

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Oregon State Hospital Historic District (Boundary Decrease)
Name of Property Marion Co., OR
County and State 08000118
NR Reference Number

State Agency Certification:

It is my opinion that the boundary decrease documentation for the Oregon State Hospital Historic District has made the case for the proposed boundary amendment. Therefore, I am recommending that the National Park Service accept the boundary decrease documentation submitted herewith. This recommendation disagrees with the recommendation of the Oregon State Advisory Committee on Historic Preservation, which voted on June 21, 2019 to recommend against decreasing the boundary.

Since the Oregon State Hospital Historic District was listed in the National Register in 2008, hospital operations were consolidated to the south campus, resulting in the demolition of 28 buildings and structures, most of them contributing. While the district's overall integrity does remain intact, the area within the proposed boundary decrease, which comprises the majority of the north campus, now lacks sufficient historic integrity to justify the current National Register boundary. Of the six buildings contained in the north campus when the district was listed, only two remain. The boundary decrease documentation seeks to exclude 38 acres of bare land.



7.5.19

Signature of Certifying Official/Title: Deputy State Historic Preservation Officer

Date of Action

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register
 - determined eligible for the National Register
 - determined not eligible for the National Register
 - removed from the National Register
 - additional documentation accepted
 - other (explain:)



Signature of the Keeper

8/23/2019

Date of Action

4300

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Oregon State Hospital Historic District
(Boundary Decrease)

Name of Property
Marion Co., OR

County and State
08000118

NR Reference Number

Amendment:

Oregon State Hospital Historic District

Marion County, Salem, OR
NRIS #08000118
Listed Date: 2/28/2008



The purpose of this continuation sheet is to amend the boundary of the Oregon State Hospital Historic District and to exclude 28 buildings and structures that have been demolished since the district was listed in 2008. The amended boundary excludes an area where hospital operations have ceased, contributing buildings have been demolished, and new development is planned that is not associated with the Oregon State Hospital.

The amendments to the Oregon State Hospital Historic District are summarized below:

Sections 1 through 6

Sections 1 through 6 are resubmitted with updated information for the district location and the number of resources within the property. The total number of resources has been reduced from 67 to 40; contributing resources have been revised from 61 to 36, and non-contributing resources have been lowered from 6 to 4.

Section 7

A new summary paragraph and narrative description are submitted to support and provide context for the amended district boundary. The narrative description provides an accounting of changes made to the district since it was listed in 2008, including resources that have been demolished, moved, significantly altered, or newly constructed.

Section 10

The boundary description and justification have been updated to exclude an area where contributing buildings were vacated by the Oregon Health Authority in 2012 and demolished in 2017 by the Oregon Department of Administrative Services to facilitate a redevelopment project. The acreage of the property has been updated from approximately 130.35 to 92.3, and latitude and longitude coordinates have been provided to replace UTM references submitted in 2008.

Other Documentation

Revised district and tax lot maps are submitted that illustrate the revisions described above. In addition, an updated summary list generated from the Oregon State Hospital Historic District (Boundary Decrease) architectural survey database is included to support the amended boundary and the exclusion of 28 demolished resources.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Oregon State Hospital Historic District (Boundary Decrease)

other names/site number Oregon State Insane Asylum

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number Roughly bounded by B Street NE, Park Avenue NE, Recovery Road NE, and 24th Street NE not for publication vicinity

city or town Salem

state Oregon code OR county Marion code 047 zip code 97301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national X statewide local

Applicable National Register Criteria: X A B X C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:)

Signature of the Keeper Date of Action

Oregon State Hospital Historic District (Boundary Decrease)
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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
29	2	buildings
2		site
5	2	structure
		object
36	4	Total

Number of contributing resources previously listed in the National Register

1, Oregon State Hospital Historic District

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

HEALTH CARE: hospital

DOMESTIC: institutional housing

Current Functions
 (Enter categories from instructions.)

HEALTH CARE: hospital

DOMESTIC: institutional housing

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE 19TH AND 20TH CENTURY REVIVALS:

Classical Revival

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS:

Commercial Style, Bungalow/Craftsman

Materials
 (Enter categories from instructions.)

foundation: BRICK, CONCRETE

walls: BRICK

WOOD: Weatherboard

roof: ASPHALT

other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Oregon State Hospital Historic District embodies changing attitudes and approaches in the treatment of Oregonians with mental health issues from the late nineteenth century to the modern era. The hospital was first established in 1883 when the Kirkbride Building, a U-shaped Italianate asylum following the residential treatment philosophy of Dr. Thomas Story Kirkbride, was completed south of Center Street NE in an area that was then outside of Salem city limits. Over the next 75 years the hospital campus grew to include facilities both north and south of Center Street NE; these areas are respectively referred to as North Campus and South Campus. Until the completion of the Oregon State Hospital Replacement project in 2012, the hospital remained largely unchanged since the 1950s. This project consolidated hospital operations to the South Campus by removing several deteriorating buildings at the South Campus and constructing an 860,000 square foot psychiatric center addition to the Kirkbride Building in 2012. Once all of the hospital's services were moved to the South Campus, several North Campus buildings were vacated and were subsequently demolished in 2017. The Oregon State Hospital Historic District encompasses 40 buildings, sites, and structures that were constructed for use by the Oregon State Hospital, 36 of which were built between 1883 and 1958 and contribute to the significance and character of the district.

Narrative Description

The Oregon State Hospital Historic District is comprised of institutional buildings, residential cottages, and designed landscaping that supported the establishment, growth, and evolution of the hospital and its services during the historic period. The period of significance begins in 1883 with the opening of the Kirkbride Building (#30, #41, #42, #44, and #45), and ends in 1958 with a peak in the patient population. The district is situated on two parcels that are bisected by Center Street NE; the north parcel is referred to as North Campus, and the south as South Campus.¹ The active psychiatric hospital is currently limited to the South Campus, and is overseen by the Oregon Health Authority.

Since the Oregon State Hospital Historic District was listed in the National Register of Historic Places in 2008, 28 buildings and structures have been demolished from the campus. Removed resources include a tunnel system that connected select buildings at the campus, and the Pietro Belluschi-designed Breitenbush Hall (#35). Most of these removed resources were located in the east half of the South Campus, where a new psychiatric center was built in 2012 as an addition to the Kirkbride Building for the Oregon State Hospital Replacement project. The psychiatric center addition was designed by SRG Partnership and HOK, and spans 860,000 square feet. Deteriorating additions to the Kirkbride Building (#31, #43, #46, #47, and #48) were removed, while original sections of this 1883 building (#30, #41, #42, #44, and #45) were left in place.

At the same time that this new psychiatric center addition was constructed, a greenhouse was built, Park Avenue NE and Greenway Drive NE were realigned, and new parking areas were added at the South Campus. Building 60, which was constructed in 1896 and once served as a mortuary building, was moved from its original location south of Center Street NE to a new location south of the Kirkbride Building. This building has been renovated, and now serves as a place of reflection that honors the

¹ The numbers used in parentheses refer to the naming and numbering convention used throughout the original nomination and the site map.

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memory of those people who were cremated at the hospital and whose remains have not been claimed. This memorial was dedicated during a public ceremony in 2014.

The completion of the psychiatric center addition to the Kirkbride Building in 2012 allowed the Oregon Health Authority to consolidate psychiatric services at the South Campus. This led to the vacation of buildings in the North Campus portion of the district and the demolition of four buildings in 2017: Santiam Hall (#34), Eola Hall (#50, #77), McKenzie Hall (#40), and Breitenbush Hall (#35). The only resources that remain in the North Campus portion of the district are the Dome Building (#36), Yaquina Hall (#33), two structures related to the water system (Buildings 86 and 91), and the North Park Grounds. These resources are confined to the area bounded by B Street NE to the north, Center Street NE to the south, 25th Street NE to the east, and 23rd Street NE to the west. The Dome Building (#36) is now used as office space by the Oregon Department of Corrections; Yaquina Hall (#33) remains vacant, but is under contract for sale to the Salem Housing Authority for use as affordable housing.

To reflect changes that have occurred within the historic district since it was listed in 2008, the boundary of the district and counts of contributing and non-contributing resources have been updated. The district boundary has been reduced at the North Campus to the area bounded by B Street NE, 23rd Street NE, and 25th Street NE. Although several historic buildings and structures were removed from the South Campus to facilitate construction of the psychiatric center addition to the Kirkbride Building in 2012, three contributing buildings near the district's southeast boundary (Cottage 7, 9; Cottage 8; and Building 63) prevent a reduction in the boundary at the South Campus.

The removal of historic buildings and structures from the campus to facilitate construction of an addition to the Kirkbride Building, the realignment of roads, and the consolidation of hospital services to the South Campus have diminished the district's integrity of setting and design. However, the Oregon State Hospital continues to operate in its original location, and it retains integrity of materials, workmanship, feeling, and association as exemplified by the historic buildings, structures, and sites that have been preserved within the district boundary, primarily within its western extent.

Within the revised district boundary are 40 extant buildings, structures, and sites that currently function as part of the Oregon State Hospital, or that were used for hospital operations during the period of significance. Of these 40 resources, 36 contribute to the eligibility of the historic district. Contributing resources include two buildings that are individually significant: the Dome Building (#36) at the North Campus and the Kirkbride Building (#30, #41, #42, #44, #45, and Psychiatric Center) at the South Campus. These buildings are clustered at the west edge of the district boundary, and flank either side of Center Street NE. Near the south edge of the district are 23 residential cottages that were built from 1909 to the mid-1950s. Two park spaces remain intact, as do resources related to the water system, entry gates, and a comfort station (Building 54). The Oregon State Hospital Memorial (Building 60) is located south of the visitor's entrance to the psychiatric hospital.

The following properties have been demolished and are no longer within the district:

25th Street NE – Building 74, (noncontributing)

This storage building was constructed in 1938 and contributed to the historic district. It was demolished circa 2009, and an athletic field has been constructed in its place.

25th Street NE – Building 37, (noncontributing)

This 1957 comfort station was demolished circa 2009. It contributed to the historic district, and was demolished to make way for a new athletic field.

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25th Place NE – Building 40, (noncontributing)

Building 40, also referred to as McKenzie Hall, was constructed in 1948 from a design by Albert Sutton. The building contributed to the historic district, and was demolished in 2017 along with three other contributing buildings of the district that were situated east of 25th Street NE at the North Campus. Due to these demolitions, this portion of the North Campus has been removed from the district boundary.

27th Place NE – Building 50, 77, (noncontributing)

Building 50 was constructed in 1955 to serve geriatric patients. It was designed by architect Hollis Johnston, and was referred to as Eola Hall. In 1956, the building was expanded to include a gymnasium (#77). Prior to its demolition in 2017, this building contributed to the historic district. It was located east of 25th Street NE at the hospital's North Campus, in an area that has been removed from the historic district boundary.

27th Place NE – Building 34, (noncontributing)

Also referred to as Santiam Hall, Building 34 was constructed in 1952 to serve as a tuberculosis unit and was later converted for use as a geriatric unit. The building was designed by architect Frank H. Struble, and it was situated east of 25th Street NE at the North Campus. Building 34 contributed to the historic district and was demolished in 2017 along with three other buildings at the North Campus. This portion of the North Campus has been removed from the historic district boundary.

Bluejay Drive NE – Building 29, (noncontributing)

This administration building, also referred to as Siskiyou Hall, was constructed in 1950 and contributed to the historic district. After its demolition circa 2011, landscaping and a pedestrian pathway were installed at its former location immediately west of the Kirkbride Building.

Center Street NE – Building 82, (noncontributing)

This 1946 structure is a well house that contributed to the significance of the historic district. It was demolished circa 2009 for the Oregon State Hospital Replacement project.

Center Street NE – Building 56, (noncontributing)

This circa 1957 comfort station contributed to the historic district prior to its demolition circa 2009. It was demolished to facilitate the Oregon State Hospital Replacement project.

Center Street NE – Tunnel System, (noncontributing)

This circa 1900 system of underground tunnels connected buildings at the North Campus and South Campus, and contributed to the historic district. These tunnels have been infilled and are thus removed from the district.

Center Street NE – Building 76, (noncontributing)

This 1947 Quonset hut contributed to the historic district and was used as vehicle storage. It was demolished circa 2009 to facilitate completion of the Oregon State Hospital Replacement project.

Center Street NE – Building 51, 61, (noncontributing)

This heating plant contributed to the historic district. It had two reported dates of construction: 1912 and 1951. The building was demolished in two phases, circa 2009 and circa 2011, for the Oregon State Hospital Replacement project.

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Center Street NE – Building 55, (noncontributing)

This circa 1931 comfort station contributed to the historic district. It was demolished circa 2009 for the Oregon State Hospital Replacement project.

Center Street NE – Building 62, (noncontributing)

This 1925 water tower structure contributed to the historic district. It was demolished circa 2009 for the Oregon State Hospital Replacement project.

Center Street NE – Building 59, (noncontributing)

This 1909 warehouse contributed to the historic district and served as the hospital's central storage location. It was demolished during construction of the Oregon State Hospital Replacement project.

Center Street NE – Building 31, (noncontributing)

This 1926 building was connected to the Kirkbride Building and served as the hospital's main kitchen. Prior to its demolition circa 2011, this building contributed to the historic district. The psychiatric center addition to the Kirkbride Building (completed in 2012) now overlaps the former location of Building 31.

Center Street NE – Building 35, (noncontributing)

This treatment hospital, which was also referred to as Breitenbush Hall, was constructed in 1948 from a design by Pietro Belluschi. It was one of four buildings located east of 25th Street NE at the North Campus that contributed to the historic district. All four of these buildings were demolished in 2017, after the Oregon Health Authority consolidated hospital operations to the South Campus in 2012. The portion of the North Campus where Breitenbush Hall was located has been removed from the historic district boundary.

Center Street NE – Building 49, (noncontributing)

This 1937 building, also referred to as the Salem Rehabilitation Facility, contributed to the historic district. It was demolished circa 2009 to facilitate the Oregon State Hospital Replacement project. The realigned Park Avenue NE and a parking lot are now located where this building once stood on the South Campus.

Center Street NE – Building 53, (noncontributing)

This 1937 building provided garage and office space and contributed to the historic district. It was demolished circa 2011 to facilitate completion of the Oregon State Hospital Replacement project.

Evergreen Avenue NE – Building 64, (noncontributing)

This 1927 greenhouse contributed to the district. It was demolished circa 2009 for the Oregon State Hospital Replacement project.

Greenway Drive NE – Building 73, (noncontributing)

This 1901 storage building contributed to the historic district. It was demolished circa 2009 for the Oregon State Hospital Replacement project, and a circa 2012 greenhouse now stands at its approximate former location.

Greenway Drive NE – Cottage 13, (noncontributing)

This 1940 cottage contributed to the historic district. It was demolished circa 2011 when an addition to the Kirkbride Building was being constructed at the South Campus. The

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road on which this cottage was located, Greenway Drive NE, has been realigned, and the former cottage location is now encompassed by a parking lot.

Greenway Drive NE – Building 71, (noncontributing)

This 1942 storage building contributed to the historic district. It was demolished circa 2009, and an athletic field has been constructed at its former location.

Greenway Drive NE – Building 67, (noncontributing)

This 1901 barn did not contribute to the historic district. It was demolished circa 2009, when Greenway Drive NE was realigned and an athletic field was constructed at its former location.

Greenway Drive NE – Building 52, (noncontributing)

This 1951 greenhouse contributed to the historic district. It was demolished circa 2009 for the Oregon State Hospital Replacement project.

Park Avenue – Building 81, (noncontributing)

This circa 1946 well house was demolished circa 2009 to facilitate parking lot construction. The structure previously contributed to the historic district.

Park Avenue – Building 92, (noncontributing)

This 1998 storage building did not previously contribute to the historic district. It was demolished circa 2009 to facilitate construction of a parking lot.

Park Avenue – Building 89, (noncontributing)

This 1998 storage building did not previously contribute to the historic district. It was demolished circa 2009 to facilitate construction of a parking lot.

Park Avenue NE – Building 58, (noncontributing)

This 1932 hog fuel storage building previously contributed to the historic district. It was demolished circa 2009 to facilitate construction of a parking lot.

The following buildings have been significantly altered or moved within the district boundary since 2008:

Oregon State Hospital Memorial – Building 60 (Formerly Building 60, 75), (contributing)

The Oregon State Hospital Memorial was dedicated in 2014, and provides a space for reflection and remembrance. The memorial was sought by a diverse group of stakeholders after more than 3,500 copper urns containing the unclaimed remains of people cremated at the Oregon State Hospital were discovered in a locked room in 2004. To create this memorial, Building 60, which was constructed in 1896 and adjoined the former crematorium (Building 75), was moved from a location east of the Kirkbride Building to a location near the visitor's entrance to the psychiatric center addition to the Kirkbride Building. Lead Pencil Studio designed the memorial, which includes a columbarium wall and a courtyard that roughly outlines the footprint of Building 75, which is no longer standing. Although Building 60 has been moved from its original location, it continues to contribute to the historic district as it is most significantly associated with funerary practices of the Oregon State Hospital.

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Kirkbride Building – Building 30, 41, 42, 44, 45, and Psychiatric Center (Formerly Building 30, 31, 41-48), (contributing)

The Kirkbride Building was constructed in 1883 with a U-shaped plan. Between 1895 and 1956 this building was expanded through the construction of several new wings, giving it J-shaped plan that led to its common name, the J Building. However, many of these added wings were not actively maintained, and their condition rapidly deteriorated. As part of the Oregon State Hospital Replacement project, deteriorating wings of the Kirkbride Building were removed, and an 860,000 square foot psychiatric center was added to the rear (east) elevation in 2012. This addition was designed by SRG Partnership and HOK, and facilitated the consolidation of hospital services at the South Campus.

Historic portions of the Kirkbride Building house a museum and administrative offices, while the 2012 addition houses residential units, athletic spaces, a clinic, and food services. A transitionary area connects the historic Kirkbride Building to the narrow and intersecting wings of the psychiatric center to the east. The areas between these intersecting wings form courtyards that are filled with walking paths, basketball courts, and other features that facilitate and encourage outdoor activities. Brick veneer serves to unite the appearance of the modern psychiatric center with nearby historic buildings, while its slightly arced rooflines provide a contrast to the intersecting hip roofs of the Kirkbride Building's nineteenth century wings to the west. East and south of the building existing roads have been realigned to provide meandering access to new and expanded parking areas.

Although the psychiatric center addition to the Kirkbride Building detracts from its integrity of plan, design, setting, and materials, the building continues to contribute to the historic district. The building retains integrity of workmanship, feeling, and association; its historic western portion is clearly discernable from its modern addition to the east; and the building continues to convey its significant association with the establishment of the Oregon State Hospital in 1883.

The following building has been constructed within the historic district boundary since 2008:

Recovery Drive NE – Greenhouse, (noncontributing)

This greenhouse was completed in 2012 as part of the Oregon State Hospital Replacement project. It was constructed outside of the period of significance, and thus does not contribute to the district. It is situated between the psychiatric center addition to the Kirkbride Building and an athletic field at Recovery Drive NE. It has a rectangular footprint and is capped with a gable roof.

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10. Geographical Data

Acreage of Property 92.3

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1	<u>44.941780°</u> Latitude	<u>-123.009467°</u> Longitude	3	<u>44.935997°</u> Latitude	<u>-122.998268°</u> Longitude
2	<u>44.941780°</u> Latitude	<u>-122.998268°</u> Longitude	4	<u>44.935997°</u> Latitude	<u>-123.009467°</u> Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The historic district boundary includes portions of the North Campus (north of Center Street NE, Tax Lot 073W24C 00100) and the South Campus (south of Center Street NE, Tax Lot 073W25 00700) at the Oregon State Hospital. At the North Campus, the district boundary extends north from Center Street NE to encompass the area between B Street NE to the north, 25th Street NE to the east, and 23rd Street NE to the west. At the South Campus, the boundary extends south from Center Street NE to encompass the area roughly between Park Avenue NE to the east, Recovery Road NE to the south, and 24th Street NE to the west.

Boundary Justification (Explain why the boundaries were selected.)

This district boundary encompasses extant historic buildings, sites, structures, and objects that retain historical integrity and were constructed for use by the Oregon State Hospital during the period of significance (1883-1958). A portion of the hospital's North Campus has been excluded from the district boundary due to the removal of historic buildings in 2017 and a planned redevelopment project that will likely introduce modern buildings to this area. The excluded North Campus area is no longer used by or associated with the Oregon State Hospital.

11. Form Prepared By

name/title Andrea Blaser, Senior Architectural Historian/Historian date 4/10/19
organization Archaeological Investigations Northwest, Inc. telephone 503-761-6605
street & number 3510 NE 122nd Avenue email andrea@ainw.com
city or town Portland state OR zip code 97213

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Oregon State Hospital Historic District (Boundary Decrease)
City or Vicinity: Salem
County: Marion **State:** Oregon
Photographer: Oregon SHPO
Date Photographed: July 1, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 5:** OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0001
Camera facing west, featuring lot bounded by 25th St NE, B St NE, 23rd St NE, and D St NE.
- Photo 2 of 5:** OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0002
Camera facing southwest, featuring lot bounded by 25th St NE, B St NE, 23rd St NE, and D St NE.
- Photo 3 of 5:** OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0003
Camera facing south, showing most of 25th St NE.
- Photo 4 of 5:** OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0004
Camera facing northeast, featuring the western portion of the lot bounded by Park Ave NE, Center St NE, 25th St NE, and D St NE.
- Photo 5 of 5:** OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0005
Camera facing east, featuring the lot bounded by Park Ave NE, Center St NE, 25th St NE, and D St NE.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Architectural Survey Data for Oregon State Hospital Historic District (Boundary Decrease)
Oregon State Historic Preservation Office

Address/ Historic Name	Current-Other Names	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
23rd St NE Building 86		1	EC NHD	1946	Concrete: Other/Undefined	Utilitarian	Waterworks	6/1/2007	
	<i>N Water Service</i>				<i>Comments: 122 square feet</i>				
23rd St NE Building 91		1	NP NHD	1992	Metal: Other/Undefined	Utilitarian	Waterworks	6/1/2007	
	<i>North Pump Station</i>				<i>Comments: 140 square feet</i>				
24th Pl NE Cottage 22		2	EC NHD	1952	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
24th St NE Building 90		1	NP NHD	1992	Metal: Other/Undefined	Utilitarian	Waterworks	6/1/2007	
	<i>South Pump Station</i>				<i>Comments: 140 square feet</i>				
24th St NE Building 85		1	EC NHD	1946	Concrete: Other/Undefined	Utilitarian	Waterworks	6/1/2007	
	<i>S Water Service</i>				<i>Comments: 122 square feet</i>				
24th Pl NE Cottage 23		2	EC NHD	1952	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
24th Pl NE Cottage 21		2	EC NHD	1952	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
24th Pl NE Cottage 20		2	EC NHD	1951	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
24th Pl NE Cottage 24		1	EC NHD	1954	Horizontal Board	Ranch (Type)	DOMESTIC: General HE	6/1/2007	
25th St NE Building 74			XD NHD	1938	Wood:Other/Undefined	Utilitarian	Industrial Storage	6/1/2007	
	<i>Barn; Physical Plant Storage</i>				<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>				
25th St NE Building 37		1	XD NHD	1957	Wood:Other/Undefined	Utilitarian	Other	6/1/2007	
	<i>Comfort Station; Grounds Storage</i>				<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>				
25th Pl NE Building 40		2	XD NHD	1948 1982	Brick:Other/Undefined	Modern Period: Other	HEALTH CARE: General CZ	6/1/2007	
	<i>McKenzie Hall</i>				<i>Comments: Demolished in 2017 as part of the North Campus Demolition project.</i>				
25th Pl NE Building 33		2	EC NHD	1947	Brick:Other/Undefined	Modern Period: Other	HEALTH CARE: General CZ	6/1/2007	
	<i>Yaquina Hall; Mental Health Department; Nurses</i>								

Architectural Survey Data for Oregon State Hospital Historic District (Boundary Decrease)**Oregon State Historic Preservation Office**

Address/ Historic Name	Current-Other Names	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
27th Pl NE Building 50, 77	<i>Eola Hall (Bldg. 50); Gym, Office; Recreation</i>	5	XD NHD	1955 1956	Concrete: Other/Undefined Brick:Other/Undefined	Modern Period: Other	HEALTH CARE: General CZ	6/1/2007	
<i>Comments: Building 50 was constructed in 1955, and Building 77 was constructed as an addition in 1956. Building 50, 77 was demolished in 2017 for the North Campus Demolition project.</i>									
27th Pl NE Building 34	<i>Santiam Hall</i>	2	XD NHD	1950 1987	Brick:Other/Undefined	Minimal Traditional	HEALTH CARE: General CZ	6/1/2007	
<i>Comments: Demolished in 2017 for the North Campus Demolition project.</i>									
Bates Dr NE Cottage 27		2	EC NHD	1952	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
Bates Dr NE Cottage 26		2	EC NHD	1952	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
Bates Dr NE Cottage 25		2	EC NHD	1952	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
Bluebird Dr NE Entry Gate #1			EC NHD	c.1912	Stone:Other/Undefined Metal: Other/Undefined	Not Applicable	LANDSCAPE: General	6/1/2007	
<i>Comments: Two gate posts at intersection of 24th and Bluebird</i>									
Bluejay Dr NE Building 54	<i>Comfort Station</i>	1	EC NHD	1935	Wood:Other/Undefined	Utilitarian	Other	6/1/2007	
Bluejay Dr NE Building 29	<i>Siskiyou Hall; Administration Building</i>	2	XD NHD	1950 c.1958	Brick:Other/Undefined	Contemporary	Sanitarium RB	6/1/2007	
<i>Comments: Demolished circa 2011 for the Oregon State Hospital Replacement project.</i>									
Bobolink Dr NE Entry Gate #2			EC NHD	c.1912	Stone:Other/Undefined Metal: Other/Undefined	Not Applicable	LANDSCAPE: General	6/1/2007	
<i>Comments: Two gate posts at intersection of Bobolink, 24th, and Center</i>									
Center St NE Building 51, 61	<i>Heat Plant</i>	1	XD NHD	1912 1951	Brick:Other/Undefined	Utilitarian	Other ZZ	6/1/2007	
<i>Comments: Demolished circa 2009 and circa 2011 for the Oregon State Hospital Replacement project.</i>									
Center St NE Building 82	<i>Well House</i>	1	XD NHD	1946	Wood:Other/Undefined	Not Applicable	Waterworks	6/1/2007	
<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>									
Center St NE Building 76	<i>Quonset/Physical Plant Storage; Vehicle Storage Hut</i>	1	XD NHD	1947	Metal Sheet	Utilitarian	TRANSPORTATION: General ZQ	6/1/2007	
<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>									

Architectural Survey Data for Oregon State Hospital Historic District (Boundary Decrease)
Oregon State Historic Preservation Office

Address/ Historic Name	Current-Other Names	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
Center St NE Entry Gate #3			EC NHD	c.1912	Stone:Other/Undefined Metal: Other/Undefined	Not Applicable	LANDSCAPE: General	6/1/2007	
<i>Comments: Two gate posts at intersection of Center and Bluebird (north of Center)</i>									
Center St NE Building 63		1	EC NHD	1929	Concrete: Other/Undefined	Utilitarian	Other RB	6/1/2007	
<i>Physical Plant</i>									
Center St NE Building 62			XD NHD	1925	Steel	Not Applicable	Irrigation Facility	6/1/2007	
<i>Water Tower</i>									
Center St NE Building 59		1	XD NHD	1909	Stucco	Neo-Classical Revival	Other	6/1/2007	
<i>Warehouse/Central Storage</i>									
Center St NE Tunnel System			XD NHD	c.1900	Not Applicable	Not Applicable	TRANSPORTATION: General	6/1/2007	
<i>Comments: Tunnels were infilled for the North Campus Demolition project and the Oregon State Hospital Replacement project.</i>									
Center St NE Building 35		2	XD NHD	1948	Brick:Other/Undefined	Modern Period: Other	HEALTH CARE: General CZ	6/1/2007	
<i>Breitenbush Hall</i>									
Center St NE Building 56		1	XD NHD	c.1957	Wood:Other/Undefined Stucco	Utilitarian	Other	6/1/2007	
<i>Comfort Station</i>									
Center St NE Building 55		1	XD NHD	c.1931	Wood:Other/Undefined	Utilitarian	Other	6/1/2007	
<i>Comfort Station</i>									
Center St NE Building 31			XD NHD	1926	Brick:Other/Undefined	Italianate	HEALTH CARE: General	6/1/2007	
<i>Main Kitchen</i>									
Center St NE Building 53		2	XD NHD	1937	Brick:Other/Undefined	Utilitarian	Other RB	6/1/2007	
<i>Garage, Offices</i>									
Center St NE North Park Grounds			EC NHD	c.1912	Not Applicable	Not Applicable	LANDSCAPE: General	6/1/2007	
<i>Comments: Bordered by Center St. on the south, 23rd on the west, and B St. on the north</i>									
Center St NE Building 49		2	XD NHD	1937	Brick:Other/Undefined	Neo-Classical Revival	HEALTH CARE: General CZ	6/1/2007	
<i>Salem Rehabilitation Facility</i>									
<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>									

Architectural Survey Data for Oregon State Hospital Historic District (Boundary Decrease)**Oregon State Historic Preservation Office**

Address/ Historic Name	Current-Other Names	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
Center St NE South Park Grounds			EC NHD	c.1883	Not Applicable	Not Applicable	LANDSCAPE: General	6/1/2007	
<i>Comments: Bordered by Center St. on north, 24th on the west, and Greenway on the south</i>									
2500 Center St NE Oregon State Hospital Historic District	Oregon Insane Asylum		ES NRI	1883 1958	Standard Brick	Italianate Victorian Era: Other	HEALTH CARE: General		2/28/2008
<i>Comments: Major construction beginning in 2009; several historic buildings are demolished; a map showing extant/demolished buildings in file (ck 02/17/11)</i>									
2600 Center St NE Building 30, 31, 41-48, Psychiatric Center		4	ES NHD	1883 2012	Brick:Other/Undefined	Italianate Contemporary	Sanitarium CC	11/15/2018	
<i>Comments: Historic-period additions to the building (Buildings 31, 43, 46, 47, and 48) were removed from 2009 to 2011, bringing the building to a closer approximation of its original 1883 plan. In 2012, an 860,000 square foot addition was added to the east elevation. This addition was designed by SRG Partnership and HOK, and operates as a psychiatric center.</i>									
2605 Center St NE Building 36		3	ES NHD	1912 1993	Brick:Other/Undefined Concrete: Other/Undefined	Neo-Classical	Sanitarium CZ	6/1/2007	
<i>Dome Building</i>									
Evergreen Ave NE Building 64		1	XD NHD	1927	Other	Utilitarian	AGRICULTURAL: General	6/1/2007	
<i>Greenhouse</i>									
<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>									
Greenway Dr NE Cottage 11		2	EC NHD	1938	Shingle	English Cottage	DOMESTIC: General RI	6/1/2007	
Greenway Dr NE Cottage 18		2	EC NHD	1951	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
<i>Patient Residence Training</i>									
Greenway Dr NE Cottage 3		2	EC NHD	1942	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
Greenway Dr NE Cottage 4		2	EC NHD	1942	Horizontal Board	English Cottage	DOMESTIC: General RC	6/1/2007	
Greenway Dr NE Building 73		1	XD NHD	1901	Wood:Other/Undefined	Utilitarian	Other RB	6/1/2007	
<i>Physical Plants Storage</i>									
<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>									
Greenway Dr NE Cottage 13		1	XD NHD	1940	Horizontal Board	English Cottage	DOMESTIC: General RI	6/1/2007	
<i>Comments: Demolished circa 2011 for the Oregon State Hospital Replacement project.</i>									
Greenway Dr NE Cottage 14		2	EC NHD	1945	Horizontal Board	Minimal Traditional	DOMESTIC: General RI	6/1/2007	

Architectural Survey Data for Oregon State Hospital Historic District (Boundary Decrease)
Oregon State Historic Preservation Office

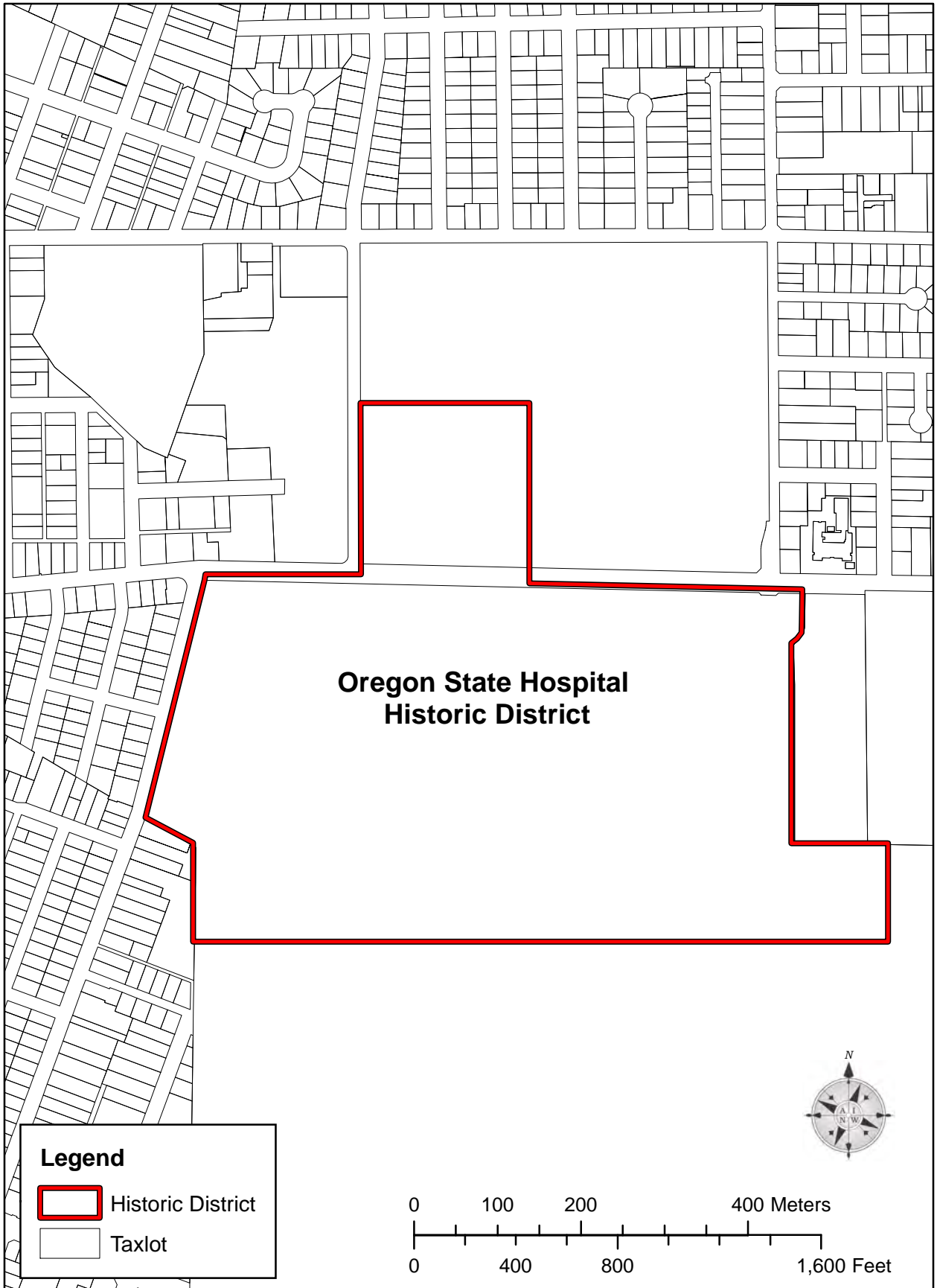
Address/ Historic Name	Current-Other Names	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
Greenway Dr NE Cottage 15		2	EC NHD	1946	Horizontal Board	Minimal Traditional	DOMESTIC: General HH	6/1/2007	
Greenway Dr NE Cottage 17		2	EC NHD	1951	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
Greenway Dr NE Cottage 19		2	EC NHD	1951	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
	<i>Patient Residence Training</i>								
Greenway Dr NE Building 71		1	XD NHD	1942	Wood Sheet	Utilitarian	Agric. Storage RB	6/1/2007	
	<i>Barn; Grounds Storage</i>								
Greenway Dr NE Building 67		1	XD NHD	1901 1962	Horizontal Board	Utilitarian	Horticultural Facility BZ	6/1/2007	
	<i>[Barn]</i>								
Greenway Dr NE Building 52		1	XD NHD	1951	Other	Utilitarian	Horticultural Facility	6/1/2007	
	<i>Greenhouse</i>								
Greenway Dr NE Cottage 12		2	EC NHD	1940	Horizontal Board	English Cottage	DOMESTIC: General HH	6/1/2007	
Greenway Dr NE Cottage 16		2	EC NHD	1946	Horizontal Board	Minimal Traditional	DOMESTIC: General HH	6/1/2007	
Midway Ave NE Cottage 2		2	EC NHD	1909	Horizontal Board	Prairie School	Single Dwelling RZ	6/1/2007	
Midway Ave NE Cottage 1, 1a		2	EC NHD	1909	Horizontal Board	Prairie School	DOMESTIC: General RZ	6/1/2007	
Midway Ave NE Cottage 28		2	EC NHD	1956	Horizontal Board	Vernacular	DOMESTIC: General RZ	6/1/2007	
Park Ave NE Building 58		1	XD NHD	1932	Metal Sheet	Utilitarian	TRANSPORTATION: General ZZ	6/1/2007	
	<i>Hog Fuel Shed</i>								
Park Ave NE Cottage 7, 9		2	EC NHD	1929	Stucco	Craftsman	DOMESTIC: General RZ	6/1/2007	
	<i>Patient Residence Training</i>								
Park Ave NE Cottage 8		2	EC NHD	1928	Wood:Other/Undefined	Late 19th/20th Period Revivals:	DOMESTIC: General RX	6/1/2007	

Architectural Survey Data for Oregon State Hospital Historic District (Boundary Decrease)

Oregon State Historic Preservation Office



Address/ Historic Name	Current-Other Names	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
Park Ave Building 89		1	XD NHD	1998	Metal: Other/Undefined	Utilitarian	Other	6/1/2007	
	<i>A/C Shed</i>				<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>				
Park Ave Building 92		1	XD NHD	c.1990	Metal: Other/Undefined	Utilitarian	Warehouse	6/1/2007	
	<i>Storage</i>				<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>				
Park Ave Building 93		1	NP NHD	1998	Metal: Other/Undefined	Utilitarian	Other	6/1/2007	
	<i>Benchmark Building</i>								
Park Ave Building 81		1	XD NHD	c.1946	Wood:Other/Undefined	Not Applicable	Waterworks	6/1/2007	
	<i>Well House</i>				<i>Comments: Demolished circa 2009 for the Oregon State Hospital Replacement project.</i>				
Recovery Dr NE Building 60		2	EC NHD	1896 1949	Brick:Other/Undefined	Greek Revival	Other RT	6/1/2007	
	<i>Oregon State Hospital Memorial</i>				<i>Comments: Building 60 (constructed in 1896) once adjoined Building 75 (constructed in 1949). Building 75 has since been demolished, and Building 60 was moved to Recovery Drive NE to serve as the Oregon State Hospital Memorial. This building is most importantly associated with the treatment of deceased patients at the Oregon State Hospital, and thus continues to contribute to the Oregon State Hospital Historic District despite being moved to its current location circa 2009. The Oregon State Hospital Memorial was dedicated in 2014 and was designed by Lead Pencil Studio.</i>				
Recovery Dr NE		1	NP	2012	Other	Utilitarian	Horticultural Facility	11/15/2018	
	<i>Greenhouse</i>								

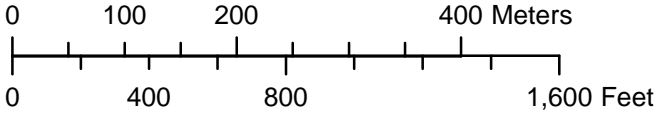
Total Resources Identified: 69

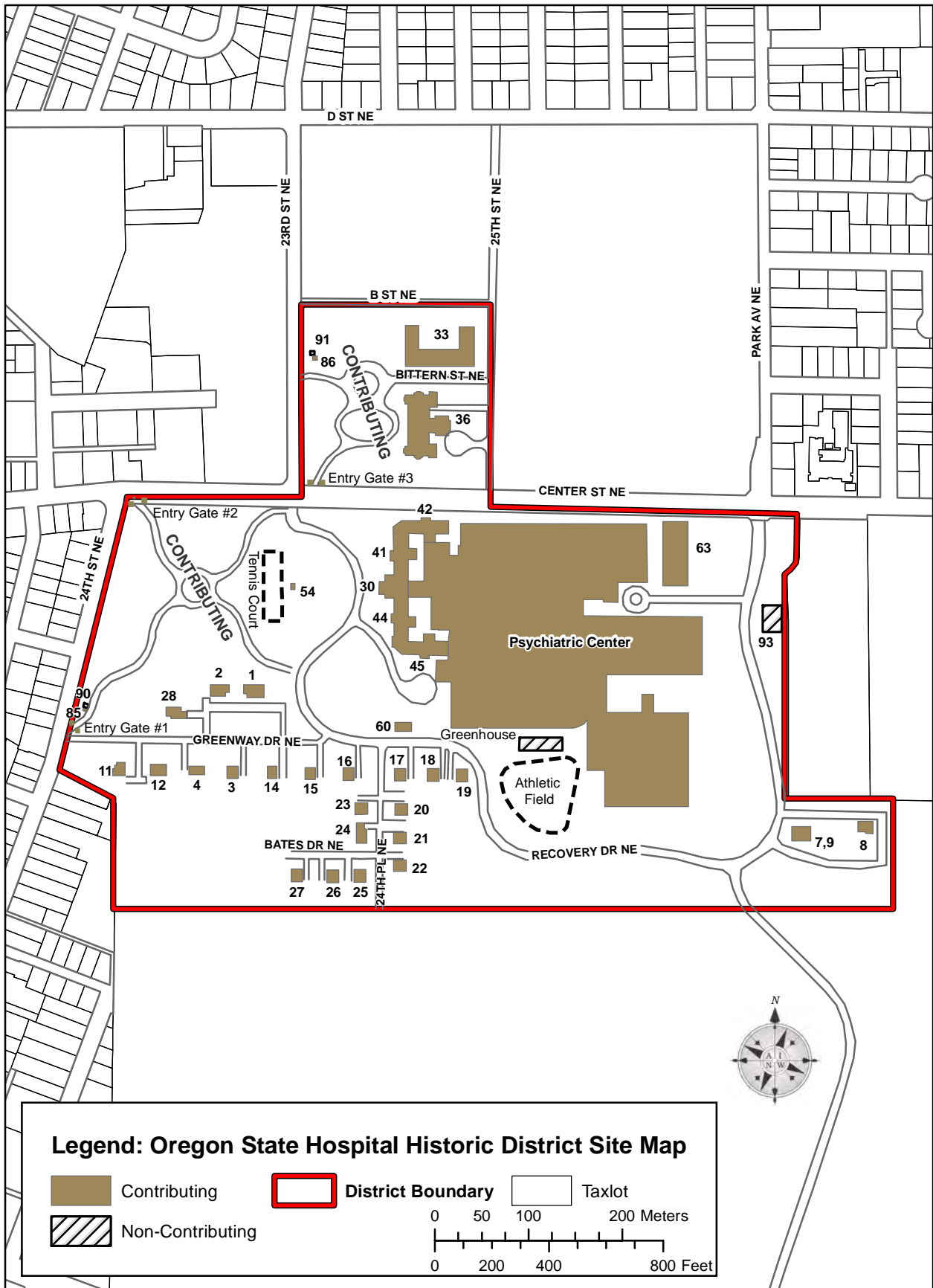


**Oregon State Hospital
Historic District**

Legend

-  Historic District
-  Taxlot





Legend: Oregon State Hospital Historic District Site Map

- Contributing
 - District Boundary
 - Taxlot
 - Non-Contributing
- 0 50 100 200 Meters
0 200 400 800 Feet

**Oregon State Hospital Historic District
Marion County: OR**



Photo 1 of 5: OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0001
Camera facing west, featuring lot bounded by 25th St NE, B St NE, 23rd St NE, and D St NE.



Photo 2 of 5: OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0002
Camera facing southwest, featuring lot bounded by 25th St NE, B St NE, 23rd St NE, and D St NE.

**Oregon State Hospital Historic District
Marion County: OR**



Photo 3 of 5: OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0003
Camera facing south, showing most of 25th St NE.



Photo 4 of 5: OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0004
Camera facing northeast, featuring the western portion of the lot bounded by Park Ave NE, Center St NE, 25th St NE, and D St NE.

**Oregon State Hospital Historic District
Marion County: OR**



Photo 5 of 5: OR_MarionCounty_OregonStateHospitalHistoricDistrict(BoundaryDecrease)_0005
Camera facing east, featuring the lot bounded by Park Ave NE, Center St NE, 25th St NE, and D St NE.

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Oregon State Hospital Historic District

Multiple Name:

State & County: OREGON, Marion

Date Received: 7/9/2019 Date of Pending List: 7/30/2019 Date of 16th Day: 8/14/2019 Date of 45th Day: 8/23/2019 Date of Weekly List:

Reference number: BC100004300

Nominator: SHPO

Reason For Review:

Accept Return Reject 8/23/2019 Date

Abstract/Summary Comments: Accept Boundary Decrease and Additional Documentation. The SHPO has provided sufficient evidence for the removal/boundary decrease of certain areas of the 2008-listed Oregon State Hospital Historic District. The area being removed (38.05 acres) reflects areas of the former North Campus that have lost integrity and the characteristics for which they were originally deemed eligible for inclusion in the district. The area contained four historic hospital facilities (Buildings # 34, 35, 40 & 50/77) that have been demolished (2017) along with open land to the northern extreme of the boundary. While the area comprising the boundary decrease may have contained orchards and faculty housing during the earliest days of the hospital (see Sanborn maps), the areas retain no features or integrity reflecting that use. The original nomination and historic images of the hospital highlight the importance of the designed landscapes to the west of the main administration building and the Dome Building, which continue to retain integrity and contribute to the significance of the district; the area of the demolished buildings and the open land/lawn beyond do not contribute and are appropriately removed from the district boundary. The documentation also revises the description of the remaining district to reflect significant alterations (see AD)

Recommendation/ Criteria: Accept Boundary Decrease

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 08/23/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

May 31, 2019

Ms. Chrissy Curran
Deputy State Historic Preservation Officer
Oregon Heritage
Oregon Parks and Recreation Department
725 Summer Street NE, Suite C
Salem, OR 97301

RE: Oregon State Hospital Historic District Boundary Reduction

Dear Ms. Curran:

At the Salem Historic Landmarks Commission (HLC) meeting on May 16, 2019, the Salem Historic Landmarks Commission reviewed the proposed Oregon State Hospital Boundary reduction, and voted unanimously that they are neutral towards the proposed change. They directed staff to prepare comments for the State Advisory Committee on Historic Preservation (SACHP) to consider as part of their evaluation of the Oregon State Hospital Boundary Reduction nomination.

While the HLC acknowledges there have been significant changes to this historic district since its establishment in 2008, overall the HLC does not believe that the preparer has thoroughly made their case for the boundary reduction.

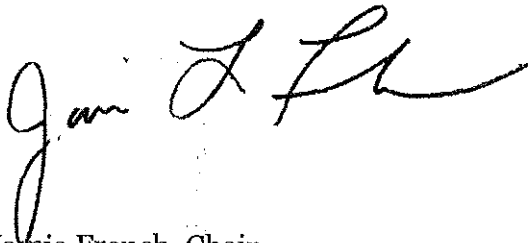
1. **Integrity.** The preparer has not specifically justified the reason for altering the boundary on the north side of the district, just south of D Street, which has historically been open space, and continues to be open space. The demolition of the four buildings north of Center Street NE, east of Park Ave NE while certainly compromising, does not impact the integrity of that section of open space within the historic district.
2. **Significance and Context.** While the preparer has indicated that the primary reason for requesting the boundary change is due to the proposed new use of the property north of Center Street NE and west of Park Ave. NE, the proposed future use is not relevant to justification of the boundary change. The preparer has not adequately addressed how the loss of resources on both the north and south sides of Center Street NE have impacted the overall character defining features that contribute to the significance of the historic district and its eligibility under Criterion C. Additionally, the preparer has not adequately addressed the integrity

OSH Boundary Reduction
Salem HLC Comments
May 31, 2019
Page Two

relating to the balance of open spaces with structures, and how the alterations over the last ten years throughout the site have impacted its spatial relationships and its eligibility under Criterion A for its association with the evolution of philosophies and policies related to mental health care in Oregon during the period of significance.

The HLC appreciates the opportunity to comment on the proposed boundary change, and looks forward to reviewing an updated nomination that addresses the concerns outlined above.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie French". The signature is fluid and cursive, with the first name "Jamie" written in a larger, more prominent script than the last name "French".

Jamie French, Chair
Historic Landmarks Commission

Prepared By:

Kimberli Fitzgerald, AICP, RPA
Historic Preservation Officer
City of Salem

NATIONAL REGISTER NOMINATION EVALUATION SHEET

SACHP Meeting Date: 6/21/2019

PROPERTY NAME: OREGON STATE HOSPITAL HISTORIC DISTRICT (BOUNDARY DECRE
ADDRESS: 2500 CENTER ST NE
SALEM, MARION COUNTY

EVALUATOR: Steve Mark DATE: 6/1/19

OK Concerns

INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.

Such as it is, given that roughly half of the contributing resources were demolished

OK Concerns

DESCRIPTION: Is the property adequately described? Too general? Too specific? Have contrib. and non-contrib. features been clearly identified?

in the original nomination, the rationale for demolition is rather thin -> not much detail as to how operations changed after demo

OK Concerns

SIGNIFICANCE and CONTEXT: Has the appropriate Criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance? Is the narrative history complete and of the appropriate detail?

in the original nomination (boundary decrease lacks this information)

OK Concerns

FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate and supported with references?

in the original nomination only one footnote in the boundary decrease

OK Concerns

TECHNICAL: Typos, grammar, organization and flow of the narrative, etc.

OK Concerns

SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?

A map could be provided in the b.d. showing before and after demolition

OTHER ISSUES AND COMMENTS:

Boundary ~~justification~~ decrease is largely justified by allowing room for new development not related to OSH. It seems that a state agency is taking the role of a private developer.



Oregon

Kate Brown, Governor

Department of Administrative Services
Enterprise Asset Management – Real Estate Services
1225 Ferry Street SE, U-100
Salem, OR 97301-4281
PHONE: 503-378-3664
FAX: 503-373-7210

July 3, 2019

Christine Curran
Deputy State Historic Preservation Officer
Oregon Heritage
Oregon Parks & Recreation Department
725 Summer Street NE, Suite C
Salem, OR 97301

Re: Boundary Revision – Oregon State Hospital National Historic District

Dear Ms. Curran:

For your information, the Oregon Department of Administrative Services (DAS) would like to provide a timeline regarding the Oregon State Hospital “North Campus” property, that 47-acre portion of the District north of Center Street. Our involvement with the property begins in 2012, when DAS received care, custody, and control of the property and its 6 major buildings:

- Eola Hall, 1955 (received vacant)
- Santiam Hall, 1950 (received vacant)
- McKenzie Hall, 1947 (received vacant)
- Breitenbush Hall, 1948 (received vacant)
- Yaquina Hall, 1946 (received vacant)
- Dome Building, 1912 (Department of Corrections headquarters)

DAS investigated the vacant 1940s/1950s-era buildings, and found them to be physically deficient due to deferred maintenance. They were functionally obsolete, being far removed from modern health care building codes, and the floorplans were not conducive to most other uses. DAS attempted to market the property with the buildings intact in 2013, and received only one response; the respondent had no access to financing and no business plan.

DAS then pursued funding to demolish all buildings on the North Campus except for the 1912 Dome Building. The Legislative Assembly approved the expenditure from DAS’s existing budget, with the expectation that DAS would recoup the expense from property sales.

Beginning in 2016, while pursuing in-depth hazmat testing and abatement design, DAS made a renewed effort to sell the North Campus buildings, and negotiated the sale of the 50,000 square foot Yaquina Hall to the Salem Housing Authority for renovation as affordable housing. DAS also initiated a request for proposals for the remaining North Campus property except the Dome Building and grounds, either with the buildings intact or as a cleared site. This request was advertised more broadly than the 2013 attempt, as far away as northern California and British Columbia, as well as in national publications. While it drew more interest, including tours by

medical users, the only response received which included the buildings was incomplete and deemed non-responsive to both the neighborhood-guided development requirements and the requirements of the historic district.

During 2017, DAS negotiated the sale of 6 acres of undeveloped land to the City of Salem for a park and finalized the agreement to sell Yaquina Hall and its grounds to the Salem Housing Authority. Negotiations began for the sale of the property east of 25th Street to a local developer for a mix of single-family and multi-family housing, to be sold as a cleared building site.

DAS then began hazmat abatement for all vacant buildings and negotiated a Memorandum of Agreement with Oregon's State Historic Preservation Office to mitigate the demolition of all major buildings (except the Dome Building and Yaquina Hall) and the sale of property at the North Campus. Demolition of all improvements east of 25th Street, including removal of foundations and abandoned utilities, was completed in 2018. That same year, the Department of Corrections invested \$3.5M in the Dome Building to correct deferred maintenance in the exterior envelope, including a full roof replacement, restoration of windows, and other repairs.

DAS is in the process of finalizing the subdivision of the North Campus property, with transactions due to close in late 2019. A diagram of the parcels is attached:

Lot Number	Description	Status
Lot 1	Dome Building and Grounds	Retained by DAS, occupied by DOC
Lot 2	Yaquina Hall	To be renovated by Salem Housing Authority
Lot 3	Parking Lots	Retained by DAS to park Lots 1 and 2
Lot 4	NW Corner/Open Space	Future City of Salem Park
Lot 5	Cleared Building Sites	Northern 2/3 under contract to residential developer, and rezoned to mix of single- and multi-family residential uses Southern 1/3 retained by DAS for state office development or future sale

DAS supports the reduction of the National Historic District boundary as proposed. There are no contributing resources that remain within the portion of the boundary recommended for removal, and future development resulting from DAS's legislative mandate to recoup demolition costs with property sales will further change the area's historical character and appearance.

Sincerely,

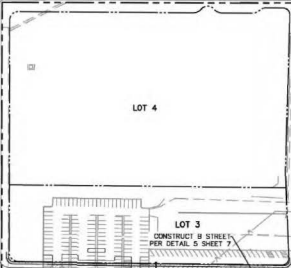


Darrin Brightman, AICP, MRED
Sr. Equity Portfolio Manager

D STREET NE
(MINOR ARTERIAL)

TL 989

23RD STREET NE
(COLLECTOR)



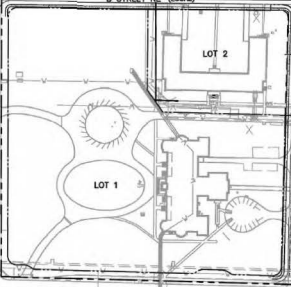
LOT 4

LOT 3

CONSTRUCT B STREET
PER DETAIL 5 SHEET 7

B STREET NE (LOCAL)

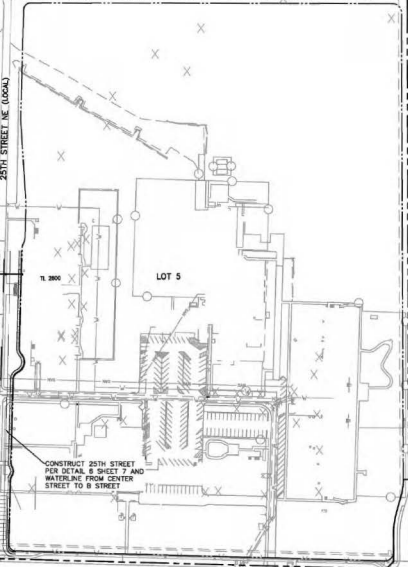
25TH STREET NE (LOCAL)



LOT 2

LOT 1

CONSTRUCT SANITARY
THROUGH B STREET



LOT 5

TL 2800

CONSTRUCT 25TH STREET
PER DETAIL 6 SHEET 7 AND
WATERLINE FROM CENTER
STREET TO B STREET

TL 982
TL 982
TL 977
TL 982

TL 942
TL 922
TL 902-
TL 912

TL 892

TL 882

TL 860

TL 840

TL 820

TL 2010

TL 740

TL 730

TL 2903

PARK AVENUE
(COLLECTOR)

CENTER STREET NE
(MAJOR ARTERIAL)

TL 2935



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



Lastly, I am forwarding a petition submitted from a private individual to remove the following property listed in the National Register of Historic Places. The SACHP and I recommend against the petition.

JEFFERSON SUBSTATION

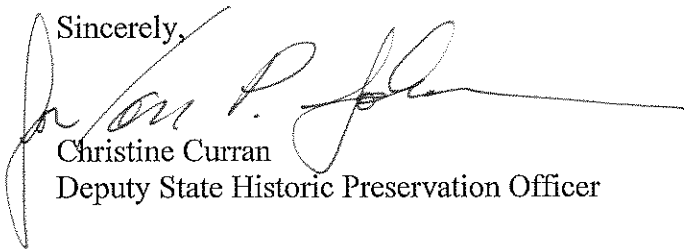
37 SW JEFFERSON ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

We appreciate your consideration of the two boundary amendments and one delisting petition. If questions arise, please contact the coordinator listed below the property information.

Sincerely,



Christine Curran
Deputy State Historic Preservation Officer

Encl.





Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org

July 5, 2019

Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C St. NW, Mail Stop 7228
Washington, D.C. 20240



Re: National Register Nominations

Dear Ms. Beasley:

Enclosed please find two proposed boundary alterations and one petition for removal of a property listed in the National Register of Historic Places. The enclosed disks contain true and correct copies of the boundary alterations and the petition for removal of a property listed in the National Register of Historic Places, mentioned below.

At the recommendation of the Oregon State Advisory Committee on Historic Preservation (SACHP), I hereby submit a request to decrease the boundary of the following National Register of Historic Places historic district.

PORTLAND POLICE BLOCK (BOUNDARY DECREASE)

209 SW OAK ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

I also submit a request to decrease the boundary of the following National Register of Historic Places historic district. My recommendation disagrees with the recommendation by the SACHP. A continuation sheet is enclosed with an explanation of my disagreement.

OREGON STATE HOSPITAL HISTORIC DISTRICT (BOUNDARY DECREASE)

2500 CENTER ST NE

SALEM, MARION COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668



National Register of Historic Places

Note to the record

100004300

Oregon State Hospital Historic District

Oregon

An audio recording of the State Advisory Committee on Historic Preservation (SACHP) meeting was submitted to the National Register of Historic Places. The minutes of the meeting are held by the State Advisory Committee on Historic Preservation (SACHP)

The SACHPO website is

https://www.oregon.gov/OPRD/HCD/NATREG/pages/nrhp_sachphome.aspx

accessed: 10/9/2019