

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 HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS15-44

APPLICATION NO. : 15-119112-DR

NOTICE OF DECISION DATE: JANUARY 22, 2016

REQUEST: Major Historic Design Review of a proposal to add a new cellular dish antennae to the Masonic Temple (Franklin Building), a historic contributing resource within Salem's Downtown National Register Historic District, located at 495 State Street (aka 101 High Street NE in nomination documents).

APPLICANT: Matthew Spaccapaniccia, SAC Wireless for Sprint

LOCATION: 495 State Street (aka 101 High Street NE in nomination documents)

CRITERIA: Salem Revised Code Chapter 230.065

DECISION: The Historic Landmarks Commission **GRANTED** Historic Design Review HIS15-44 subject to the following condition of approval:

Condition 1. Any new or replacement communication device(s), including but not limited to dishes, antennae and associated equipment shall not exceed the total number and cumulative size of the dishes, antennae and associated equipment currently approved for installation.

Andrew Hendrie, Chair; Historic Landmarks Commission

This Decision becomes effective on **February 9, 2016**. 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:	<u>November 23 2015</u>
Public Hearing Date:	<u>January 21, 2016</u>
Notice of Decision Mailing Date:	<u>January 22, 2016</u>
Decision Effective Date:	<u>February 9, 2016</u>
State Mandate Date:	<u>March 22, 2016</u>

The rights granted by this decision must be exercised by **February 9, 2018**, or this approval shall be null and void.

KF

Case Manager: Kimberli Fitzgerald, AICP, Historic Preservation Officer
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., February 8, 2016**. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS15-44 / AMANDA No. 15-119112-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated January 21, 2016 incorporated herein by reference, and testimony provided at the Public Hearing of January 21, 2016, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

Criteria: 230.065. General Guidelines for Historic Contributing Resources.

Findings:

(a) *Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.*

Finding: The HLC finds that while it is clear that the original building was not constructed for this use, the impact of the proposed dish has been minimized due to the height of the structure and the placement of the dish. The HLC find that this use is compatible and that 230.065(a) has been met for this proposal.

(b) *Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.*

Finding: The HLC finds that there are no historic materials or features proposed for removal, reconstruction, or repair and that Guideline 230.065 (b) is not applicable to the evaluation of this proposal.

(c) *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

Finding: The HLC finds that the proposed wireless microwave dish will be placed on the roof of the Franklin Building and that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065 (c) does not apply to the evaluation of this proposal.

(d) *Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.*

Finding: The HLC finds that there are no historic materials or features proposed for removal, reconstruction, or repair and that Guideline 230.065 (d) is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: The HLC finds that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply to the evaluation of this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Findings:

The HLC finds that the wireless microwave dish proposed for installation on the top of the roof will not have a significant adverse visual impact to the Franklin Building. The proposed location of this dish minimizes the visual impact on the resource; therefore, the HLC finds that 230.065(f) has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Findings:

The HLC finds that the addition of the proposed new wireless antennae will result in this applicant having a total of six antennae and two microwave dishes on the roof of the Franklin Building. The HLC finds there is a potential for significant features to be obscured resulting from adding more antennae to the roof of the Franklin Building. In 2014, the HLC adopted a Condition of Approval for HIS14-15 limiting the total number of antennae on the roof to six. While an analysis of the existing microwave dishes was not included in the analysis or condition it was clear that the intent of the HLC was to limit the cumulative adverse impact of too much equipment attached to this historic resource. Therefore, in order to limit the cumulative adverse effect and for this proposal to better meet SRC 230.065(g), the HLC adopts the following CONDITION OF APPROVAL:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennae and associated equipment shall not exceed the total number and cumulative size of the dishes, antennae and associated equipment currently approved for installation.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: The HLC finds that the applicant has not proposed any plans to correct structural deficiencies as part of this proposal and therefore SRC 230.065(h) does not apply to the evaluation of this proposal.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic

resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

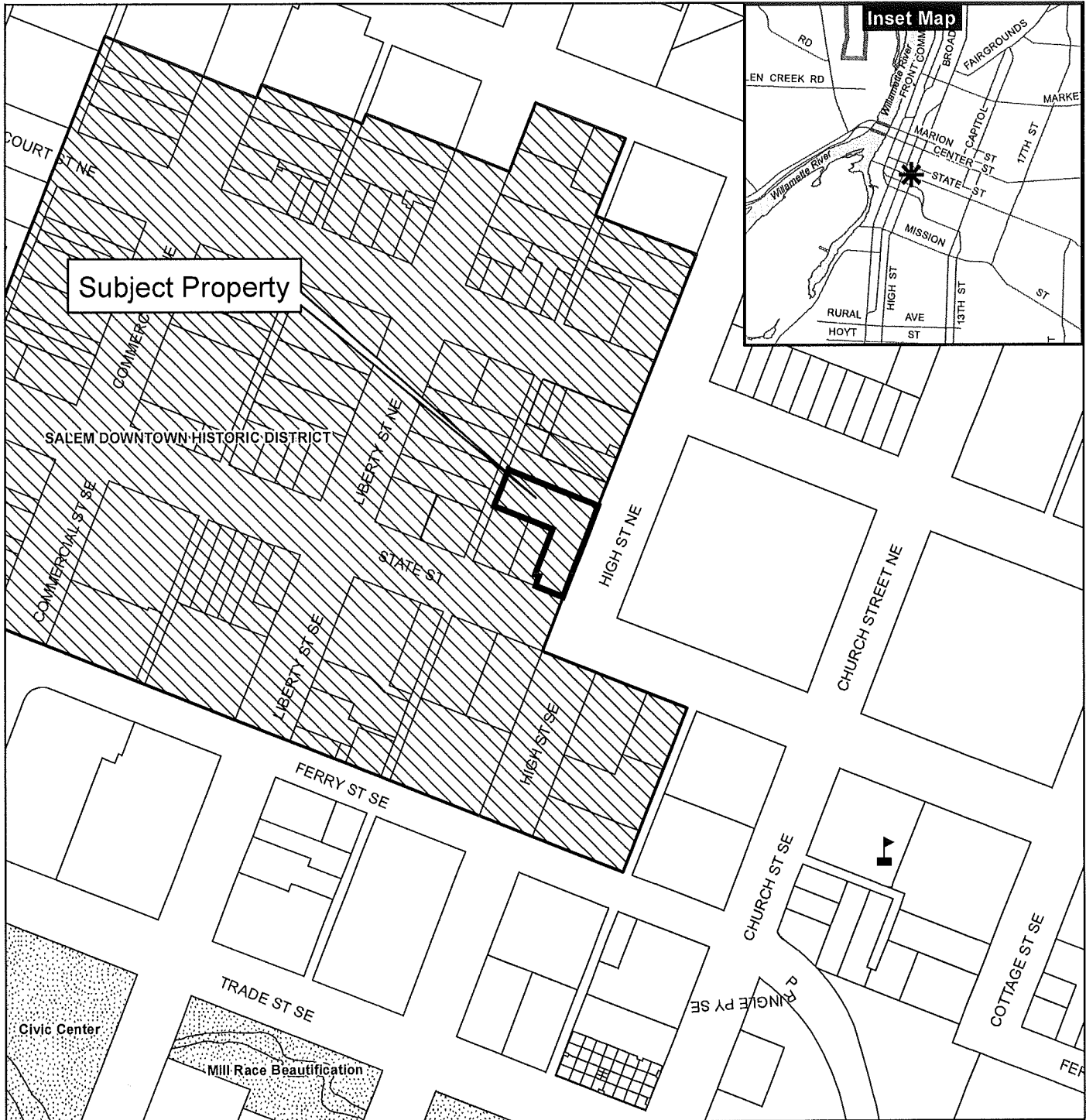
Finding: The HLC finds that the applicant has not proposed an excavation or regrading as part of this proposal and therefore SRC 230.065 (i) does not apply to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission APPROVES the HIS15-44 proposal with the following CONDITION:








Condition 1: **Any new or replacement communication device(s), including but not limited to dishes, antennae and associated equipment shall not exceed the total number and cumulative size of the dishes, antennae and associated equipment currently approved for installation.**

VOTE: YES 8 NO ABST ABSENT

Vicinity Map 495 State Street



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



sprint
BEST SPRINT PARTNER OUTDOOR PANEL (S) (S)

SID
SOUTHERN INDEPENDENT DATA
A YOHAN COMPANY

CLSGROUP
COMMUNICATIONS GROUP
609 SOUTH W. 72ND, STE. D
DENVER, CO 80202
PH: (303) 349-5460
FAX: (303) 341-4825

REV.	DATE	DESCRIPTION	ISSUED BY
A	07/20/15	PRELIMINARY ISSUE	PH
0	07/21/15	CONSTRUCTION ISSUE	PH
1	07/17/16	ISSUE FOR PERMITS	PH

PERMITS
NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET
PEF 89111PE / EXP. 12/31/2015

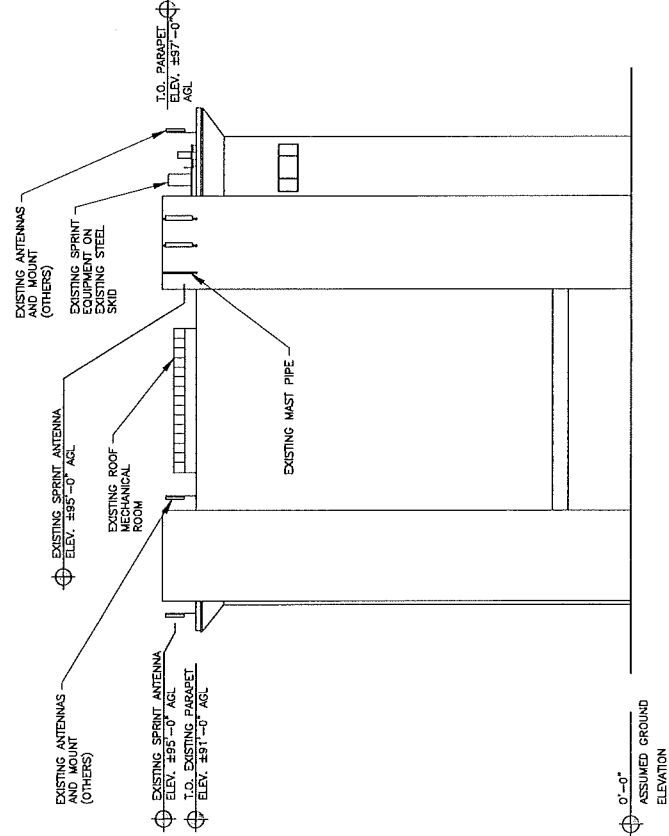
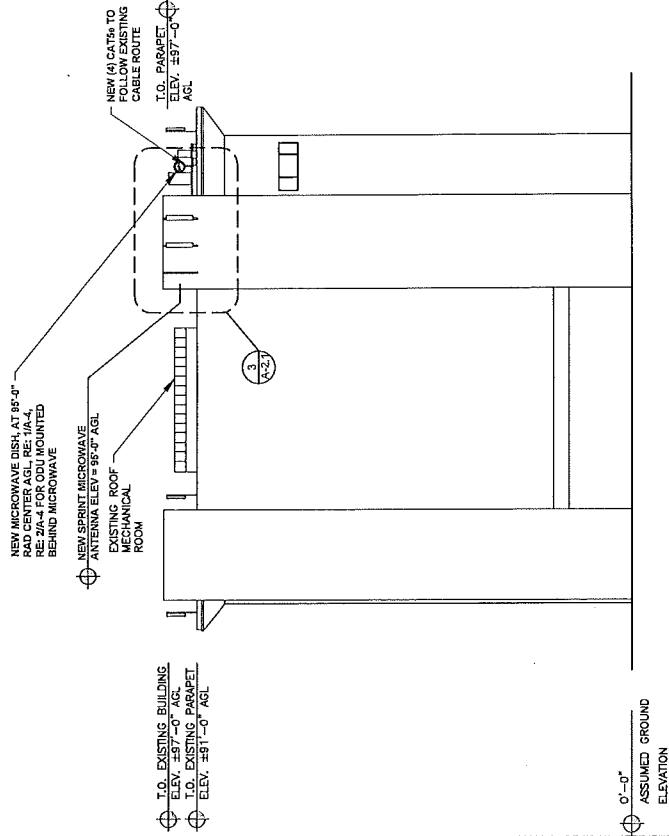
PO03XC096M14.1
DOWNTOWN SALEM
485 STATE STREET
SALEM, OR 97301

SHEET TITLE
ELEVATIONS

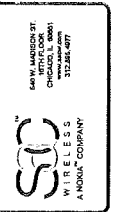
SHEET NUMBER
A-3

BUILDING NOTES

BUILDING IS SHOWN FOR ILLUSTRATION ONLY AND FOR LOCATION OF APPURTENANCE(S). REFER TO SURVEY FOR ALL EXISTING BUILDING ELEMENTS TO INCLUDE STAIRS, LIGHTS, LIGHTNING ROD & BUILDING HEIGHT. CONTRACTOR(S) TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT. COAX ROUTING MUST BE PER STRUCTURAL ANALYSIS. PRIOR TO CONSTRUCTION: CONTRACTOR SHALL VERIFY THAT A MOUNT STRUCTURAL ANALYSIS, DEPICTING THE LOADING FROM THE PROPOSED STRUCTURE, HAS BEEN SUBMITTED AND APPROVED BY A REGISTERED PROFESSIONAL ENGINEER. NO CIRCUMSTANCE WHATSOEVER SHALL THE PROPOSED EQUIPMENT BE INSTALLED WITHOUT SAID STRUCTURAL ANALYSIS. IF SAID STRUCTURAL ANALYSIS REQUIRES REVISIONS, THE REVISIONS SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT. MOUNT ANALYSIS DONE BY OTHERS.

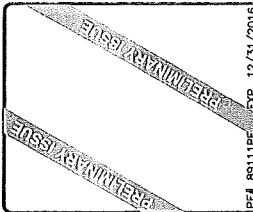


SCALE	1
N.T.S.	
SCALE	2
N.T.S.	
EXISTING ELEVATION	
NEW ELEVATION	



REVISIONS		DATE	DESCRIPTION	INITIALS
REV. #	DATE	DESCRIPTION	INITIALS	
A	02/09/13	PRELIMINARY ISSUE	PH	
B	02/07/13	CONSTRUCTION ISSUE	RK	
1	01/17/13	MOUNT REVISION	MW	

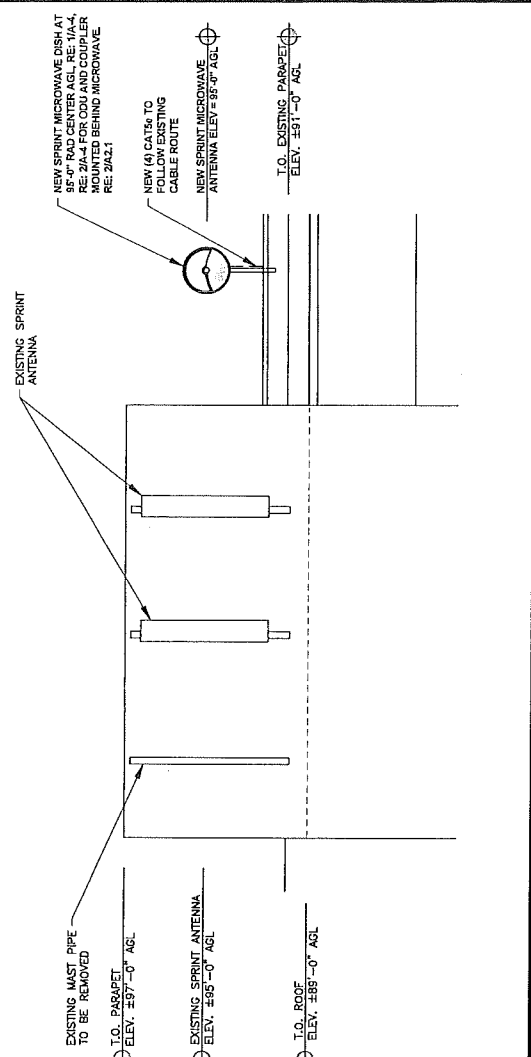
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



PO03XC095M14.1
DOWNTOWN SALEM
485 STATE STREET
SALEM, OR 97301

SHEET TITLE
ANTENNA DETAIL
AND SCHEDULE

SHEET NUMBER
A-2.1

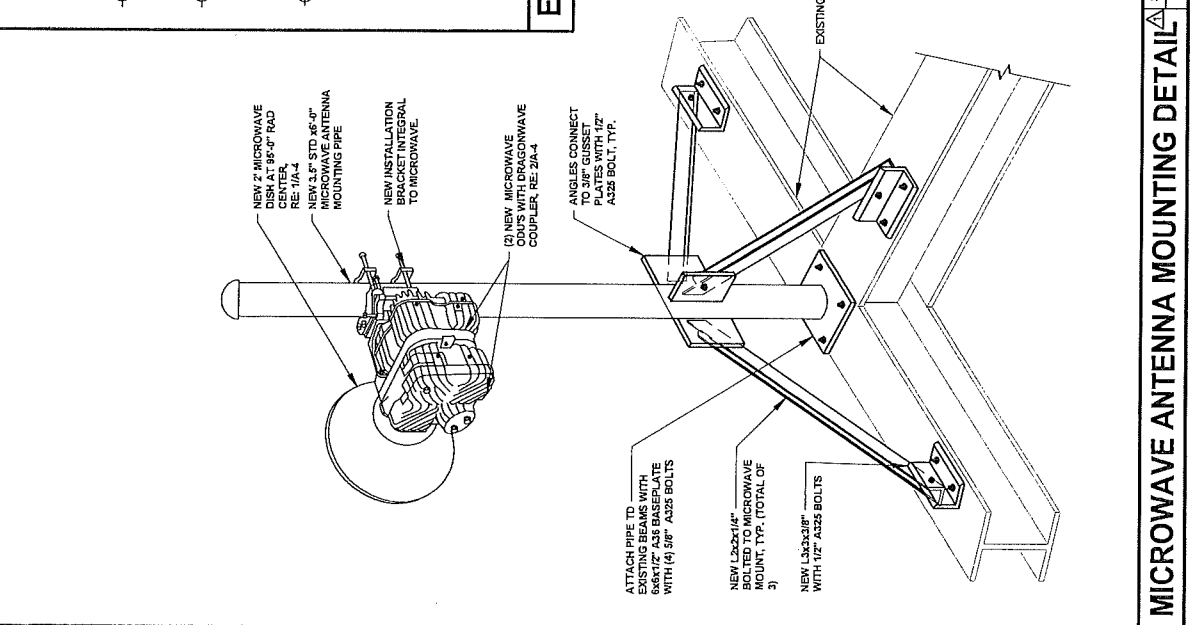


ENLARGED ANTENNA ELEVATION Δ SCALE N.T.S. 3

NEW EQUIPMENT SCHEDULE							
REV	QTY	ANTENNA MODEL#	ANTENNA SIZE	RADIO (ODU) MODEL#	RADIO MODEM MODEL#	TRANSMISSION LINE LENGTH	
#						LINE TYPE	
#1	249.6088	ANDREW VHL22-18	26.1" (0.658m)	95'-0"	2-40 COMPACTPLUS	INTEGRATED	4
							±50'-0"

* THIS SCHEDULE WAS PROVIDED BY OWNER/CLIENT AND WAS ACCURATE AT THE TIME THE CONSTRUCTION DOCUMENTS WERE ISSUED.
** THE QUANTITY SHOWN FOR TRANSMISSION LINE LENGTH IS APPROXIMATE AND IS TO BE USED FOR BIDDING PURPOSES ONLY.
THE QUANTITY SHALL BE FIELD VERIFIED BEFORE PROCUREMENT.

SCALE N.T.S. 1



MICROWAVE ANTENNA MOUNTING DETAIL Δ SCALE N.T.S. 2