

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS18-19

APPLICATION NO. : 18-111287-DR

NOTICE OF DECISION DATE: JUNE 20, 2018

SUMMARY: A proposal to remove and replace a tree adjacent to Yaquina Hall.

Request: Minor Historic Design Review of a proposal to remove and replace a tree adjacent to Yaquina Hall, a contributing resource within the Oregon State Hospital National Register District, in the PH (Public Health) zone, and located at 2575 Bittern Street NE, (Marion County Assessors Map and Tax Lot number: 073W24C00100).

APPLICANT: Richard Rothweiler for Salem Housing Authority

LOCATION: 2575 Bittern Street NE

CRITERIA: Salem Revised Code Chapter 230.060. Standards for Historic Contributing Buildings in Public Historic Districts and Individually Listed Public Historic Resources.

FINDINGS: The findings are in the attached Decision dated June 20, 2018.

DECISION: The Historic Preservation Officer, (a Planning Administrator Designee), APPROVED Historic Design Review Case No. HIS18-19 based upon the application materials deemed complete on June 18, 2018 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by **July 6, 2020**, or this approval shall be null and void.

Application Deemed Complete: June 18, 2018
Notice of Decision Mailing Date: June 20, 2018
Decision Effective Date: July 6, 2018
State Mandate Date: October 16, 2018

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net; 503.540.2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Thursday, July 5, 2018**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected.

HIS18-19 Decision
June 20, 2018
Page 2

The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-19
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-19)
2575 STREET NE) JUNE 20, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Richard Rothweiler, on behalf of the Salem Housing Authority, the Historic Preservation Officer, a Planning Administrator designee, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to remove and replace a tree adjacent to Yaquina Hall.

REQUEST: Minor Historic Design Review of a proposal to remove and replace a tree adjacent to Yaquina Hall, a contributing resource within the Oregon State Hospital National Register District, in the PH (Public Health) zone, and located at 2575 Bittern Street NE, (Marion County Assessors Map and Tax Lot number: 073W24C00100).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on June 18, 2018 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Analysis of Minor Historic Design Review Approval Criteria

Summary and Background: The applicant proposes to remove one fir tree adjacent to Yaquina Hall. The applicant is proposing to replace the tree with a similar type of tree within the same general location, after redevelopment of the site (**Attachment B**). Trees are contributing site features on the north campus within the Oregon State Hospital District; therefore, staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Criteria: 230.060. Standards for Historic Contributing Buildings in Public Historic Districts and Individually Listed Public Historic Resources.

230.060. (q) Site Features. *Replacement or alteration of site features of a historic contributing building and individually listed public historic resources that are identified as significant features on the historic resource inventory, including, but not limited to, driveways, sidewalks, gardens, significant trees, or geological features is allowed, unless the replacement or alteration would materially alter or destroy the features.*

(1) Materials. *Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.*

Finding: The applicant proposes to replace the existing fir tree with a 1 ½" to 2" caliper fir once the site has been redeveloped. It is not clear whether or not this fir tree is a significant tree, or based upon its size, if it would have been extant during the period of significance for the district. However, staff finds that in-kind replacement of landscape features, where feasible, meets this standard.

(2) Design. *The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.*

Finding: The applicant proposes to plant the replacement tree in the same location as the existing tree, adjacent to Yaquina Hall, once the site improvements have been completed, thereby meeting this standard.

SUMMARY FINDINGS

The removal of the fir tree does not materially alter or destroy the character defining aspects or integrity of the supporting historic landscape of the North Campus adjacent to Yaquina Hall, since the proposed replacement tree will be of a similar species and within substantially the same location as the existing tree. The new tree will grow to maturity and will serve to retain

the feel of the park like setting of the campus. Therefore, staff finds that the proposal meets the applicable standards within SRC 230.060(q).

DECISION

Based upon the application materials deemed complete on June 18, 2017 and the findings as presented in this report, the application for HIS18-19 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

Application Deemed Complete: June 18, 2018
Notice of Decision Mailing Date: June 20, 2018
Decision Effective Date: July 6, 2018
State Mandate Date: October 16, 2018

*This Decision becomes effective on **July 6, 2018**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by the attached decision must be exercised, or an extension granted, by **July 6, 2020**, or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Thursday, July 5, 2018**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

Vicinity Map








2575 Bittern Street NE (taxlot 073W24C00100)

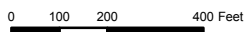


Subject Location

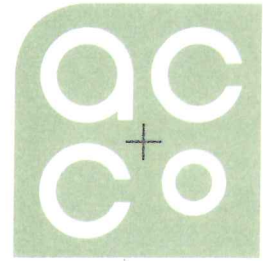
Oregon State Hospital Historic District

Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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May 24, 2018

Kimberli Fitzgerald
Planning Division
City of Salem
555 Liberty Street SE
Salem, OR 97301

RE: Historic Design Review, as part of Class 2 Site Plan Review
2575 Bittern Street NE, Salem, OR 97301

Greetings, Kimberli,

Historic Yaquina Hall has been planned by the Salem Housing Authority for conversion from a now-unused office building into a 52-unit apartment facility, intended to house clients with mental and/or other disabilities.

The project includes the purchase of Yaquina Hall from the State of Oregon, Division of Administrative Services (DAS), the lease from DAS of parking space across the street, and extensive renovation and remodeling of the building to achieve both the program objectives and the maintenance of Yaquina Hall's historic character as required by the National Park Service, which has established the site to be within an Historic District.

The purpose of this application is to request a Historic Design Review-Minor, regarding a proposed tree removal.

Tree removal:

Built in 1947, Yaquina Hall will need certain features upgraded or, in fact, added, in order to provide safe, functional operation for the apartments and their occupants. Among other items:

1. The exterior fire-stairs at NE and NW corners must be rebuilt to meet current code, and
2. A trash collection and pick-up station must be established to serve the 52 apartment units. The best location for this function is adjacent to the NW corner of the building, as shown in Drawing A1.0-A.

Accommodating the new stairs and trash collection station requires the removal of a tree and three large shrubs, as shown in drawing A1.0-E and in the attached photographs. The tree under consideration may or may not be a "significant tree" per Section 230.060, Paragraph q. The intention would be to locate replacement trees of similar species in the new planting areas identified in drawing A1.0-A.

This is the only tree planned for removal. All other trees on site will be preserved and protected as required during construction activities. Tree locations are shown on attached drawings.

Kimberli Fitzgerald
City of Salem
Yaquina Hall Historic Design Review
May 24, 2018
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Documents:

The following documents are included or addressed as noted below:

1. Completed Land Use Application Form.
2. Application Fee (\$267 to be paid by Salem Housing Authority via check).
3. Recorded Deed/Land Sales Contract (Not available at this time. Awaiting documents from SHA.)
4. Completed Project Worksheet.
5. Written Statement regarding Tree Removal (See above).
6. Drawing A1.0-E – Overall Site Plan – Existing Conditions and Demolition.
7. Drawing A1.0-A – Overall Site Plan – Proposed Development.
8. Photograph 1 – NW corner + loading ramp.
9. Photograph 2 – NW corner + west wall.

Please advise if you have any questions.

Sincerely,



Richard Rothweiler

Encl.

cc: Andy Wilch, Salem Housing

2016.0021-6



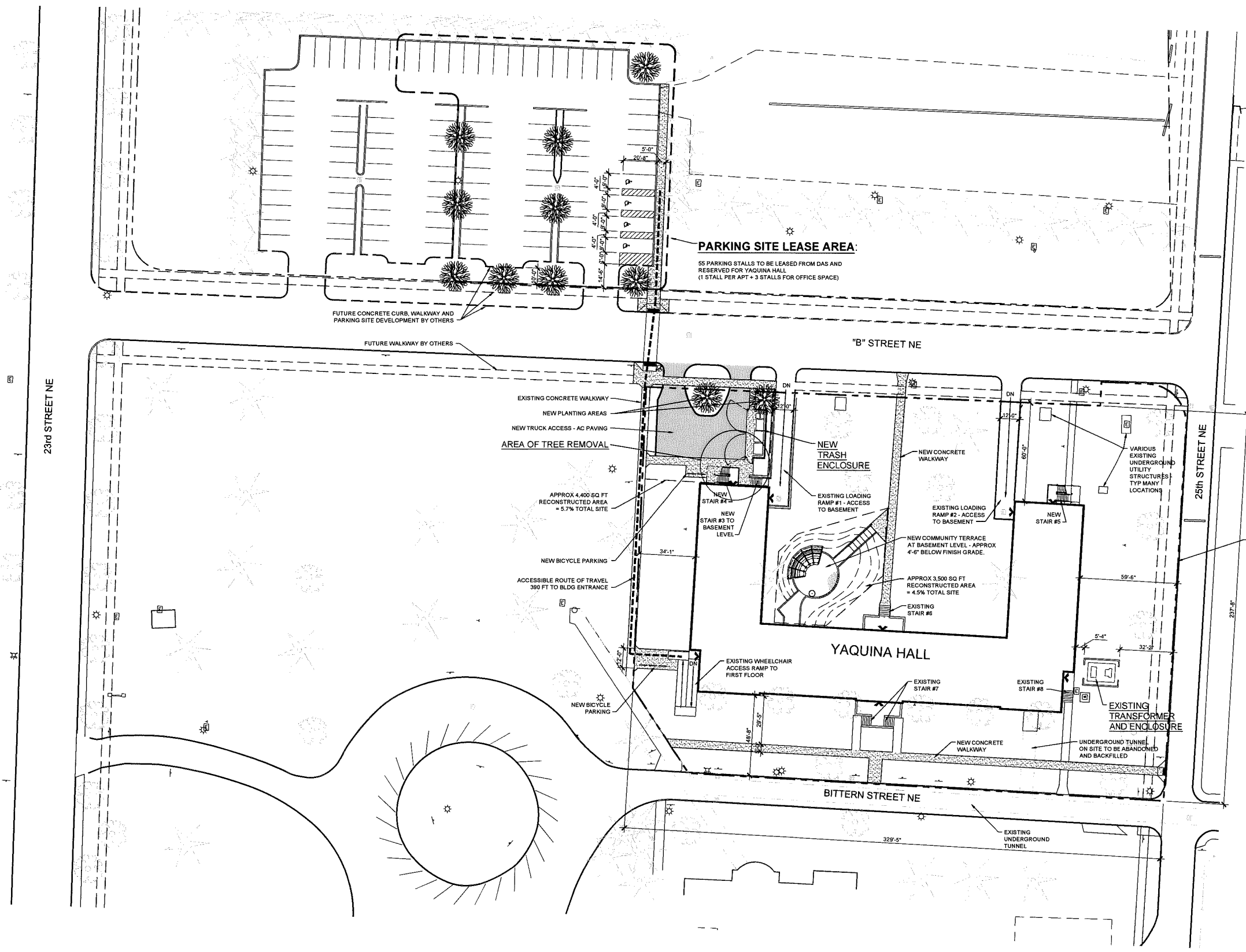
TREE TO BE REMOVED

Yaquina Hall - NW Corner + Loading Ramp

TREE TO BE REMOVED



Yaquina Hall - NW Corner + West Wall



- SYMBOL LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING UTILITY EASEMENT
 - EXISTING UNDERGROUND TUNNEL SYSTEM, TO REMAIN
 - W --- EXISTING WATER LINE TO REMAIN
 - SS --- EXISTING SANITARY SEWER LINE TO REMAIN
 - NEW CONCRETE CURB
 - NEW CONCRETE EXPANSION JOINT
 - [Pattern] NEW CONCRETE PAVEMENT
 - [Pattern] NEW ASPHALT PAVING
 - CB (E) EXISTING CATCH BASIN TO REMAIN
 - ☆ (E) EXISTING LIGHT POLE TO REMAIN
 - (E) EXISTING SIGN TO REMAIN
 - (E) EXISTING HOSE BIBB TO REMAIN
 - CO (E) EXISTING CLEAN OUT TO REMAIN
 - ↓ BUILDING ENTRANCE
 - ☆ TREE, NEW

BUILDING SITE:
 BUILDING SITE AREA = 77,542 SQ FT = 1.78 ACRES
 TOTAL RECONSTRUCTED SITE AREA = 7,900 SQ FT
 BUILDING FOOTPRINT = 17,140 SQ FT

PRELIMINARY
NOT FOR CONSTRUCTION

In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2016.0021
 DATE MAY 24, 2018
 DRAWN SSV
 REVISIONS

ac
co
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YAQUINA HALL
 SALEM, OREGON

OVERALL SITE PLAN -
 PROPOSED
 DEVELOPMENT

SHEET

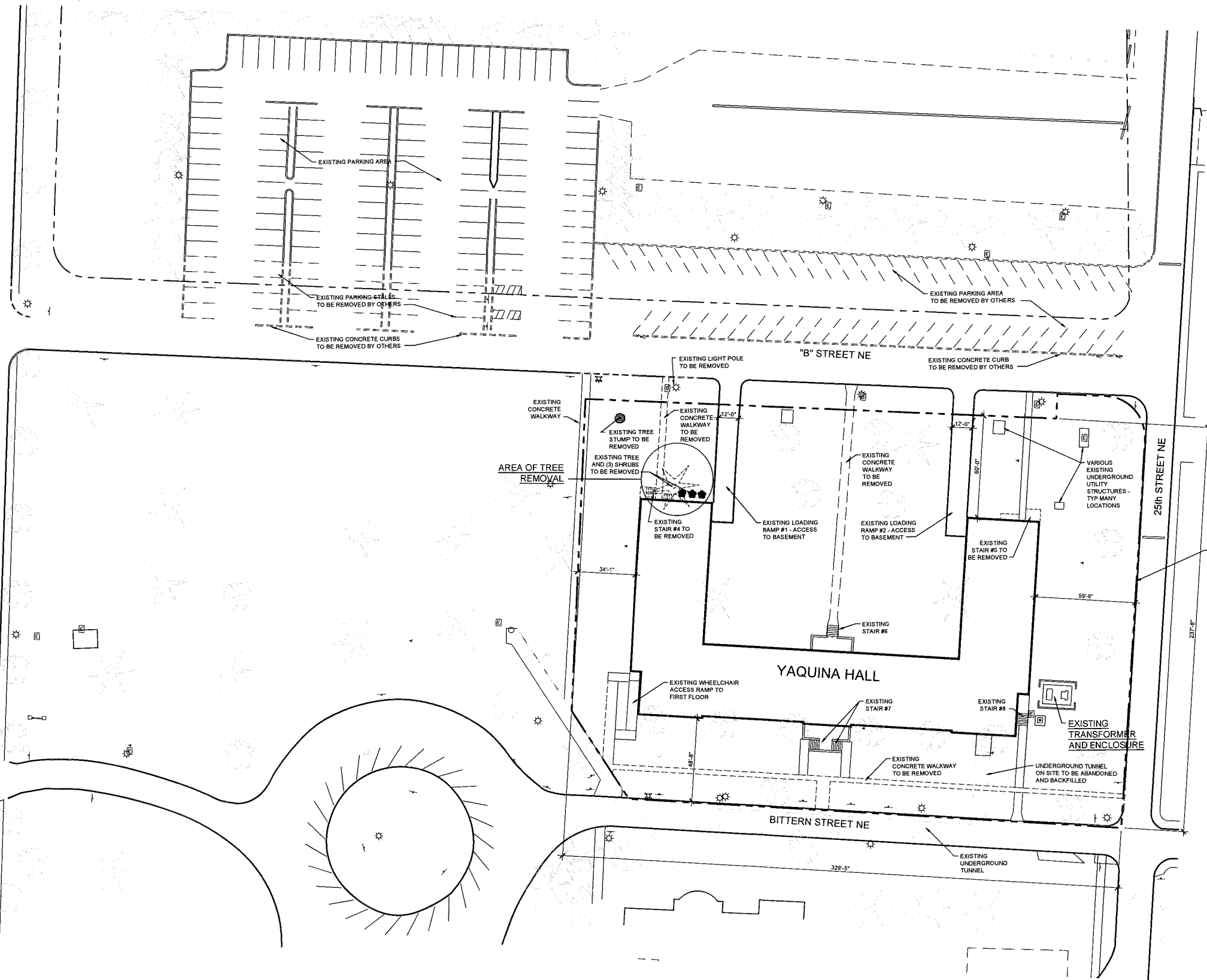
A1.0-A

1 OVERALL SITE PLAN - PROPOSED DEVELOPMENT

SCALE: 1" = 30'-0"

0 15' 30' 50' 100'
 GRAPHIC SCALE 1" = 30'-0"





SYMBOL LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING UTILITY EASEMENT
---	EXISTING UNDERGROUND TUNNEL SYSTEM, TO REMAIN
W	EXISTING WATER LINE TO REMAIN
SS	EXISTING SANITARY SEWER LINE TO REMAIN
---	EXISTING WALKWAY TO BE REMOVED
---	EXISTING CONCRETE CURB TO BE REMOVED
---	EXISTING CONCRETE CURB TO REMAIN
CB (E)	EXISTING CATCH BASIN TO REMAIN
☼ (E)	EXISTING LIGHT POLE, (E) DESIGNATES TO REMAIN (D) DESIGNATES TO BE REMOVED
— (E)	EXISTING SIGN TO REMAIN
+ HB (E)	EXISTING HOSE BIBB TO REMAIN
• CO (E)	EXISTING CLEAN OUT TO REMAIN

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OVERALL SITE PLAN -
 EXISTING CONDITIONS
 AND DEMOLITION

SHEET

A1.0-E

1 OVERALL SITE PLAN - EXISTING CONDITIONS AND DEMOLITION
 SCALE: 1" = 30'-0"

