



CITY OF SALEM

# Neighborhood

PRESERVATION DISTRICT STUDY

**South Salem**

**March 18, 2008**



# Neighborhood Preservation District Study

- Summary of Presentation
  - What is a Neighborhood Preservation District?
  - How are they different from National Register and local historic districts?
  - What is the Neighborhood Preservation District Study about?
  - Why is this study being conducted?
  - Who is involved in the study?
  - What are the benefits of a Neighborhood Preservation District?
  - How does a neighborhood district get established?
  - How is review conducted in the district?
  - Where are districts being considered?



# Neighborhood Preservation District Study

## ■ What is a Neighborhood Preservation District?

- Area, usually residential, where neighborhood character is protected through design or zoning based ordinance. This study is not considering a zoning based ordinance.
- Cohesive quality of building massing, design, and spacing is important
- Area may have historic significance





# Neighborhood Preservation District Study

## ■ What is a Neighborhood Preservation District?

- Flexible review over alterations to neighborhood character
- Typically includes review over demolition and new construction
- Types of alterations to be included are the choice of neighborhood residents and property owners





# Neighborhood Preservation District Study

## ■ What is a Neighborhood Preservation District?

- Elements subject to review are the neighborhood's choice
- Elements subject to review might include certain elements of landscaping, porch enclosures, new siding, roof dormer additions







# Neighborhood Preservation District Study

**Many communities in Massachusetts and across the country have such districts \***

- Dallas, TX has 15 districts
- Cambridge, MA has 4 districts
- Lowell, MA has 8 districts
- Boston, MA has 3 districts
- Memphis, TN has 2 districts



\* These communities also have local historic districts



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# Neighborhood Preservation District Study

## Differences between historic districts

**National Register**

**Local Historic District**

**Neighborhood**

Level of  
designation

Federal

State

City

Alterations  
reviewed

Only buildings impacted  
by projects with State or  
Federal involvement

Any exterior change  
visible from a public street

Set by residents

Criteria for  
designation

Important to American  
history, culture,  
architecture or archeology

Important to Salem history,  
culture, architecture or  
archeology

Set by residents

Building age

Majority over 50 years old

Majority over 50 years old

Buildings do not need to be  
historic or a specific age

Alterations  
reviewed by

MA Historical Commission

Salem Historical  
Commission

Commission with  
neighborhood residents



# Neighborhood Preservation District Study

- Study scope and timing

Oct.2007-August 2008

- Four phases
- Investigate similar districts in other communities
- City-wide analysis for possible NPD areas
- Public meetings
- Study of 2 selected neighborhoods with their input and guidance





# Neighborhood Preservation District Study

- **Project Products**
  - Draft ordinance
  - Map showing possible NPDs
  - Educational materials
  - Sample design review guidelines for two neighborhoods





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# Neighborhood Preservation District Study

- **Why is the study being conducted?**
  - Concern for neighborhood character
  - Alternative to more restrictive Local Historic District program
  - New construction and demolition threats
  - To determine if the NPD concept is right for Salem





# Neighborhood Preservation District Study

## Why is the study being conducted?

2004 – Proposed for demolition



69 Boston Street

2006 – Rehabbed





# Neighborhood Preservation District Study

## Why is the study being conducted?

2000 – Proposed for demolition



**18 Crombie Street**

2006 – Rehabbed for Habitat for Humanity housing







# Neighborhood Preservation District Study

## Why is the study being conducted?



### **Before (compatible):**

Similar houses in a row are a neighborhood characteristic



### **After (Not compatible):**

New construction that meets zoning regulations, but does not respect neighborhood character





# Neighborhood Preservation District Study

- **What are the benefits of a NPD?**
  - Protects the important characteristic elements of a neighborhood
  - May protect property values as designation increases certainty of what can (and what can't) happen in a neighborhood
  - Increases pride and interest in a neighborhood
  - Your neighbors have to follow the rules too



# Neighborhood Preservation District Study

- **Who is involved in the study?**
  - You
  - City of Salem Department of Planning and Community Development
  - Rita Walsh, Vanasse Hangen Brustlin, Inc.
  - Working group – Historic Salem, Inc., Salem Historical Commission, Alliance of Salem Neighborhood Associations



# Neighborhood Preservation District Study

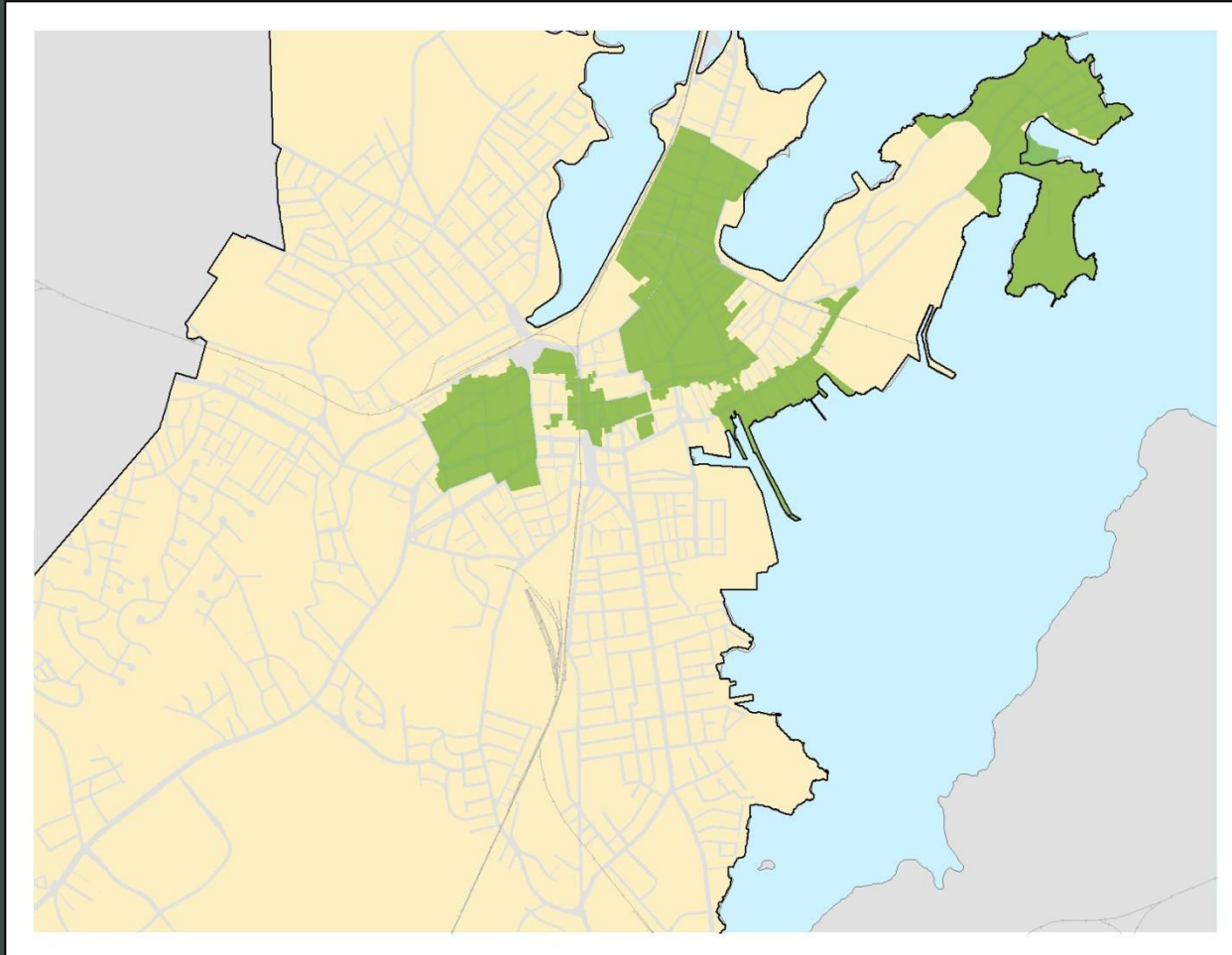
- How does a neighborhood district get established?
  - Starts with a petition (% of property owners)
  - Committee studies area
  - Recommendation on boundaries, guidelines, review process
  - Public meeting (s)
  - Approvals by neighborhood, Historical Commission, Planning Board, City Council, Mayor



# Neighborhood Preservation District Study

## ■ Where are districts being considered?

- National Register Districts
- Local Historic Districts
- Other Protected Areas
- Areas Previously Recommended as districts
- Additional Areas considered in this study

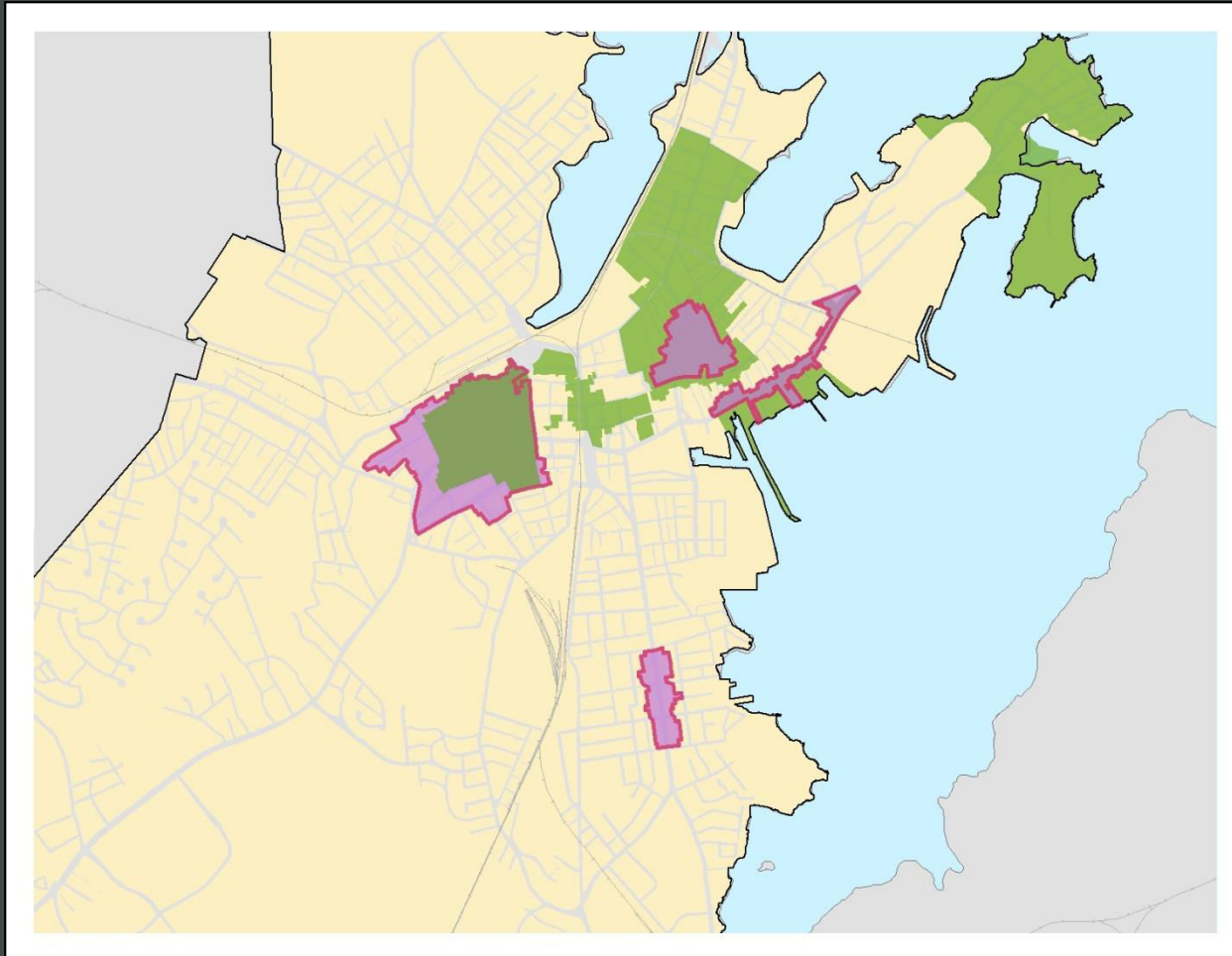




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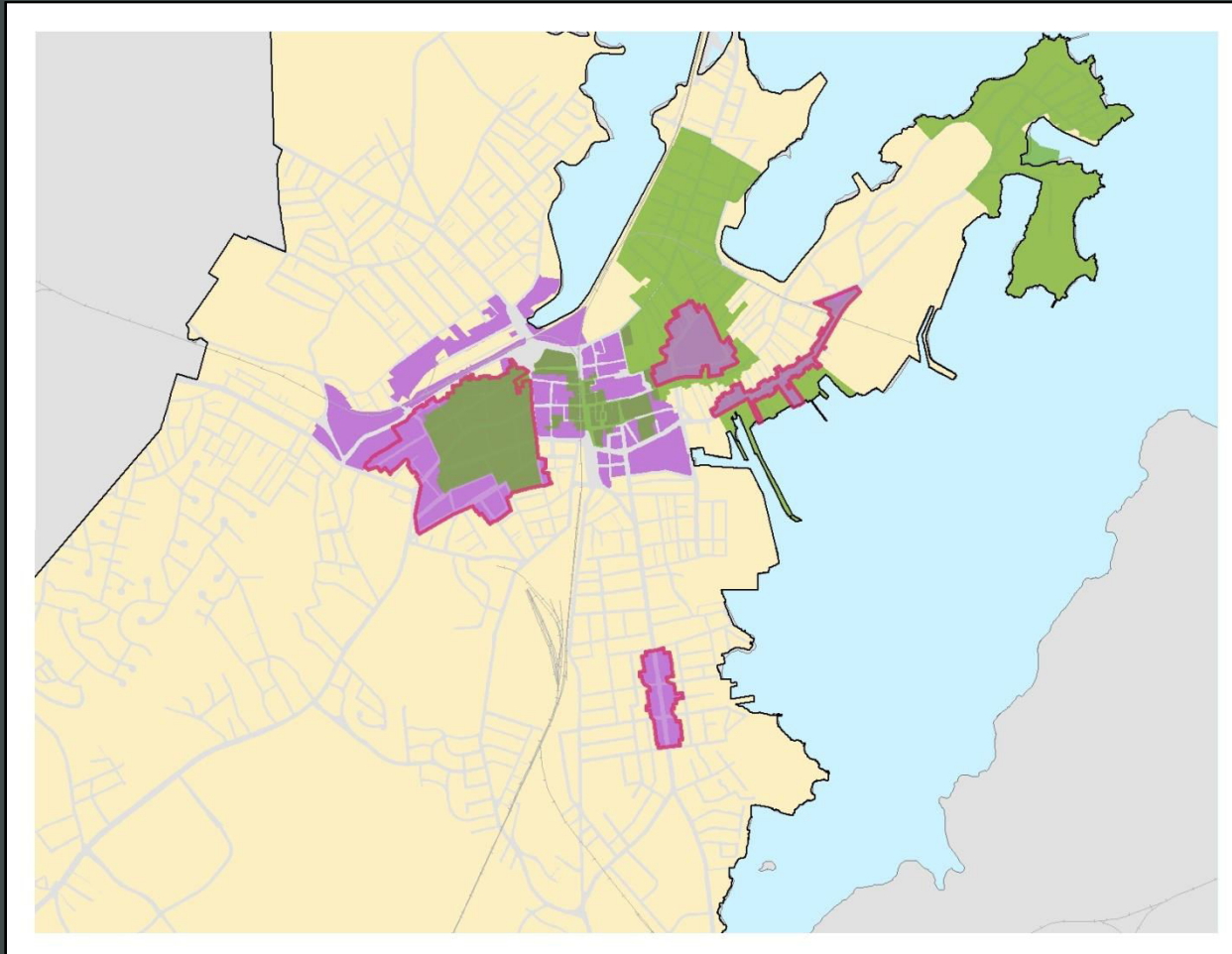




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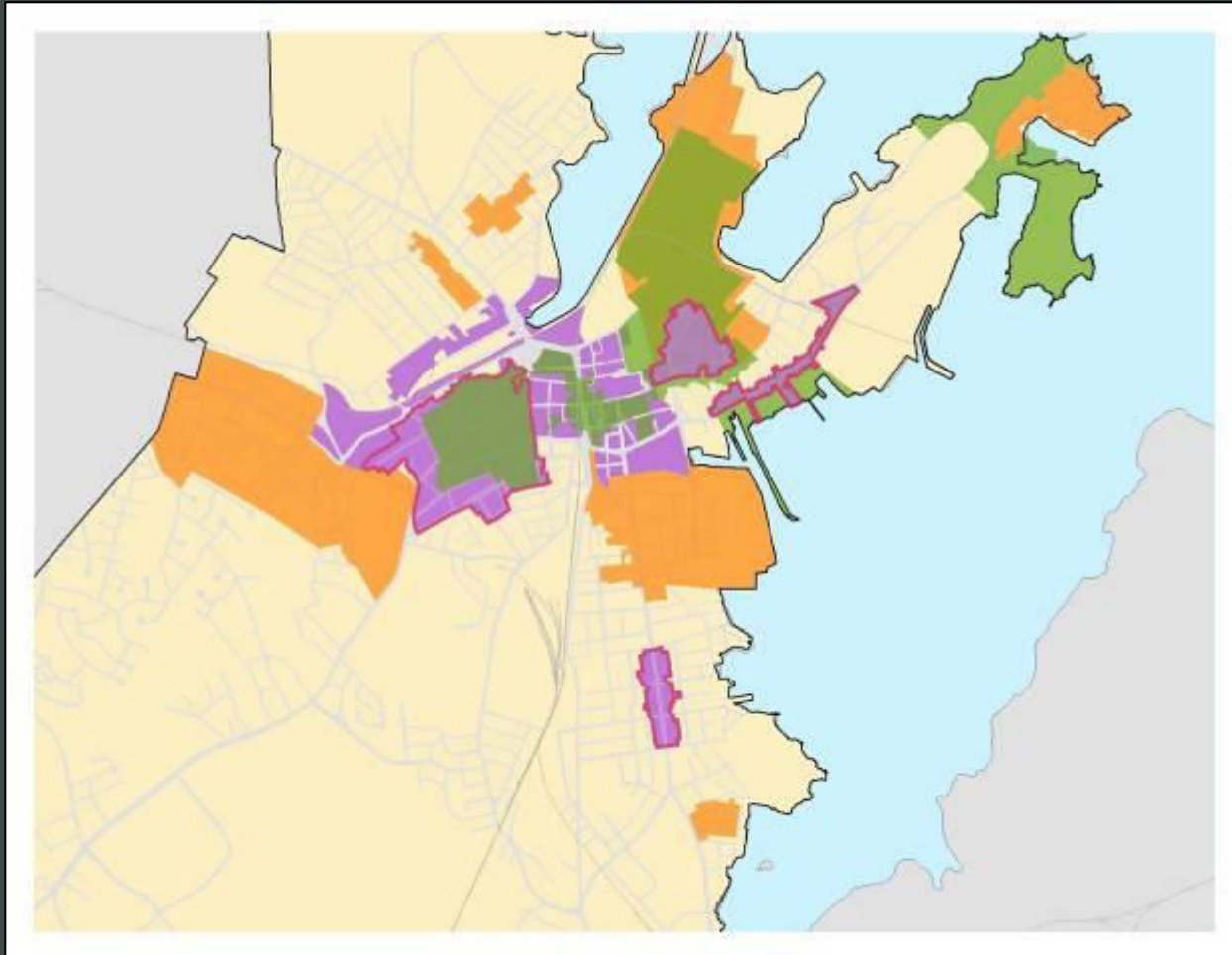




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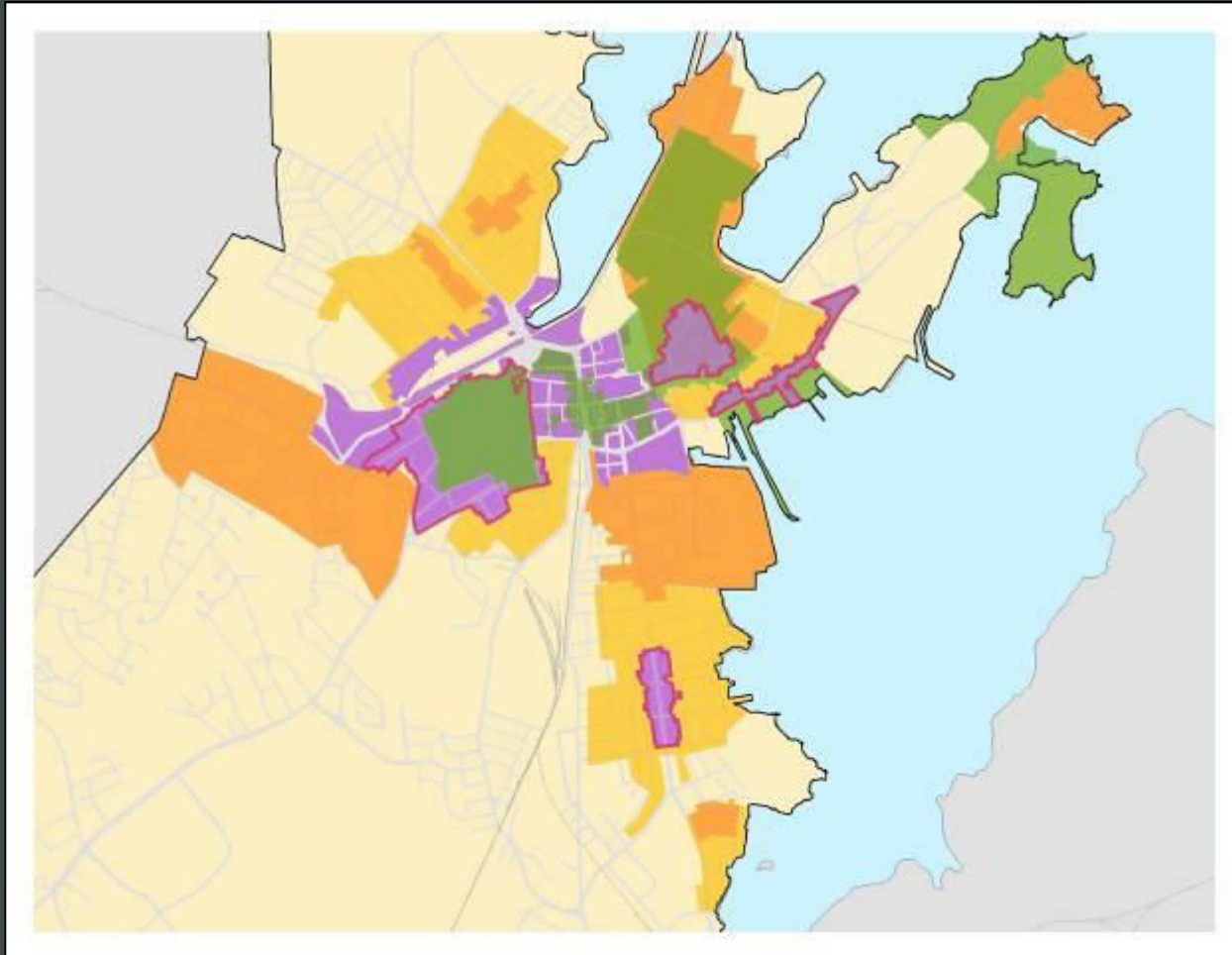




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# Neighborhood Preservation District Study

- **Feedback and suggestions**
  - Are NPDs a good way to preserve Salem's neighborhoods?
  - What elements of your neighborhood would you most like to protect?
  - What other areas should we consider as a possible NPD?
  - How should a NPD be established?
  - Who should review proposed building alterations in a NPD?