

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

HISTORIC DESIGN REVIEW CASE NO. HIS15-25

APPLICATION NO.: 15-111867-DR

NOTICE OF DECISION DATE: **September 17, 2015**

REQUEST: Major Historic Design Review of a proposal to remove and replace three existing panel antennas and associated equipment on the roof of the Capitol Tower (1926), a historic contributing building within Salem's Downtown Historic District, in the CB (Central Business District) zone, and located at 388 State Street (Marion County Assessor's Map and Tax Lot number: 073W27AB/7200).


APPLICANT: Noah Grodzin, Cascadia PM for T-Mobile

LOCATION: 388 State Street

CRITERIA: Chapter 230.065

DECISION: The Historic Landmarks Commission APPROVES the proposal to remove and replace three existing panel antennas and associated equipment on the roof of the Capitol Tower (1926), with the following CONDITION:

Condition 1: In order to limit the cumulative adverse effect of the installation of new antennae on this historic resource and the surrounding site, future installation of antennae by this applicant shall not exceed the total number of currently approved antennae (9) on the Capitol Building. Any future replacement antenna panels shall not exceed the total cumulative size of the existing panels currently approved for installation.



Andrew Hendrie, Chair

Application Deemed Complete:	<u>July 30, 2015</u>
Public Hearing Date:	<u>September 17, 2015</u>
Notice of Decision Mailing Date:	<u>September 18, 2015</u>
Decision Effective Date:	<u>October 6, 2015</u>
State Mandate Date:	<u>November 27, 2015</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397 ^{KF}

The rights granted by this decision must be exercised by September 18, 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 5, 2015**. 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. HIS15-25 / AMANDA No. 15-111867-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated September 17, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of September 17, 2015 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

(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.

The HLC finds that the applicant's proposal will not affect the height, footprint, or massing of the building. While the applicant's proposal includes alterations to the rooftop antennae, the property will continue to be used as a commercial office building, its historic purpose, therefore the HLC finds 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.

The HLC finds that there are no distinctive historic materials or features proposed for removal, reconstruction, or repair and that Guidelines 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.

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

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

The HLC finds that there are no distinctive historic materials or features proposed for removal, reconstruction, or repair and that Guidelines 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.

The HLC finds that there are no distinctive historic materials or features that have acquired significance in their own right that are proposed for alteration within the scope of this project and that SRC 230.065 (e) is not applicable 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.

The HLC finds that the total number of antennae on the resource will not increase and that the replacement of the antennae and associated equipment will not damage the integrity of the building and, although visible, will not significantly affect the resource, or surrounding historic district. The HLC finds that SRC 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.

The HLC finds that while the replacement of three antennae will not increase the total number of antennae T-Mobile has on the roof (9), the length of the proposed 3 replacement antennae panels will be marginally larger in size (23%) and the width and depth of the antennae will be roughly double the size of the existing antennae. As there are a significant number of antennae on the roof currently, there is a potential for the significant features on the roof of the Capitol Building to be obscured, especially if future technology needs continue to require the panels to be replaced with larger panels in the future. This could potentially result in a cumulative adverse effect to the resource. In order to better meet Guideline SRC 230.065(g), the HLC attaches a condition of approval limiting size and number of any future panels for this applicant:

Condition 1: In order to limit the cumulative adverse effect of the installation of new antennae on this historic resource and the surrounding site, future installation of antennae by this applicant shall not exceed the total number of currently approved antennae (9) on the Capitol Building. Any future replacement antenna panels shall not exceed the total cumulative size of the existing panels 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.

The HLC finds that the proposal does not include any plans to correct structural deficiencies or excavation and regrading, and that Guidelines 230.065 (h) is not applicable 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.

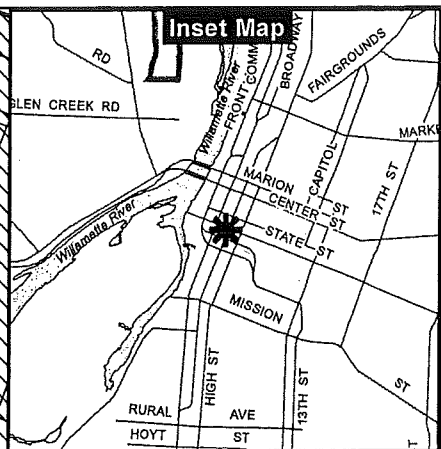
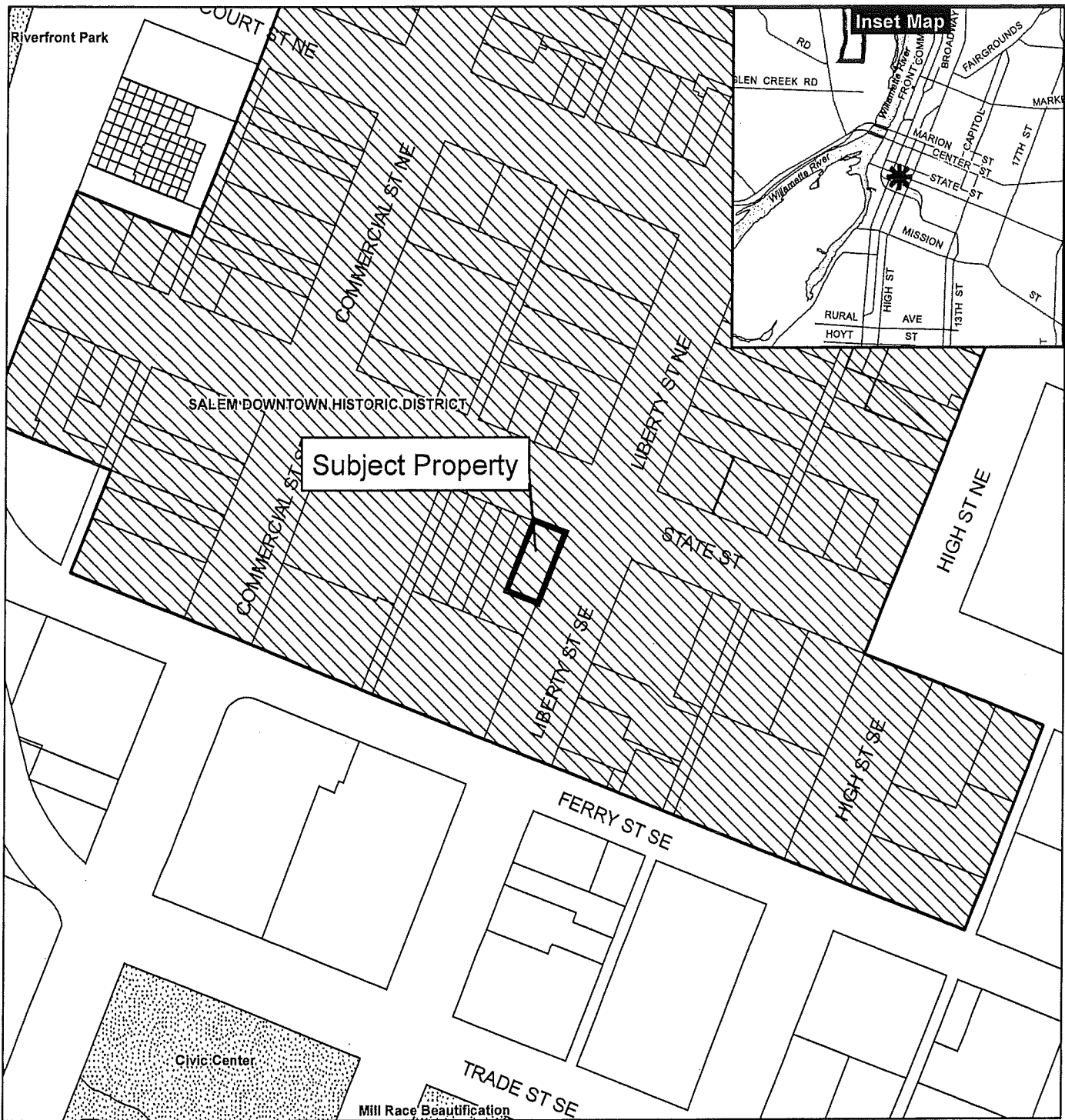
The HLC finds that the proposal does not include any plans to correct structural deficiencies or excavation and regrading, and that Guidelines 230.065 (i) is not applicable to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission APPROVES the HIS15-25 proposal with the following CONDITION:

Condition 1: In order to limit the cumulative adverse effect of the installation of new antennae on this historic resource and the surrounding site, future installation of antennae by this applicant shall not exceed the total number of currently approved antennae (9) on the Capitol Building. Any future replacement antenna panels shall not exceed the total cumulative size of the existing panels currently approved for installation.

VOTE: YES 6 NO ABST Absent 3

Vicinity Map 388 State Street



Legend

- | | | |
|-----------------------|---------------------------|---|
| Taxlots | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District | CITY OF Salem
AT YOUR SERVICE
Community Development Dept. |
| City Limits | Schools | |



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COMMUNITY DEVELOPMENT

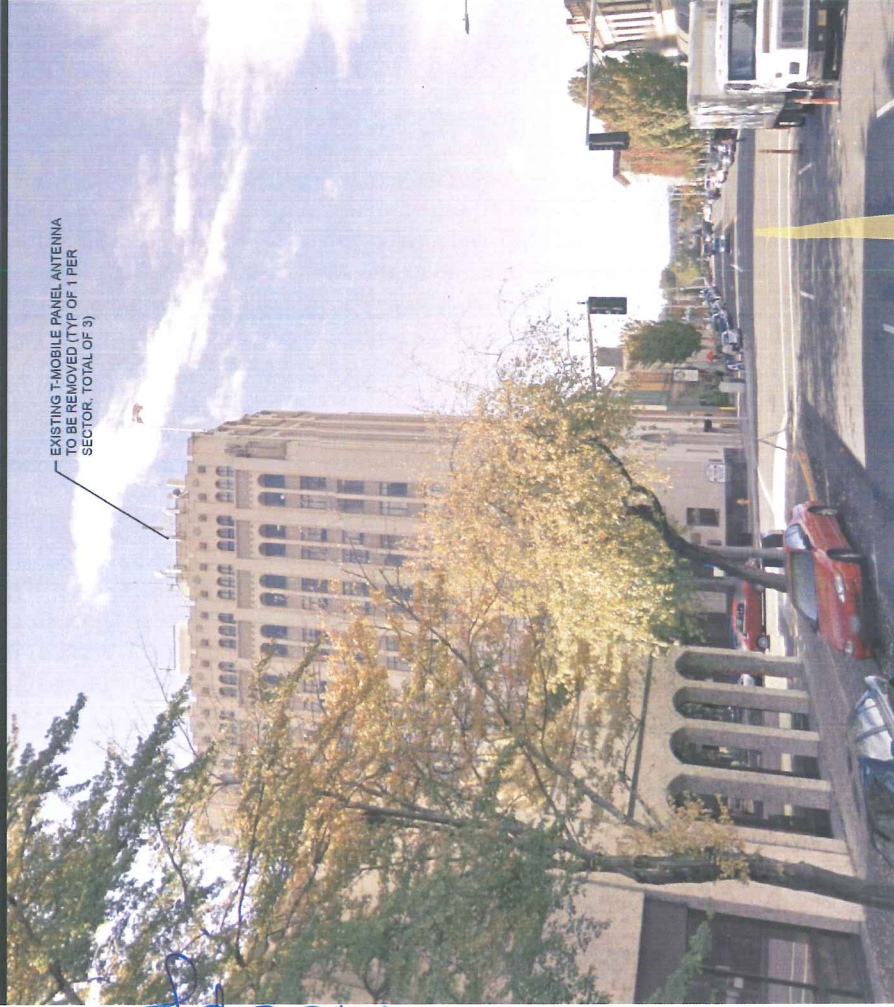
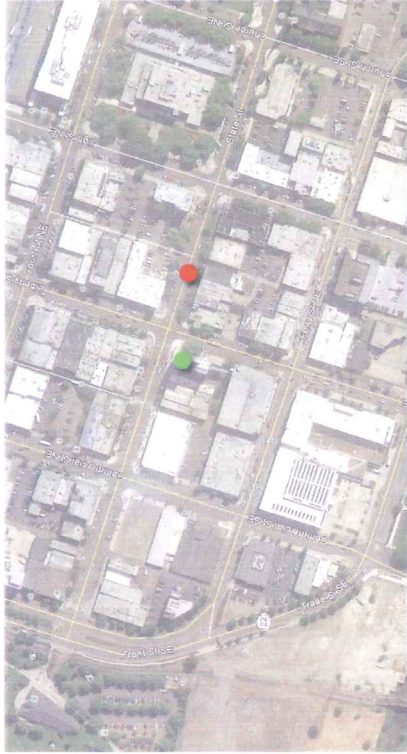
PO00201A Salem Downtown Looking Northwest



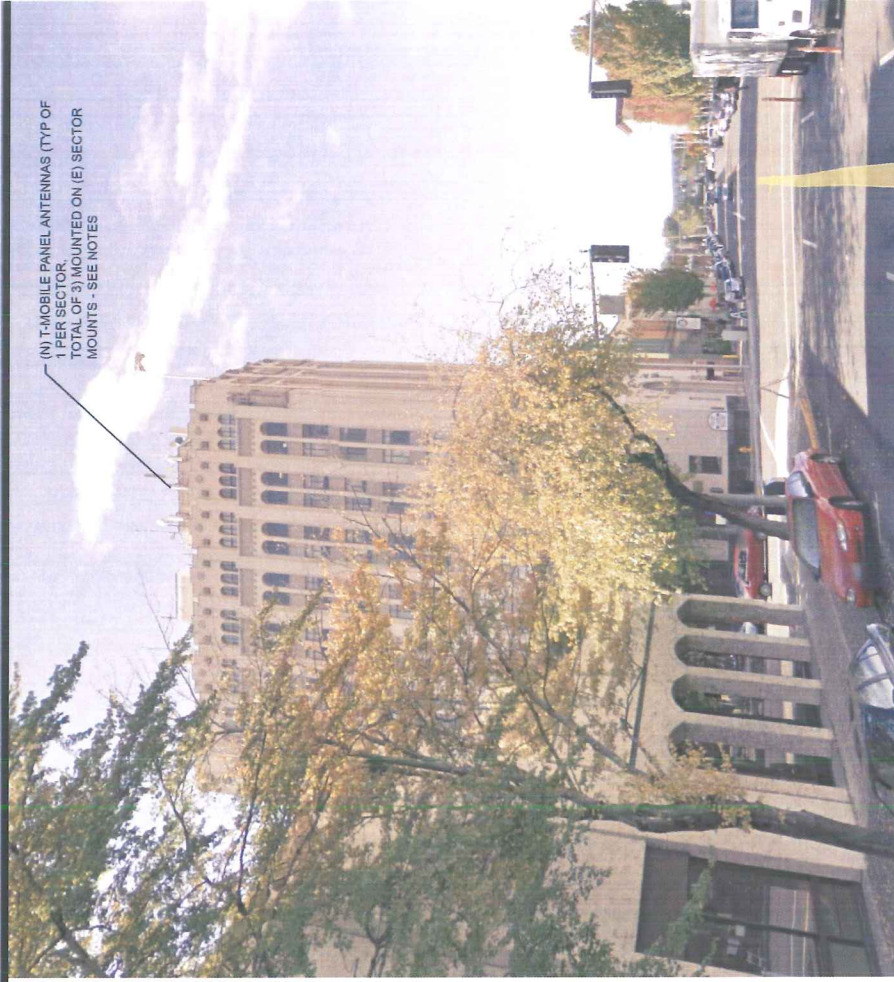
APPROX. PHOTO LOCATION

APPROX. PROPOSED ANTENNA LOCATIONS

AERIAL OF SUBJECT AREA



EXISTING T-MOBILE PANEL ANTENNA TO BE REMOVED (TYP OF 1 PER SECTOR, TOTAL OF 3)



(N) T-MOBILE PANEL ANTENNAS (TYP OF 1 PER SECTOR, TOTAL OF 3) MOUNTED ON (E) SECTOR MOUNTS - SEE NOTES

Existing

Proposed

NOTES:
1. IF REQUIRED, PAINT TO MATCH ANTENNAS AND ANCILLARY EQUIPMENT TO MATCH THE EXISTING STRUCTURE WITH NON-REFLECTIVE PAINT AS REQD. CONTRACTOR TO VERIFY COLOR AND FINISH WITH LANDLORD AND/OR JURISDICTION.
2. VISUAL IMPACTS WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS CONCEPTUAL. THIS IS SOLELY THE PHOTOGRAPHER'S INTERPRETATION OF THE PROPOSED DEVELOPMENT.





AERIAL OF SUBJECT AREA



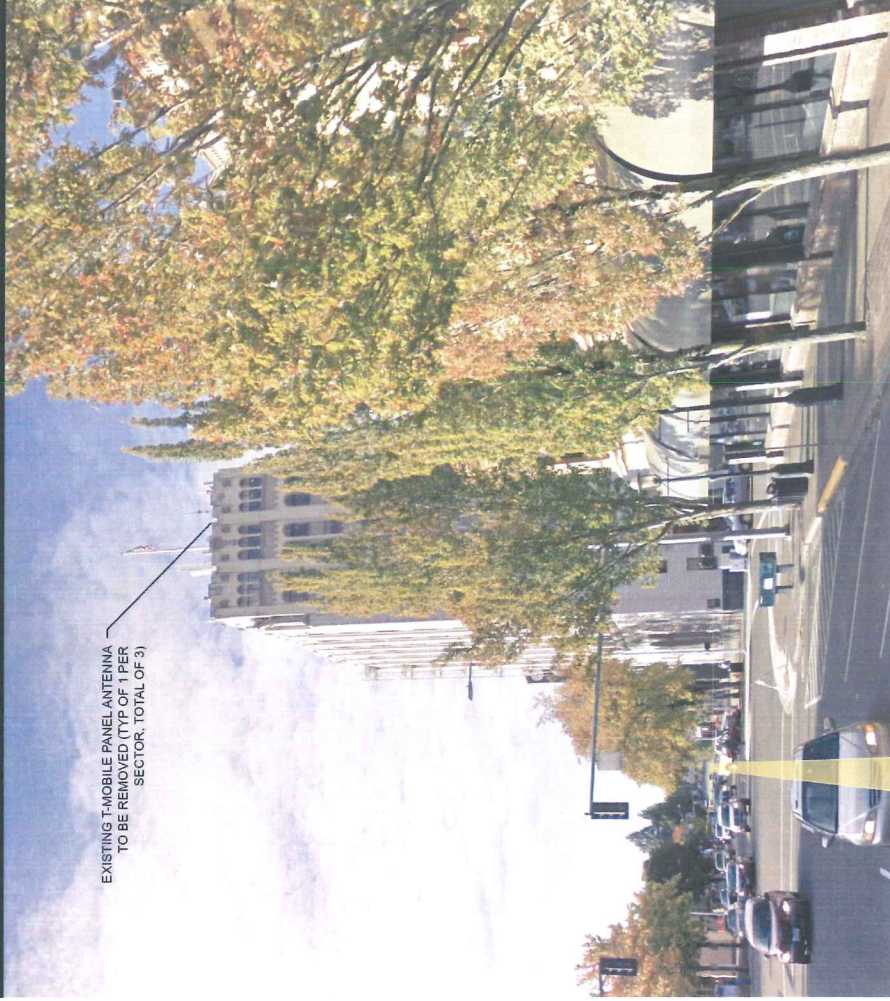
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APPROX. PROPOSED ANTENNA LOCATIONS

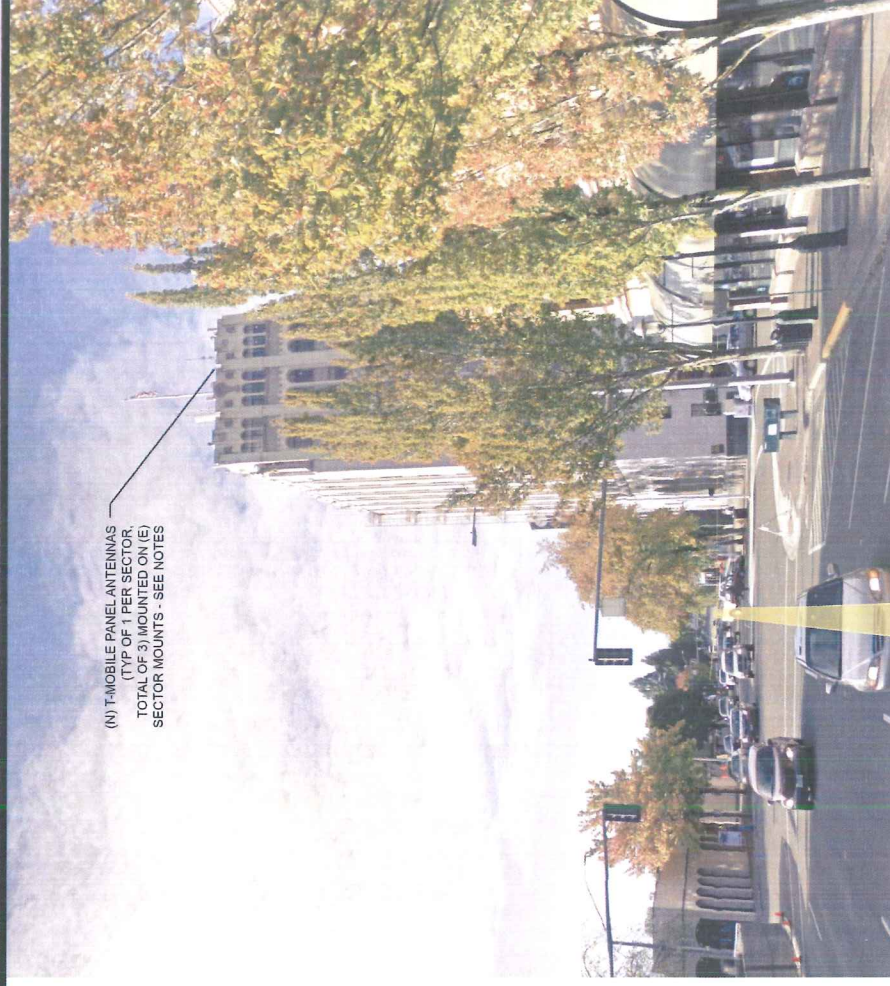


PO00201A Salem Downtown Looking Southwest

2



Existing



Proposed

NOTES:

1. IF REQUIRED, PAINT TO MATCH ANTENNAS AND ANCILLARY EQUIPMENT TO MATCH THE EXISTING STRUCTURE WITH NON-REFLECTIVE PAINT AS REQD. CONTRACTOR TO VERIFY COLOR AND FINISH WITH LANDLORD AND/OR JURISDICTION.
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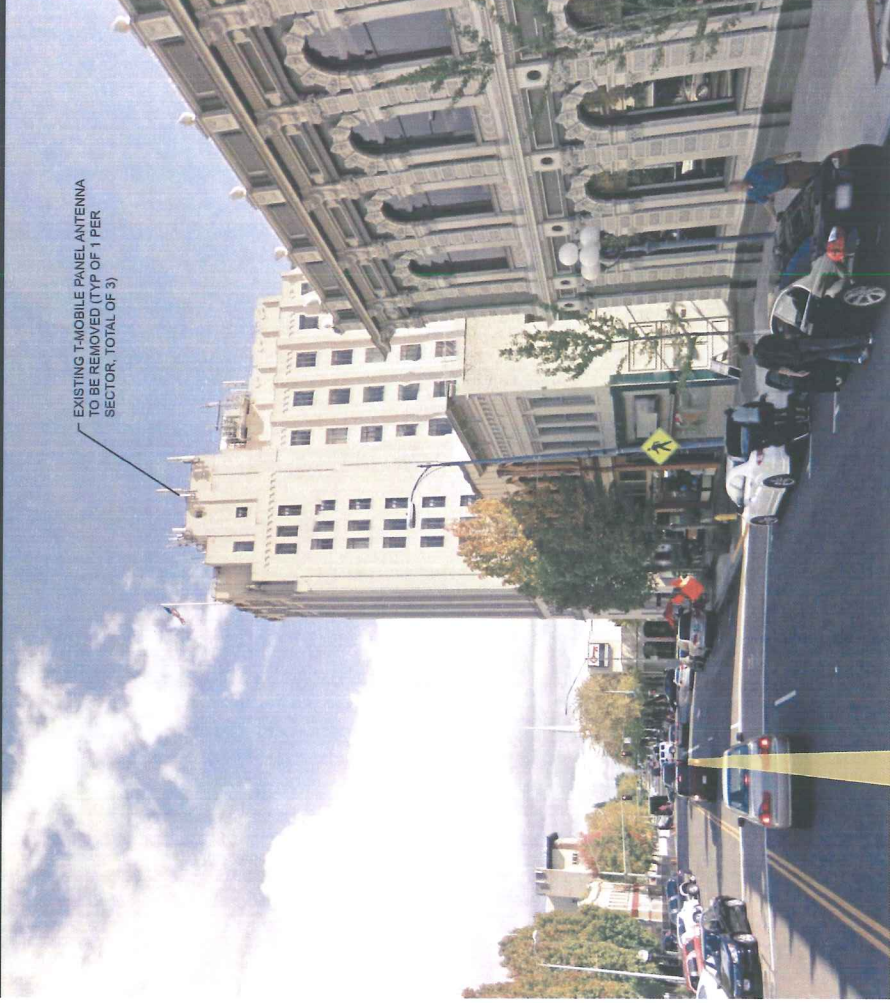




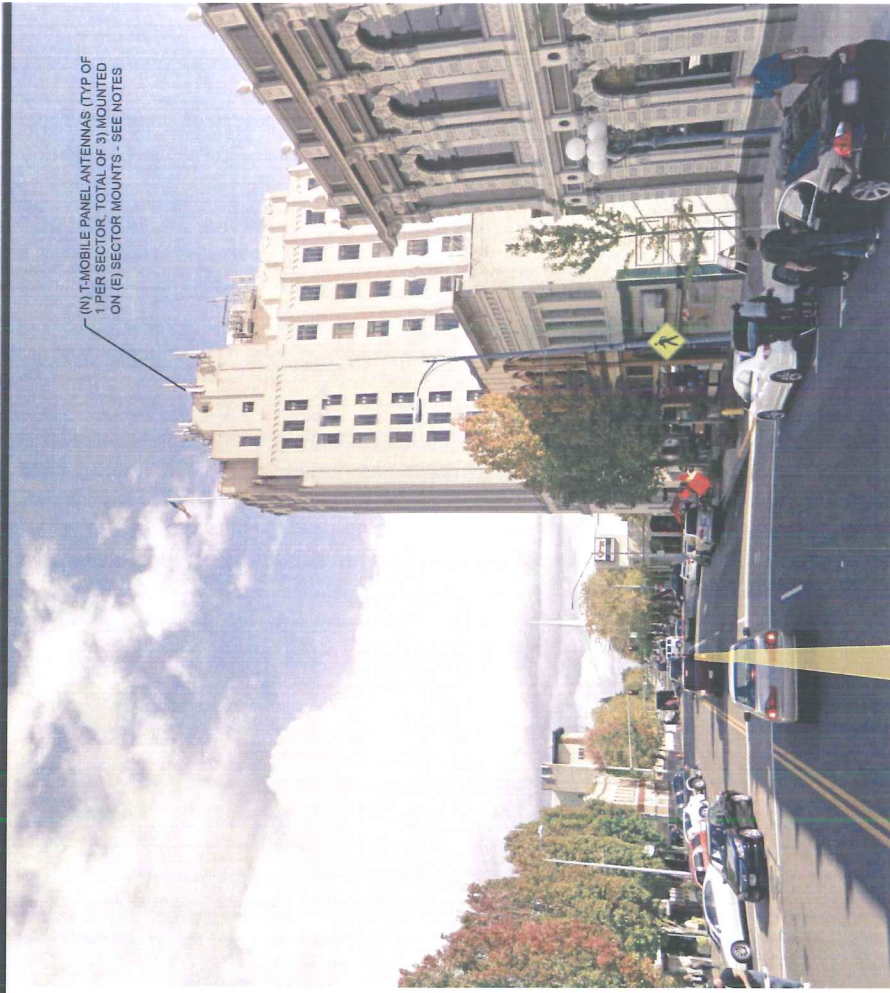
PO00201A Salem Downtown Looking Southeast

AERIAL OF SUBJECT AREA

N
 APPROX. PHOTO LOCATION
 APPROX. PROPOSED ANTENNA LOCATIONS



Existing



Proposed

- NOTES:
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PHOTO SIMULATION

Prepared by **CASCADIA PM**
Precision Program Management

File Copy



8/17/2015

RE: Antenna Modification proposal 388 State Street, Salem OR

- The current antennae are each: 59.0" x 6.6" x 3.3" (length x width x diameter)
- The proposed antennae are each: 72.7" x 11.9" x 7.1" length x width x diameter)
- Resulting cumulative change = 13.7" x 5.3" x 3.8" (length x width x diameter)

per antenna

3 total.

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