



Staff Report

File #: 23-61

Version: 1

Date: 2/27/2023

Item #: 7.1a.

TO: Mayor and City Council

THROUGH: Keith Stahley, City Manager

FROM: Kristin Retherford, Community Development Director

SUBJECT:

Designation of the Civic Center as a Salem Local Historic Resource

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): Central Area Neighborhood Development Organization (CANDO)

Result Area(s): Welcoming and Livable Community

SUMMARY:

The Salem Civic Center is eligible for listing as a local historic resource due to its significance as an excellent local example of Brutalist architecture. The Civic Center meets the applicable criteria in SRC 230.010 for age, integrity and significance, especially for its association with Salem's community planning efforts in the late 1960s and early 1970s.

ISSUE:

Shall City Council conduct a first reading to consider Ordinance Bill No. 3-23 designating the Salem Civic Center as a local historic resource and, after a public hearing, advance it to second reading for enactment?

RECOMMENDATION:

Conduct a first reading to consider Ordinance Bill No. 3-23 designating the Salem Civic Center as a local historic resource and, after a public hearing, advance it to second reading for enactment.

FACTS AND FINDINGS:

1. The Salem Civic Center was listed on the National Register of Historic Places on November 2, 2022, as a significant and important local example of the Brutalist architectural style. The

designation coincided with the 50th birthday of the Civic Center. As a result, any changes to the exterior of the building will require historic design review. Placing the Civic Center on the Local Historic Resource list will allow any exterior changes to be reviewed at the local level by the Historic Landmarks Commission (HLC). Failure to place the Civic Center on the local list will require any exterior changes to be reviewed by the State Historic Preservation Office (SHPO) instead. It is the City's policy to place all national register properties on the local list as well, in order to apply our local design standards and facilitate a local process for review of proposed changes.

2. Pursuant to SRC 300.1110(a)(2) the Historic Landmarks Commission may initiate legislative land use proceedings by the adoption of a resolution referring the matter to public hearing for review and recommendation to the City Council. At their November 17, 2022 meeting, the HLC adopted Resolution 2022-02 initiating the local Historic Resource Designation for the Salem Civic Center.
3. Local Designation is a Type IV procedure under SRC 300. The HLC may initiate a designation, hold a public hearing on the nomination and make a recommendation to City Council regarding the proposed designation. Provided owner consent is granted per SRC 230.010(f), under Salem Revised Code (SRC) Chapter 230.010 an application for the designation of a local resource designation may be granted by the Salem City Council if the resource meets the criteria for age, significance and integrity as outlined in SRC 230.010(e).
4. Notice was provided to DLCD on December 15, 2022. Notice of public hearing was sent December 28, 2022. Public hearing notice was also posted on the property pursuant to SRC 300.620.
5. The Salem HLC held a public hearing on January 19, 2023 where they found that the Civic Center meets the applicable criterion for designation as a local historic resource, and retains sufficient original integrity to convey its historical and cultural significance to the Salem community.

Per Salem Revised Code (SRC) 230.010 (c), the Historic Landmarks Commission is forwarding to Council its recommendation pursuant to their decision on January 19, 2023 (Attachment 1). The Historic Landmarks Commission found that the proposal adequately met the applicable criteria in SRC 230.010 (e) related to age, cultural significance and integrity.

BACKGROUND:

The Salem Civic Center was listed on the National Register of Historic Places by the National Park Service on November 2, 2022 as a significant and important local example of the Brutalist architectural style as well as an excellent representation of the ideals of Salem's community planning and development in the late 1960s and early 1970s. National Register Resources are significant resources which local jurisdictions are required to protect as outlined in OAR 660-023-0200 <https://oregon.public.law/rules/oar_660-023-0200>. According to OAR 660-023-0200(8)(b) a local

jurisdiction can only apply their locally adopted historic protection measures to National Register designated resources after a public hearing is held considering the local designation of the resource.

Kimberli Fitzgerald, AICP
Historic Preservation Program Manager

Attachments:

1. Ordinance Bill No. 3-23
2. HLC Recommendation HIS22-30