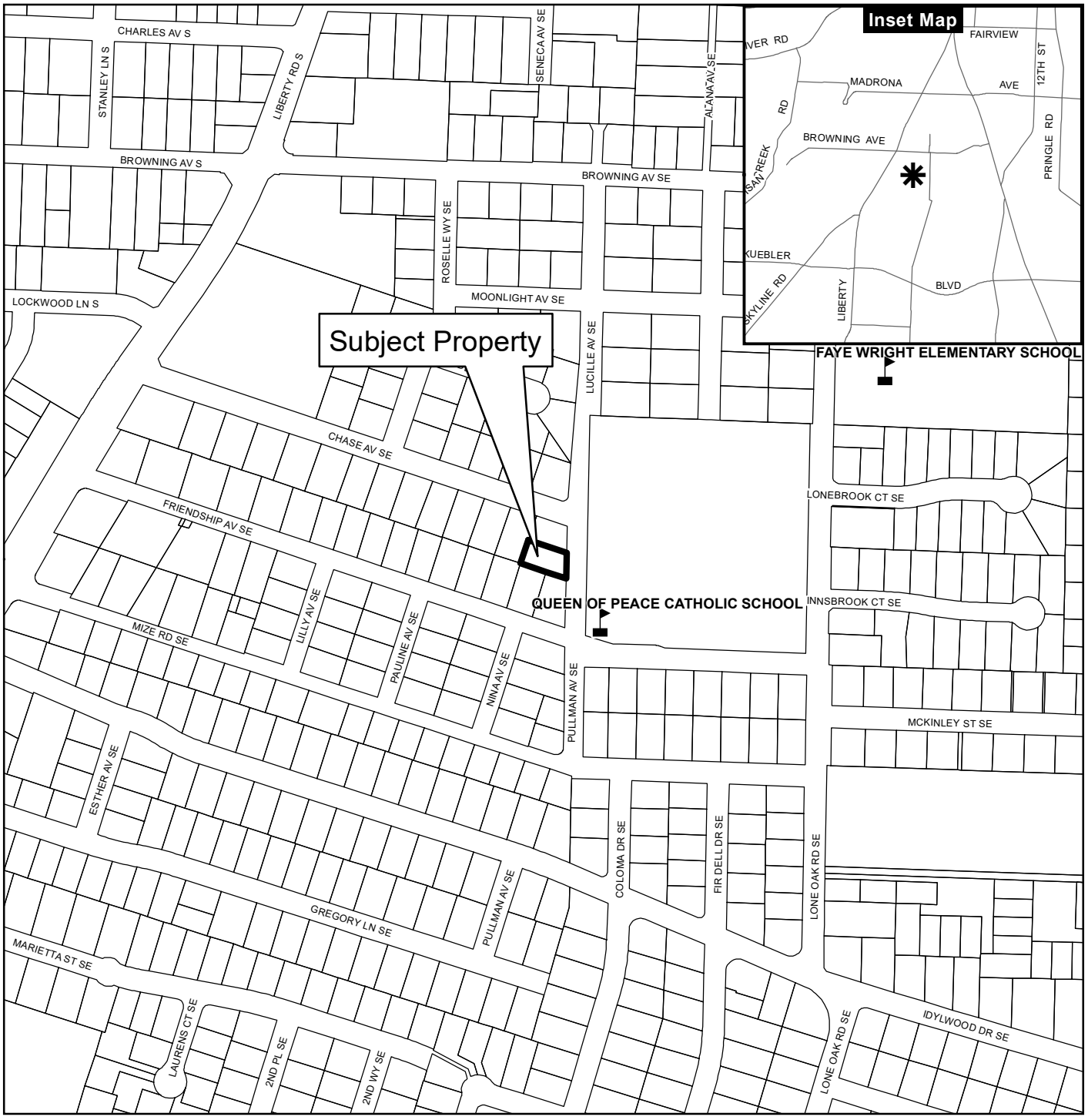
Vicinity Map
4183 Pullman Avenue SE



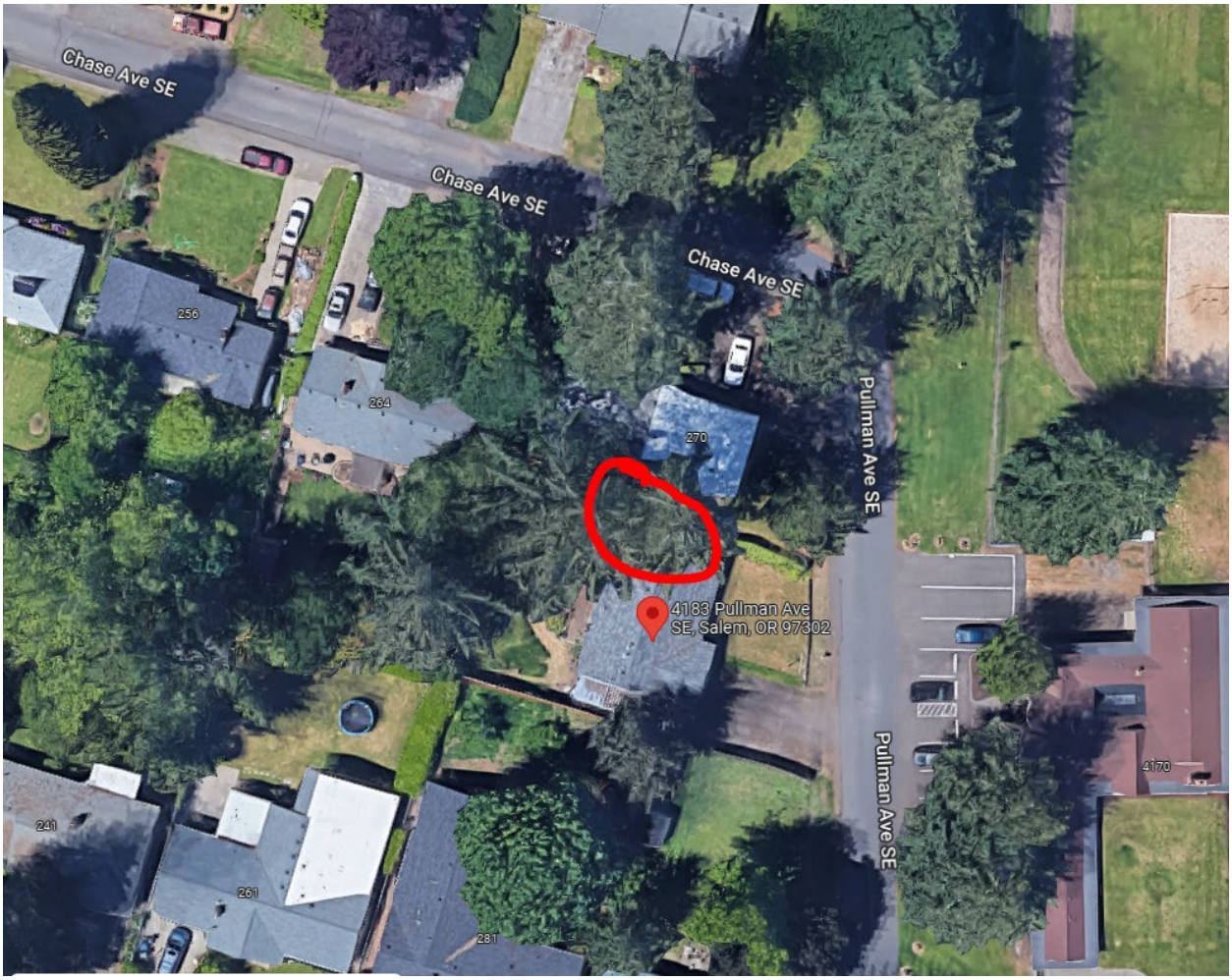
Legend

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

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

LOCATION - Overview



Attachment C

ARBORIST REPORT

Located at: 4183 Pullman Ave SE

Prepared for: Patrick O'Hara

By: Robert Cornett, ISA Certified Arborist #PN-6032A

Evaluation performed: May 17, 2022

DESCRIPTION

Hazardous Tree Removal pursuant to SRC 808.030(d)(2).

Our company was contacted by Patrick O'Hara, property owner at 4183 Pullman Ave SE in Salem, regarding concerns the root system from the fir tree in the northwest corner of his backyard, are damaging the foundation and walls of the neighboring home adjacent to the tree at 270 Chase Ave SE. The fir tree is approximately 49" in diameter at breast height (dbh) and requires a permit from the city to remove.

I visited the property on August 10, 2021 and again on May 17, 2022 to assess the health of the tree and take pictures. After visual inspection, the tree appears healthy although it has an extensive root system, which has, in my opinion, caused substantial damage to the foundation and walls to the neighboring home at 270 Chase Ave SE. The owner of the property at 270 Chase Ave SE is actively seeking the tree removal so that he can continue with repairs and rental of his property.

In my opinion, the tree removal is necessary to allow repair of the neighboring property and cannot reasonably be alleviated by treatment or pruning. The footprint of the repair will not be enlarged. Recommend removal for repairs.

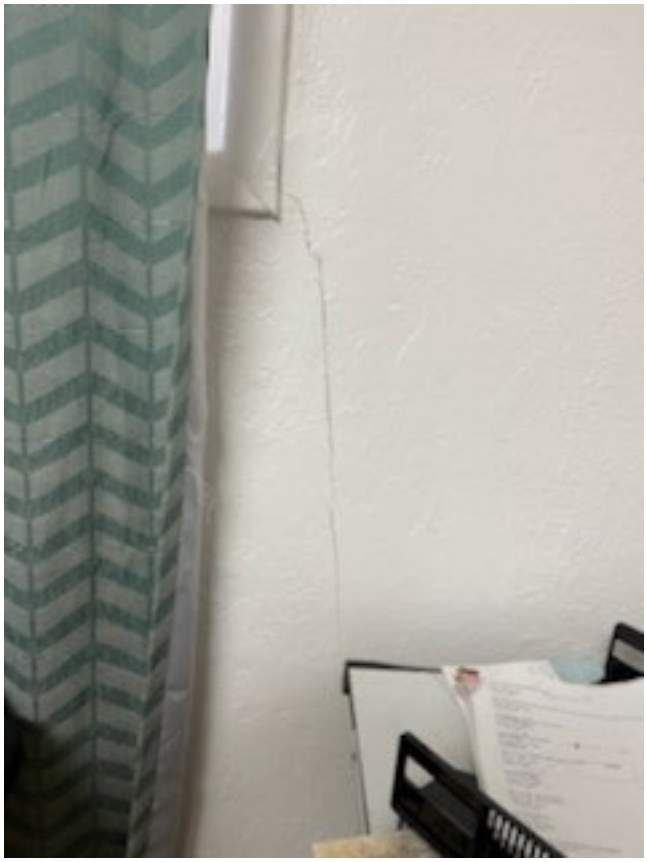
(NOTE: on May 16. 2022 an emergency permit was filed to remove the hazardous adjacent fir tree due to lifting and leaning)

PICTURE 1
Taken 05/17/2022

PICTURE 2
Taken 05/17/2022

PICTURE 3
Taken 05/17/2022

PICTURE 4
Taken 05/17/2022



PICTURE 5
Taken 05/17/2022

Attachment D

MSC
ENGINEERS
SINCE 1925

Date: June 7, 2022

Attention: Bruce Makey
270 Chase Ave SE
Salem, OR 97302

Re: Chase Residence
Structural Observation Report

Bruce,

On June 3, 2022, Brad Kheyri of MSC Engineers, Inc. met with you at your residence located at 270 Chase Avenue in Salem, OR. The purpose of this site visit was to observe the concrete foundation of the residence. We understand that you have noted significant cracks in the foundation wall adjacent to a large fir tree that may be of concern.

The residence is a one-story, rectangular shape dwelling of conventional wood framing with a stick-framed gable roof system and an overall footprint of approximately 1,200 square feet. The foundation consists of a perimeter concrete stemwall and footing with a joist and beam floor system bearing atop concrete footing. The residence faces north with the site being relatively flat. The residence was reported to have been built in 1957.

The wall in question is along the south side of the residence enclosing the kitchen and dining area. Onsite you pointed out significant cracks that you have flagged as a concern along the subject wall. Several cracks along the stud walls on the inside of the house were observed as well as one on the concrete foundation.

The interior cracks appear to be located along the south side wall, and at the top corners of the double door as well as the bottom corner of the kitchen window. These cracks, at their largest, appear to be approximately 1/4" wide and radiate at a diagonal away from the openings. There are also horizontal cracks along the same wall on each side of the double door.

While on-site, we also observed several additional diagonal cracks along the interior wall perpendicular to the south side wall encompassing the aforementioned double doors and window. These cracks seem to initiate from the floor area and continue for the full height of the wall at a 45-degree angle.

In addition, an unevenness in the floor was noticed while we were at the site. This issue was confirmed by observing the level you had set up on the floor indicating a 1-3/4" drop in the direction parallel to the south side wall. The aforementioned double door could not be opened. We did not observe any other door with issues shutting and opening.

A large fir tree sits directly to the south side of the residence behind the dining and kitchen area. The clear distance between the tree and house foundation wall is approximately 6 feet, putting the foundation directly in the anticipated root ball extents.

Upon review, it is our determination that the observed cracking, as well as the floor issue, are the result of the tree root system pushing up against the south side wall. It is also our opinion that this movement caused the double door to be jammed.

We believe that for the overall longevity of the residence, steps should be taken to repair the area of damage. As the tree continues to grow, additional damage to this section of the wall could occur causing eventual failure. We believe the existing concrete foundation is either unreinforced or very lightly reinforced and therefore brittle with very little resistance to movement. As such, it is our opinion that the tree should be removed, and the damage be repaired to bring back the structure to its original form.

We trust that this report adequately summarizes our findings with respect to the expected scope of services. If you have any questions or concerns about the information provided in this report please feel free to contact our office.

Sincerely,

Brad Kheyri, P.E.
MSC Engineers, Inc.