

# 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 PRESERVATION OFFICER

**MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-16**

**APPLICATION NO.: 20-109080-DR**

**NOTICE OF DECISION DATE:** November 13, 2020

**SUMMARY:** A proposal to replace wireless antennae and associated equipment on an existing water tank (1925) at the Willamette Heritage Center.

**REQUEST:** Minor Historic Design Review of a proposal to modify an existing wireless communication facility, replacing three remote radio heads and associated equipment on an existing water tank (c. 1925) within the Willamette Heritage Center/Thomas Kay Historic Park, individually listed on the National Register of Historic Places, on property zoned CR (Retail Commercial), and located at 1313 Mill Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BC04100).

**APPLICANT:** Courtnee Gomez, Smartlink Group, on behalf of AT&T Mobility

**LOCATION:** 1313 Mill St SE, Salem OR 97301

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.065

**FINDINGS:** The findings are in the attached Decision dated November 13, 2020

**DECISION:** The **Historic Preservation Officer** (a Planning Administrator designee) **APPROVED** Historic Design Review HIS20-16 based upon the application materials deemed complete on November 13, 2020 and the findings as presented in this report.

This Decision becomes effective on Tuesday, December 1, 2020. 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).

The rights granted by the attached decision must be exercised, or an extension granted, by December 1, 2022, or this approval shall be null and void.

Application Deemed Complete:	<u>November 13, 2020</u>
Notice of Decision Mailing Date:	<u>November 13, 2020</u>
Decision Effective Date:	<u>December 1, 2020</u>
State Mandate Date:	<u>March 13, 2021</u>

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555

Liberty Street SE, Salem OR 97301, or by email at [planning@cityofsalem.net](mailto:planning@cityofsalem.net), no later than 5:00p.m., Monday, November 30, 2020. 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(s) 230. 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 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.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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503-588-6173*

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**HISTORIC DESIGN REVIEW CASE NO. HIS20-16  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS20-16 )  
1313 MILL ST SE ) NOVEMBER 13, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Courtnee Gomez on behalf of AT&T, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

**REQUEST**

**SUMMARY:** A proposal to replace wireless antennae and associated equipment on an existing water tank (1925) at the Willamette Heritage Center.

**REQUEST:** Minor Historic Design Review of a proposal to modify an existing wireless communication facility, replacing three remote radio heads and associated equipment on an existing water tank (c. 1925) within the Willamette Heritage Center/Thomas Kay Historic Park, individually listed on the National Register of Historic Places, on property zoned CR (Retail Commercial), and located at 1313 Mill Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BC04100).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

**DECISION**

**APPROVED** based upon the application materials deemed complete on November 13, 2020 and the findings as presented in this report.

**FINDINGS**

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

## 2. Background

### **Summary of Record:**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

### 3. Analysis of Minor Historic Design Review Approval Criteria

**Finding:** The applicant is proposing a maintenance upgrade to an existing wireless communications facility located on the water tower. They are proposing to replace three remote radio heads (RRHs) and install associated equipment including: 1) three diplexers placed directly behind existing LTE1900/LTE700 antenna; 2) three SDARS placed directly behind existing UMTS antenna;; 3) one FC12 surge protector; 4) one DC cable collocated with existing cabling on the leg of the water tank; 5) one 18 pair fiber cable collocated with existing cabling on the leg of the water tank (**Attachment B**). Staff determined that the following standards from SRC 230.065 *General Guidelines for Contributing Resources* apply to the evaluation of this proposal.

#### **FINDINGS:**

##### **Criteria 230.065 General Guidelines for Historic Contributing Resources**

***(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:** While the original tower was not constructed for this use, the replacement remote radio head (RRH) antennas are substantially the same size and in the same location as the existing. Further, the RRH's and associated equipment either behind the antennas, collocated with existing cabling on the leg of the water tank or within the equipment shelter, minimizing the visual impact of this proposed alteration. The proposed replacement antennas and associated equipment does not significantly alter the appearance of the water tower. Staff finds that this proposed use is compatible with the historic use and that this guideline has been met.

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

**Finding:** Staff 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:** Staff finds 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:** Staff 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:** Staff finds that while the existing water tower is not the original tower, it was constructed in 1925, within the period of significance for the Thomas Kay Woolen Mill, and that the water tower is evidence of the history and development of the Thomas Kay Woolen Mill. The proposed replacement antennas would not increase the total number already on the tower, and the placement of associated equipment behind the antenna or within the equipment shelter minimizes the visual impact to the tower and the adjacent Mill building and surrounding site. Staff finds that this Guideline has been met.

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

**Finding:** The replacement antennas will be in the same location as the existing and locating the associated equipment behind the antennas, along the tower leg or within the equipment shelter will ensure that this equipment will not be easily visible on the water tower. The replacement of antennas and associated equipment will not result in an adverse visual impact. Staff finds that the proposal is compatible with the size and scale of the water tower and the surrounding buildings within the historic Thomas Kay Historic Park, and 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.***

**Finding:** While a total of twelve antennas were initially approved for installation on the water tower, AT&T's current configuration only requires the proposed replacement of the remote radio heads and associated equipment. This configuration and the smaller size of the remote radio heads ensures that the significant character defining features of the water tower are not obscured. Staff finds that SRC 230.065(g) has been met.

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

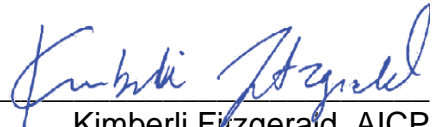
**Finding:** Staff finds that the proposal does not include any plans to correct structural deficiencies, and that Guideline 230.065 (h) does not apply to the evaluation of this proposal.

***(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:** Staff finds that the proposal does not include any plans for excavation or regrading, and that Guideline 230.065 (i) does not apply to the evaluation of this proposal.

## DECISION

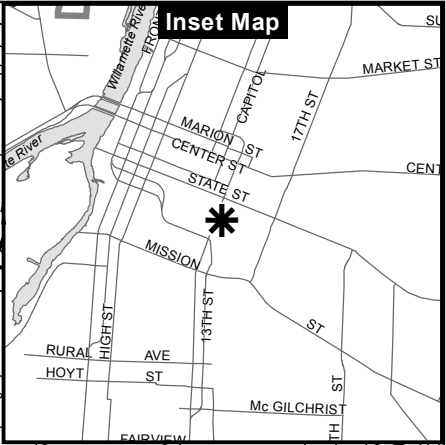
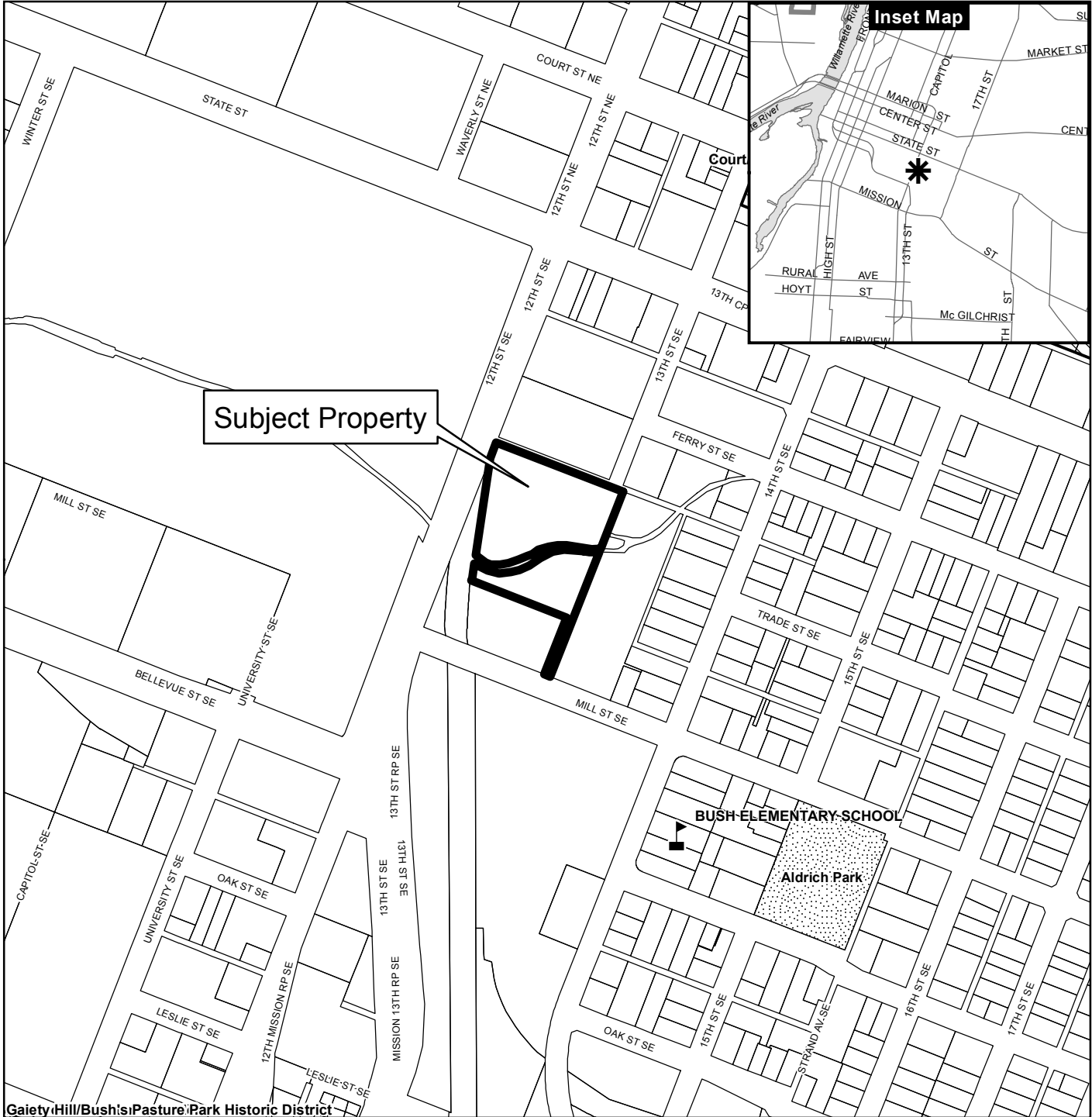
Based upon the application materials deemed complete on November 13, 2020 and the findings as presented in this report, the application for HIS20-16 is **APPROVED**.

  
\_\_\_\_\_  
Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

Attachments: A. Vicinity Map  
B. Applicant's Submittal Materials

# Vicinity Map

## 1313 Mill Street SE (073W26BC04100)



Subject Property

Gaity Hill/Bush/Pasture/Park Historic District

### Legend

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



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**Historic Alteration Review Worksheet**

Site Address: \_\_\_\_\_

Resource Status: Contributing  Non- Contributing  Individual Landmark

Type of Work Activity Proposed: Major  Minor

Chose One: Commercial District  Individual Resource  Public District   
Residential District  Sign

**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) \_\_\_\_\_

**New:**

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

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:

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Signature of Applicant

Date Submitted/Signed



HISTORIC DESIGN REVIEW NARRATIVE  
WIRELESS COMMUNICATIONS FACILITY  
**AT&T (SA06 Mission Street)**

Submitted to City of Salem  
Community Development

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**Applicant:** New Cingular Wireless PCS, LLC (“AT&T”)  
19801 SW 72<sup>nd</sup> Avenue, #100  
Tualatin, OR 97062

**Representative:** Smartlink Group  
3612 SE 168<sup>th</sup> Ave  
Vancouver, WA 98683  
**Contact:** Courtnee Gomez  
916-527-4157  
[Courtnee.Gomez@smartlinkgroup.com](mailto:Courtnee.Gomez@smartlinkgroup.com)

**Property-Owner:** Mission & Mill Museum  
c/o Willamette Heritage Center  
1313 Mill Street SE #200  
Salem, OR 97301

**Tower Owner:** New Cingular Wireless PCS, LLC (“AT&T”)  
19801 SW 72<sup>nd</sup> Avenue, #100  
Tualatin, OR 97062

**Project Address:** 1313 Mill Street SE Salem, OR 97301

**Description & Parcel:** GPS Coordinates: 44.9352800, -123.0269400  
Parcel Number: 073W26BC04100

**Zoning Classification:** Industrial Commercial (IC)

## **PROJECT OVERVIEW**

AT&T's proposed project is a minor modification and maintenance upgrade to this existing wireless communications facility. AT&T is proposing to add an IP repeater at the above noted project address. AT&T is requesting Historic review and consideration for a modification to its existing site, previously entitled under HIS 16-16.

## **PROPOSED PROJECT DETAILS**

### **Subject Property - Zoning & Use**

The subject property of this proposal is located at 1313 Mill Street SE Salem, OR 97301 (the "Property"). The Property is owned by Mission & Mill Museum. The Property is zoned as Industrial Commercial (IC) and currently consists of (1) 104' Water Tank with unmanned telecommunications facility shelter.

### **Lease Area**

AT&T's existing 12' x 28' shelter is located within the existing compound (the "Lease Area").

### **Access, Parking, and Trip Generation**

The existing private paved access driveway, originating from Mill St SE. Parking will be available on-site in the paved parking area. The WCF is an unmanned wireless facility. As such, after the construction, AT&T will only regularly access the Facility for maintenance and inspections, which will likely generate no more than one or two trips per year. The construction phase will take about 3-5 days.

## **Design**

### **Tower Equipment**

- Replace (3) RRHs
- Install (3) Diplexers (placed directly behind Existing LTE1900/LTE700 Antenna)
- Install (3) SDARS Remote (placed directly behind Existing UMTS Antenna)
- Install (1) FC12 Surge Protector (placed next to existing FC12)
- Install (1) DC Cable (placed with existing cabling up the leg of the water tank)
- Install (1) 18Pair Fiber Cable (placed with existing cabling up the leg of the water tank)

### **Accessory Equipment (Ground)**

- Install (1) Rectifier (mounted in existing rack)

### **Lighting**

- AT&T is not proposing the addition of any artificial lighting.

## Ground equipment

- All ground equipment for the Facility will be constructed within the existing shelter.

### Detail of this proposed modification:

The following sections address the review criteria relevant for this project:

*(Responses are shown in italics)*

**230.065. General Guidelines for Historic Contributing Resources.** In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:

- (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.

*Though the original structure was not constructed for this use, this proposal will not alter the visual impact of the overall antenna installation as the proposed radio heads will be mounted behind the existing antennas.*

*This proposal will not alter street access, landscape design, entrances, height, footprint, fenestration or massing. No employees or customers will visit or work at this site, other than for a short period during the installation of this proposed modification, and by technical staff on a monthly basis or during emergencies. This site is, and will remain, an “unstaffed” facility. Guideline 230.065 (a) has been met.*

- (b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.
- (c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.
- (d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

*There is no proposal to remove, repair, reconstruct or disturb any historic materials, finishes, or distinctive feature, therefore Guidelines 230.065 (b) (c) (d) do not apply.*

- (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 proposed modification will not adversely affect the surrounding historic property.*

- (f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.
- (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 proposed modification will minimize and provide the least visual impact to the historic structure and the surrounding area by maintaining the current overall visual impact while providing the necessary technical needs for today and into the future.*

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

*There is no proposed correction of any structural deficiencies; therefore Guideline 230.065 (h) is not applicable for this application.*

**(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. (Ord No. 34-10)

*There is no proposed excavation or re-grading, therefore Guideline 230.065 (i) does not apply to this application.*

Specifically, this project is a maintenance upgrade to an existing previously approved wireless communications facility. The proposed project does not increase the overall height of the facility, does not cause a light to be required where none is previously approved, does not involved the expansion or replacement of the support structure, is for an existing wireless carrier located on the facility, and does not include the addition of a generator.



1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE  
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SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	02/04/20	90% OF CD	CR
B	04/30/20	AS PER REDLINES	CR
0	05/06/20	ISSUE FOR CONSTRUCTION	JD

SITE INFORMATION

FA NUMBER:  
10094075

SITE ID:  
SA06

RFDS NAME:  
SA06 WCS IP REPEATER

SITE NAME:  
MISSION STREET

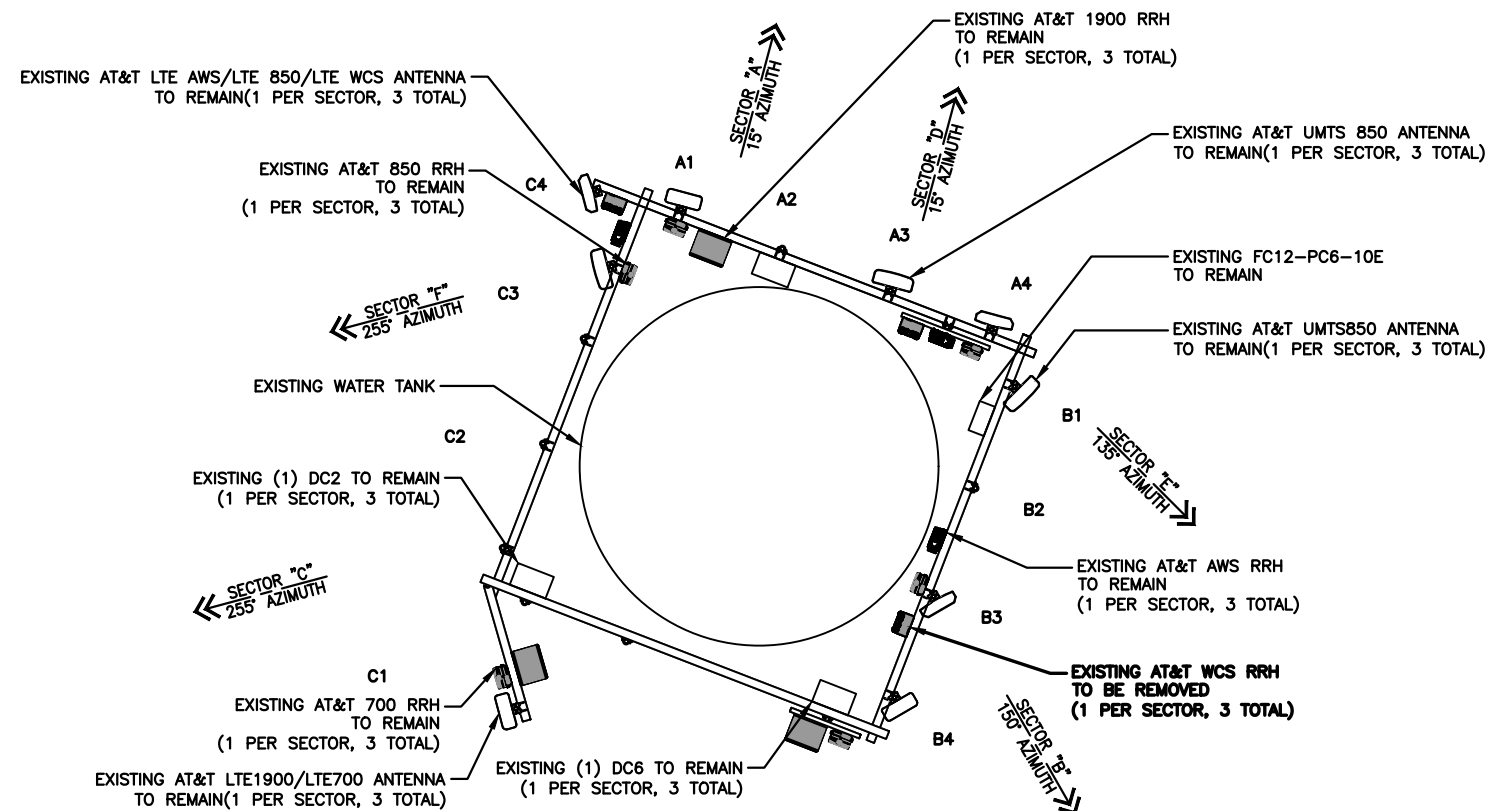
SITE ADDRESS:  
1313 MILL STREET  
SOUTHEAST  
SALEM, OR 97301

SHEET DESCRIPTION

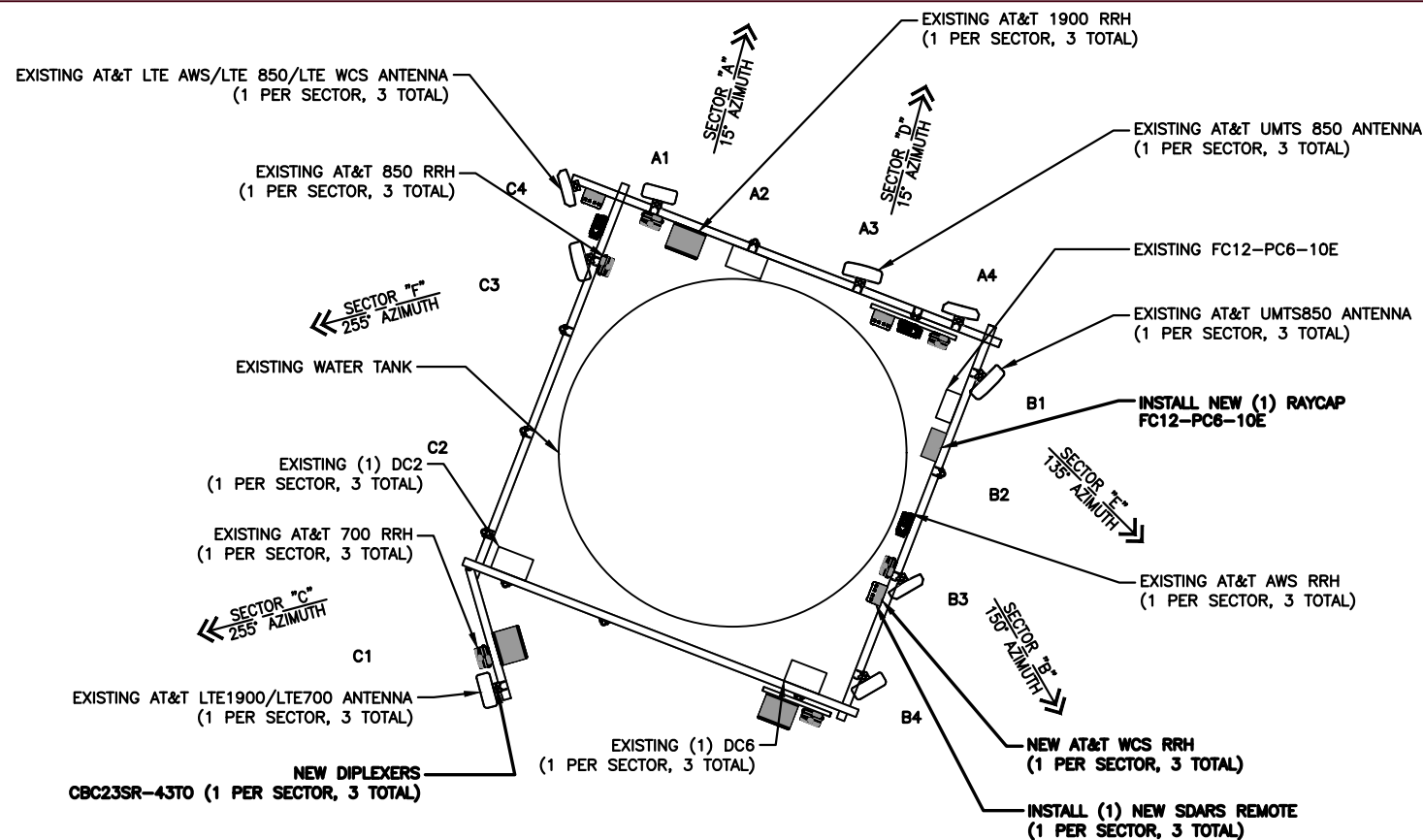
EXISTING & PROPOSED  
ANTENNA PLANS

SHEET No.

A-4



1 EXISTING ANTENNA PLAN  
A-4 SCALE: 1/4" = 1'-0"



2 PROPOSED ANTENNA PLAN  
A-4 SCALE: 1/4" = 1'-0"



1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	02/04/20	90% OF CD	CR
B	04/30/20	AS PER REDLINES	CR
0	05/08/20	ISSUE FOR CONSTRUCTION	JD

SITE INFORMATION

FA NUMBER:  
10094075

SITE ID:  
SA06

RFDS NAME:  
SA06 WCS IP REPEATER

SITE NAME:  
MISSION STREET

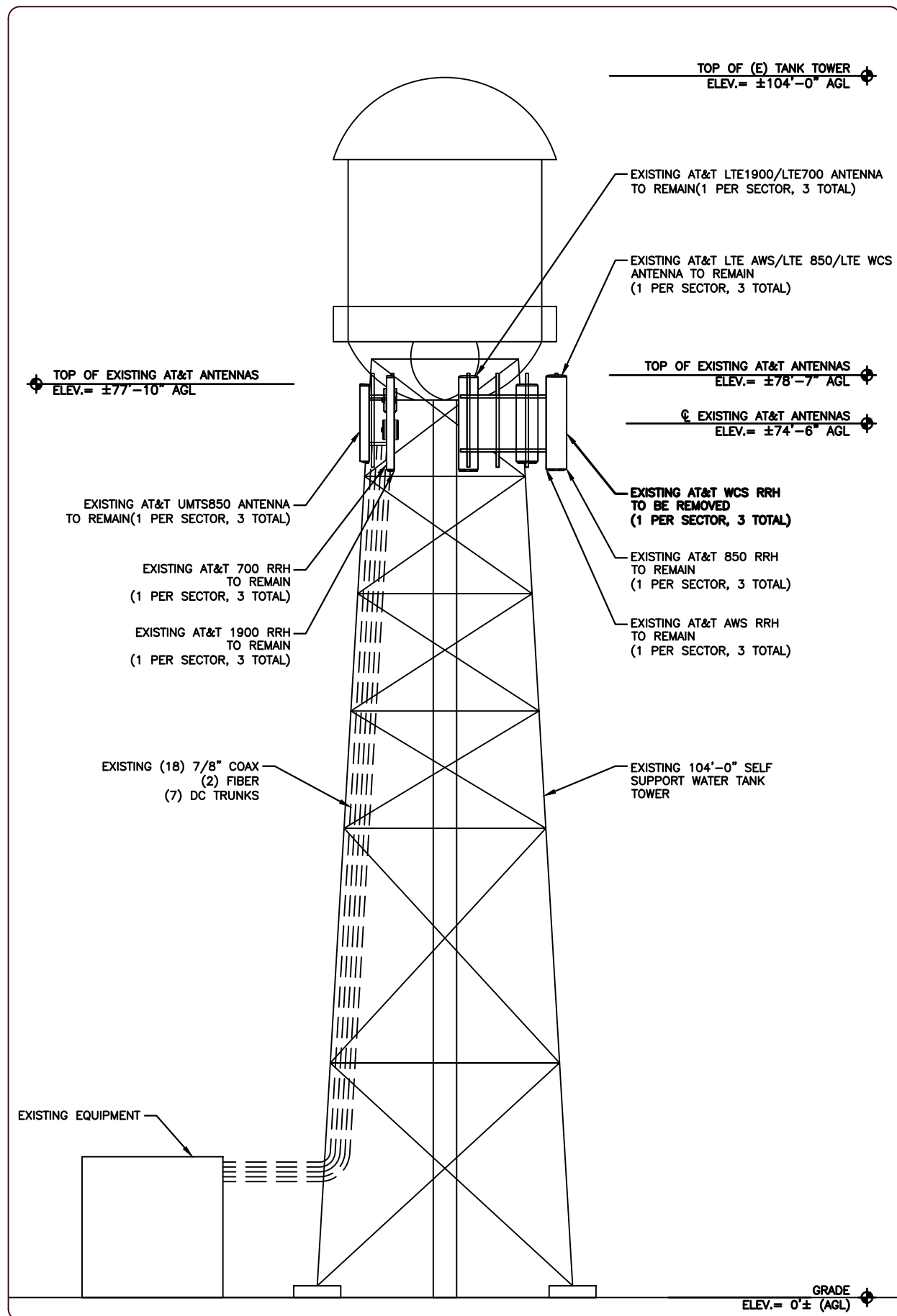
SITE ADDRESS:  
1313 MILL STREET  
SOUTHEAST  
SALEM, OR 97301

SHEET DESCRIPTION

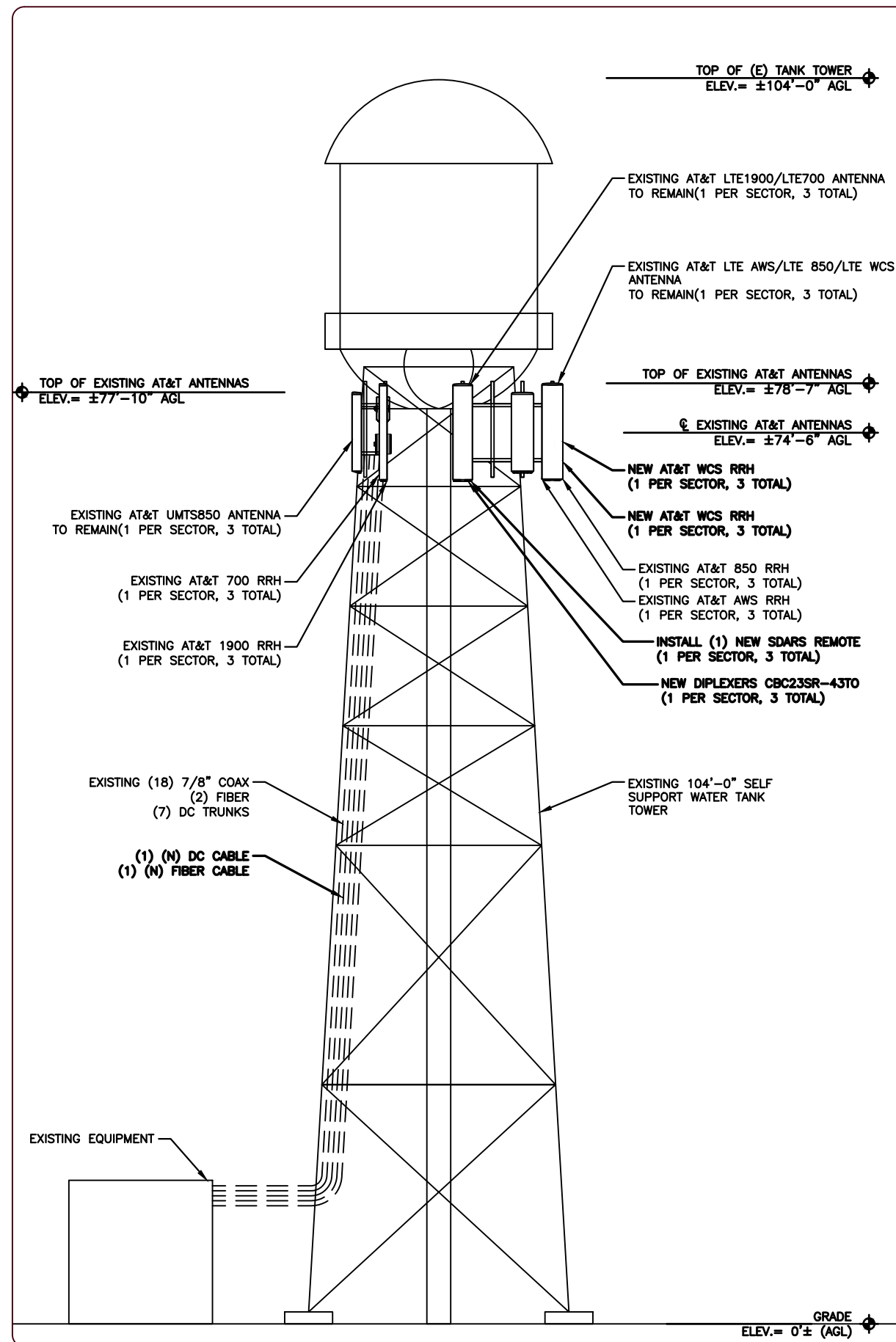
EXISTING & PROPOSED  
TOWER ELEVATIONS

SHEET No.

A-5



1 EXISTING ELEVATION  
A-5 SCALE: 1/8" = 1'-0"



2 PROPOSED ELEVATION  
A-5 SCALE: 1/8" = 1'-0"