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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS14-15 / AMANDA No. 14-108990-DR

NOTICE OF DECISION DATE: June 25, 2014

OWNER/APPLICANT: Steven Topp, for Sprint Communications

LOCATION: 495 State Street SE, 97301

REQUEST: Major Historic Design Review of a proposal to add three panel antennae's and associated equipment to existing wireless facility support structures on the roof of a National Register historic resource (Masonic/Franklin Building) within the Salem Downtown Historic District, in the CB (Central Business District) zone, and located at 495 State Street, (listed as 101 High NE in nomination documents) (Marion County Assessor's Map and Tax Lot number: 073W27AB/2700).

CRITERIA: Salem Revised Code (SRC) Chapter 230
230.065 General Guidelines for Historic Contributing Buildings

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated June 19, 2014, incorporated herein by this reference, and testimony provided at the Public Hearing of June 19, 2014, 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) as follows:

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

**NOTICE OF
DECISION**

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

CITY OF Salem
AT YOUR SERVICE

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.

Findings:

The HLC finds that while it is clear that the original building was not constructed for this use, the impact of the antennae has been minimized due to the height of the structure and the placement of the antennae. The HLC finds that this use is compatible 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.

(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.

(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.

Findings:

The HLC finds that there are no distinctive historic materials or features proposed for removal, reconstruction, or repair and that Guidelines 230.065 (b)(c), (d) and (e) do not apply to this proposal.

(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.

Findings:

The HLC finds that the installation of these three new antennae will not damage the integrity of the building and, although visible, will not adversely affect the resource, or surrounding historic district. The addition of the equipment will not be visible, and there will not be an adverse visual impact due to their addition. With a condition is attached, limiting cumulative adverse effect, the HLC finds that the installation of antennae and the addition of associated equipment are compatible with the size and scale of the Franklin building, and that SRC 230.065(f) and (g) have been met.

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

Findings:

The applicant's proposal does not address any structural deficiencies in the historic resource; therefore the HLC finds that this guideline does not apply.

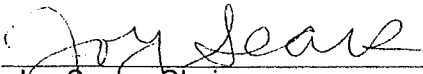
(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Findings:

The applicant's proposal does not involve any excavation or re-grading, therefore the HLC finds that this guideline does not apply.

DECISION: The Historic Landmark Commission voted to adopt the Staff Recommendation contained in the Staff Report dated June 19, 2014, and **APPROVES** the proposal.

VOTE: YES 7 NO 0 ABST Absent 2 (Johnson /Mangini)



Joy Sears, Chair
Historic Landmarks Commission

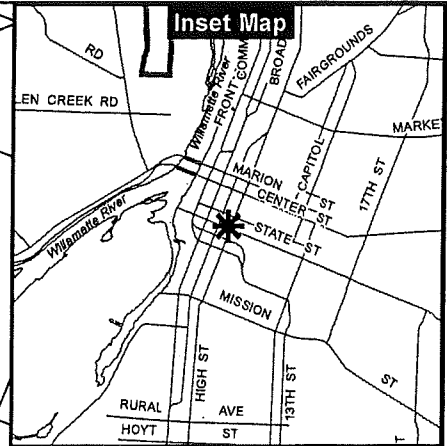
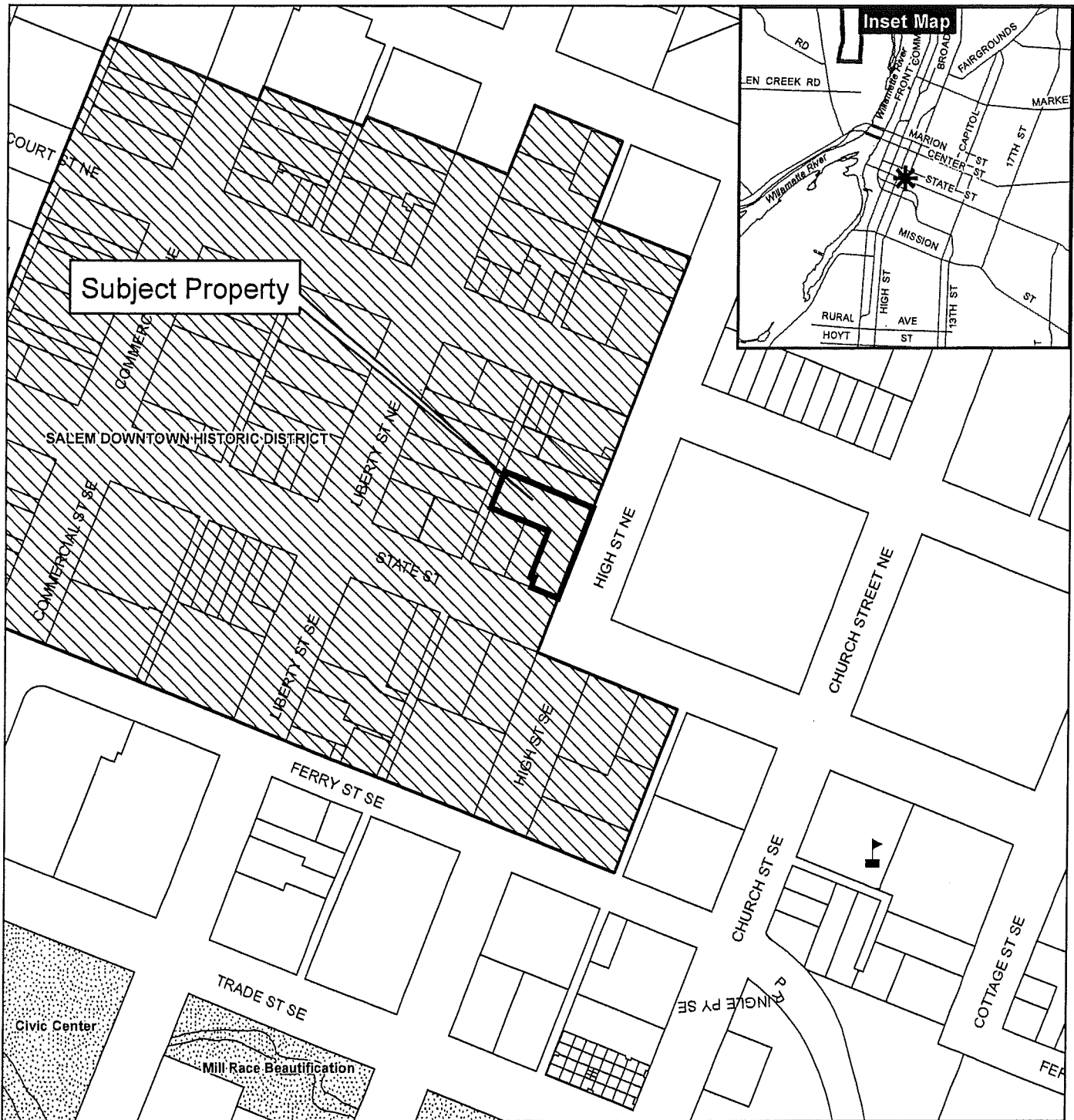
The rights granted by this decision must be exercised by July 11, 2016, or this approval shall be null and void.

A copy of the complete Case File is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Kimberli Fitzgerald, by email: kfitzgerald@cityofsalem.net, or phone: 503-540-2397.

Application Deemed Complete: May 28, 2014
Notice of Decision Mailing Date: June 25, 2014
Decision Effective Date: July 11, 2014
State Mandated Decision Date: September 25, 2014

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 July 10, 2014, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.

Vicinity Map 495 State Street



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

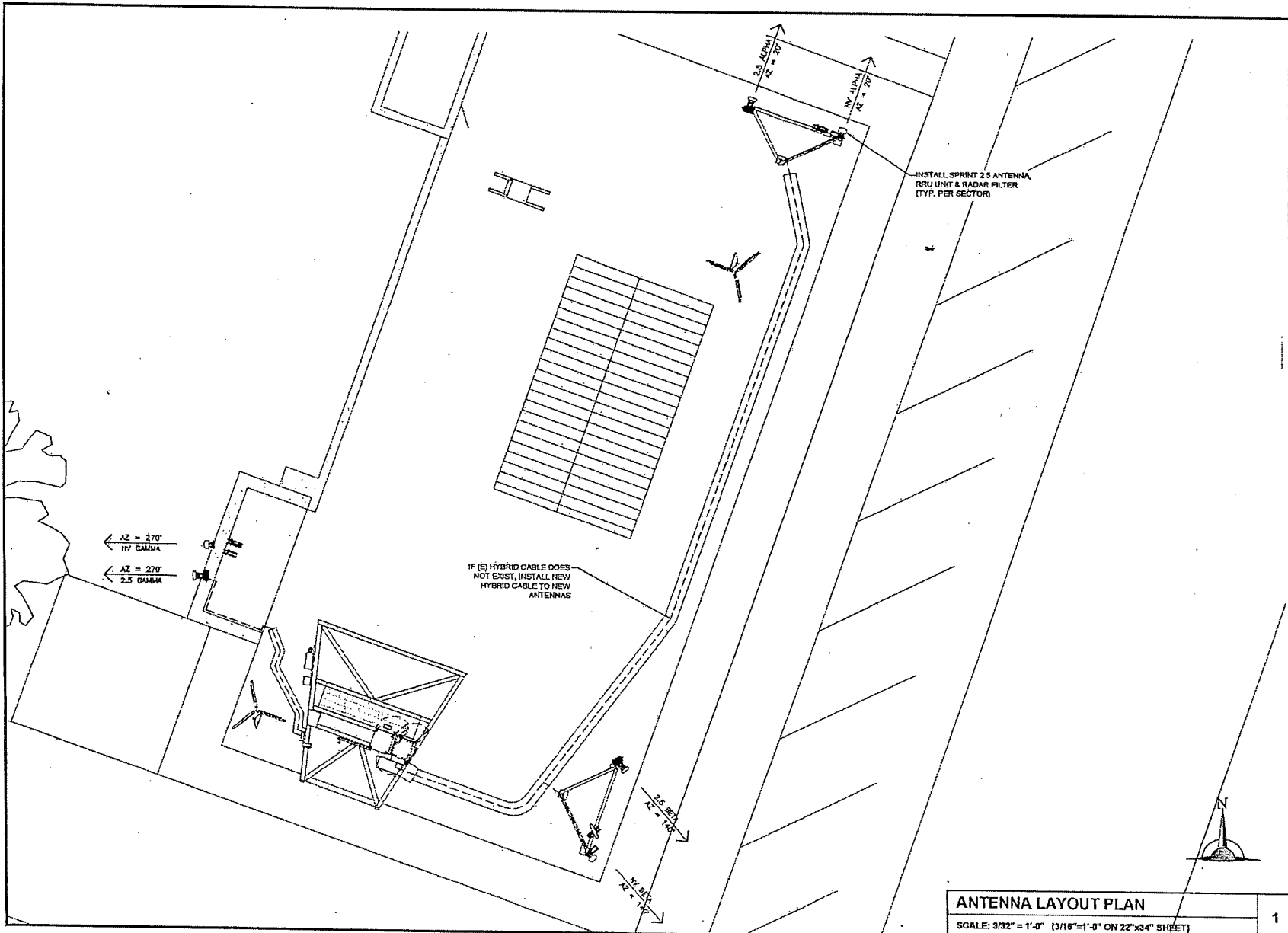
Parks

CITY OF Salem
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Community Development Dept.

0 100 200 400 Feet



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PLANS PREPARED FOR:

Sprint
 6580 Sprint Parkway
 Overland Park,
 Kansas 66251

PLANS PREPARED BY:

NEW HORIZON
 SITE SERVICES
 82 East Shesango Street
 Shippville, PA 18150
 724.393.4033
 www.new-horizon.com
 100-000-0000-0000-0000-0000-0000-0000

ENGINEERING LICENSE:

REGISTERED PROFESSIONAL ENGINEER
 84537PE

Alvin OREGON
 SEPT. 14, 2010
GARY W. CLOVER
 EXPIRES: 12-31-2015

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PROJECT NUMBER: TS-1758

REVISIONS:	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.16.14	CSE	A
310	REVISED CD	07.30.14	SEN	B
315	FINAL CD	09.24.14	DAVE	C
315	REVISED FINAL CD	03.03.15	JAY	D
315	REVISED FINAL CD	04.10.15	JAY	E

SITE NAME:
DOWNTOWN SALEM

SITE NUMBER:
P003XC095

SITE ADDRESS:
 495 STATE STREET
 SALEM, OR 97301

SHEET DESCRIPTION:
ANTENNA LAYOUT PLAN

SHEET NUMBER:
A-2.1

ANTENNA LAYOUT PLAN
 SCALE: 3/32" = 1'-0" (3/16" = 1'-0" ON 22"x34" SHEET)

