

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 PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO. : HIS18-06

APPLICATION NO. : 18-103563-DR

NOTICE OF DECISION DATE: FEBRUARY 27, 2018

SUMMARY: A proposal to install a new metal fence and gates along the front edge of the property line of the Kappahn House (c. 1925).

REQUEST: Minor Historic Design Review of a proposal to install a new 4' high metal, black picket fence and two gates, one 4' wide hinged manual gate and one 24' wide rolling automatic gate across the driveway access along the front property line of the Kappahn House (c.1925), a contributing resource within the Court-Chemeketa Residential Historic District, on property zoned RD (Duplex Residential) and located at 1498 Court St NE, (Marion County Tax Assessor Map and Tax Lot Number: 073W26BD03100).

APPLICANT: John Cisar

LOCATION: 1498 Court St NE

CRITERIA: SRC Chapter 230.025(J) Fences

FINDINGS: The findings are in the attached Decision dated February 27, 2018.

DECISION: The Planning Administrator **APPROVED** Historic Design Review Case No. HIS18-06 based upon the application materials deemed complete on February 26, 2018 and the findings as presented in this report.

*This Decision becomes effective on **March 15, 2018**. 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 **March 15, 2020** or this approval shall be null and void.

| | |
|----------------------------------|--------------------------|
| Application Deemed Complete: | <u>February 26, 2018</u> |
| Notice of Decision Mailing Date: | <u>February 27, 2018</u> |
| Decision Effective Date: | <u>March 15, 2018</u> |
| State Mandate Date: | <u>June 26, 2018</u> |

Case Manager: Kimberli Fitzgerald, 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., Wednesday, March 14, 2018.**

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 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 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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503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-06
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-06)
1498 COURT STREET SE) February 27, 2018**

In the matter of the application for a Minor Historic Design Review submitted by John Cisar, 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 install a new metal fence and gates along the front edge of the property line of the Kappahn House (c.1925).

REQUEST: Minor Historic Design Review of a proposal to install a new 4' high metal, black picket fence and two gates, one 4' wide hinged manual gate and one 24' wide rolling automatic gate across the driveway access along the front property line of the Kappahn House (c.1925), a contributing resource within the Court-Chemeketa Residential Historic District, on property zoned RD (Duplex Residential) and located at 1498 Court St NE, (Marion County Tax Assessor Map and Tax Lot Number: 073W26BD03100).

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 February 26, 2018 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC 230.020(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. Analysis of Minor Historic Design Review Approval Criteria

Summary: The applicant is proposing to install a new metal fence and gates along the front (eastern) edge of the property line abutting the alley south of Court Street SE. Additionally, two 4' high steel bollards will be installed at the southeastern corner, just to the south of the fence, 4' apart. The applicant submitted a revised plan on February 13, 2018 (Attachment B1), after meeting with Public Works Department staff, who indicated that the applicant would be required to ensure that the vision clearance triangle located at the southeastern corner of the property is not obscured. Public Works has indicated that the revised plan meets their requirements (Attachment C).

Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

Criteria: 230.025 (j) Fences. *Fences may be added to sites of historic contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.*

Finding: The applicant's proposal will not result in the removal or destruction of any significant site features contributing to the Court-Chemeketa National Register District, thereby meeting this standard.

(1) Materials. *The fence shall be constructed of traditional materials that were available during the period of significance.*

Finding: The applicant is proposing to install metal fencing, bollards and gates. Metal is a traditional material available during the period of significance for the Court-Chemeketa District, thereby meeting this standard.

(2) Design. *Fences shall be no taller than four feet in the front yard and no taller than six feet inside and rear yards.*

Finding: The applicant is proposing fencing not to exceed 4' in height on the front (eastern) property line, thereby meeting this standard. The segment of fencing located at the southeastern corner of the property, and along the side (southern) property line, will not exceed 6' in height, thereby meeting this standard. The bollards will not exceed 4' in height, thereby meeting this standard.

DECISION

Based upon the application materials deemed complete on February 26, 2018 and the findings as presented in this report, the application for HIS18-06 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials
B1. Applicant's Revised Plan.
C. Public Works Email, February 26, 2018

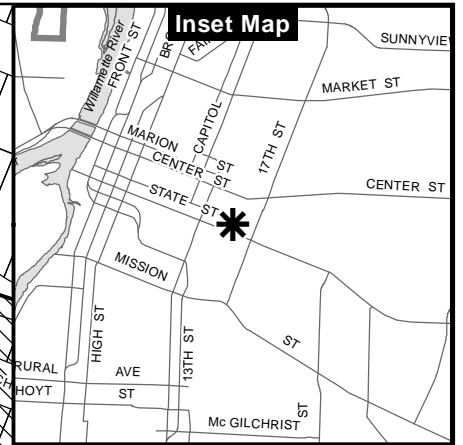
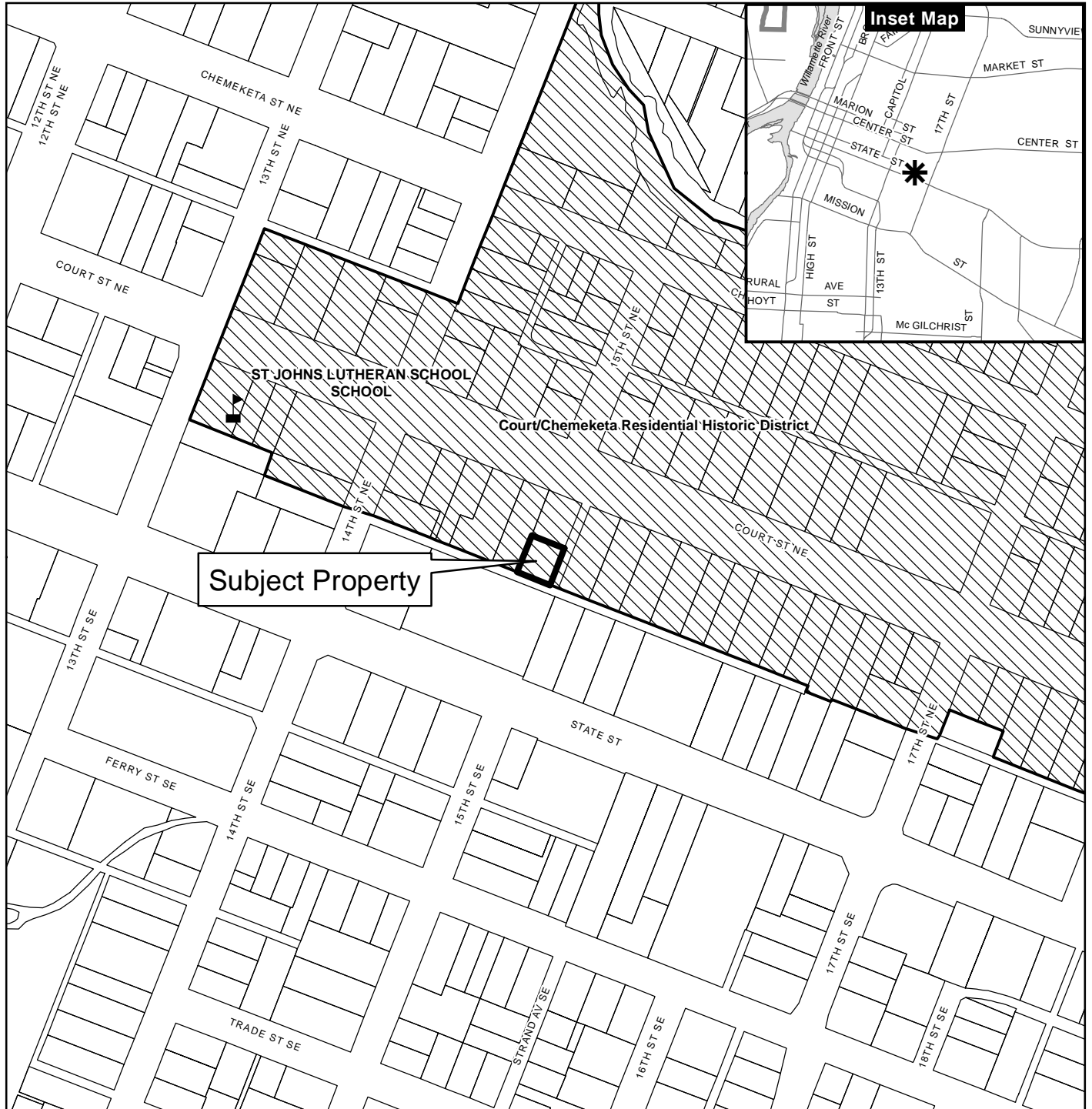
Application Deemed Complete: February 26, 2018
Notice of Decision Mailing Date: February 27, 2018
Decision Effective Date: March 15, 2018
State Mandate Date: June 26, 2018

*This Decision becomes effective on **March 15, 2018**. 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 this decision must be exercised by **March 15, 2020** or this approval shall be null and void.

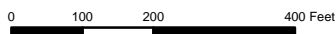
This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Wednesday March 14, 2018**. The appeal must state where the decision failed to conform to the provisions 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 1498 Court Street NE



Legend

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



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Case No. _____

Historic Alteration Review Worksheet

Site Address: 1498 Court St NE, Salem, Oregon

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: steel

Project Description

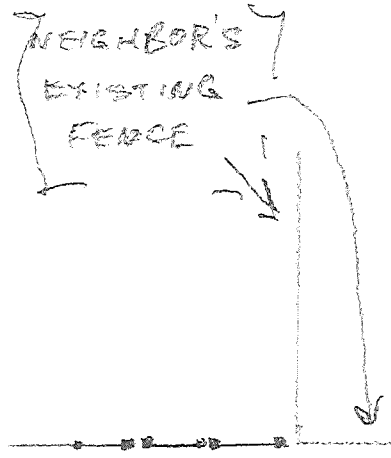
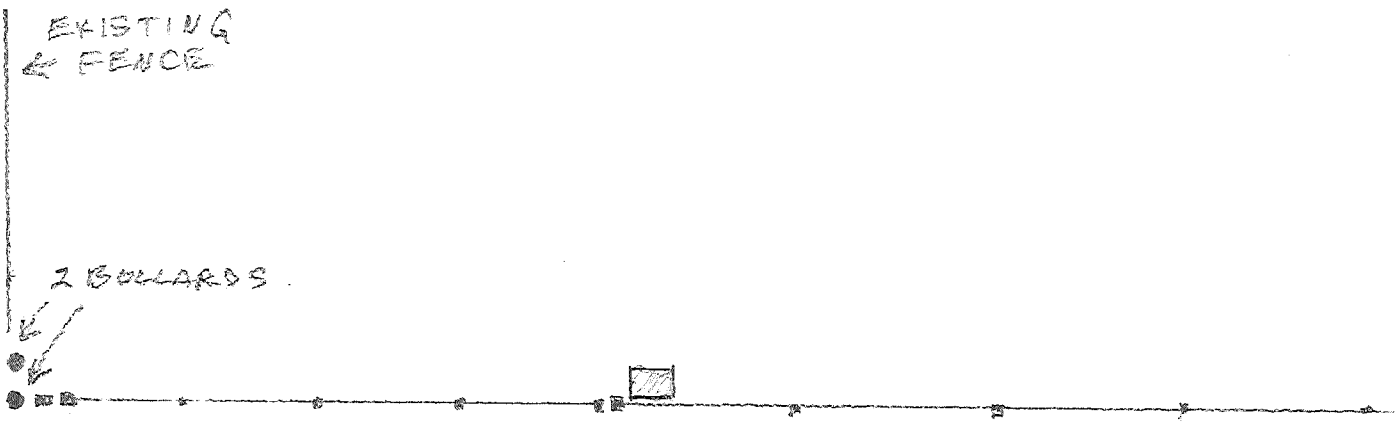
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Construction of a fence and gates in the front of the residence is being proposed. It will be a black picket fence made of steel, 4' in height. There will be a 4' wide hinged manual gate to access the front of the property on the right side facing the house. On the left side there will be a 24' opening for a rolling automatic gate; so automobiles can access the driveway and garage. Two 6 5/8" wide steel bollards will be installed to replace the existing deteriorating yellow concrete curb on the left side of the driveway entrance, facing the garage. The bollards will serve to protect the gate from damage. This traditional classic style fence will blend in very nicely in the Historic District, and it will be in full compliance with Code Section 230.030j. The front of the property will be landscaped with flower gardens.

John [Signature]
Signature of Applicant

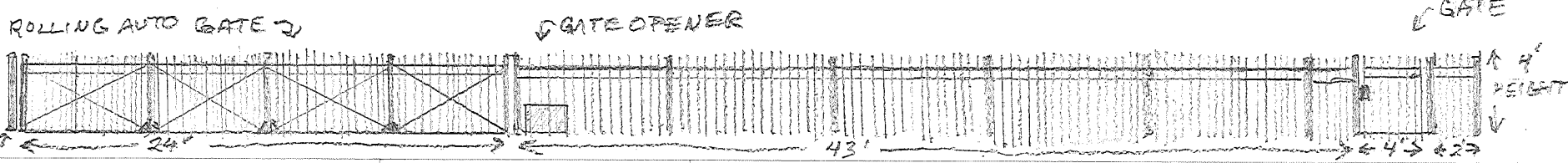
FEB 2 2018
Date Submitted/Signed

W
↑
ALLEY
↓
E
TOP
VIEW



S ← ALLEY → N

1/8" = 1'
SCALE
FRONT
VIEW











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HySecurity operators secure the world's critical infrastructure and key assets where ultimate reliability is vital. **SlideSmart DC** delivers that same uncompromising quality to commercial customers, where ease of use, consistent operation, low maintenance, long life and high reliability is expected.

SIMPLE. HySecurity strives for simplicity. Easy to install. Easy to configure. Easy to maintain. Easy to troubleshoot and repair.

RELIABLE. HySecurity operators last decades under the harshest climates and user conditions.

SECURE. HySecurity is the most used operator on critical infrastructure sites such as nuclear power plants, high security government agencies, embassies, ports, airports, and much more.

PROGRAM AND TROUBLESHOOT USING SMART DC CONTROLLER AND S.T.A.R.T. (Smart Touch Analyze & Retrieve Tool)

- Simplifies installation
- Configures gate operation to exact user needs quickly and easily
- Communicates in real time and stores faults in a date and time stamped log
- Simple, quick and inexpensive troubleshooting



Easily configure the operator with 5 tact buttons and a 32 character display. Faults flash on the display accompanied by an audio sequence which alerts owner. Faults can also be communicated in real time to the command and control network system for the ultimate in security. The 300 event fault log can be downloaded to a laptop computer to easily troubleshoot random events that appeared days in the past.

SlideSmart DC™ Models

| | | FAST Operators |
|-------------------------------|--|--|
| Standard | SlideSmart DC 15 | SlideSmart DC 10F |
| Solar | SlideSmart DCS 15 | SlideSmart DCS 10F |
| Gate Weight Max. | 1,500 lb (680 kg) | 1,000 lb (453 kg) |
| Gate Length Max. | 40 ft (12 m) | |
| Rate of Travel | 0.75, 1 or 1.25 ft/s (23, 30 or 38 cm/s)** Open/Close speed set independently | 1.75, 2 or 2.25 ft/s (53, 61 or 69 cm/s) Open/Close speed set independently |
| Duty Cycle | Continuous | |
| Horsepower | 1/2 hp | |
| Drive | Electromechanical | |
| Uninterruptible Power Supply† | Standard battery backup gate travel: Two 8Ah batteries. Up to 4,000 ft (1,219 m) after AC power loss. Field configurable to fail open or secure when batteries deplete. Extended battery backup gate travel: Two 50Ah batteries. Up to 25,000 ft (7,620 m) after AC power loss. Field configurable to fail open or secure when batteries deplete. | |
| Temperature Rating | -13°F to 158°F (-25°C to 70°C) No heater necessary | |
| Voltage Input | 115V or 208/230V, 50/60 Hz Solar: 24VDC solar panels* | |
| Accessory Power | 12VDC and 24VDC 1A each | |
| Communication | USB, RS-232, RS-485, Ethernet/Fiber using optional HyNet™ Gateway accessory | |
| User Controls | Smart DC Controller with 70+ configurable settings, 32 character LCD display and 5 tact buttons or a PC using S.T.A.R.T. software. | |
| Relays | Two configurable user relays: 30VDC, 3A solid state and 250VAC, 10A electromechanical. Optional Hy8Relay™ | |
| ETL Listed (UL 325) | Usage Class I, II, III, IV** | Usage Class III, IV*** |
| Cycle Tested | 250,000 cycles | |
| Warranty | 5 year (7 year single-family residential) | 5 year |

†SlideSmart DC is exceptionally energy efficient, however actual battery backed up gate travel will depend on gate resistance to travel, cycle length, battery health, ambient temperature, accessories drawing battery power and frequency of gate cycles during power outage.

*Solar panels not supplied by HySecurity

**Speed setting cannot be configured to exceed 1 ft/s for Class I and II usage.

***Not for residential use or applications intended to serve the general public.



OPTIONAL ACCESSORIES:

- HY-5A intelligent vehicle detectors
- Photo eye
- Hy8Relay™ - extended relay module provides eight additional programmable relay outputs
- Extended backup batteries
- Base extension, 12.5" (32 cm), for extended batteries or more conduit space
- Bolt-on gate brackets
- Stainless steel chain

Compatible with most access control, safety, vehicle detection and other accessories.

SYSTEM DESIGN SUPPORT: Contact HySecurity for CAD drawings, installation information, technical manuals, help with custom site requirements or other support. Visit www.hysecurity.com or call to speak with a HySecurity representative today.

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Intertek
D0539 120415

Untitled Map

Write a description for your map.

Legend

 1498 Court St NE

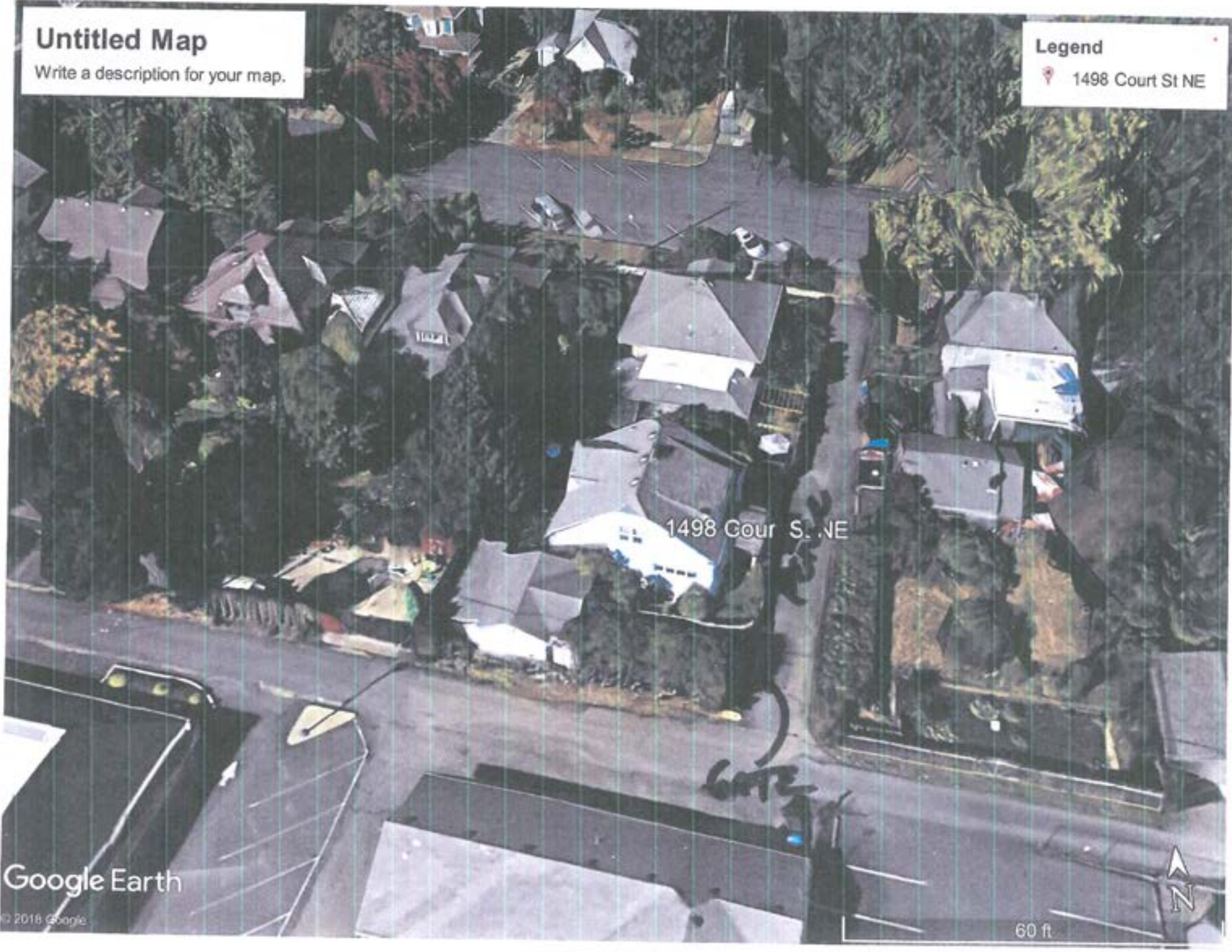
1498 Cour S. NE

GATE

Google Earth

© 2018 Google

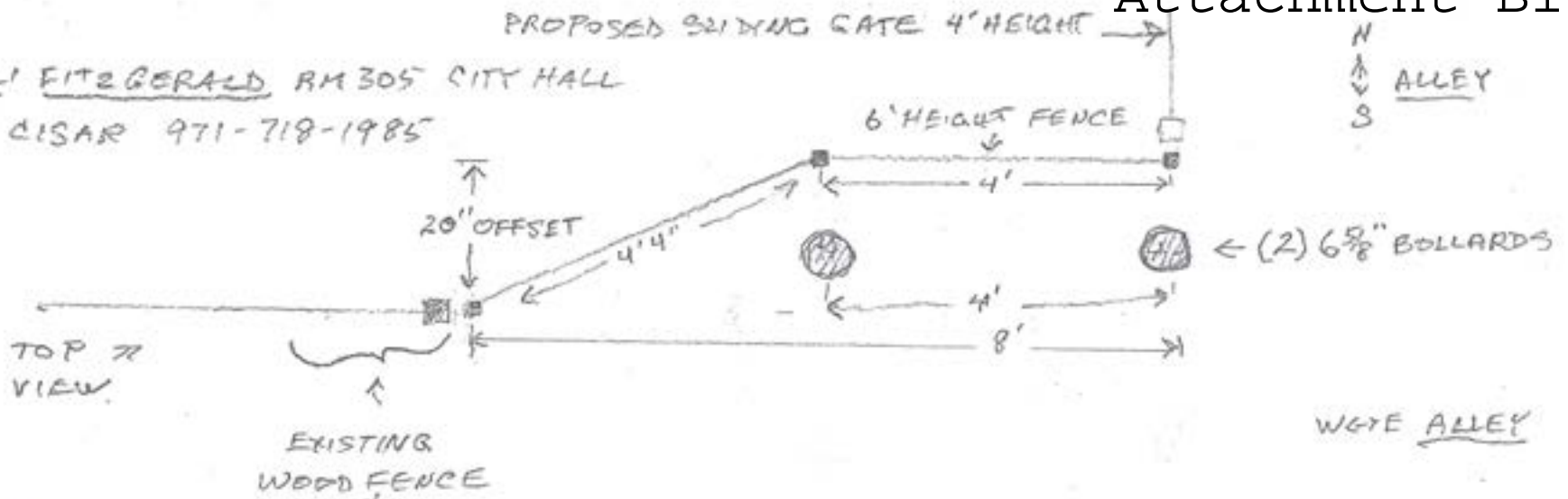
60 ft



2/13/2018

TO: KIMBERLI FITZGERALD RM 305 CITY HALL

FROM: JOHN CISAR 971-718-1985

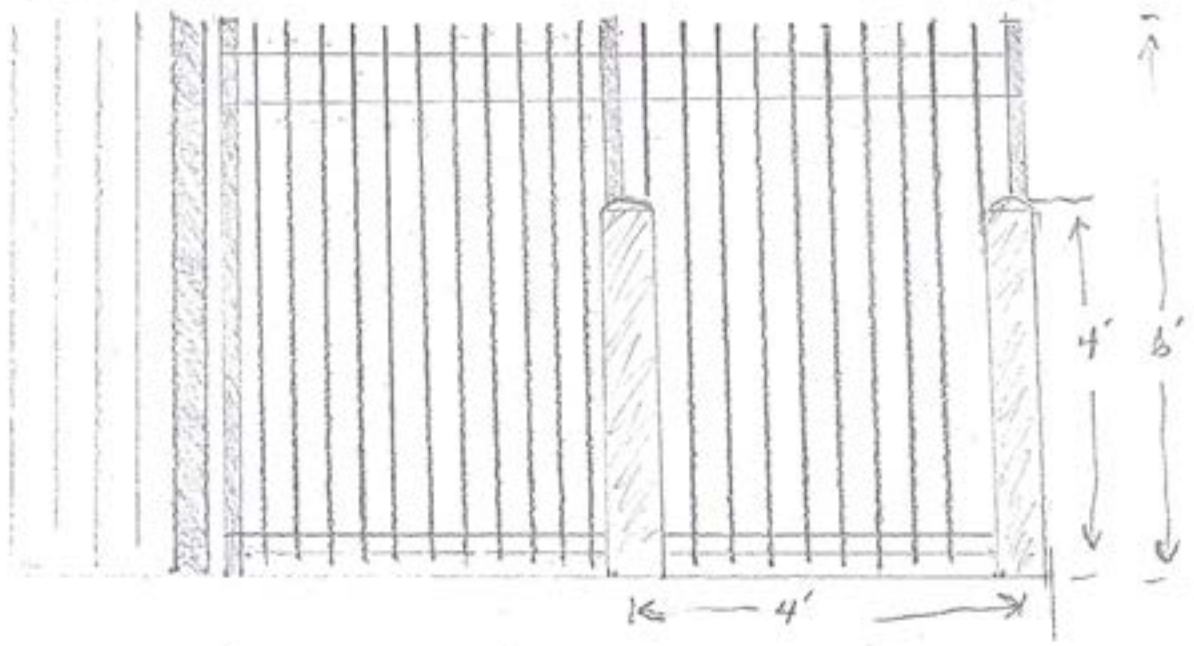


RECEIVED

FEB 13 2018

COMMUNITY DEVELOPMENT

FRONT VIEW →



PROPOSED BLACK STEEL SEE-THROUGH FENCE + (2) BOLLARDS
TO COMPLY W/ VISION CLEARANCE CODE

Kimberli Fitzgerald

From: James Suing
Sent: Monday, February 26, 2018 9:45 AM
To: Kimberli Fitzgerald
Subject: FW: 18-103563-DR.1498 Court. Revised Plan.pdf

I have signed the pw review off.

James Suing
City of Salem

From: Tony Martin
Sent: Monday, February 26, 2018 9:44 AM
To: James Suing <JSuing@cityofsalem.net>
Subject: RE: 18-103563-DR.1498 Court. Revised Plan.pdf

That works for me.

-tony | 503-588-6211 x7339

From: James Suing
Sent: Monday, February 26, 2018 9:33 AM
To: Tony Martin <TMartin@cityofsalem.net>
Subject: 18-103563-DR.1498 Court. Revised Plan.pdf

Hello Tony,

The applicant revised his plan after speaking with you about his project at 1498 Court St NE. Can you look at the plan and make sure it meets your requirements?

James