

**Sec. 230.058. - Oregon state hospital historic district.**

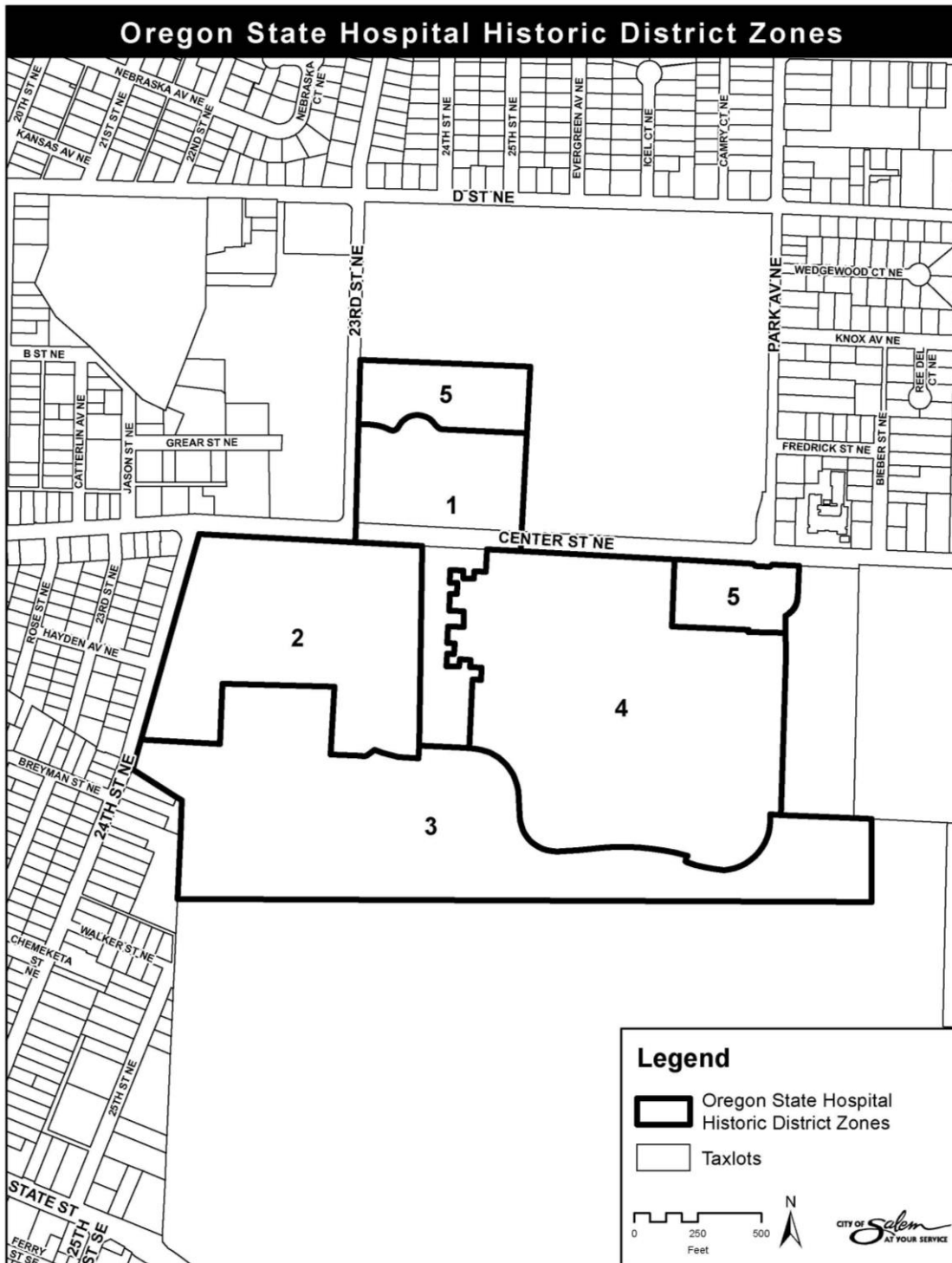
Unless approved pursuant to SRC 230.065, no significant features on existing resources within the Oregon State Hospital Historic District as identified in Table 230-4 shall be altered. Any alterations or additions within Zone 1 of the Oregon State Hospital Historic District shall be limited to secondary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

**TABLE 230-4. OREGON STATE HOSPITAL HISTORIC 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"> <li>■ Double-hung windows.</li> <li>■ Decorative brick corbelling at roofline.</li> </ul>
	Kirkbride Building	West (24th St.) North (Center St.)	<ul style="list-style-type: none"> <li>■ Cupola spire.</li> <li>■ Arched multi-light double hung windows.</li> <li>■ Roof corbelling and brackets.</li> </ul>
	Dome Building	West (23rd St.) South (Center St.—includes south facade of east wing) North (Bittern Street)	<ul style="list-style-type: none"> <li>■ Dome.</li> <li>■ Wood multi-light windows.</li> <li>■ Front entry staircase.</li> </ul>
2	Kirkbride Grounds Structures/Historic Park	West (24th St.) North (Center St.)	<ul style="list-style-type: none"> <li>■ Fountain area with 'Baby Hercules' Statue.</li> <li>■ Memorial circle with vault markers.</li> <li>■ Park entrance pillars.</li> </ul>
3	R01-Cottage	South (Greenway Dr.) North (Center St.) West (26th St. NE) East (Recovery Dr. NE)	<ul style="list-style-type: none"> <li>■ Roof gables.</li> <li>■ Wooden lintels.</li> <li>■ Multi-light double-hung windows.</li> <li>■ Brick/stucco-clad chimneys.</li> </ul>
	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
	<del>Santiam Hall</del>	<del>West (27th Pl.)</del>	
	<del>Breitenbush Hall</del>	<del>South (Center St.)</del>	
	<del>McKenzie Hall</del>	<del>West (25th St.)</del>	
	<del>Eola Hall</del>	<del>South (Bittern St.)</del>	
6	<del>Open space</del>	<del>North (D Street NE)</del> <del>West (23rd Street NE)</del> <del>East (Park Ave NE)</del>	<del>■ Trees abutting the right of-way along D Street and Park Ave NE</del>

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.

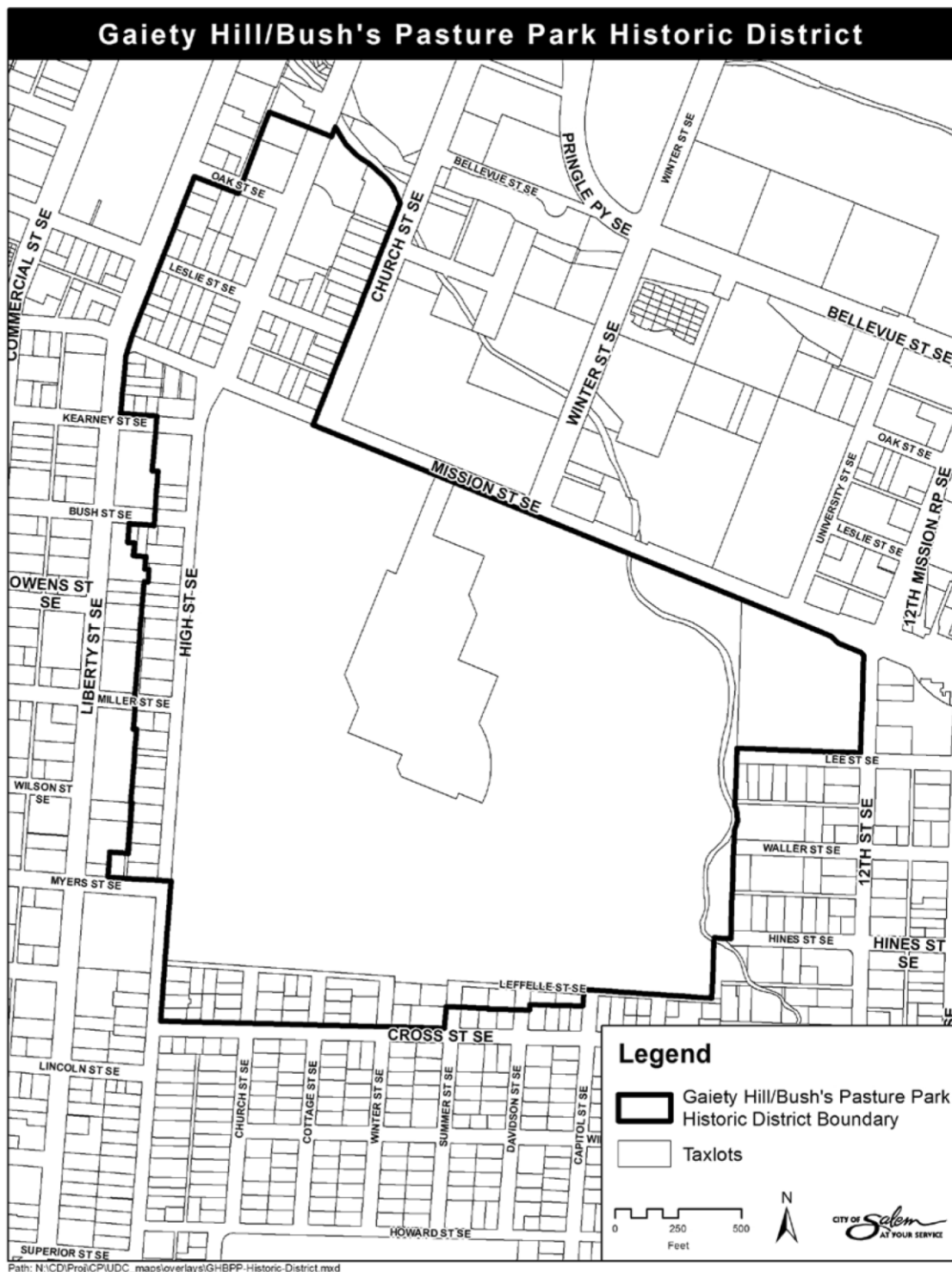
- (g) *Retaining walls.* Retaining walls may be included in new construction, provided the retaining wall will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.
  - (1) *Materials.* The retaining wall shall be constructed 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:

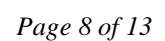
- (a) *Gaiety Hill/Bush's Pasture Park Historic District (Figure 230-12).* The Gaiety Hill/Bush's Pasture Historic District was listed on the National Register of Historic Places in 1986. The period of significance is 1878-1938. The area of the district is 143 acres, and includes 113 historic contributing 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.

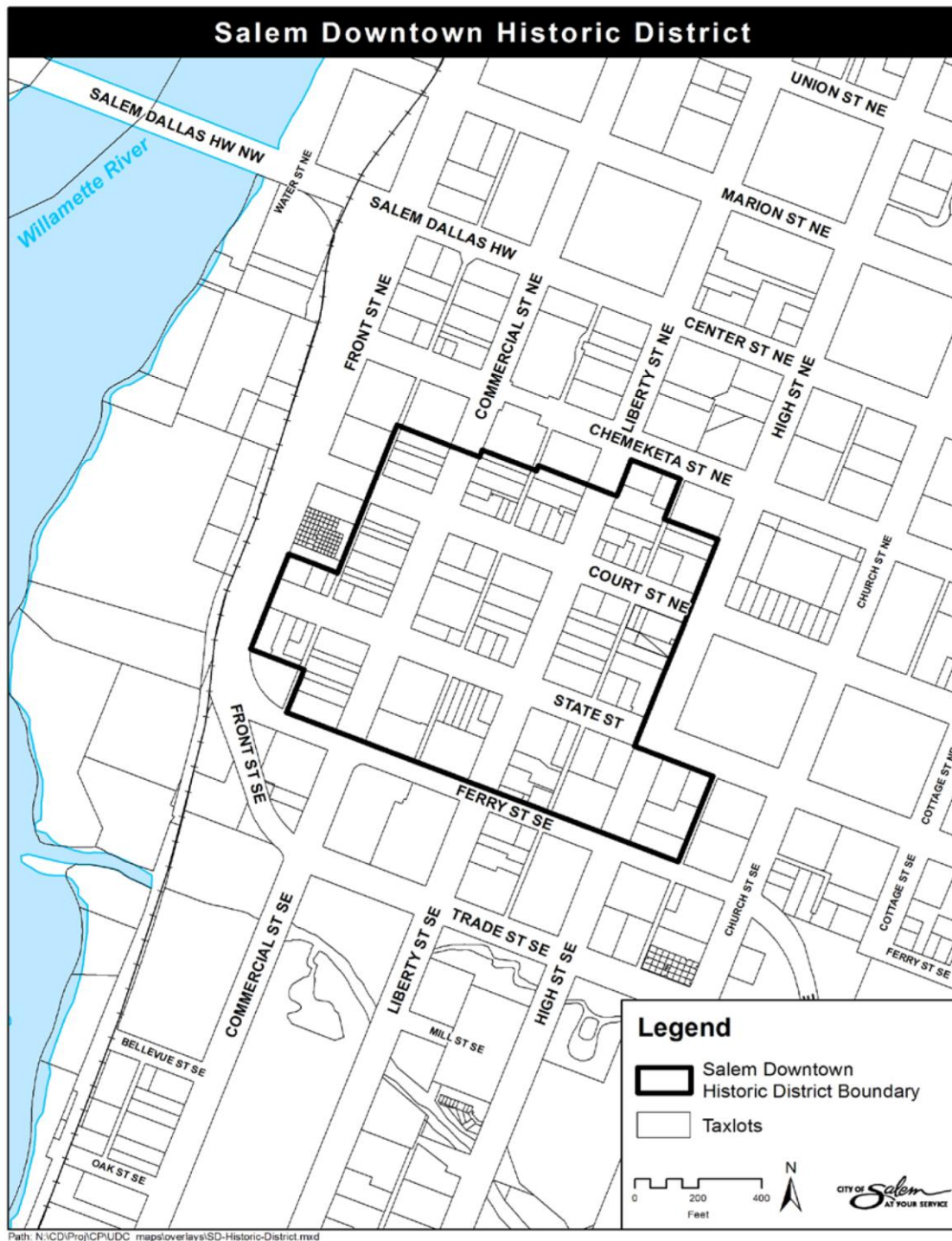
FIGURE 230-23. COURT/CHEMEKETA DISTRICT





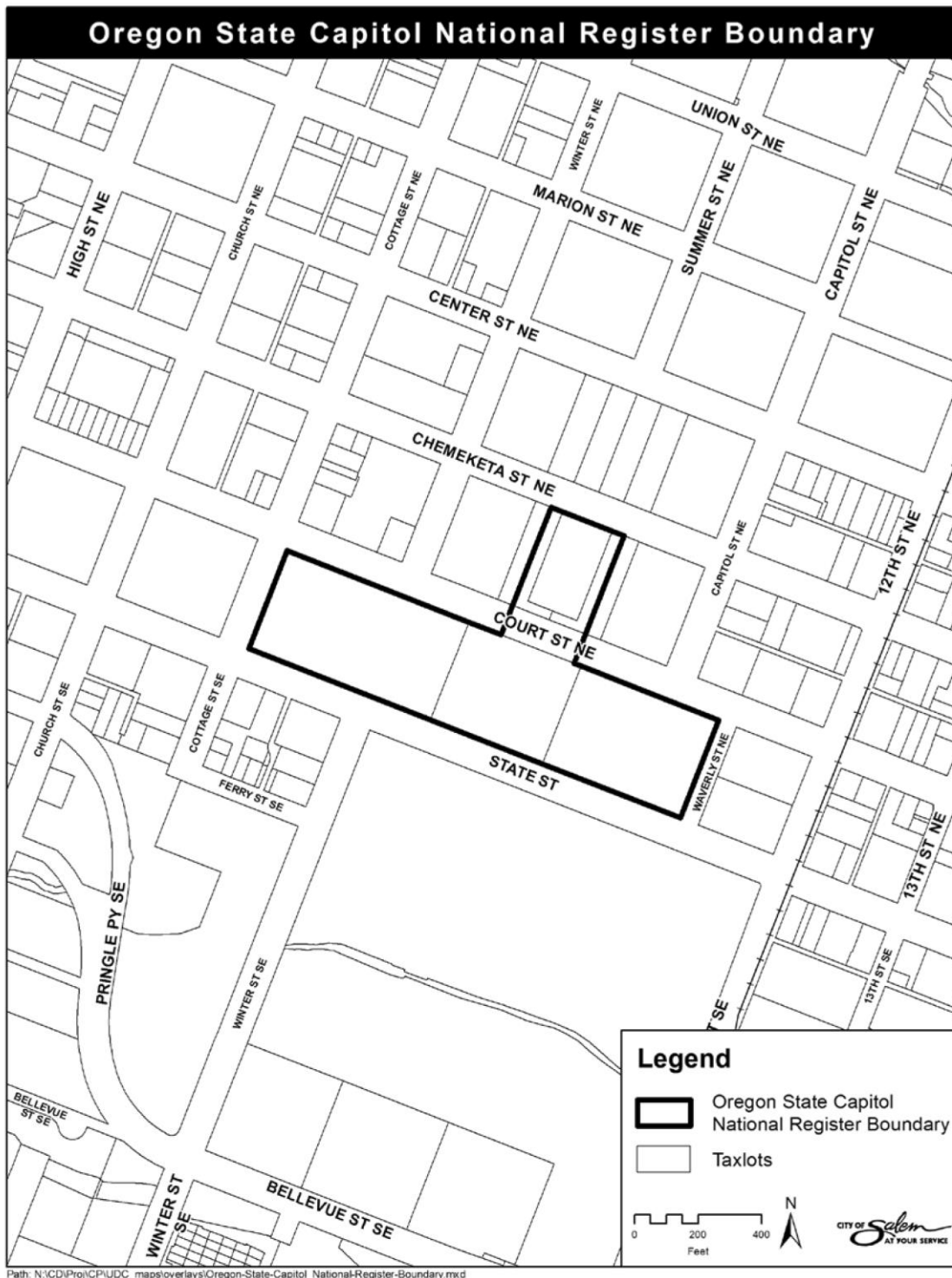
- (c) *Salem Downtown Historic District (Figure 230-34)*. The Salem Downtown Historic District was listed on the National Register of Historic Places in 2001. The period of significance is 1867-1950. The district is comprised of approximately seven city blocks and includes 57 historic contributing resources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

FIGURE 230-56. OREGON STATE HOSPITAL HISTORIC DISTRICT



**Legend**

- Oregon State Hospital
- Historic District Boundary
- Taxlots

0 250 500 Feet

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