

# 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*

## \*REVISED\* DECISION OF THE PLANNING ADMINISTRATOR

MINOR HISTORIC DESIGN REVIEW CASE NO: HIS17-37

APPLICATION NO. : 17-115623-DR

NOTICE OF DECISION DATE: AUGUST 31, 2017

**SUMMARY:** A proposal to remove and replant two trees on either side of the front entrance to the Dome Building.

**REQUEST:** Minor Historic Design Review of a proposal to remove two plum trees and plant two forest pansy redbud trees on either side of the front entrance to the Dome Building, individually listed on the National Register of Historic Places, and a historic contributing resource within the Oregon State Hospital National Register Historic District, located at 2575 Center Street NE, Marion County Assessor's tax lot # 073W24C00100.

**APPLICANT:** Mountain Tree Service for the State of Oregon, DAS

**LOCATION:** 2575 Center Street NE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.058

**FINDINGS:** The findings are in the attached Decision dated August 31, 2017.

**DECISION:** Based upon the application materials deemed complete on August 22, 2017, and the findings as presented in this report, the application is **APPROVED**.

*This Decision becomes effective on **September 16, 2017**. 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 **September 16, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>August 22, 2017</u>
Notice of Decision Mailing Date:	<u>August 31, 2017</u>
Decision Effective Date:	<u>September 16, 2017</u>
State Mandate Date:	<u>December 21, 2017</u>

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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., Friday, September 15, 2017**. ~~Any person who presented evidence or testimony at the hearing may appeal the decision.~~

The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, 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 Hearings Officer~~ Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the ~~Hearings Officer~~ 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. HIS17-37  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS17-37 )  
2575 CENTER STREET NE ) AUGUST 31, 2017**

In the matter of the application for a Minor Historic Design Review submitted by Mountain View Tree Service on behalf of the State of Oregon - DAS, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following decision as set forth herein.

**REQUEST**

**SUMMARY:** A proposal to remove and replant two trees on either side of the front entrance to the Dome Building.

**REQUEST:** Minor Historic Design Review of a proposal to remove two plum trees and plant two forest redbud trees on either side of the front entrance to the Dome Building, individually listed on the National Register of Historic Places, and a historic contributing resource within the Oregon State Hospital National Register Historic District, located at 2575 Center Street NE, Marion County Assessor's tax lot # 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 August 22, 2017 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

**Finding:** The applicant proposes to remove 2 existing plum trees due to their poor health, on the north campus of the Oregon State Hospital District, on either side of the front entrance to the Dome Building. The applicant is proposing to plant two trees to replace the ones that are being removed. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

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

**Finding:** The applicant is proposing to remove two trees due to poor health. The trees are located in Zone 1, adjacent to the Dome Building, however, these trees have not been identified as significant features as identified in Table 230-4.

**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.*

**Finding:** The trees proposed for removal are a component of the significant landscape and park-related site features of the district. The removal of the trees due to their poor health will materially alter the overall character of the district, and the context around the front entry to the Dome Building. However, provided trees of a similar size and appearance are planted to replace these trees, the overall character of this contributing feature of the landscape will be restored.

**(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 removed plum trees with Forest Pansy Redbud (*Cercis canadensis*). Both species are deciduous trees with reddish purple leaves and oval growth profiles. Forest Pansy Redbud trees are native to Oregon and would have been prevalent in the landscape and readily available during the period of significance thereby meeting 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 replant the proposed new trees on either side of the entrance to the Dome building, in the same location as the existing trees. As the replacement trees grow to mature size, they will provide a similar size, appearance, and position in the landscape as the original trees did. Therefore, staff finds that the proposal satisfies this standard.

## DECISION

Based upon the application materials deemed complete on August 22, 2017 and the findings as presented in this report, the application is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

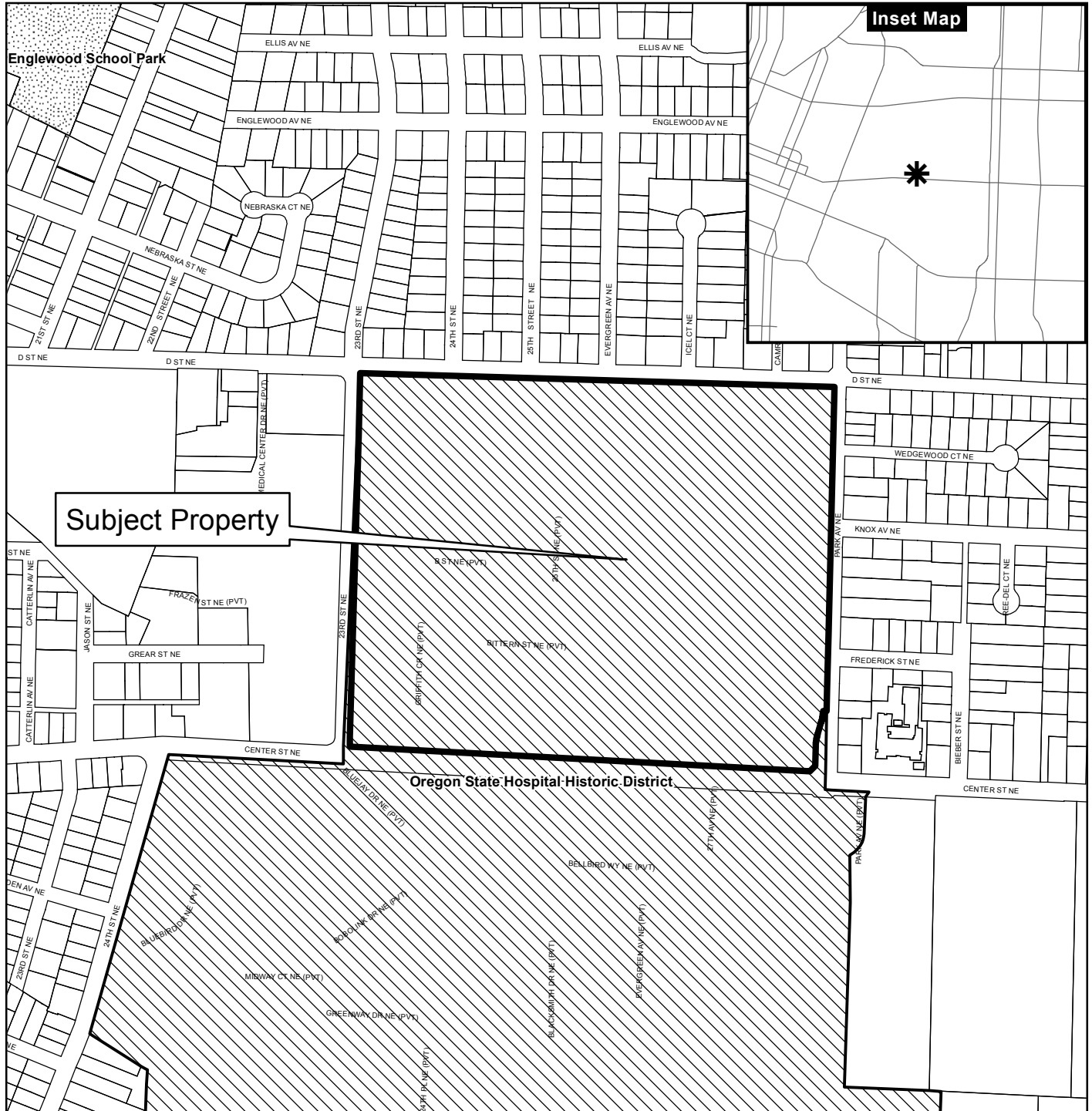
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# Vicinity Map 2575 Center St NE



**Legend**

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



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## Historic Alteration Review Worksheet

Site Address: 2575 Center St. NE

Resource Status: Contributing  Non- Contributing  Individual Landmark

Type of Work Activity Proposed: Major  Minor

Chose One: Commercial District  Individual Resource  Public District   
Residential District  Sign

### Replacement, Alteration, Restoration or Addition of:

#### Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: \_\_\_\_\_

#### Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)  
Trees

#### New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way?  Yes  No

Project's Existing Material: (2) Plum trees Project's New Material: (2) Forest Redbud trees

### Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Removal of (2) dead trees on either side of entrance to the Oregon Department of Corrections. Trees are to be replaced with a species of tree more suited to the area.

Maria Klopfert  
Signature of Applicant

8/1/17  
Date Submitted/Signed



June 26, 2017

Oregon Board of Corrections  
Central Office  
2575 Center St. NE  
Salem, Oregon 97301

This report is for the property address: 2575 Center St. NE, Salem, Oregon. The reason for the report is to evaluate the following trees:

(2) Flowering Plum, *Prunus spp.*, (19, 21 inch diameter), #474 & #475, west side of bldg.

A field assessment was performed on June 22<sup>nd</sup> at approximately 9 am. Examination of the trees revealed two mature trees on opposite sides of the main west building entrance. I found no live foliage or shoot growth on either tree. Both trees have sustained major heading cuts in what appears to be an attempt to control their size. Since the heading cuts were last performed there is little if any shoots that have developed. The two Flowering Plum trees are dead; therefore, removal and replanting is recommended.

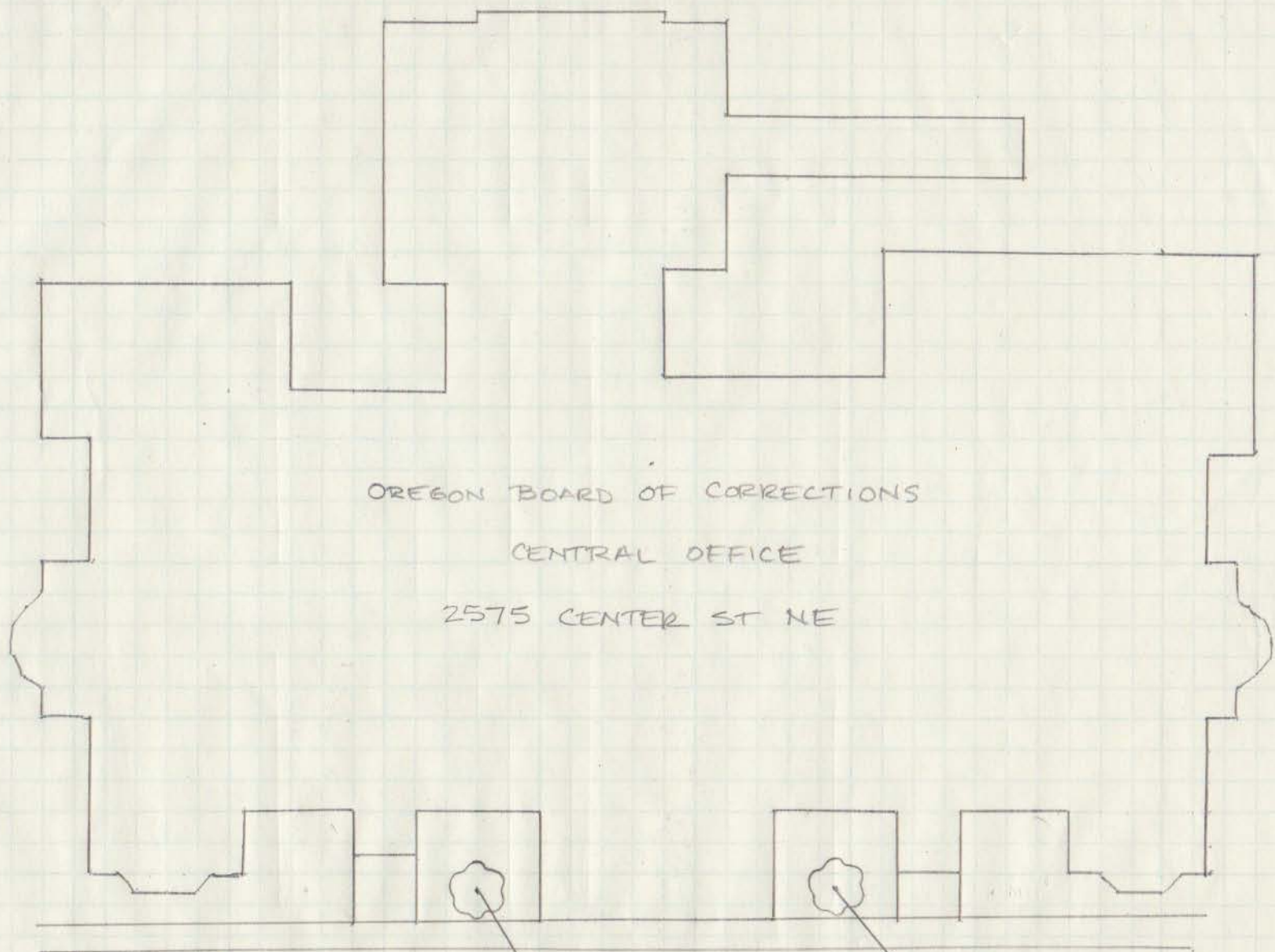


Paul Jackson  
ISA Certified Arborist & Certified Tree Risk Assessor #PN-7326A

Salem Office: 503-363-0991  
Portland: 855-878-8733

PO Box 13127, Salem, OR 97309  
PO Box 80805, Portland, OR 97280





OREGON BOARD OF CORRECTIONS  
CENTRAL OFFICE  
2575 CENTER ST NE

\* FLW. (19" dia.)  
PLUM (#475)

\* FLW. (21" dia.)  
PLUM (#474)

\* REPLANT EASTERN REDBUD 'FOREST PANSY'