

NOTICE OF DECISION

*Si necesita ayuda para comprender esta información, por favor llame (503)
588-6173*

ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case HIS15-41 / AMANDA No. 15-116670-DR

DECISION DATE: October 2, 2015

REQUEST: Minor Historic Design Review of a proposal to remove six dying or dead Black Walnut trees on the south campus of the Oregon State Hospital, within the Oregon State Hospital complex on the south side of Center Street NE, within the Oregon State Hospital National Register Historic District, on property within the PH (Public and Private Health Service) District.

APPLICANT: State of Oregon, Department of Administrative Services

CONTACT: Jerry Frampton, Facilities Manager for the Oregon State Hospital

LOCATION: 2600 Center Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.058

FINDINGS: The applicant proposes to remove six dead or dying Black Walnut trees, contributing resources within the Oregon State Hospital District, and replace them with Oregon white oak trees at approximately the same location. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Findings: The applicant is proposing to remove the following trees:

Tree #1: Black Walnut – Location: Adjacent to the NW corner of the Kirkbride Bldg.

Size: 25 feet tall with a diameter of 12 feet 4 inches.

Adjacent resource: Kirkbride Building, identified as a contributing resource within the Oregon State Hospital District in SRC Chapter 230, Table 230-4. The subject tree is located within Zone 1 of the district.

Tree #2: Black Walnut – Location: Adjacent to the NW corner of the Kirkbride Bldg.

Size: 25 feet tall with a diameter of 11 feet.

Adjacent resource: Kirkbride Building, identified as a

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contributing resource within the Oregon State Hospital District in SRC Chapter 230, Table 230-4. The subject tree is located within Zone 1 of the district.

Tree #3: Black Walnut – Location: Adjacent to the NW corner of the Kirkbride Bldg.
Size: 34 feet tall with a diameter of 13 feet 5 inches.
Adjacent resource: Kirkbride Building, identified as a contributing resource within the Oregon State Hospital District in SRC Chapter 230, Table 230-4. The subject tree is located within Zone 1 of the district.

Tree #4: Black Walnut – Location: In the center of the circular area to the west of the Main entry.
Size: 20 feet tall with a diameter of 10 feet.
Adjacent resource: Kirkbride Building, identified as a contributing resource within the Oregon State Hospital District in SRC Chapter 230, Table 230-4. The subject tree is located within Zone 2 of the district.

Tree #5: Black Walnut – Location: Adjacent to the R07 Cottage.
Size: 20 feet tall with a diameter of 10 feet.
Adjacent resource: The R07 Cottage, identified as a contributing resource within the Oregon State Hospital District in SRC Chapter 230, Table 230-4. The subject tree is located within Zone 3 of the district.

Tree #6: Black Walnut – Location: The southeast corner of the Hospital parking lot, just west of southern end of Park Ave SE.
Size: 18 feet tall with a diameter of 13 feet.
Adjacent resource: Adjacent to the S07/S08 Cottages, identified as contributing resources within the Oregon State Hospital District in SRC Chapter 230, Table 230-4. The subject tree is located within Zone 3 of the district.

Criteria

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.

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 are located on the south campus of the Oregon State Hospital, and were likely planted during the period of significance (1883-1958) for the Oregon State Hospital District. As a component of the significant landscape and park-related site features of the district, the trees are considered site features. As noted by the applicant and confirmed by the City Forester, the trees are diseased or dead, and cannot be saved.

The removal and replacement of the subject trees would not materially alter or destroy these significant landscape features in the long term, because the applicant has proposed replacing the dying trees with trees that will eventually grow to the same size as the existing trees. The similar size and appearance of the proposed replacement trees would retain the landscape and context of the district, therefore, staff finds that the proposal meets this standard.

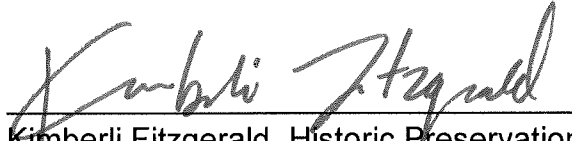
(1) Materials. Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.

Finding: The applicant proposes to replace the existing Black Walnut trees with Oregon White Oak (*Quercus garryana*). Both species are deciduous trees with oval growth profiles. Oregon White Oaks are native to the Willamette Valley and would have been prevalent in the landscape and readily available during the period of significance thereby meeting this standard. The City has designated Oregon White Oaks as significant trees under SRC Chapter 808.005, which would afford the replacement trees regulatory protection from removal once they reach a diameter of 24 inches, therefore, staff finds that the proposal 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.

Findings: The applicant proposes to plant the replacement Oregon White Oak trees in the same approximate location as the existing trees proposed for removal. 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 October 1, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
kfitzgerald@cityofsalem.net
Phone: (503) 540-2397

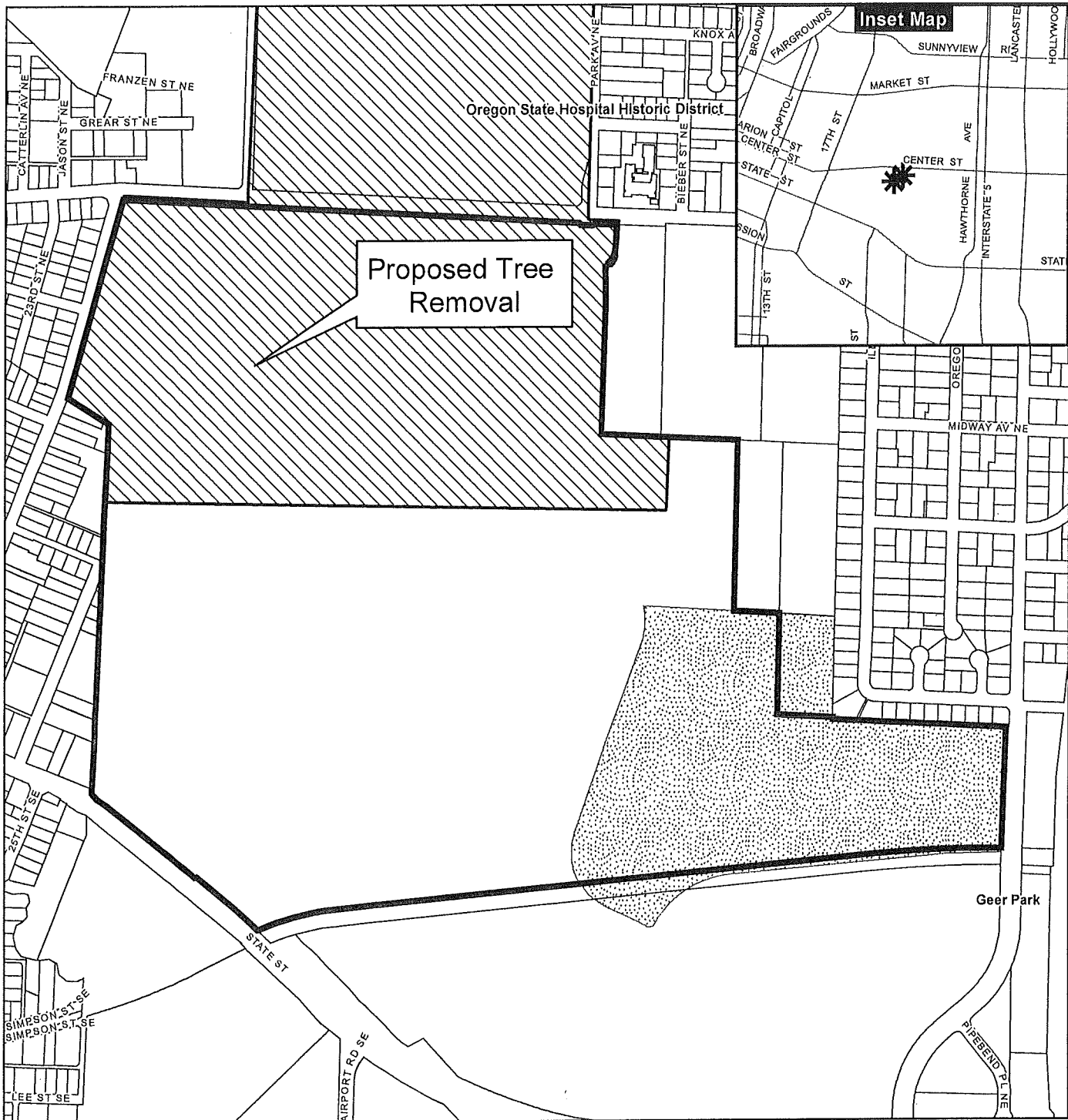
This Decision becomes effective on **October 20, 2015**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

Application Deemed Complete: October 1, 2015
Notice of Decision Mailing Date: October 2, 2015
Decision Effective Date: October 20, 2015
State Mandated Decision Date: January 29, 2016








The rights granted by this decision must be exercised by October 20, 2017 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., October 19, 2015**. 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.

2600 Center Street NE



Legend

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

0 100 200 400 Feet



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Community Development Dept.

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Case No. _____

Historic Alteration Review - Public Resource Worksheet

Site Address: 2600 Center Street NE Salem Or.

Resource Status: Contributing

Non- Contributing

Type of Work: Activity Proposed

Major

Minor

New Construction:

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) Tree Removal

New:

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

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: _____ Project's New Material: _____

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;

Remove (6) danger trees on the oregon state Hospital. The Trees are dead or dying and have been examined by a certified Arborist and have been determined to have signs of 1000 Canker Disease. The Trees have large dead limbs and have become a danger to employees and the public.

Signature of Applicant _____

Date Submitted/Signed _____

Project Name:
**OREGON STATE HOSPITAL
REPLACEMENT PROJECT**
2800 CANTON STREET, NE
SALAS, OR 97131

Presented By:
OREGON STATE HOSPITAL
2000 CANTON STREET, NE
SALAS, OR 97131
Contract No. 07-0022-02

Contract No. 07-0022-02
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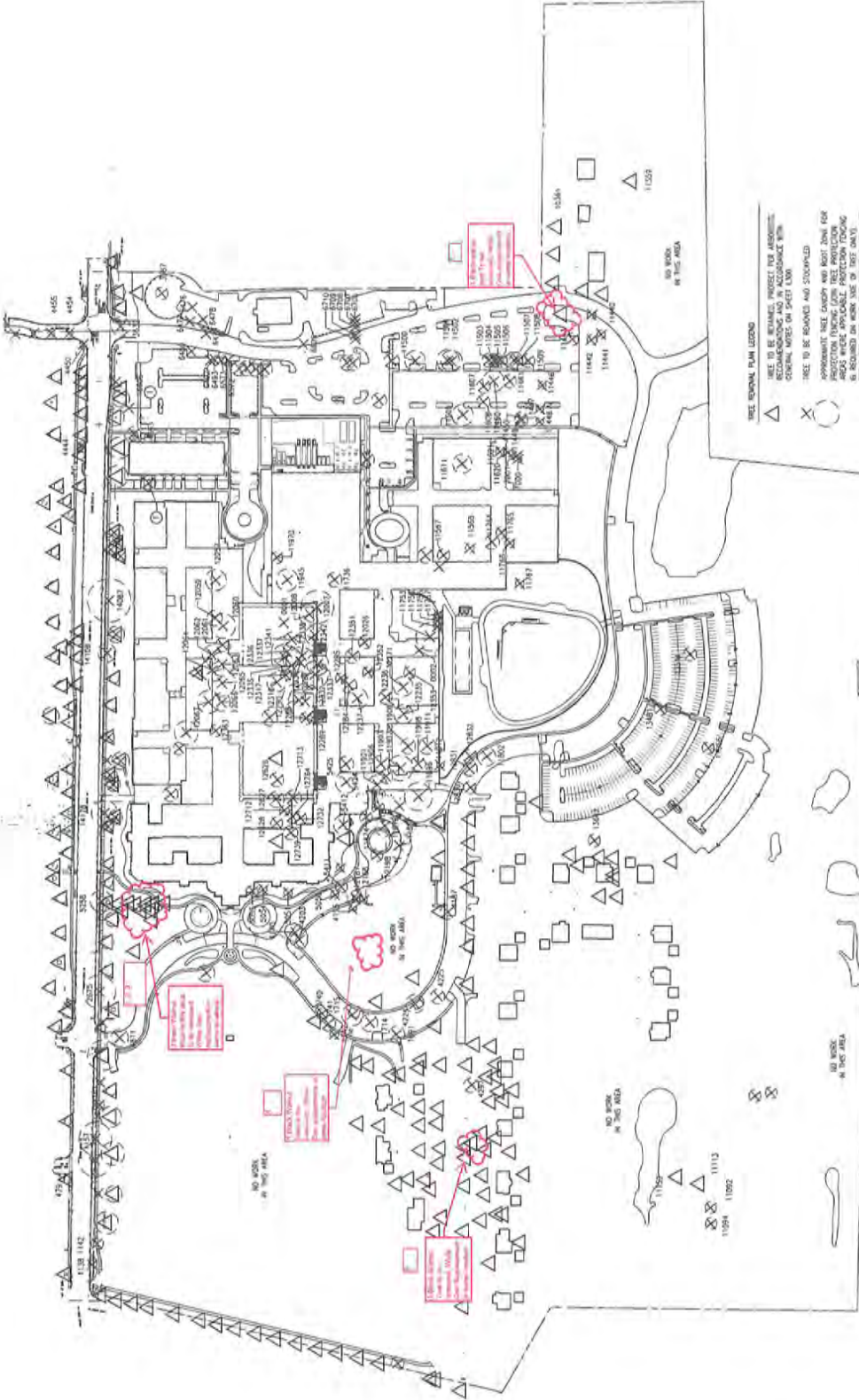
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KEY NOTES

- REMOVING TREES IN PROTECTED AREAS TO MAINTAIN AND RESTORE ECOSYSTEM SERVICES.

NO WORK IN THIS AREA

PROTECTION NOTES ON SHEET L200

TREE TO BE REMOVED AND STUMPED

PROTECTIVE TREE LAYOUT AND STUMPED

PROTECTION FENCING FOR TREE PROTECTION

PROTECTIVE FENCING FOR TREE PROTECTION

SEE SHEET L200 FOR TREE PROTECTION FENCING

LIST OF WORK

NO WORK TIME

TOTAL NUMBER OF TREES ON SITE = 617

TOTAL NUMBER OF TREES REMOVED DURING PHASES 1 & 2 (2010) = 20

TREE REMOVAL PERCENTAGE FOR PHASE 1 & 2 (2010) = 3.24%

TOTAL NUMBER OF TREES REMOVED DURING PHASE 3 (2010-2011) = 29

TREE REMOVAL PERCENTAGE FOR PHASE 3 (2010-2011) = 4.70%

TOTAL NUMBER OF TREES REMOVED FOR THE ENTIRE PROJECT SITE = 183

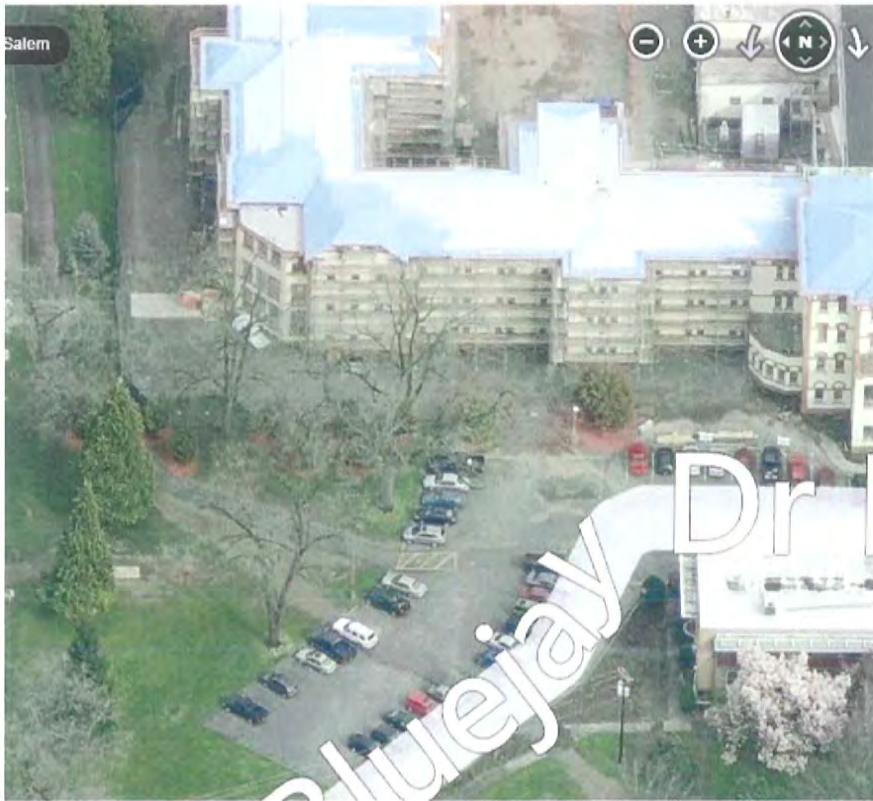
TREE REMOVAL PERCENTAGE FOR THE ENTIRE PROJECT SITE = 29.66%



**LANDSCAPE
TREE REMOVAL AND
PROTECTION PLAN**

L100

Trees #1, 2, 3



Tree #4



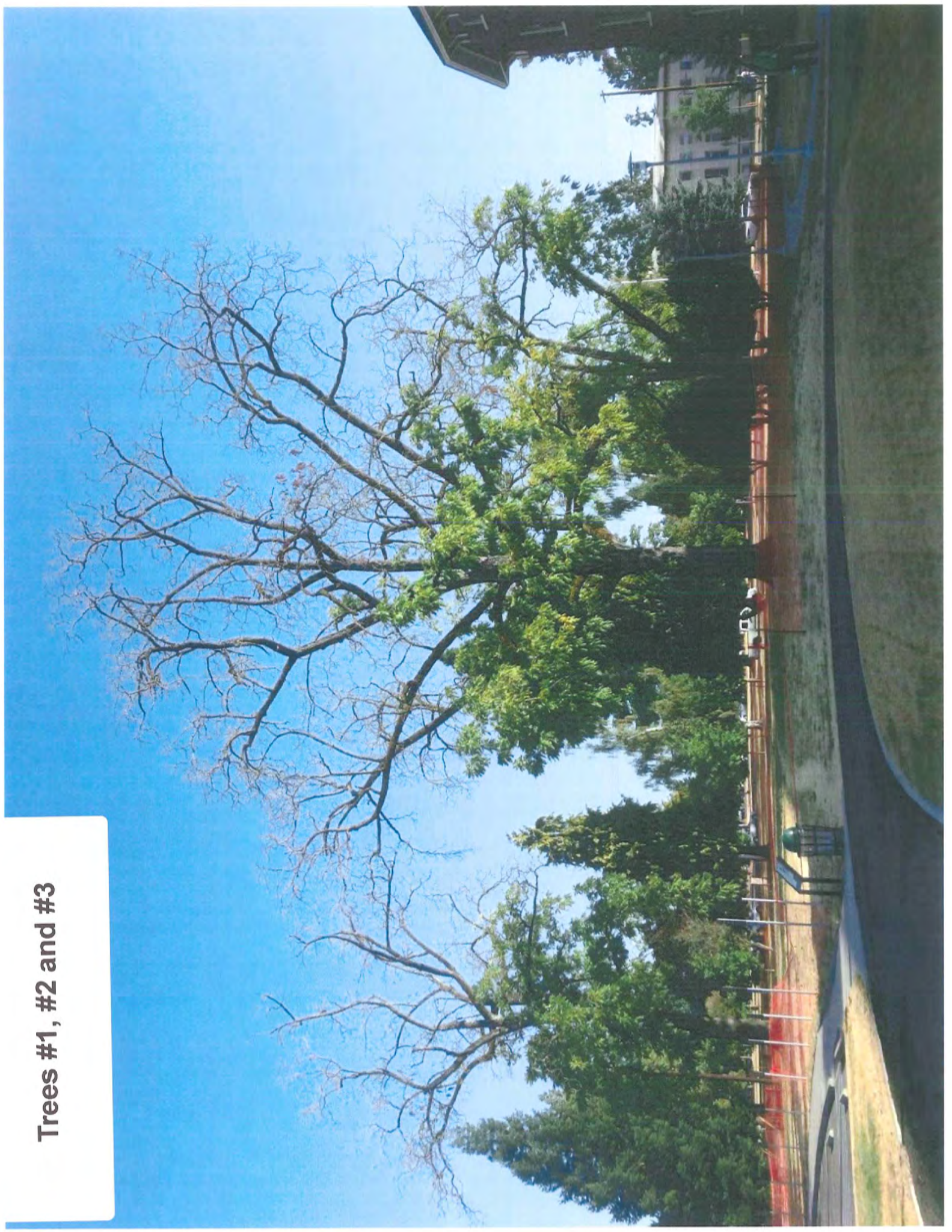
Tree #5



Tree #6



Trees #1, #2 and #3



Tree # 4



Tree # 5



Tree # 6

