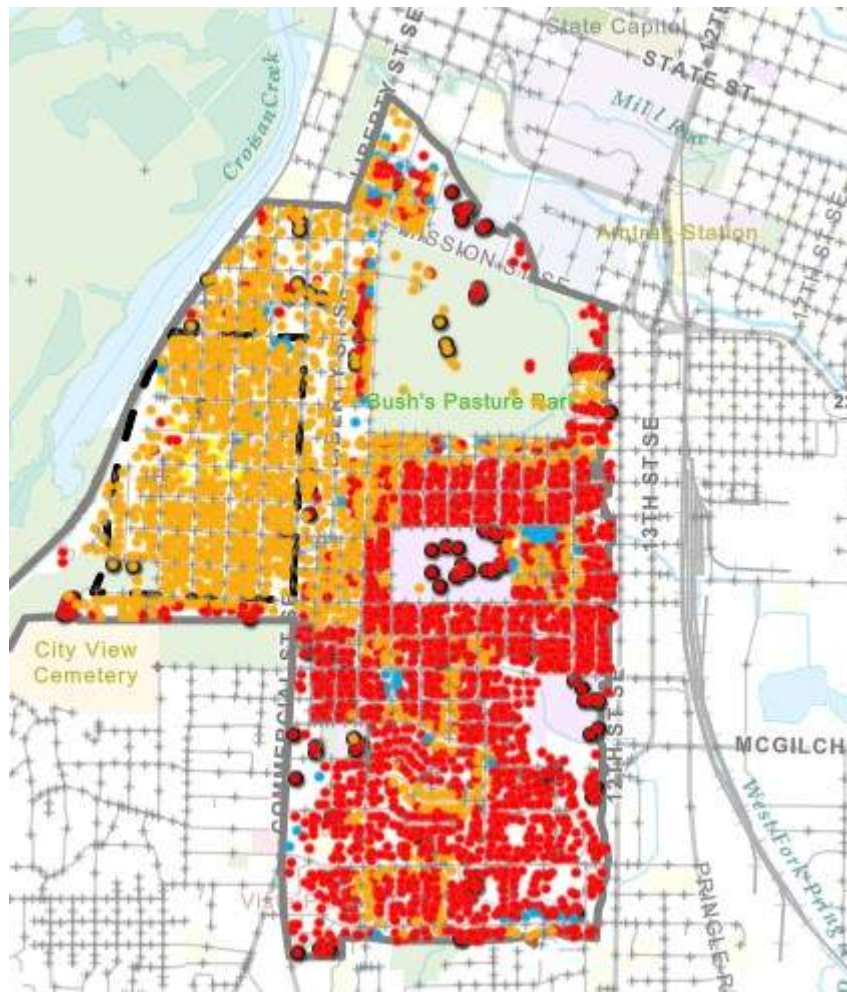
Chinese Funerary Table at the Salem Pioneer Cemetery



Mayor Julie Hoy sweeping the Chinese Funerary Shrine – Qing Ming, April 5, 2025

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 2025 and on Saturday, April 5, 2025, Salem's Chinese community as well as others interested in supporting and honoring Salem's Qing Ming celebration, including Mayor Hoy, we celebrated the 8th annual celebration to honor those who used the funerary table around the turn of the century.

SCAN Heritage Neighborhood – Survey Work



Reconnaissance Level Survey Map- Heritage Neighborhood – SCAN

The HLC recognized the SCAN Neighborhood as its fourth Heritage Neighborhood in 2023 and has been working throughout 2024 and 2025 to complete a comprehensive historic survey of the structures in the SCAN neighborhood. Of the **3,632** properties **86** have complete RLS records and **1,505** have been initially assessed but are not complete. In 2026, historic staff, the HLC and volunteers plan to develop a final report which will include a minimum **total of 1,600** completed RLS surveyed properties along with a general historic context statement describing the timeline of development for the SCAN neighborhood based upon recorded plats– noting the predominant period of development and housing type(s) organized by plat (neighborhood) and identifying any unique – character defining development patterns and recommending a select number of properties for future ILS study.

2026 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. CANDO, 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)

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

Goal 3: Increase Financial Support

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)

ACTION: Identify additional private donor sources in order to expand Historic Residential Toolbox grant program (#52)

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- 2026

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