
COMMUNITY DEVELOPMENT DEPARTMENT

TO: RECIPIENTS OF PUBLIC HEARING NOTICE
FROM: KIMBERLI FITZGERALD, HISTORIC PRESERVATION OFFICER
DATE: NOVEMBER 5, 2019
CASE FILE NO.: CA-ZC19-04 (*ORDINANCE BILL NO. 15-19*)
SUBJECT: OREGON STATE HOSPITAL NATIONAL REGISTER HISTORIC DISTRICT BOUNDARY REVISION

The public notice included with this mailing concerns an upcoming public hearing before the City Council regarding proposed amendments to Salem Revised Code (SRC) Chapter 230 (Historic Preservation) to reflect changes to the boundary of the Oregon State Hospital National Register Historic District and remove the historic district from that portion of property located at 2575 Center Street NE consistent with the approved boundary revision.

In April 2019, the property owner, the Oregon State Department of Administrative Services (DAS), submitted a request to the Oregon State Historic Preservation Office (SHPO) and the National Park Service (NPS) to decrease the boundary of the Oregon State Hospital Historic District north of Center Street NE to exclude both the open space and the portion of the district where there are no longer existing buildings. The National Park Service approved the property owner's request to reduce the boundary in August 2019.

The proposed amendments to SRC Chapter 230 (Historic Preservation), and the corresponding legislative zone change to remove the historic district from the portion of the property located at 2575 Center Street NE affected by the boundary change, align SRC Chapter 230 and the City's zoning map with the new National Park Service established historic district boundary.

For Additional Information Contact: Kimberli Fitzgerald, Historic Preservation Officer
Salem Community Development Department
Planning Division
kfitzgerald@cityofsalem.net
503-540-2397



**NOTICE OF PUBLIC HEARING
AUDIENCIA PÚBLICA**

PURPOSE OF HEARING: The Salem City Council will hold a public hearing to receive testimony on Ordinance Bill No. 15-19, amending Salem Revised Code (SRC) Chapter 230 to reflect approved changes to the boundary of the Oregon State Hospital National Register Historic District and remove the historic district from that portion of property located at 2575 Center Street NE consistent with the approved boundary revision.

CASE FILE NUMBER: Ordinance No. 15-19
Code Amendment Case No. CA-ZC19-04

DATE AND TIME OF PUBLIC HEARING: Monday, November 25, 2019 at 6:00 P.M.

LOCATION OF PUBLIC HEARING: Council Chambers, Civic Center, 555 Liberty Street SE, Salem, Oregon 97301

STAFF CONTACT: **Kimberli Fitzgerald**, Historic Preservation Officer; 503-540-2397; kfitzgerald@cityofsalem.net.

PLEASE PROVIDE COMMENTS TO: **City Recorder**, 555 Liberty Street SE, Room 205, Salem, Oregon 97301; cityrecorder@cityofsalem.net.

PLEASE PROVIDE COMMENTS BY: Monday, November 25, 2019 at 5:00 P.M.

APPROVAL CRITERIA

Code Amendment:

Pursuant to SRC 110.085(b), an amendment to the Salem Revised Code may be made if:

- (1) The amendment is in the best interest of the public health, safety, and welfare of the City; and
- (2) The amendment conforms with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.

Legislative Zone Change:

Pursuant to SRC 265.010(d), a legislative zone change may be made if the Council finds that:

- (1) The zone change is in the best interest of the public health, safety, and welfare of the City.

- (2) The zone change complies with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.
- (3) If the zone change requires a comprehensive plan change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the comprehensive plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the comprehensive plan to address the proposed zone change; or include both the demonstration and an amendment to the comprehensive plan.
- (4) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Any person wishing to provide testimony either for or against the proposal may do so in person, by representative, or through submission of written testimony at the public hearing. Written testimony submitted prior to the public hearing may be filed with the **Salem City Recorder**, 555 Liberty Street SE, Room 205, Salem, OR 97301. Please include reference to the case file number in all correspondence. Only those who have participated in the hearing in person, by representative, or through submission of written testimony have the right to appeal the decision.

The City Council will receive testimony and make a final decision on the proposal. If the ordinance is adopted, notice of the decision will be mailed to all neighborhood associations, anyone who participated in the hearing, and anyone who requested to receive notice.

The case file is available for inspection at the office of the Salem Planning Division, City Hall, Room 305, at no cost and copies may be obtained at a reasonable cost. A copy of the staff report will be available for inspection one week prior to the hearing. The staff report will be available online no later than 5:00 p.m., Thursday, November 21, 2019 at the following location:

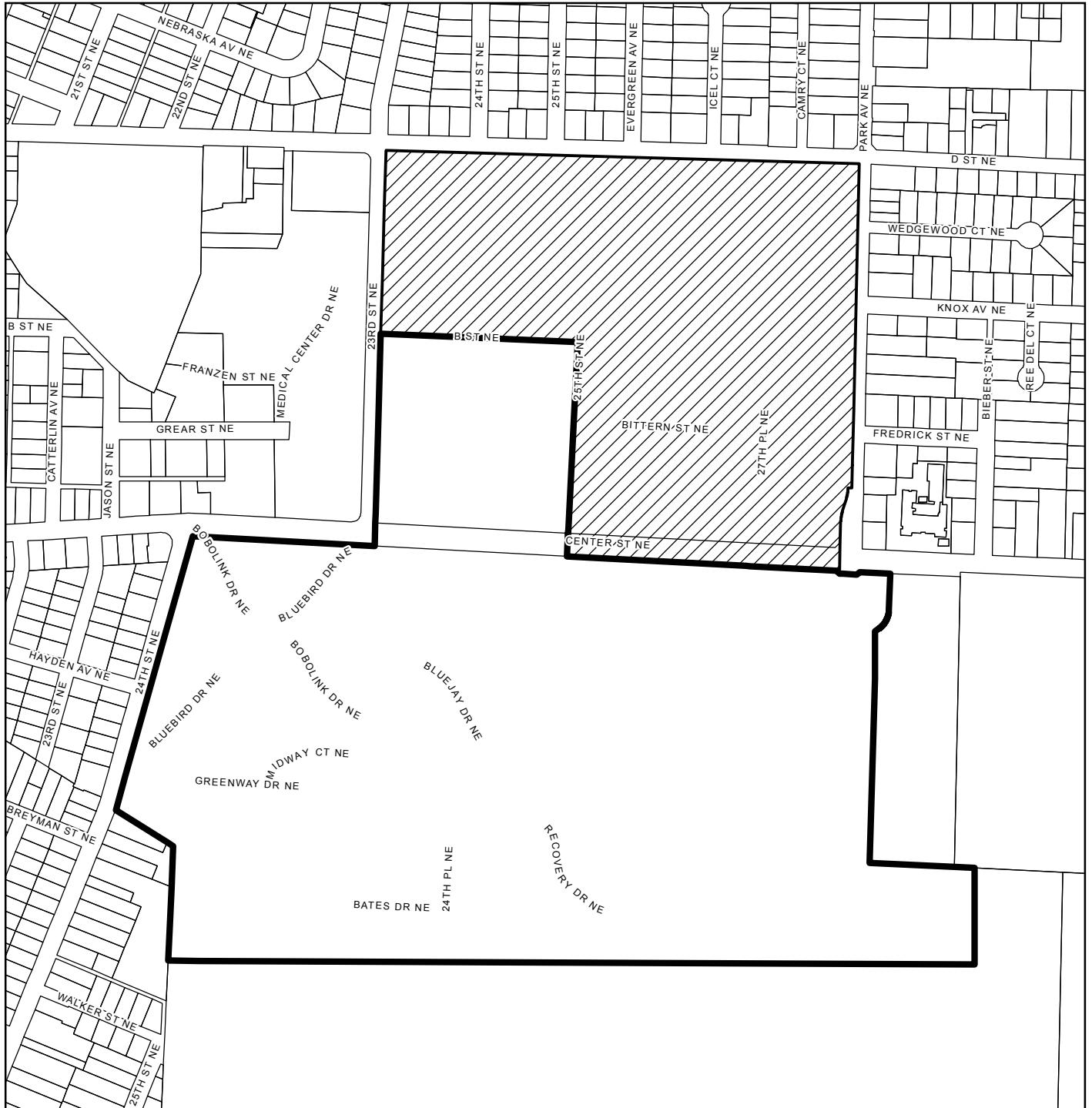
<https://salem.legistar.com/Calendar.aspx>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-588-6173 (TTD/TTY 503-588-6439) at least two business days in advance.




Si necesita ayuda para comprender esta información, por favor llame 503-588-6173.

<http://www.cityofsalem.net/planning>

Oregon State Hospital Historic District Boundary Revisions



Legend

-  Area Removed from District
-  New Oregon State Hospital Historic District Boundary
-  Taxlots

0 125 250 500 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

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1 **ORDINANCE BILL NO. 15-19**

2 AN ORDINANCE RELATING TO LAND USE; AMENDING THE SALEM ZONING MAP
3 FOR A PORTION OF LAND LOCATED WITHIN THE OREGON STATE HOSPITAL
4 HISTORIC DISTRICT; AND AMENDING SRC 230.058, 230.064, and 230.200.

5
6 *The City of Salem ordains as follows:*

7 **Section 1.** SRC chapter 230 is hereby amended as set forth in **Exhibit A**, attached hereto and by
8 reference incorporated herein.

9 **Section 2.** The Oregon State Hospital Historic District is hereby removed from that portion of
10 property located at 2575 Center Street NE (Marion County Assessor's map and tax lot number
11 073W24C00100) and more specifically identified in **Exhibit B**.

12 **Section 3. Findings.** The Facts and Findings as set forth in **Exhibit C**, attached hereto and by
13 reference incorporated herein, are hereby adopted as findings.

14 **Section 4. Codification.** In preparing this ordinance for publication and distribution, the City
15 Recorder shall not alter the sense, meaning, effect, or substance of this ordinance, but within
16 such limitations, may:

- 17 (a) Renumber sections and parts of sections of the ordinance;
- 18 (b) Rearrange sections;
- 19 (c) Change reference numbers to agree with renumbered chapters, sections, or other parts;
- 20 (d) Delete references to repealed sections;
- 21 (e) Substitute the proper subsection, section, or chapter, or other division numbers;
- 22 (f) Change capitalization and spelling for the purpose of uniformity;
- 23 (g) Add headings for purposes of grouping like sections together for ease of reference; and
- 24 (h) Correct manifest clerical, grammatical, or typographical errors.

25 **Section 5. Effective Date.** This ordinance shall become effective thirty days after enactment,
26 unless a notice of appeal is timely filed, in which case the ordinance shall become effective on
27 the date the ordinance is deemed acknowledged pursuant to ORS 197.625(2).

28 **Section 6. Severability.** Each section of this ordinance, and any part thereof, is severable, and
29 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of
30 this ordinance shall remain in full force and effect.

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PASSED by the City Council this _____ day of _____, 2019.

ATTEST:

City Recorder

Approved by City Attorney: _____

Checked by: K. Fitzgerald

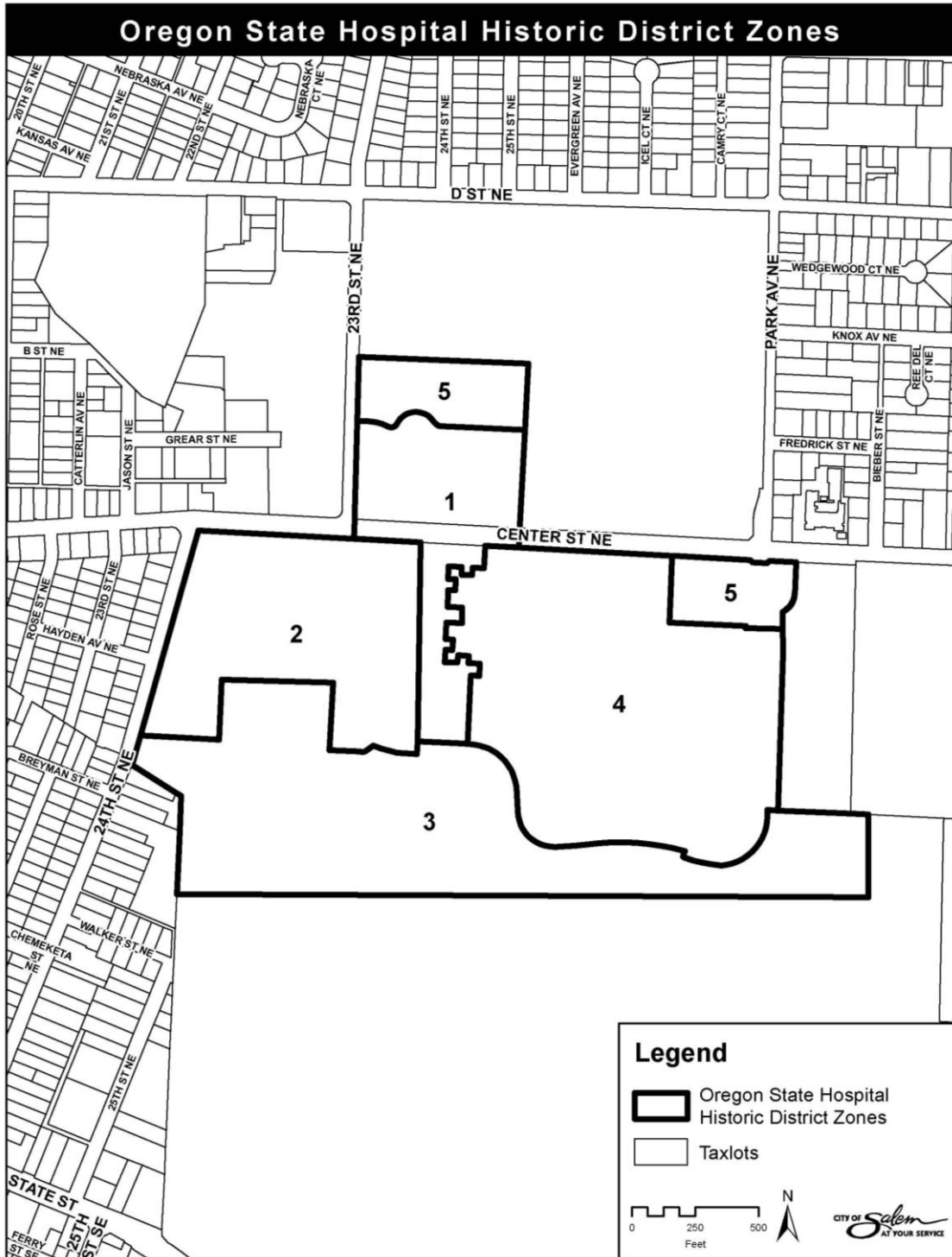
Sec. 230.058. - Oregon state hospital historic district.

Unless approved pursuant to SRC 230.065, no significant features on existing resources within the Oregon State Hospital Historic District as identified in Table 230-4 shall be altered. Any alterations or additions within Zone 1 of the Oregon State Hospital Historic District shall be limited to secondary facades. No alterations shall be allowed on primary facades or significant features as identified in Table 230-4.

TABLE 230-4. OREGON STATE HOSPITAL <u>HISTORIC</u> DISTRICT RESOURCES			
Zone	Structure/Building	Primary Facade	Significant Features
1	Memorial Building	South (Greenway Dr.) North (Recovery Dr.) South (Recovery Dr.)	<ul style="list-style-type: none"> ■ Double-hung windows. ■ Decorative brick corbelling at roofline.
	Kirkbride Building	West (24th St.) North (Center St.)	<ul style="list-style-type: none"> ■ Cupola spire. ■ Arched multi-light double hung windows. ■ Roof corbelling and brackets.
	Dome Building	West (23rd St.) South (Center St.—includes south facade of east wing) North (Bittern Street)	<ul style="list-style-type: none"> ■ Dome. ■ Wood multi-light windows. ■ Front entry staircase.
2	Kirkbride Grounds Structures/Historic Park	West (24th St.) North (Center St.)	<ul style="list-style-type: none"> ■ Fountain area with 'Baby Hercules' Statue. ■ Memorial circle with vault markers. ■ Park entrance pillars.
3	R01-Cottage	South (Greenway Dr.) North (Center St.) West (26th St. NE) East (Recovery Dr. NE)	<ul style="list-style-type: none"> ■ Roof gables. ■ Wooden lintels. ■ Multi-light double-hung windows. ■ Brick/stucco-clad chimneys.
	R02-Cottage	South (Greenway Dr.) North (Center St.) West (26th St. NE) East (Recovery Dr. NE)	
	R03-Cottage	South (Greenway Dr.) North (Center St.) West (26th St. NE) East (Recovery Dr. NE)	
	R04-Cottage	North (Greenway Dr.)	
	R05-Cottage	North (Greenway Dr.)	
	R06-Cottage	North (Greenway Dr.)	
	R07-Cottage	North (Greenway Dr.)	
	R08-Cottage	North (Greenway Dr.)	

	R09-Cottage	North (Greenway Dr.)	
	R10-Cottage	North (Greenway Dr.)	
	R11-Cottage	North (Greenway Dr.)	
	R12-Cottage	North (Greenway Dr.)	
	R13-Cottage	North (Greenway Dr.)	
	R14-Cottage	West (24th Pl.)	
	R15-Cottage	West (24th Pl.)	
	R16-Cottage	West (24th Pl.)	
	R17-Cottage	East (24th Pl.)	
	R18-Cottage	East (24th Pl.)	
	R19-Cottage	North (Bates Dr.)	
	R20-Cottage	North (Bates Dr.)	
	R21-Cottage	North (Bates Dr.)	
	S07-Cottage	North (private rd. off of Park Ave.)	
	S08-Cottage	North (private rd. off of Park Ave.)	
4	Oregon State Hospital (primary treatment building)	West (24th St.) North (Center St.) (Considered an addition to the Kirkbride structure)	■ Front entry
5	S04-Physical Plant	North (Center St.) East (Park Ave.) West	■ Corbelled cornices, flat roof, wood doors and transoms.
	Yaquina Hall	South (Bittern St.)	■ Front entries
	Santiam Hall	West (27th Pl.)	
	Breitenbush Hall	South (Center St.)	
	McKenzie Hall	West (25th St.)	
	Eola Hall	South (Bittern St.)	
6	Open space	North (D Street NE) West (23rd Street NE) East (Park Ave NE)	■ Trees abutting the right of way along D Street and Park Ave NE

FIGURE 230-1. OREGON STATE HOSPITAL HISTORIC DISTRICT ZONES



Sec. 230.064. - Standards for new construction in public historic districts.

New buildings may be constructed in public historic districts, subject to the following standards:

- (a) *Materials.*
 - (1) The primary facade shall be constructed of building materials that are consistent with other primary structures in the vicinity.
 - (2) Materials used in the construction shall be identical or similar those available for similar buildings or structures built during the period of significance.
 - (3) Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.
- (b) *Design.*
 - (1) Within all public historic districts, other than the Oregon State Hospital Historic District, the design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:
 - (A) The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.
 - (B) The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.
 - (C) Architectural elements that are similar to those found on historic contributing buildings in the historic district are used.
 - (D) Architectural elements such as lintels, cornices, doors, and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.
 - (E) The front facade is designed with proportions that are compatible with adjacent buildings in the vicinity.
 - (2) Within the Oregon State Hospital Historic District the design shall be compatible with general character of the historic contributing buildings, as identified in Table 230-4, located in the zone, as identified in Figure 230-5, where the work is occurring.
 - (A) The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.
 - (B) The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.
 - (C) Architectural elements that are similar to those found on historic contributing buildings in the historic district are used.
 - (D) Architectural elements such as lintels, cornices, doors, and windows reflect the spacing, placement, scale, orientation, and proportion of buildings in the district.
 - (E) The front facade is designed with proportions that are compatible with adjacent buildings in the vicinity.
- (c) *Mechanical equipment and service areas.* Mechanical equipment, including, but not limited to, heating and cooling systems, solar panels, and telecommunications equipment, and service areas, including, but not limited to, dumpster enclosures, shall meet the following standards:
 - (1) *Materials.* Materials shall be harmonious in type, color, scale, texture, and proportions with the building and the district generally.
 - (2) *Design.*

- (A) Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.
- (B) Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.
- (C) Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or are set back and screened from view.
- (D) Solar panels should have low profiles and not be visible from the street.
- (E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.
- (F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.
- (G) Skylights and vents shall be placed behind and below the parapet level.
- (d) *Accessory structures.* Accessory structures may be built on the site of new construction.
 - (1) *Materials.*
 - (A) Building materials shall be of traditional dimensions.
 - (B) Siding material shall be consistent with those present in buildings in the district generally.
 - (2) *Design.*
 - (A) The accessory structure shall be located at the rear of the lot or parcel.
 - (B) The accessory structure shall be no taller than one story.
 - (C) The accessory structure shall be of a reasonable size and scale in relationship to the building.
- (e) *Awnings and canopies.* Awnings and canopies on new construction shall meet the following standards:
 - (1) *Materials.*
 - (A) Materials that are compatible with the character of the district shall be used.
 - (B) Canvass is an approved material for awnings and canopies.
 - (2) *Design.*
 - (A) Awnings shall be located within window openings, and below transoms.
 - (B) Umbrella-type awnings and non-historic forms are not permitted.
 - (C) Marquees may be used where compatible with the building and neighboring buildings.
 - (D) Awnings, canopies, or marquees shall not obscure significant architectural features on the building.
 - (E) Awnings, canopies, or marquees shall have size, scale, and design that are compatible with the building and neighboring buildings.
- (f) *Fences.* Fences may be included in new construction.
 - (1) *Materials.* Fences shall be constructed of traditional materials available during the period of significance.
 - (2) *Design.* Fences shall be no taller than four feet in the front yard and no taller than six feet in side and rear yards.

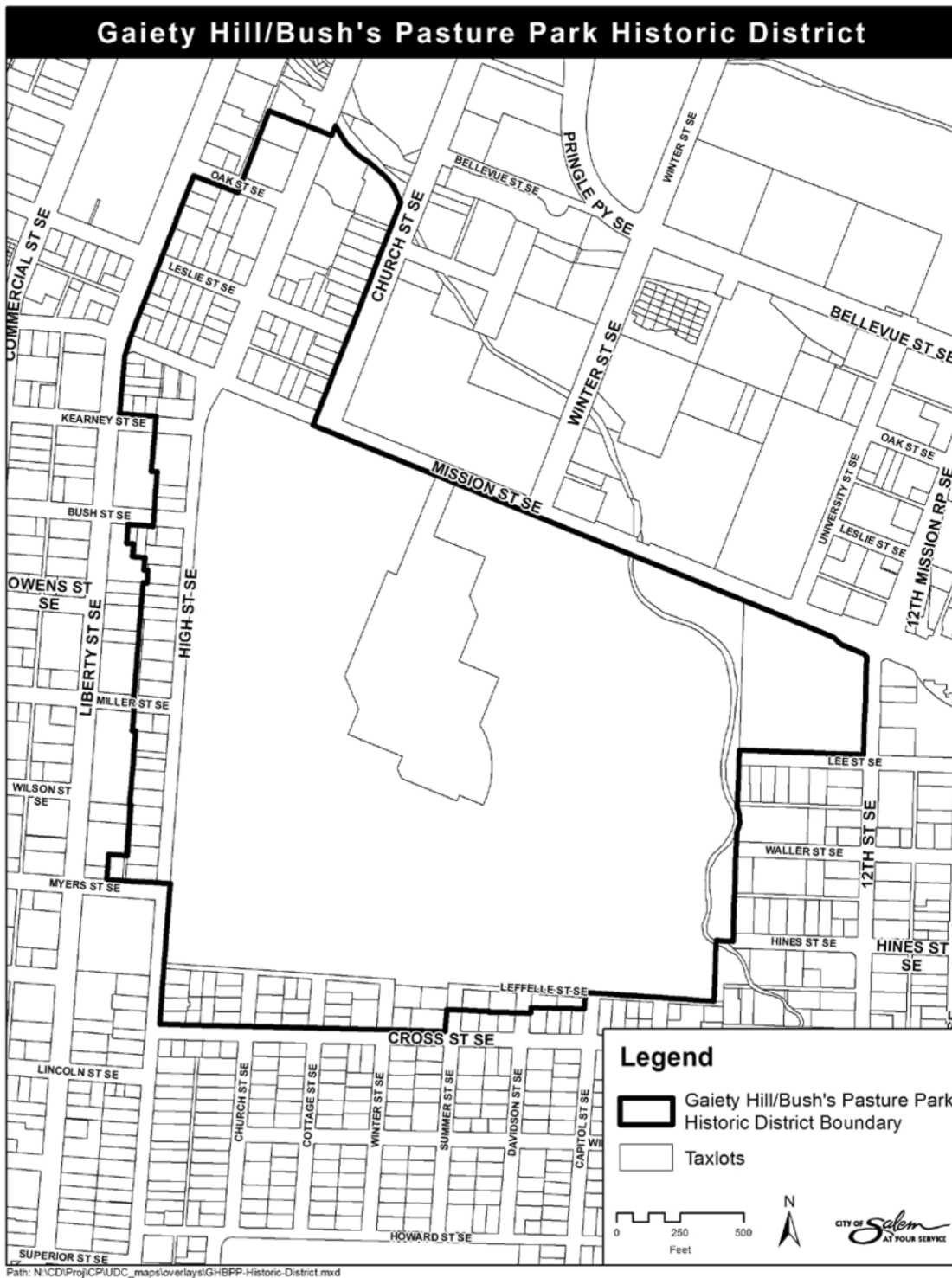
- (g) *Retaining walls.* Retaining walls may be included in new construction, provided the retaining wall will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.
 - (1) *Materials.* The retaining wall shall be constructed of traditional materials that were available during the period of significance. Example: If the period of significance is 1920-1940, the materials that were available included, but were not limited to, rusticated stone, formed concrete, poured concrete, and brick.
 - (2) *Design.* Retaining walls shall be no taller than two feet in the front and four feet on the side and rear yard.
- (h) *Solar panels, rooftop mechanical devices, and skylights.* Solar panels and other rooftop mechanical structures may be included in new construction.
 - (1) *Materials.*
 - (A) Non-reflective glass and metal panels are allowed.
 - (B) Reflective glass and plastic frames are prohibited.
 - (2) *Design.*
 - (A) Solar panels shall not alter the existing profile of the roof, and shall be mounted flush on rear-facing roofs or placed on the ground in an inconspicuous location.
 - (B) Satellite dishes, TV antennae and other rooftop mechanical structures shall be installed so they are not visible from the street and do not damage or obscure significant architectural feature of the resource.
 - (C) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Sec. 230.200. - Historic districts.

The historic districts in Salem are:

- (a) *Gaiety Hill/Bush's Pasture Park Historic District (Figure 230-12).* The Gaiety Hill/Bush's Pasture Historic District was listed on the National Register of Historic Places in 1986. The period of significance is 1878-1938. The area of the district is 143 acres, and includes 113 historic contributing resources and 32 non-contributing resources. Resources are primarily residential, and the most predominant style the Craftsman Bungalow. The district includes four major Lord and Schryver gardens. The district is most noted for Bush's Pasture Park, located at the center of the district.

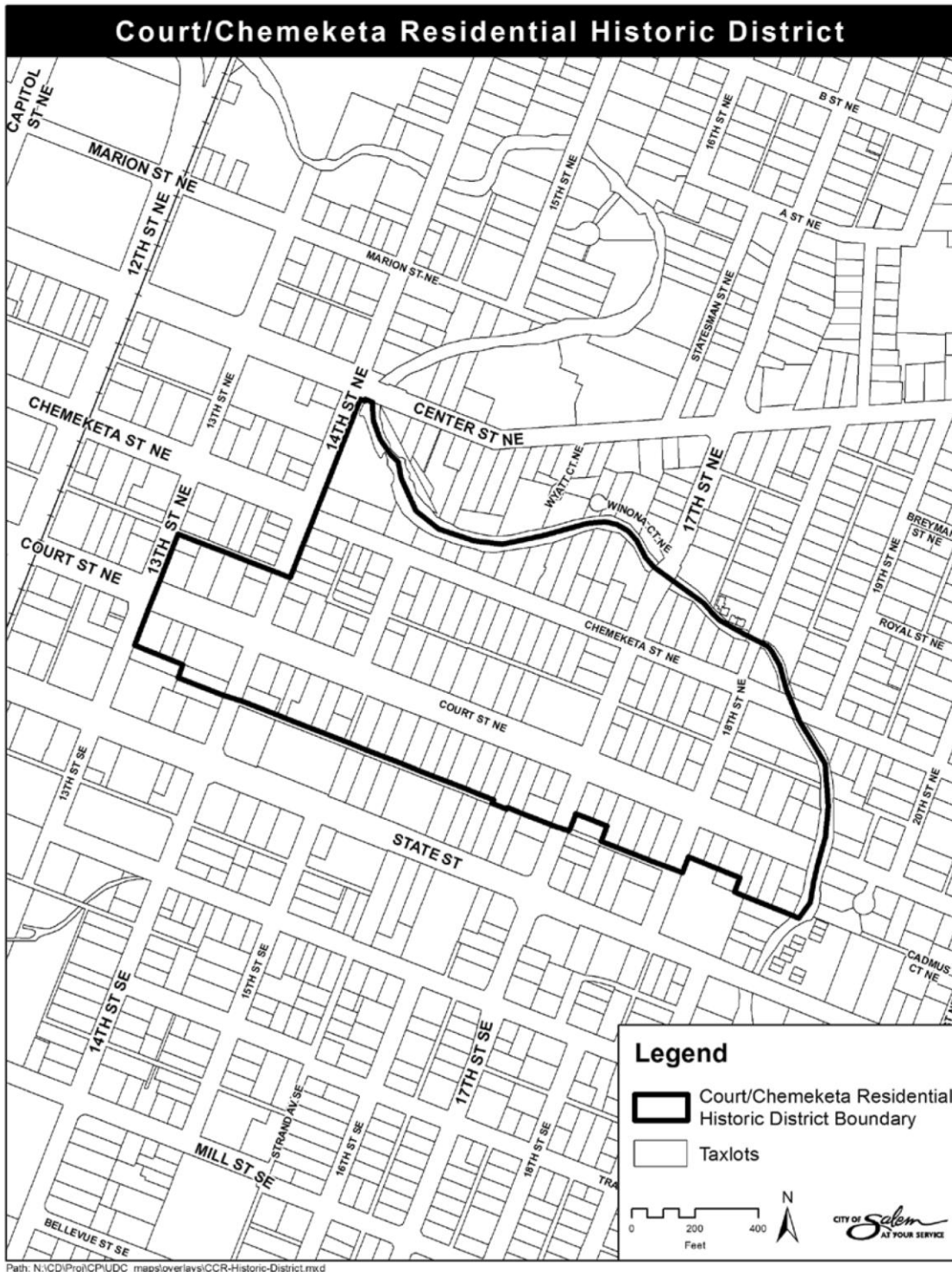
FIGURE 230-42. GAIETY HILL/BUSH'S PASTURE PARK



- (b) *Court Street-Chemeketa Street Historic District (Figure 230-23)*. The Court Street-Chemeketa Historic District was listed on the National Register of Historic Places in 1987. The period of significance is 1860-1937. The area of the district is 38.75 acres and includes 99 historic contributing and 48 non-contributing resources. The overall character of the district is that of a late 19th and early 20th century neighborhood.

Resources are primarily residential. The district is named for its two east-west streets. Court Street is a 99-foot wide boulevard lined with larger and older houses. Chemeketa Street is narrower and lined primarily with bungalows and cottages, some of which front Mill Creek.

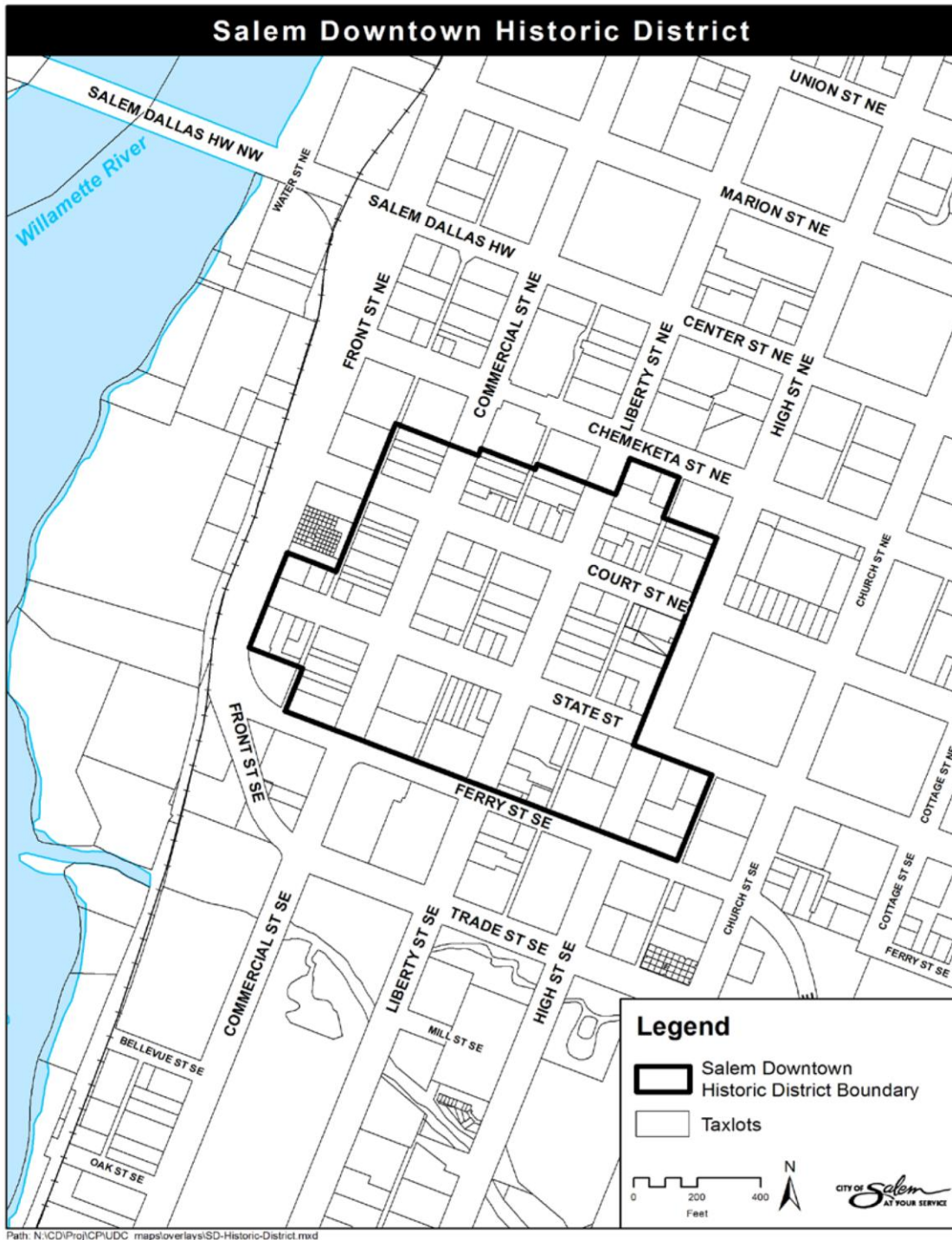
FIGURE 230-23. COURT/CHEMEKETA DISTRICT



(c) *Salem Downtown Historic District (Figure 230-34).* The Salem Downtown Historic District was listed on the National Register of Historic Places in 2001. The period of significance is 1867-1950. The district is comprised of approximately seven city blocks and includes 57 historic contributing resources and 35 non-contributing

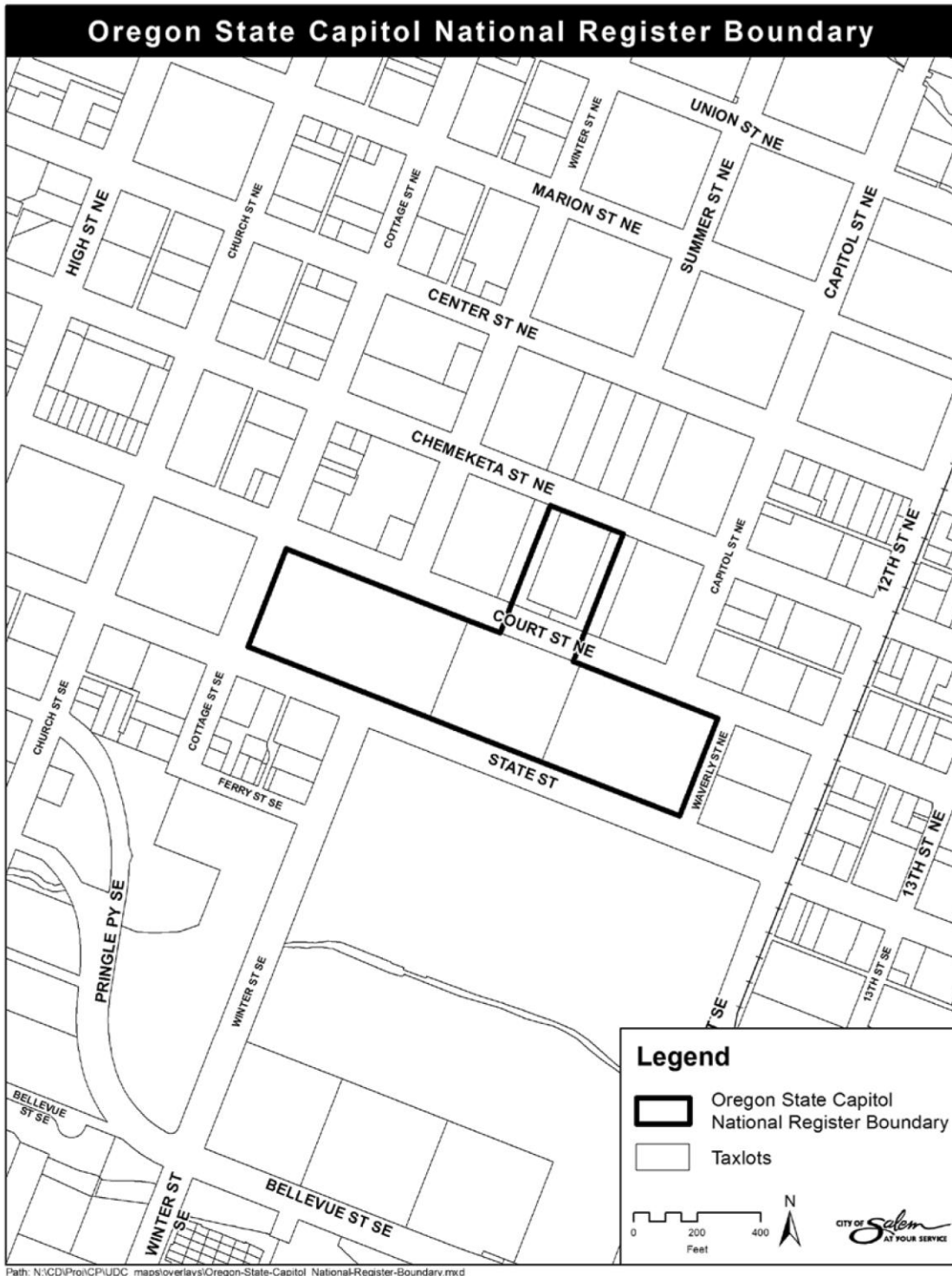
resources. Resources are primarily commercial in character. The district comprises commercial buildings which share a continuity of scale, lot-line development at the street, common building materials such as brick and concrete, and stylistic elements derived from traditional architectural styles such as Richardsonian Romanesque and Italianate. The storefronts throughout the district reflect both the downtown's early development, as well as efforts to modernize over time.

FIGURE 230-34. SALEM DOWNTOWN HISTORIC DISTRICT



- (d) *Oregon State Capitol* (Figure 230-45). The Oregon State Capitol was listed on the National Register of Historic Places in 1988. The Oregon State Capitol was constructed between 1936 and 1938, is 14.49 acres; includes the Capitol Building and adjacent wings, Wilson Park to the west, Capitol Park to the east, and extends to the north from the Capitol steps across Court Street to include one block of the former East and West Summer Streets and the sunken lawn terrace between these two streets.

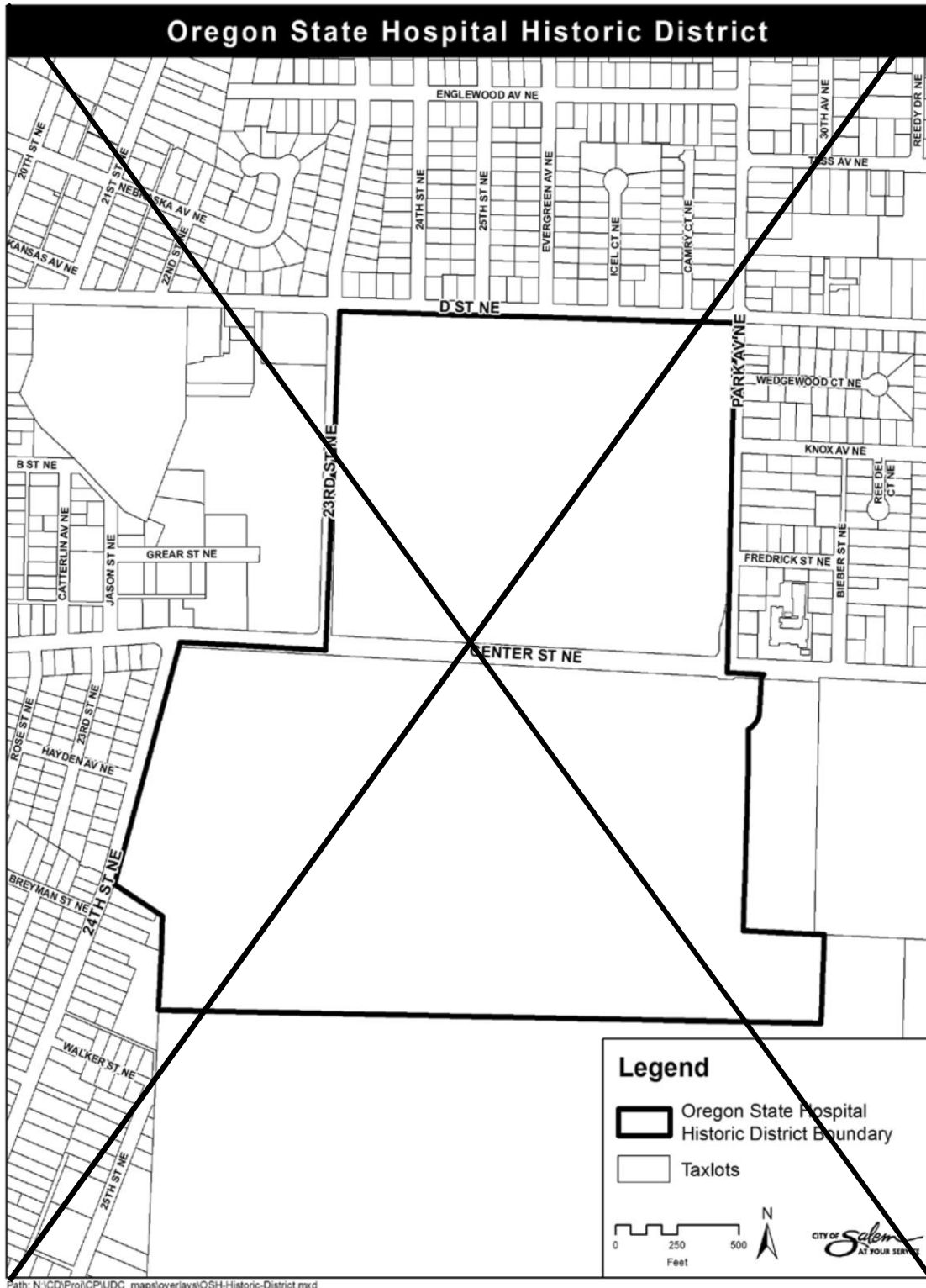
FIGURE 230-45. OREGON STATE CAPITOL



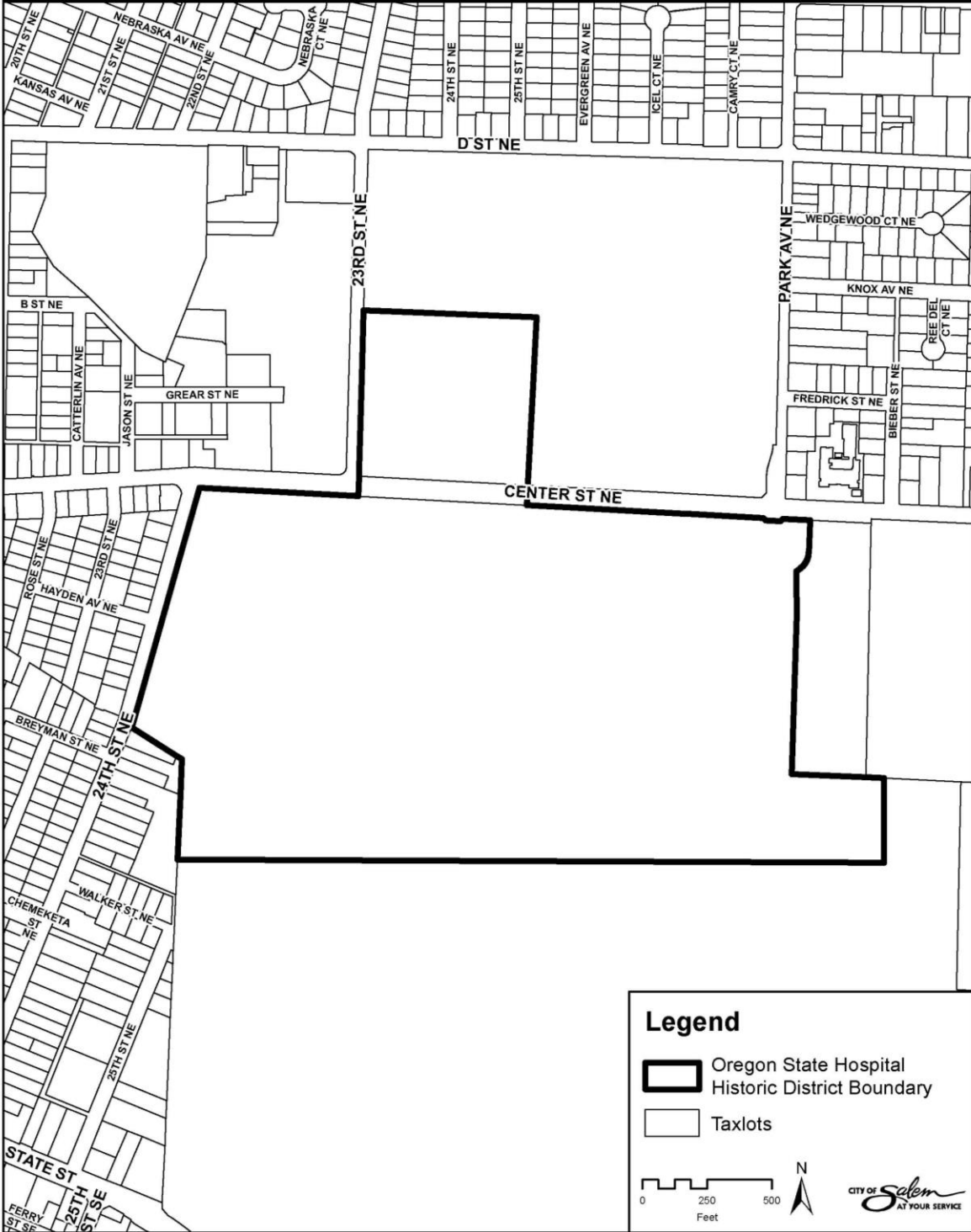
- (e) *Oregon State Hospital Historic District* (Figure 230-56). The Oregon State Hospital Historic District was listed on the National Register of Historic Places in 2008. The period of significance is 1883-1958. The area of the district had 67 resources at the time of designation. The resources included buildings constructed for office use, a

physical plant and support buildings, patient treatment wards, and staff residences. In 2019, the National Park Service approved a revision to the district boundary reducing the number of resources from 67 to 40.

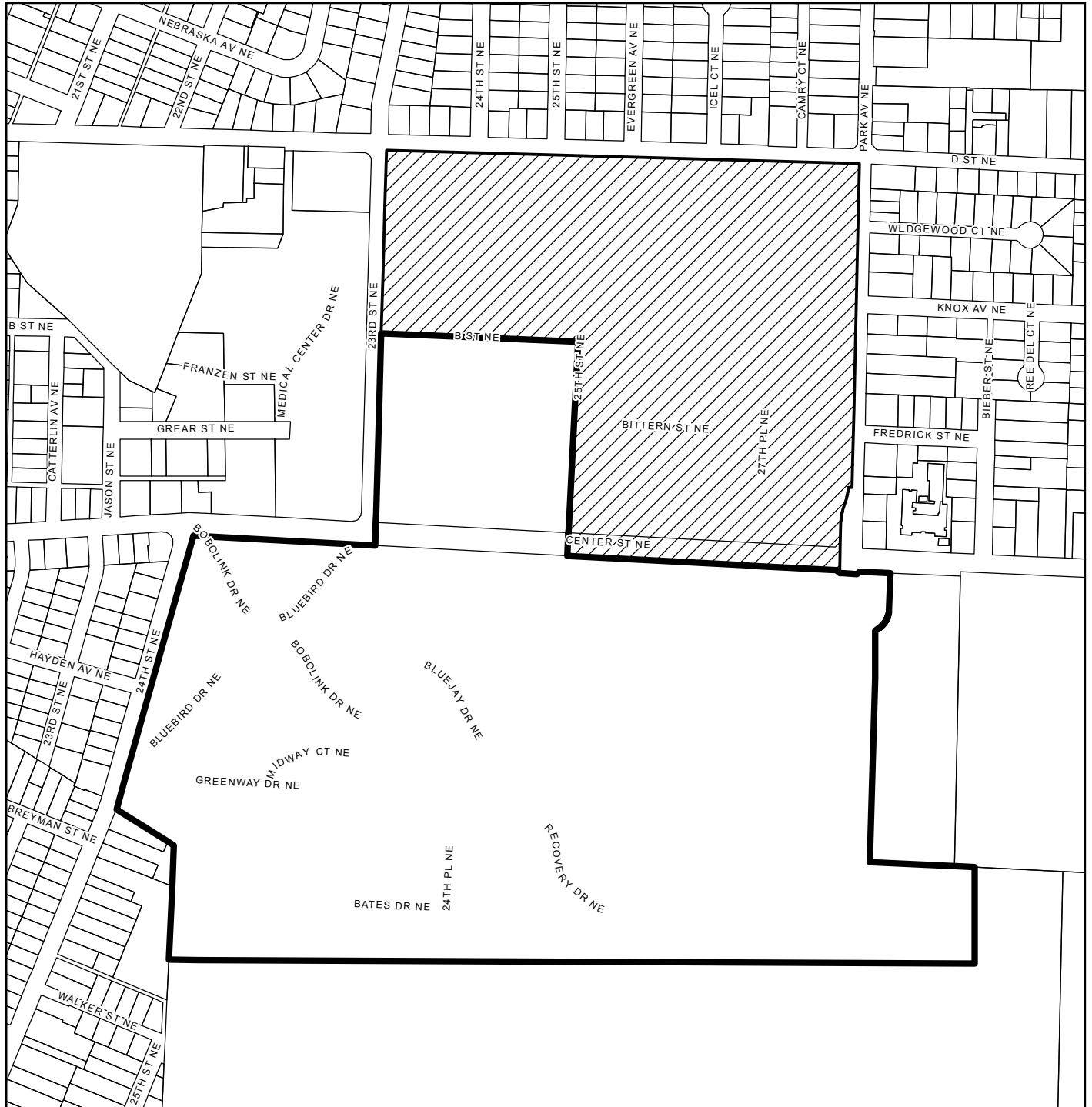
FIGURE 230-56. OREGON STATE HOSPITAL HISTORIC DISTRICT






Oregon State Hospital Historic District



Oregon State Hospital Historic District Boundary Revisions



Legend

-  Area Removed from District
-  New Oregon State Hospital Historic District Boundary
-  Taxlots

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