

NOTICE OF DECISION

PLANNING DIVISION
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ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case HIS14-20 / AMANDA No. 14-109797-DR

DECISION DATE: July 1, 2014

REQUEST: Minor Historic Design Review of a proposal remove one dying black walnut tree adjacent to the front entry of the Oregon State Hospital, Kirkbride Building, within the Oregon State Hospital complex on the south side of center, 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 Human Services

CONTACT: Ron Mantle, Oregon Health Authority

LOCATION: 2600 Center Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant proposes to remove one dying tree adjacent to the primary façade of the Kirkbride Building, a contributing resource within the Oregon State Hospital District, and replace it with an Oregon White Oak tree at the same location. 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.

Findings: The applicant estimates the tree to be about 75 to 100 feet tall with a diameter of 40 inches. Although the application materials describe the subject tree as a "heritage tree," the City Council has not designated the tree as a "heritage tree" pursuant to SRC Chapter 808.010. The tree does not meet the definition of a "significant tree" found in SRC Chapter 808.005.

The tree is located approximately 27 feet from the primary façade of the Kirkbride Building, identified as a 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. The tree is not identified as a significant feature within the district, and the applicant does

not propose to make any alterations to a primary façade on the Kirkbride Building or any other identified significant feature in the Oregon State Hospital District. Therefore, staff finds that the proposal meets this standard.

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 tree is located near the Kirkbride Building, a historic contributing building, and was 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 and the Kirkbride Building, the tree may be considered a site feature. The removal and replacement of the subject tree would not materially alter or destroy a significant feature or identified resource and the similar size and appearance of the proposed replacement tree would remain compatible with the landscape of the district and the adjacent Kirkbride Building. 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 tree (*Juglans nigra*) with an 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 tree regulatory protection from removal once it reaches a diameter of 24 inches.

(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 in the same approximate location as the existing Black Walnut Tree. As the replacement tree grows to mature size, it will provide a similar size, appearance, and position in the landscape as the original tree. Therefore, staff finds that the proposal satisfies this standard.

DECISION: Based upon the application materials deemed complete on June 17, 2014, and the findings as presented in this report, the application is APPROVED.



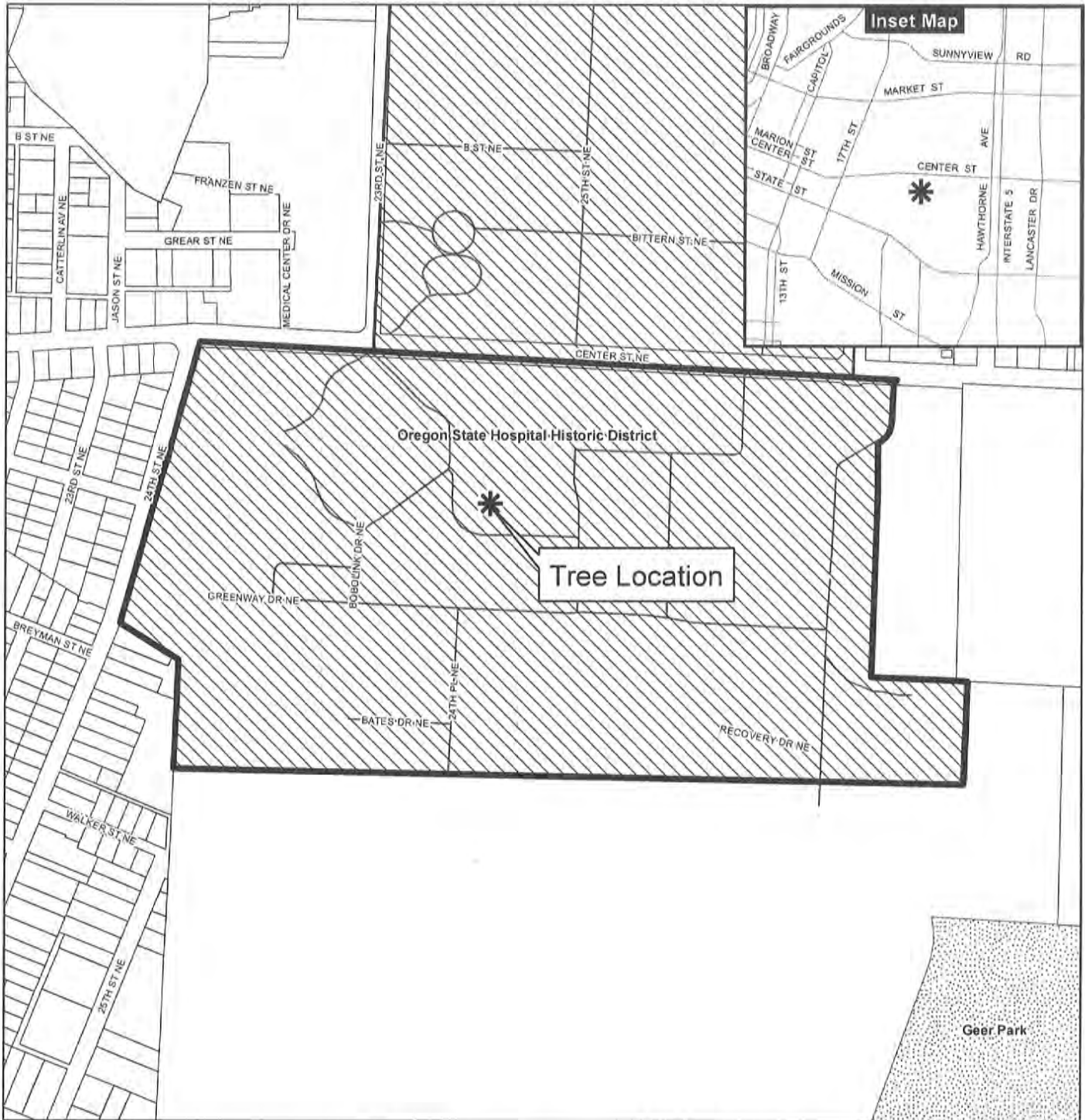
Christopher Green, Planner II
Urban Planning Administrator Designee
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Phone: (503) 540-2326

Application Deemed Complete: June 17, 2014
Notice of Decision Mailing Date: July 1, 2014
Decision Effective Date: July 17, 2014
State Mandated Decision Date: September 27, 2014

The rights granted by this decision must be exercised by July 17, 2016 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., July 16, 2014**. 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 2600 Center Street NE



Legend

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

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DYING TREE