



## Salem Historic Landmarks Commission (HLC) 2016 Accomplishments & 2017 Work Plan

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## Message from the Out-Going Chair

Dear Mayor Bennett and Council Members,

We are pleased to present you with our 2016 Accomplishments and 2017 Work Plan from the Salem Historic Landmarks Commission (HLC). Partnering with City Staff, we have achieved a variety of accomplishments in 2016. With their continued help, I believe we can complete our 2017 goals.

The SESNA Neighborhood Association was designated as Salem's second Heritage Neighborhood. Working with a sub-committee of representatives from SESNA, we developed a 2017 calendar featuring historic photos from the SESNA neighborhood. Other projects include completing a walking tour and a neighborhood survey highlighting historic points of interest within the SESNA neighborhood boundaries.

The Residential Tool Box Grant Program continues thanks to our generous donor. \$9550.00 in grants were awarded to historic property owners to assist in the maintenance of their historic resources. As an added bonus under this program, a new opportunity arose for historic property owners. Following the success of the HLC's first Seismic Work Shop, homeowners were offered grants to help offset the cost of having their historic homes seismically upgraded and retrofitted.

Two major events occurred in Salem this year; the Oregon Heritage Conference and the Certified Local Government (CLG) Workshop. The HLC hosted the CLG Workshop at Pringle Hall with 60 representatives from across the state in attendance! In addition, we hosted 2 works sessions, a historic trolley tour, and a welcoming reception at the Willamette Heritage Center for the Oregon Heritage Conference.

The HLC had its second successful year hosting the *"This Place Matters"* Historic Photo Contest! A total of 51 photos were submitted for three categories: Best Historic Building, Best Historic Place, and Best Historic Neighborhood with winners being announced during Historic Preservation Month in May.

You will find more accomplishments in this document but these are my highlights. My tenure as Chair of the HLC ended in December of 2016, however, I will continue in the role of a Commission member. A new Chair and Vice-Chair will be elected at our January meeting and I have every confidence that our new leaders, along with City Staff, will guide us in accomplishing our 2017 goals.

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, appearing to read "Andrew Hendrie", written over a horizontal line.

Andrew Hendrie, Out-Going HLC Chair



## Commission Purpose & Historic Preservation Plan



The Grant Theatre- Circa 1900

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. (Ord No. 34-10)

In 2010 the Salem Historic Landmarks Commission adopted a Historic Preservation Plan with the following Goals:

- ✚ 1. Improve the application and review process and revise the historic preservation code and design guidelines
- ✚ 2. Develop a Public Outreach and Education Program
- ✚ 3. Develop Economic and Recognition Incentives
- ✚ 4. Survey and Designate Salem's Historic Resources
- ✚ 5. Promote Heritage Tourism and Local History



Eaton Hall – Circa 1909

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 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. Three members of the HLC currently meet these qualification standards. The professional positions are held by two architects and a project manager. The at-large positions include an historian, a state construction project manager and residents from two of our residential historic districts. The HLC currently has two vacancies which we hope will be filled early in 2017 by preservation professionals.

## Commission Members

**McCrae Carmichael** – Commissioner Carmichael has served as an At-Large member of the HLC since June 2012. McCrae has studied and worked in land use planning for nearly 2 decades. While she admits she doesn't live in a historically designated home, she has grown to enjoy the stories the historic homes in her neighborhood hold. Her service on the commission has allowed her to gain a better appreciation of a segment of land use and the way we live, and have lived in the past, in our communities.

**Andrew Hendrie**, Commissioner Hendrie has served as an At-Large member since June 2013. He was elected Chair in August 2014 and served as Chair through December 2016. Andrew is an Oregon State University alumni and works as floor staff for the state legislature in the chief clerk's office. He is also an avid home remodeler in his spare time. He is a third generation Salemite.

**Nicholas Larson** – Commissioner Larson serves as an At-Large member and works for the State of Oregon as a Senior Construction Project Manager. He appreciates and enjoys learning about the evolution of the Capitol Mall and managing projects in and around those buildings. In his occupation, Commissioner Larson has helped manage the Justice Building (1929) Renovation and the Supreme Court Building (1914) Exterior Rehabilitation projects.

**Chris Morris** – Commissioner Morris has filled a Professional position on the HLC since June 2012. He has practiced architecture in Salem for 25 years and is senior principal with CB Two Architects, LLC. Through his experience in the field of design, Chris brings a great sense of balance to assessments of historic issues and enjoys daily involvement with historic landmarks in his Fairmount Neighborhood home.

**Russell Schutte** - Commissioner Schutte, appointed in December 2016, serves as a Professional member and works for AC+Co Architecture | Community. Russell has worked on numerous historic projects in Salem and other cities and understands the importance these resources have to their communities. He holds 4 degrees, including a Masters of Architecture from Montana State University. Russell regularly volunteers his time teaching students about the profession of Architecture through the AVID and Architects in Schools programs. When not working or studying for his Oregon Architectural License, he enjoys building furniture in his shop and spending time outdoors camping and fishing.

**Kevin Sund** – Commissioner Sund serves as a Professional member and works for Hoffman Construction Company as a Project Manager. He has a long heritage in the Salem Community and enjoys helping the area develop while preserving its history. Professionally, Kevin had the opportunity to be involved in the OSH Hospital Renovation and the ODOT Renovation on the Capitol Mall. Kevin was voted in as the new HLC Chair by the Commission at their January 2017 meeting.

**Jennifer Maglinte-Timbrook** – 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 from Indiana University and pursued a M.S. in Historic Preservation and Urban Planning from Eastern Michigan University in Ypsilanti, Michigan. Prior to joining Salem's Historic Landmarks Commission, she served as a Commissioner on the Historic Preservation Commission for the City of West Chicago, Illinois for six years. Jennifer took over the role as Vice-Chair of the Commission in January 2017.

**The Commission currently has 2 vacant professional positions which they hope to fill in early 2017.**

## \*\*\* 2016 Accomplishments \*\*\*

Between January 1, 2016, and December 2016, the Salem Historic Landmarks Commission held twelve public meetings and fourteen public hearings. A total of thirty-six historic design reviews were completed of which twenty-two were minor administrative alteration reviews completed by staff as well as one historic clearance review, two historic modification reviews and one historic extension review.

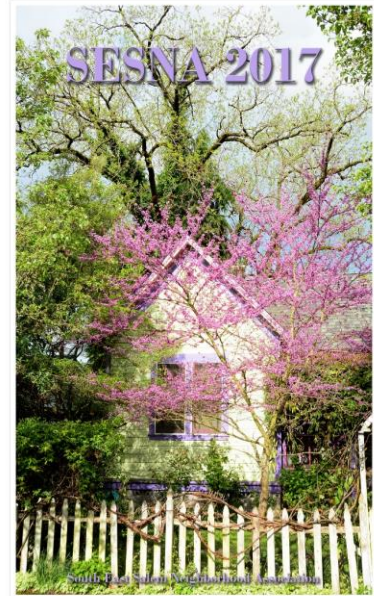
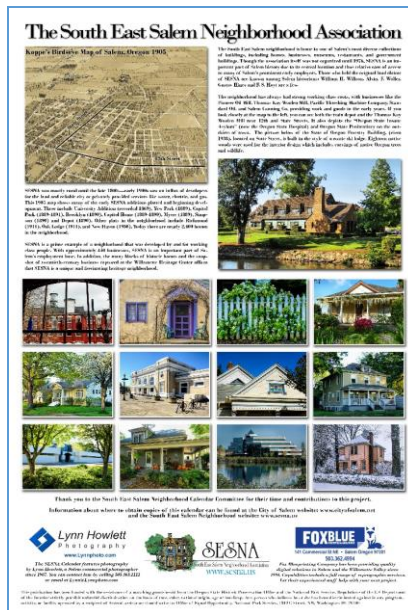
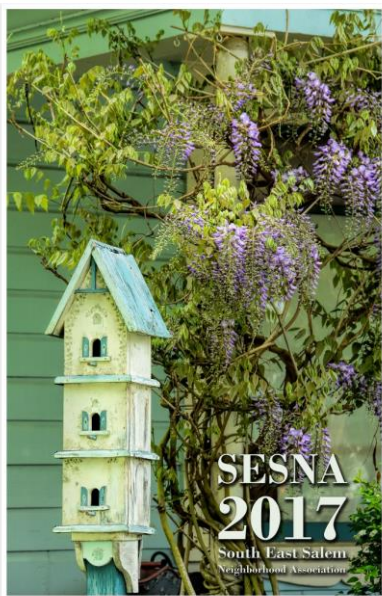
### 2016 Projects

#### *Salem Heritage Neighborhood Program*

In 2010, the City Council approved the Salem Historic Preservation Plan which has stated goals regarding the City's preservation program. One of the goals is to develop a public outreach and education program for historic preservation.

In 2013, the City Council authorized the Planning Division of the Community Development Department to apply for and receive a CLG grant from the Oregon State Historic Preservation Office, which included funding for the development of a historic preservation educational and outreach program specifically for the Grant Neighborhood.

The South East Salem Neighborhood Association (SESNA) was designated as Salem's second Heritage Neighborhood by the HLC on November 19, 2015. SESNA will participate in this program through June, 2017. The HLC liaison and staff worked with a sub-committee of representatives from the SESNA neighborhood to develop a 2017 calendar which was sold as a fundraiser for future historic preservation programs and projects in the SESNA neighborhood.



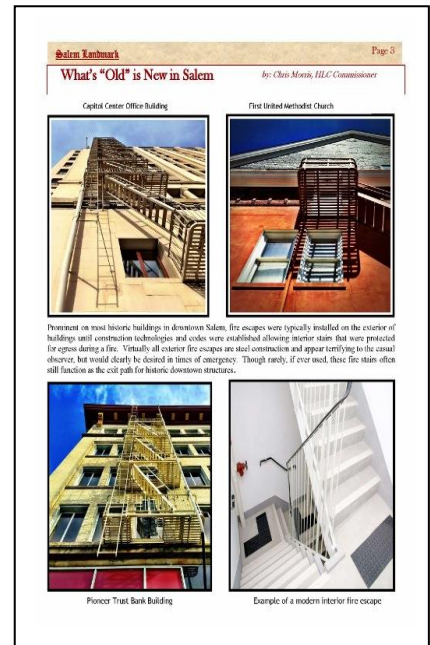
The sub-committee is also working with staff on completing a walking tour and a neighborhood survey highlighting historic points of interest within the SESNA neighborhood boundaries.



## Education and Outreach



Publication of quarterly newsletters with articles written by the HLC Commissioners has continued and the HLC has successfully created, printed, and distributed four newsletters to over 500 Salem residents in both hard copy and electronically from January to December 2016. These newsletters include technical articles about how property owners can maintain their historic properties as well as information about the history of Salem. The newsletter mailings were funded by a grant obtained through the Certified Local Government (CLG) program through the State Historic Preservation Office (SHPO).



The HLC hosted a Seismic Retrofit Workshop in May of 2016 which was attended by over 30 historic home owners. Rebai Tamerhoulet, Building & Safety Division Administrator for the City and Stephen Gemmell with Earthquake Tech LLC were the presenters. Topics ranged from retrofitting best practices to the City of Salem's process for acquiring a retrofit permit.



More information for residential seismic strengthening can be found at this link:

<http://www.cityofsalem.net/Departments/CommunityDevelopment/BAS/Pages/ResidentialSeismicStrengthening.aspx>

### *Certified Local Government (CLG) Workshop 2016*

Oregon currently has 49 CLG's across the state. Each year a different CLG volunteer's to host the annual CLG Workshop. This year it was Salem's turn. The workshop was held at Pringle Hall Community Center on Thursday, November 2, 2016, from 9:00 a.m. – 3:00 p.m. and was attended by approximately 60 people representing CLG's statewide!

The topics for this year's workshop included a wide variety of topics: recent land use decisions, CLG's and Archeology, Goal 5 and administrative rules processes, resurveying/updating NR districts, pass-through grants, special assessment and the CLG role and CLG grant reporting.



### *2016 Oregon Heritage Conference*

The Oregon Heritage Conference brings together people who love and work with Oregon's heritage. Designed to be interdisciplinary, the conference focuses on all sectors of heritage, such as historic preservation, museums, archives, libraries, and local and state government. This year's conference was held in Salem at the Oregon State Capitol. The HLC, in partnership with the Salem Heritage All-Star Forum, offered 2 sessions: *Cultural & Heritage Tourism-Special Events & Social Media: Effective Cross Promotion*, and hosted a historic trolley tour, a walking tour featuring downtown historic renovation projects and a welcome reception at Willamette Heritage Center the first night of the conference.





### *Historic Preservation Month – May 2016*

This year, the HLC participated in several events during Historic Preservation Month. In addition to hosting a table at the Historic Preservation Fair, the HLC also participated in the Oregon Heritage Conference; both events took place at the Capitol. Participants of the conference were treated to a historic trolley tour on opening day that began at the Capitol Building and continued to Deepwood Estates, Bush House Museum, Halle Ford Art Museum and Willamette Heritage Center. A historic downtown walking tour featuring the Roth/McGilchrist and Grand Theatre renovation projects was another event the HLC provided to conference goers.



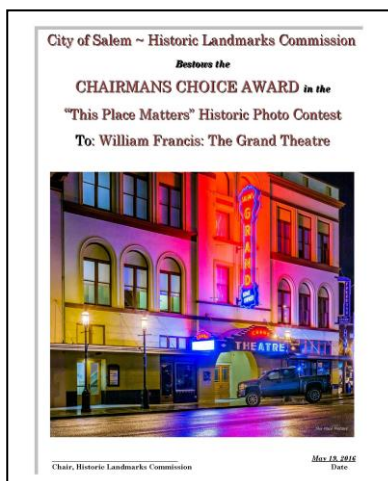
Roth / McGilchrist Building Tour



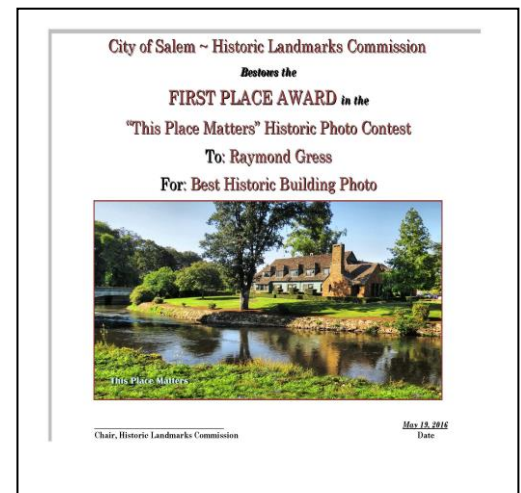
The Grand Theatre Tour

### *Annual Historic Photo Contest*

The HLC had a second successful year hosting the “*This Place Matters*” Historic Photo Contest! A total of 51 photos were submitted for three categories: Best Historic Building, Best Historic Place, and Best Historic Neighborhood. Winners were announced at the May HLC meeting and all photos were displayed at the Capitol during Historic Preservation Month.



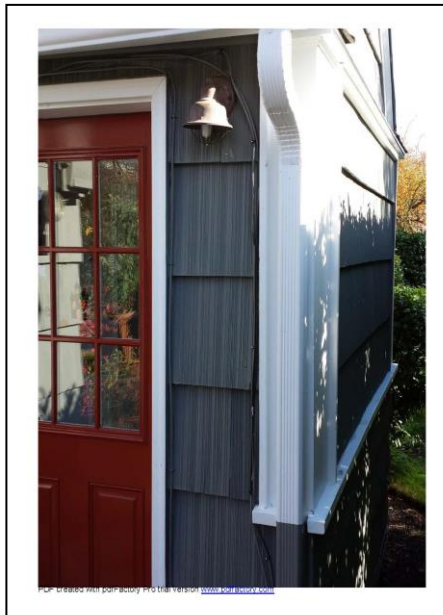
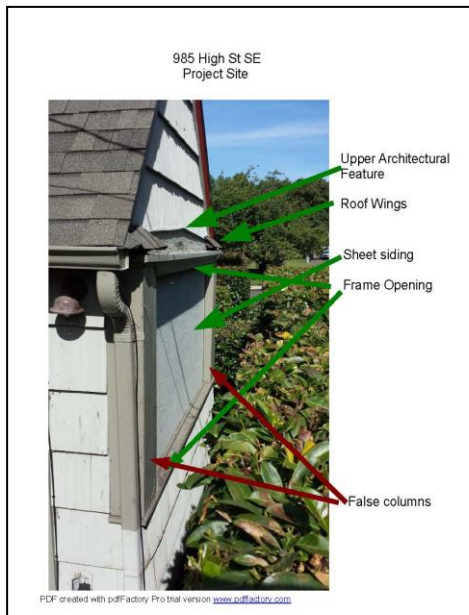
HLC Chair, Andrew Hendrie, presents a prize to a photo winner





## 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. This program also serves to implement an existing 2015-17 Council Goal: *Preserve the Community's Viable Historic Assets*. In 2016, \$9,550.00 in grants was awarded to private residential property owners. In addition, this program has provided over \$49,550.00 since 2011 to private homeowners to help them maintain and preserve their historic homes.



## Seismic Retrofit Grants

Under the umbrella of the Residential Toolbox Grant Program, a new opportunity arose for historic property owners this year. Following the success of the HLC's Seismic Work Shop, homeowners were offered grants to help offset the cost of having their historic homes seismically upgraded and retrofitted. Several individuals took advantage of the grants and had their homes secured to their foundations.



### *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. These awards were presented by our HLC Chair, Andrew Hendrie, at the May 2016 HLC meeting. Joe and Cindy Meduri received the Benjamin Maxwell Award for their efforts toward the rehabilitation of the Grand Theatre. The Grant Neighborhood Association (GNA) was the winner of the Virginia Green Award for their outstanding work as Salem's first Heritage Neighborhood.



GNA Members & Andrew Hendrie, HLC Chair



Joe Meduri conducting a tour of the Grand Theatre

### *Additional Awards*

The Commercial Business Furniture Store, located at 1070 Commercial St NE, and longtime business owner, Ray Gotchall and son, Steve Gotchall, were recognized by the Historic Landmarks Commission as the oldest continuously operating.



Ray and Steve Gotchall



Andrew Hendrie

In August 2016, a City of Salem At Your Service Award was presented to Andrew Hendrie in recognition of his volunteer services on the HLC since 2013 and his role as the HLC Chair since August 2014. We are proud of you Andrew!



## 2017 WORK PLAN

### GOAL1: Improvements to Existing Codes and Processes

The Historic Landmarks Commission and staff continue to work to ensure that the Historic Preservation Code reflects the policies within the Comprehensive Plan as well as City Council's goals. Minor Updates and improvements to SRC Chapter 230 as part of the UDC update will be completed in the fall of 2017.

The Historic Landmarks Commission will coordinate with the Planning Commission (PC) to receive training on land use and ethics from the City Attorney in 2017.



Land Use & Ethics Training presented by:  
Assistant City Attorney, Natasha Zimmerman

### GOAL 2: Public Outreach and Education

The HLC has recognized the SESNA Neighborhood as the second Salem Heritage Neighborhood, and plans to work with them on projects through the end of the fiscal year in 2017. After completing an assessment of the program, we will begin working with a new Heritage Neighborhood in the fall/winter of 2017.

The HLC will continue its development of their social media and multi-media educational outreach program in order to share the wealth of information about Salem's historic resources.

The HLC plans to offer both a window workshop and a seismic upgrade workshop for residential historic property owners in Salem.

**GOAL 3: Economic & Recognition Incentives**

The HLC will offer two cycles of the Residential Toolbox grant in 2017, including grants for seismic upgrades of historic residential properties.

**Residential Toolbox Grant Program**

City of Salem Home > Departments > Community Development > Planning > Historic Preservation > Residential Toolbox Grant Program



The Salem City Council adopted the revised Salem Historic Preservation Plan in 2010. The Plan outlines specific goals regarding historic preservation in our city. One of the stated goals was to establish a grant program for historically designated residential properties to help with the expenses of maintaining our historic resources.

The Planning Division of the Community Development Department was awarded grant funds from the Certified Local Government program of the Oregon State Historic Preservation Office (SHPO) to implement the Residential Toolbox Grant Program. In addition to seeking available grant funds, donations from generous private citizens have since been received for this well-received program. The program awards are a dollar-to-dollar match with a limit of \$1,000, and are awarded on a first-come, first-served basis. There are two application cycles per calendar year. Application information can be found below.

**2017 Cycle 1 Application Forms:** [click here](#). The application period for this round begins February 1, 2017 and ends March 3, 2017. Eligible projects are to be completed by June 30, 2017.

**2017 Cycle 2 Application Forms:** [click here](#). The application period for this round begins July 1, 2017 and ends July 31, 2017. Eligible projects are to be completed by November 30, 2017.

**2017 Toolbox Grant Program Guidelines:** [click here](#).

**FOR MORE INFORMATION:** Please contact Kimberli Fitzgerald, Historic Preservation Officer, by email; [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), or by phone at 503-540-2397 or Sally Long, Planning Staff Support by email; [sjlong@cityofsalem.net](mailto:sjlong@cityofsalem.net) or by phone at 503.540.2311.

Awards recognizing both exceptional individuals and projects in historic preservation will be given out in May 2017, during Historic Preservation Month. We will also host our annual “This Place Matters” historic photo contest in the spring of 2017, with the winners announced at the May HLC meeting.



**2<sup>nd</sup> Annual Historic Landmarks Commission Historic Photo Contest**

The Salem Historic Landmarks Commission is once again sponsoring a Historic Photo Contest in honor of Historic Preservation Month, May 2016. The Commission is looking for photos highlighting Salem's historic buildings, neighborhoods and places that matter to Salem Residents. This contest is for **amateur** as well as professional photographers.

The contest consists of three categories: Best Historic Building Photo, Best Historic Neighborhood Photo, and Best Historic Place Photo and contestants are allowed one submission per category. The requirements for photo submission are to include any type of text in the picture stating “THIS PLACE MATTERS” and to complete a photo release form.

The Historic Landmarks Commission will vote on the winning submissions and all photos will be on exhibit at the Oregon State Capitol during this May's Historic Preservation Month. Prizes will be awarded to the top entry in each category.

Submissions are due by March 31, 2016 and may be made electronically, by mail, or in person.

Send electronic entries to Kimberli Fitzgerald: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net) or Sally Studnar: [studnar@cityofsalem.net](mailto:studnar@cityofsalem.net)

Mail photo submissions to: Historic Photo Contest, City of Salem Planning Division, 555 Liberty St SE, Room 305, Salem, OR 97301, or bring them by in person to this address.



2015 - Best Historic Neighborhood Winner



2015 - Best Historic Building Winner

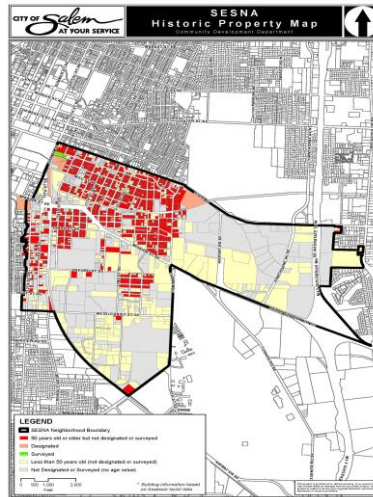


2015 - Best Historic Place Winner

**GOAL 4: Survey and Designate Resources**

As part of the Salem Heritage Neighborhood program, resources within the SESNA Neighborhood will be surveyed as part of an initial evaluation for historic significance. This survey will be utilized to create walking tours for SESNA.





We will complete a necessary update of the survey information and historic context for Salem's Downtown Historic District, updating eligibility information and historic data regarding historic resources downtown.



We will continue to work on the Historic GIS mapping project, which includes geo-referenced information about all of Salem's historic resources. In particular, we will work with the Oregon State Archaeologist to transfer existing information about Salem's archaeological resources and incorporate this protected data into our internal GIS, in order to improve our ability to protect these valuable resources and help property owners and developers better plan their projects in order to avoid impacting known archaeological sites within Salem.



**GOAL 5:**      Promote Heritage Tourism and Local History

The HLC will continue to provide a liaison to the Salem Heritage All-Star Forum, a group that is working to promote Salem's heritage and local history. The Forum is working on producing additional short videos about Salem's heritage and cultural organizations.

