

# NOTICE OF DECISION

*Si necesita ayuda para comprender esta informacion, por favor llame  
503-588-6173*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.** Historic Review Case HIS15-42 / Amanda No. 15-118590-DR

**NOTICE OF DECISION DATE:** October 23, 2015

**REQUEST:** Minor Administrative Historic Design Review of a proposal to install a new wheelchair lift at the rear of the Dr. Ray Pemberton House, a Salem Historic Landmark, zoned CO (Commercial Office) zone, and located at 1455 Commercial Street SE, 97302 (Marion County Assessor's Map and tax lot number: 073W27CD09000).

**APPLICANT:** Blake Bural, AC & Co. for Kim Buller

**LOCATION:** 1455 Commercial Street SE, Salem OR 97302

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.040(h)

**DECISION:** Based upon the application materials deemed complete on October 22, 2015 and the findings as presented in this report, the application is APPROVED with the following CONDITION:

**Condition 1:** Neither the proposed new rail nor the proposed security gate post at the top of the deck platform shall be attached to the window frame located on the house adjacent to the deck.

**FINDINGS:** The applicant is proposing to install a new wheelchair lift at the rear of the Pemberton House. The proposed lift will be installed on a new concrete slab located just to the north of the existing stairs leading to the back entry. The deck rail on the platform and approximately 1 foot of the top handrail and balusters will be removed to accommodate the new security gate and associated lift equipment at the top of deck platform. The proposed lift is a Bruno VPL-3353B with an overall height of 75 9/16", width of 50 13/16" and length of 49 15/16".

Staff determined that the following standards from SRC 230 are applicable to this project:

**230.040(h) Accessibility.** Additions or alterations to improve accessibility are allowed.

**(1) Materials.** Materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions and configuration of the original materials in the building.

**Finding:** The proposed new lift and associated equipment will be of metal and wood, materials currently found throughout the Pemberton House, thereby meeting SRC 230.040(h)(1).

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005

CITY OF Salem  
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**(2) Design.**

**(A)** Design additions or alterations to improve accessibility in a manner that identifies the building's character-defining spaces and features and prevents their damage or loss.

**Finding:** The proposed wheelchair lift will be located at the rear of the Pemberton House, not visible from the public right of way, preserving the character defining features of the front façade. The proposed new metal security gate at the top of the deck platform will require the removal of the existing non-historic wooden deck rail and balusters and the installation of new wooden posts and rail. In order to ensure there is no adverse effect to the window located adjacent to the deck as a result of this project, and for the proposal to better meet SRC 230.040(h)(2)(A), the following condition of approval is required:

**Condition 1.** Neither the proposed new rail nor the proposed security gate post at the top of the deck platform shall be attached to the window frame located on the house adjacent to the deck.

**(B)** Additions and alterations to improve accessibility should be designed in a manner that is compatible with the building and its setting.


**Finding:** The proposed new lift is of traditional material, and is a compact design, located at the rear of the historic resource not visible from Commercial Street SE. The lift provides accessibility to the Pemberton House in a manner that is compatible with the resource, thereby meeting SRC 230.040(h)(2)(B).

**SUMMARY:** In order to provide accessibility, the applicant is proposing to install a new wheelchair lift at the rear of the Dr. Ray Pemberton House. The proposed lift is of metal, a traditional material, and is compactly designed. It will be located adjacent to the existing rear entry, and require minimal alteration to the existing non-historic deck.

Staff finds that the proposed lift unit is compatible with the resource and setting district, thereby meeting SRC 230.040 (h)(1) and (2) (B). In order to better meet 230.040 (h)(2)(A) a conditional of approval is required.

**DECISION:** Based upon the application materials deemed complete on October 22, 2015 and the findings as presented in this report, the application is APPROVED with the following CONDITION:

**Condition 1:** Neither the proposed new rail nor the proposed security gate post at the top of the deck platform shall be attached to the window frame located on the house adjacent to the deck.

  
Kimberli Fitzgerald, Historic Preservation Officer  
[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net)  
Phone: (503)540-2397

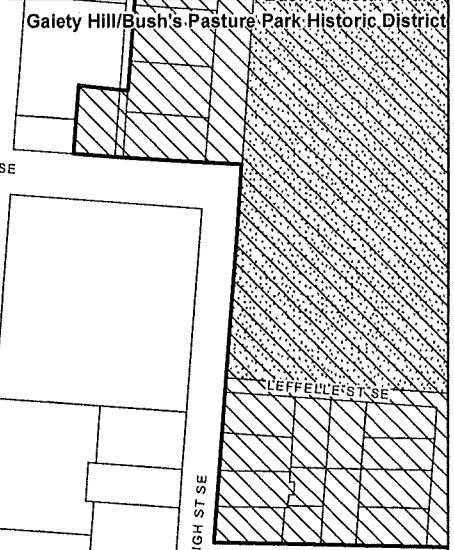
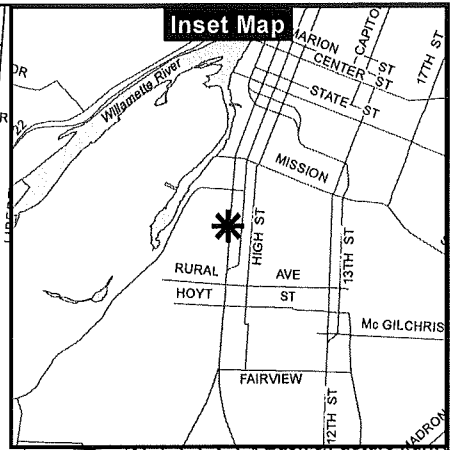
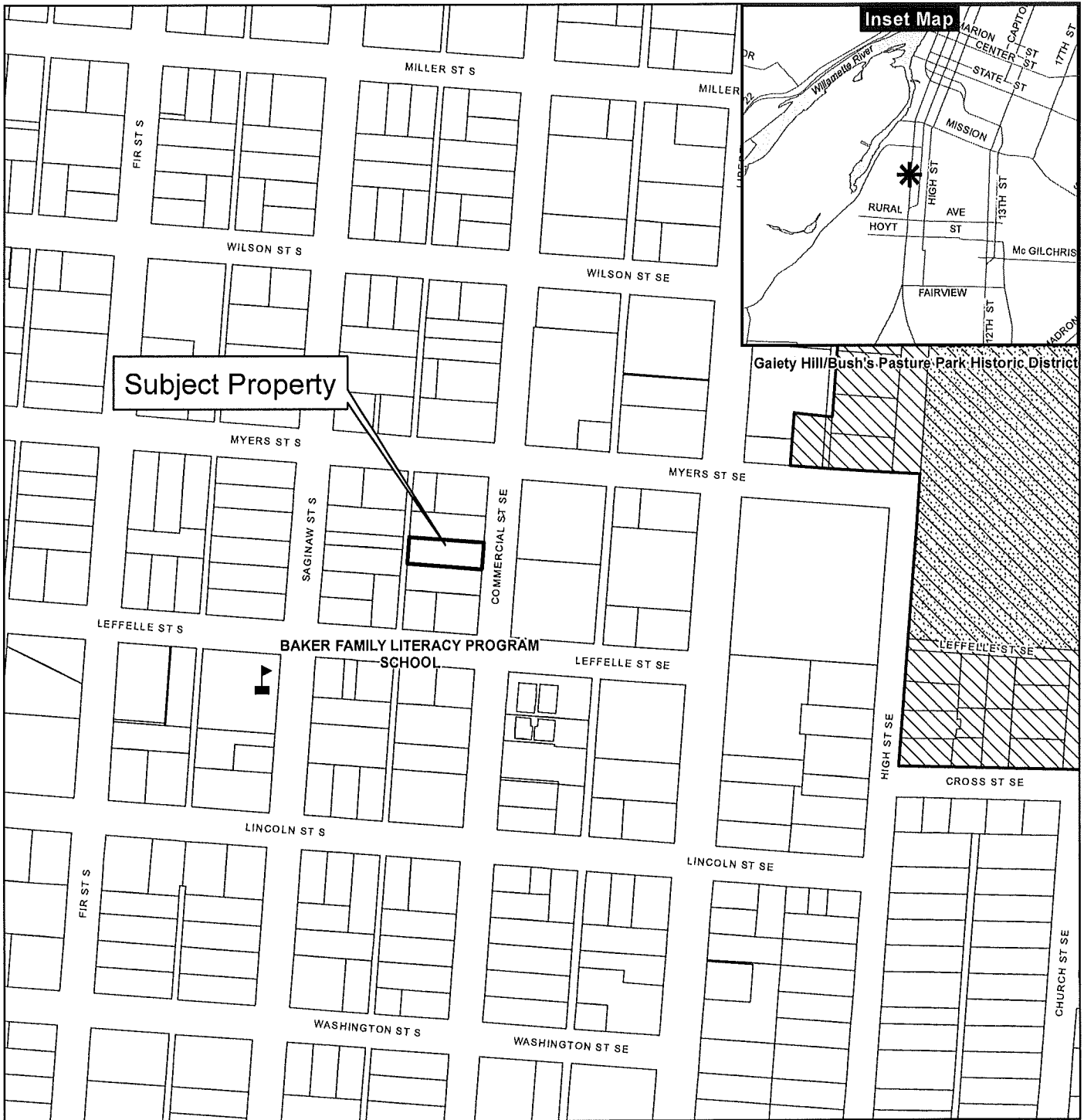
*This Decision becomes effective on **November 10, 2015**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete October 22, 2015  
Notice of Decision Mailing Date: October 23, 2015  
Decision Effective Date: November 10, 2015  
State Mandated Decision Date: February 19, 2016








The rights granted by this decision must be exercised by November 10, 2017, or this approval shall be null and void.

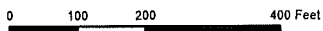
This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., November 9, 2015**. The appeal must state where the decision failed to conform to the provisions of the historic 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 1455 Commercial St SE



## Legend

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



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### Historic Alteration Review - Commercial Resource Worksheet

Site Address: 1455 COMMERCIAL ST SE Resource Status:  Contributing  
 Non- Contributing

#### Type of Work: Activity Proposed

Major  Minor

#### 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 WHEELCHAIR LIFT
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way?  YES  NO

Project's Existing Material: N/A Project's New Material: N/A

#### 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:

TO MEET ACCESSIBILITY TO THE FIRST FLOOR THE PROJECT WILL INSTALL  
A WHEELCHAIR LIFT. IT WILL BE SET ON A CONCRETE PAD. THE  
ONLY ALTERATIONS TO EXISTING BUILT STRUCTURES WILL BE  
MODIFICATIONS TO THE EXISTING WOOD DECK. THE RAIL WILL  
BE PARTIALLY REMOVED TO PERMIT ACCESS TO THE LIFT.

Coimne Elms  
Signature of Applicant

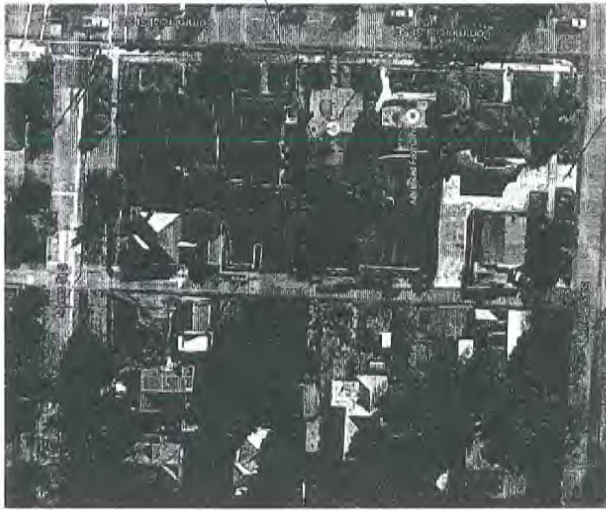
10-9-15  
Date Submitted/Signed



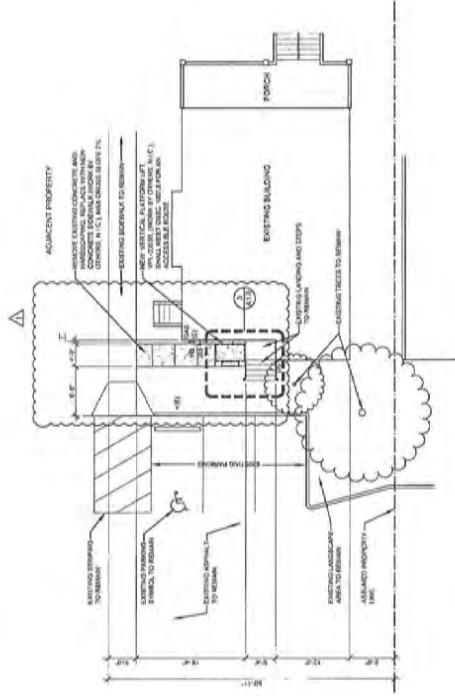
WEST (REAR) ELEVATION OF EXISTING BUILDING



NORTH (SIDE) ELEVATION OF EXISTING BUILDING



1 OVERALL AERIAL SITE PLAN  
SCALE: N.T.S.



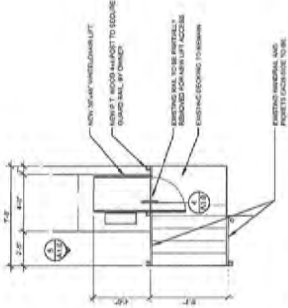
2 ENLARGED SITE PLAN  
SCALE: 1" = 30' 0"

**GENERAL NOTES**

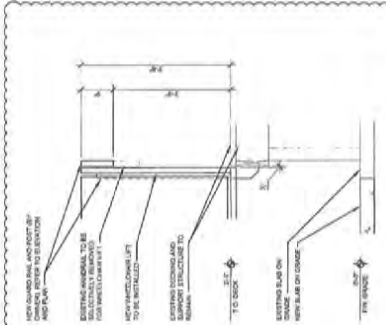
- SEE PLAN AND CHECK FOR CHANGES, ETC.
- CONSULT WITH ALL AGENCIES AND ALL APPLICABLE REGULATIONS, ETC.
- DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
- FOR ALL DIMENSIONS, UNLESS OTHERWISE NOTED, USE FEET AND INCHES.
- FOR ALL DIMENSIONS, UNLESS OTHERWISE NOTED, USE FEET AND INCHES.

**SYMBOL LEGEND**

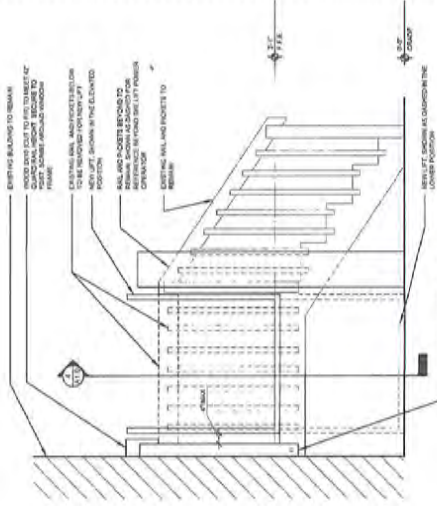
- EXISTING CONCRETE CURB TO REMAIN
- EXISTING DRIVEWAY TO REMAIN
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3 ENLARGED PLAN  
SCALE: 1/4" = 1' 0"



4 SECTION  
SCALE: 3/8" = 1' 0"



5 ELEVATION  
SCALE: 3/8" = 1' 0"



AC+O ARCHITECTURE COMMUNITY  
1000 UNIVERSITY ST. SE  
SUITE 1000  
ATLANTA, GA 30303  
PH: 404.525.1111

JOB NO: 2015.0002  
DATE: OCT. 8, 2015  
DRAWN: MMS  
REVISIONS:  
1: PLAN MARKER



GROW STRONG  
PLAY THERAPY &  
WELLNESS CENTER

1000 UNIVERSITY ST. SE  
SUITE 1000  
ATLANTA, GA 30303

SHEET  
A1.0





# VPL DEALER REFERENCE GUIDE & OPTION LIST

EFFECTIVE APRIL 1, 2013

## Commercial Unenclosed Vertical Platform Lift System

### LIMITED WARRANTY: VERTICAL PLATFORM LIFT

Any product sold by BRUNO Independent Living Aids, Inc., ("BRUNO") is subject to the BRUNO limited warranty which applies to the specific product(s) being purchased. All BRUNO warranties cover defects in materials and workmanship for a limited time and do not cover damage or failure caused by misuse, abuse, accidents, physical damage, modifications not made by BRUNO, damage in shipment, or repairs undertaken by anyone other than BRUNO factory employees or authorized distributors. All BRUNO warranties are limited to the repair, replacement or refund of the purchase price and certain types of damages are not covered. BEFORE YOU PURCHASE A BRUNO PRODUCT, YOU SHOULD REVIEW THE APPLICABLE PRODUCT WARRANTY FOR THE PRODUCT YOU WISH TO PURCHASE. COPIES OF WARRANTIES ARE AVAILABLE UPON REQUEST FROM BRUNO OR ITS AUTHORIZED DISTRIBUTORS.

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For order convenience please email at: [sales.orders@bruno.com](mailto:sales.orders@bruno.com) or Fax to 1-800-676-0665

# Top Landing Gate, Door, & Interlock Options



Gate with Push Button or Paddle Controls

Paddle Control

Push Button Control

Top Landing Gate With Push Buttons Control

Top Landing Gate With Paddle Control

Standard: 36" (914 mm) inside opening

Optional: 42" (1067 mm) inside opening  
(recommended with 90° platform)

Flush Mount Oak Door With Steel Frame  
(interlock included)

Flush Mount Steel Door With Window & Steel Frame  
(interlock included)



Flush Mount Oak Door



Flush Mount Steel Door



Door/Gate Operator

Door/Gate Operator (can be fitted to most doors and gates for power-assisted operation.)



Electric Strike Interlock  
(gate or door not provided by Bruno)

Electric Strike Interlock (gate or door not provided by Bruno)

- Not for use with flush mount door

Electrical/Mechanical "GAL" Interlock (gate not provided by Bruno)

Interlock Wiring Kit (interlock & gate not provided by Bruno)

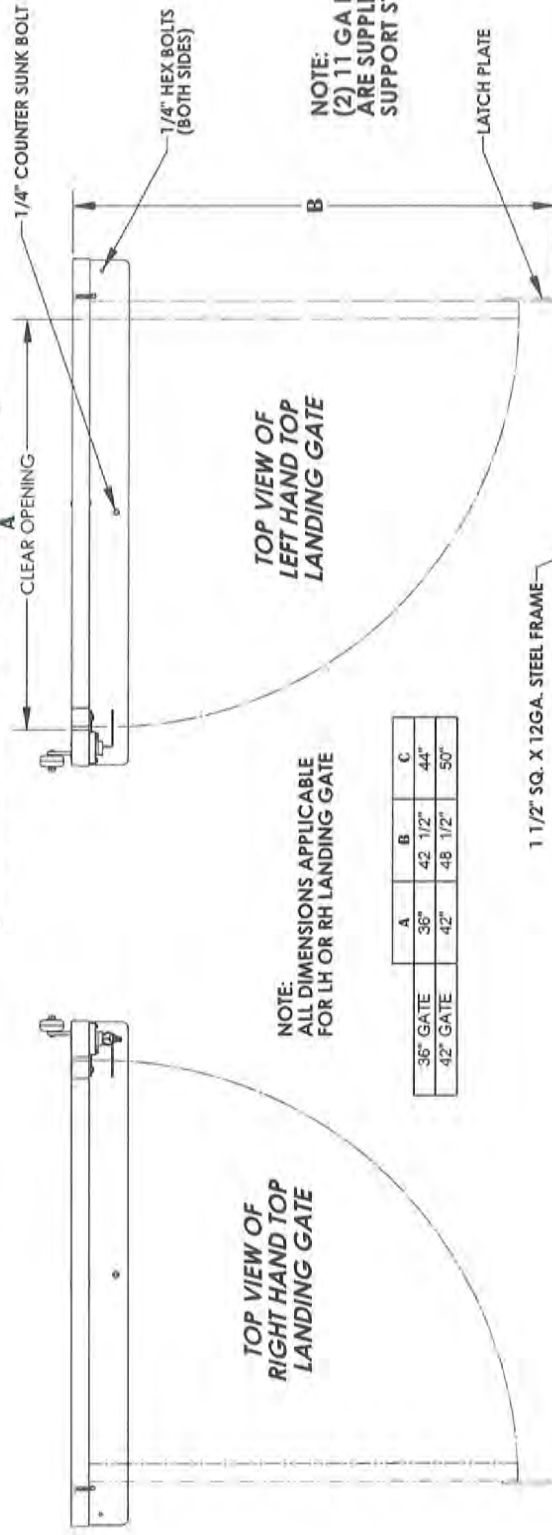
Single Interlock Timer Assembly (used with flush mount doors)



Electrical/Mechanical "GAL" Interlock  
(gate or door not provided by Bruno)

Note: Please check local codes for interlock and flush mount door requirements

# VPL-3100/VPL-3200B SERIES VERTICAL PLATFORM LIFT LANDING GATE DETAIL (VIEWED AT TOP LANDING)



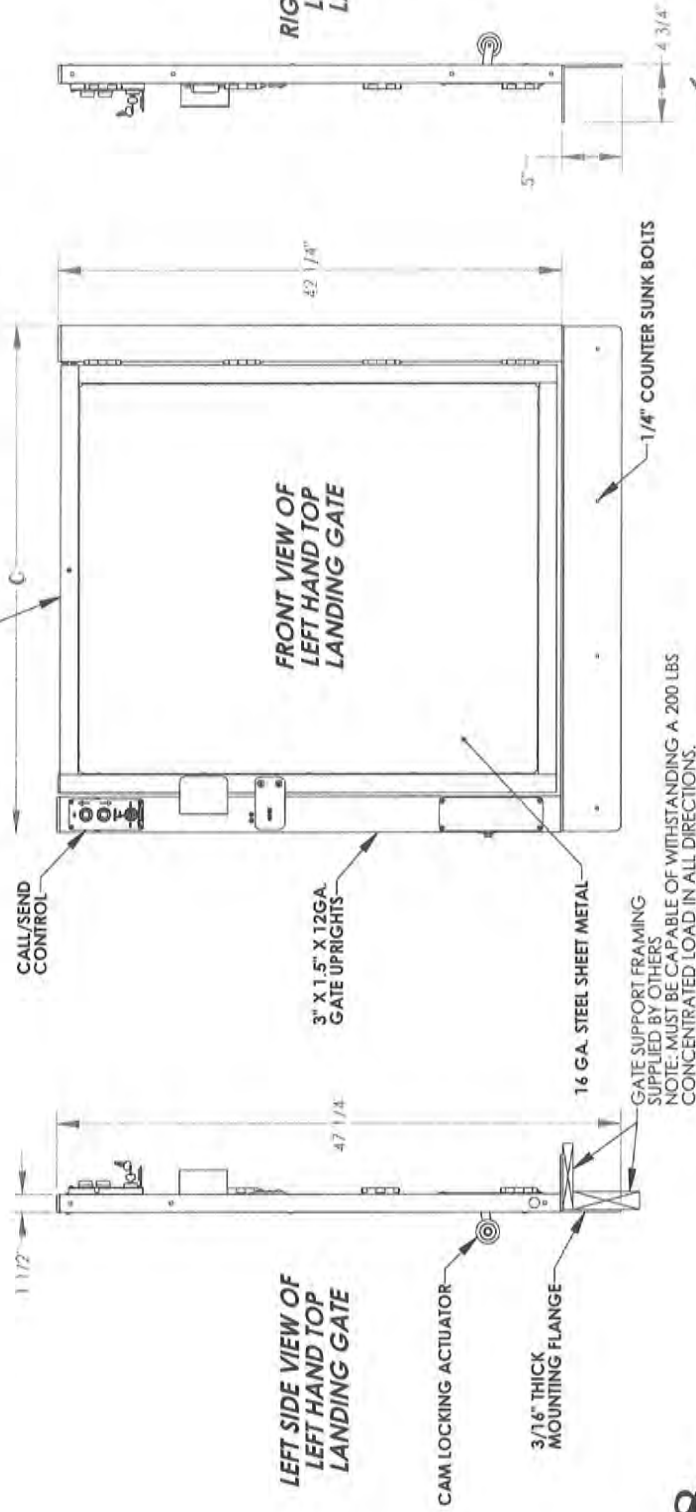
NOTE:  
ALL DIMENSIONS APPLICABLE  
FOR LH OR RH LANDING GATE

	A	B	C
36" GATE	36"	42 1/2"	44"
42" GATE	42"	48 1/2"	50"

NOTE:  
(2) 11 GA INSTALLATION BRACKETS  
ARE SUPPLIED FOR MOUNTING TO  
SUPPORT STRUCTURE.

LATCH PLATE

1 1/2" SQ. X 12GA. STEEL FRAME



LEFT SIDE VIEW OF  
LEFT HAND TOP  
LANDING GATE

FRONT VIEW OF  
LEFT HAND TOP  
LANDING GATE

RIGHT SIDE VIEW OF  
LEFT HAND TOP  
LANDING GATE

CAM LOCKING ACTUATOR

3/16" THICK  
MOUNTING FLANGE

16 GA. STEEL SHEET METAL

GATE SUPPORT FRAMING  
SUPPLIED BY OTHERS  
NOTE: MUST BE CAPABLE OF WITHSTANDING A 200 LBS  
CONCENTRATED LOAD IN ALL DIRECTIONS.

1/4" COUNTER SUNK BOLTS

CALL/SEND CONTROL

42 1/4"

5"

4 3/4"

**ILS-00938**  
**SHEET 1 OF 4**  
**REV. 5 (5328)(4/8/13)(DPG)**

Bruno Independent Living Aids, Inc., 1780 Executive Drive, P. O. Box 84, Oconomowoc, WI 53066  
Phone (800) 862-8183 Fax (262) 953-5501  
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