TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: February 21, 2019

CASE NO.: Historic Design Review Case No. HIS18-39

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

LOCATION: 1313 Mill Street SE (Marion County Assessor map and tax lot numbers: 073W26BC/4100)

REQUEST Major historic design review of a proposal to modify an existing wireless communication facility, replacing 6 wireless antennae and associated equipment with 6 antennae and associated equipment on an existing water tank (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: Natalie Erlund, FDH Velocitel for AT&T

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

RECOMMENDATION: APPROVE with the following CONDITION:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennas and associated equipment shall not exceed the total number and cumulative size of the dishes, antennas and associated equipment currently approved for installation.
BACKGROUND

On December 26, 2018, the applicant submitted materials for a Major Historic Design Review for replacing six (6) AT&T antennas and associated equipment on the water tower at the Willamette Heritage Center. The application was deemed complete for processing on January 24, 2019. In 2013, the Historic Landmarks Commission (HLC) approved AT&T’s proposal to remove three antennas, relocate three antennas and install nine new antenna panels on the water tower (HIS 13-16). Due to concerns about the cumulative adverse effect resulting from adding more antenna to the exterior of the water tower, the HLC added a condition of approval which limited future installation of antenna by this applicant to twelve. In 2014, the HLC approved the replacement of six antennas with three panel antennas on the water tower for Cricket, on the condition that any future replacement antenna would not exceed three by this applicant. These replacement antennas were not installed, and that decision expired on April 10, 2016. Cricket has since been acquired by AT&T. On July 21, 2016 the HLC approved HIS16-16 approving the replacement of six antennas and the removal of Cricket’s six antennas (Attachment D). A subsequent HLC Decision (HIS16-33) approved adding six radio heads behind antennas on the water tank and the ground shelter. A total of twelve antennas with associated equipment have been approved for AT&T on this water tower with a condition of approval that future modifications to this antenna facility not exceed this total number and size of the antennas and associated equipment currently approved for installation (Attachment E).

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on January 31, 2019 (Attachment A). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on February 21, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is May 24, 2019, unless an extension is granted by the applicant.

PROPOSAL

The applicant, AT&T, is proposing modifications to the exterior of the Thomas Kay Woolen Mill water tower (1926), which includes the replacement of six (6) cellular antennas and the replacement of 3 remote radio heads and the addition of three remote radio heads, one fiber feeder and four DC feeders. The associated equipment will be either installed behind existing antennas or within the existing ground equipment shelter. According to their proposal, the proposed replacement antennas does not exceed the cumulative size of the existing antennas and 3 remote radio heads, 2 battery stacks and strings, and a DC/DC converter shelf will be removed (Attachment C).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City
departments, neighborhood associations, and the public; and all documents referenced in this report.

**APPLICANT'S STATEMENT**

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant’s statements to evaluate the applicant’s proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **230.065 General Guidelines for Historic Contributing Resources** are the applicable criteria for evaluation of this proposal.

**FACTS & FINDINGS**

1. **Historic Designation**

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its 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. **Historic Significance**

Thomas Kay Woolen Mill is individually listed on the National Register of Historic Places and includes Mission Mill (1889) and the associated structures, including the water tower (1925). While this tower is not the original 15,000 gallon redwood tower, this tower was constructed during the historic period and is a historic contributing accessory structure (**Attachment B**).

3. **Neighborhood and Citizen Comments**

The subject property is located within the South East Salem Neighborhood Association (SESNA). Notification of the public hearing was sent to the neighborhood association and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on January 31, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. **City Department and Public Agency Comments**

The Building and Safety Division indicates that the applicant must obtain required building
permits. The Oregon Department of Transportation has indicated they have no concerns with the proposal. The Oregon State Historic Preservation Office has concurred that there is no adverse effect to the resource as a result of this proposal.

5. Historic Design Review

SRC Chapter 230.065 specifies the standards and guidelines applicable to this project. The applicant is proposing to remove and replace six antennas and associated equipment on the resource (Attachment C). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

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 antennas are substantially the same size and in the same location as the existing. Further, the applicant has proposed to locate the Remote Radio Heads (RRH’s) and associated equipment either behind the antennas 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 recommends that the HLC find 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 recommends that the HLC find 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 recommends that the HLC find 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 recommends that the HLC find 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 recommends that the HLC find 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 recommends that the HLC find 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 or within the equipment shelter will ensure that this equipment will not be visible on the water tower. The replacement of antennas and associated equipment will not result in an adverse visual impact. Staff recommends that the HLC find 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 antenna panels along with the reconfigured and relocated remote radio heads. 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. While the current proposal does not exceed a total of twelve antennas, the HLC has made it clear that their intent is to limit the future cumulative adverse impact of too much wireless equipment attached to this historic resource. Therefore in order to continue to limit the cumulative adverse effect of future wireless modification proposals on this resource, staff recommends that the HLC adopt the following CONDITION of APPROVAL:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennas and associated equipment shall not exceed the total number and cumulative size of the dishes, antennas and associated equipment 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.
Finding: Staff recommends that the HLC find 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 recommends that the HLC find 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.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission APPROVE the proposal with the following CONDITION:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennas and associated equipment shall not exceed the total number and cumulative size of the dishes, antennas and associated equipment currently approved for installation.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.

2. APPROVE the proposal with conditions to satisfy specific guideline(s).

3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant’s Submittal Materials
D. HIS16-16 Decision (Cover Page Only, no attachments)
E. HIS16-33 Decision (Cover Page Only, no attachments)

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer
**HEARING NOTICE**

**LAND USE REQUEST AFFECTING THIS AREA**

- **Audiencia Pública**
  - *Si necesita ayuda para comprender esta información, por favor llame 503-588-6173*

### CASE NUMBER:
Historic Design Review Case No. HIS18-39

### AMANDA APPLICATION NO:
18-124845-DR

### HEARING INFORMATION:
Historic Landmarks Commission, Thursday, February 21, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center

### PROPERTY LOCATION:
1313 Mill St SE, Salem, OR / 97301

### OWNER(S):
Willamette Heritage Center

### APPLICANT / AGENT(S):
Natalie Erlund for Velocititel

### DESCRIPTION OF REQUEST:
Summary: A proposal to replace wireless antennae and associated equipment on an existing water tank at the Willamette Heritage Center.

Request: Major historic design review of a proposal to modify an existing wireless communication facility, replacing 6 wireless antennae and associated equipment with 6 antennae and associated equipment on an existing water tank (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.

### CRITERIA TO BE CONSIDERED:

#### MAJOR HISTORIC DESIGN REVIEW

General Guidelines for Historic Contributing Resources

- Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms 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
HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant’s case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant’s testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:
Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:
Southeast Salem Neighborhood Association (SESSNA), Darrin Brightman, Land Use Co-Chair; Phone: 503-586-3964; Email: darrinseena@gmail.com; Jeff Leach, Land Use Co-Chair; Phone: 503-508-5499; Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: 503-781-8542; Email: bruhof@gmail.com.

DOCUMENTATION AND STAFF REPORT:
Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

www.cityofsalem.net/notices

ACCESS:
The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:
January 31, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem: http://www.cityofsalem.net/planning

It is the City of Salem’s policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event. TTD/TTY telephone 503-588-6439 is also available 24/7
EXCERPT FROM THE NATIONAL REGISTER NOMINATION DOCUMENTS

Thomas Kay Woolen Mill

Thomas Kay Woolen Mill PRIMARY (Contributing)
1313 Mill Street SE; Assessor's Map 073W26BC04100;
Owner: Mission Mill Museum, Salem, OR 97301

Description: Located on the eastern edge of Willamette University campus, the Thomas Kay Woolen Mill property is livened by a water course and large oak trees. The façade of the mill is the focal point of a park-like corridor through the campus which is created by the mill stream. The major component of the property (the mill and its warehouse, dye house, picker house and other back buildings) is to be partially restored as a museum of wool technology by the non-profit Mission Mill Association. The Kay Mill was constructed in 1888 during the mining boom and after the destruction of the Company's mill at Waterloo made it necessary to combine all operations in the mill at Salem. The second period of alterations occurred in 1904 when fuel oil supplanted wood as an auxiliary fuel for heating and dying. By 1915 28 looms were operating and the complex included the detached office and storage buildings, a 15,000 gallon Redwood water tank, the main mill building, a single story extension for dry finishing, a boiler room, picker house, carpenters and machine shop, housing for a turbine water wheel; dye house with drug and drying rooms, two wool warehouses an oil and bleach house and a shoddy and wood storage house. The third period of development came in 1925 when a new boiler room and other additions were constructed.

Cultural Data: The Thomas Kay Woolen Mill Company was founded in 1889 by native-born Englishman Thomas Kay, Squire Farrar, and C.P. Bishop. The existing mill was the largest plant of its type in the state, and it was the longest-lived woolen manufactory ever established in Salem. Until its sale to the Mission Mill Museum Association in 1965, it had been under continuous ownership and management by the family-controlled Thomas Kay Woolen Mill Company.
Historic Design Review Narrative
For a proposed modification to existing site: SA06 Mission Street

City of Salem
Community Development Department
555 Liberty Street SE, Rm 305
Salem, Oregon 97301

Attn: Kimberli Fitzgerald, AICP

RE: AT&T Mobility Application for a modification to AT&T’s existing site.
AT&T site number: SA06
Site name: Mission Street
Site address: 1313 Mill St SE, Salem, OR 97301
Current Use: Water Tower & Wireless Transmission site
Zone Classification: IC

AT&T Mobility is continually in the process of a system wide upgrade of its facilities to support and improve its LTE platform, while also adding FirstNet technology. LTE will increase the speed and volume of data that can be transmitted and received over wireless devices. LTE is also referred to as 4G technology and is usually developed and installed in steps called 2C, 3C, 4C etc. This project is the upgrade for 6C, including a 5G technology upgrade, WCS spectrum, and FirstNet, a dedicated first responder public safety LTE broadband network.

AT&T Mobility is requesting Historic review and consideration for a modification to its existing site, previously entitled under HIS 16-16. I have included the following list of documentation:

- Historic Review Process Application Form
- Historic Alteration Review – Commercial Resource Worksheet
- Velocitel Check $1,250.00, for a Historic Design review for the proposed Modification.
- This Narrative as required.
- Assessor’s Map showing subject and surrounding property
- 11 x 17 Zoning Drawings
- Photo simulations
- Copy of the previously approved Decision (HIS 16-16) for reference
- Redacted copy of the Site Lease Agreement
- Specifications for equipment, both proposed and to be removed
Project Description synopsis:

The existing water tank site has existing AT&T antennas and associated equipment attached to the water tank legs. AT&T has been at this location since 1997. The current configuration consists of (9) AT&T antennas, and (12) RRH’s (remote radio heads).

Impact of this proposed modification:

New Cingular Wireless LLC dba AT&T Mobility is proposing to swap out (6) antennas and (3) RRH’s, and add (3) RRH’s, (1) fiber feeder, and (4) DC feeders to the existing array. The new RRH’s will be installed behind existing antennas and so will be hidden from view. There will also be equipment added to the existing ground equipment shelter. All new equipment will be painted to match existing and no ground disturbance is proposed for this modification.

This proposed modification includes equipment specifically needed for the FirstNet First Responder Network, created by the United States Government “to be a force-multiplier for first responders – to give public safety 21st century communication tools to help save lives, solve crimes and keep our communities and emergency responders safe”.

Detail of this proposed modification:

AT&T will remove the following from the existing water tank installation:
- (1) LTE 700/1900 panel antenna per sector, (3) total
- (1) LTE 850/AWS/WCS panel antenna per sector, (3) total
- (1) LTE 700 RRH per sector, (3) total

AT&T will install the following at the existing water tank installation:
- (1) FirstNet/700/1900 panel antenna per sector, (3) total
- (1) LTE 850/AWS/WCS panel antenna per sector, (3) total
- (1) LTE 700 B12/B14 dual RRH per sector, (3) total
- (1) LTE 850 B5 RRH per sector, (3) total,
- (1) fiber trunk and (3) DC trunks

AT&T will add to the existing equipment shelter:
- (1) 721 Netsure PDU rack with DC-DC converter module & rectifiers
- Netsure BBU rack with batteries

AT&T will remove from the existing equipment shelter:
- (1) DC-DC converter shelf in existing LTE rack
- Battery strings in existing PDU rack
- (2) Absolyte battery stacks
- (1) LTE 850 RRH per sector, (3) total

Result: Though some new equipment will be added to the array, the visual impact will be minimal because new equipment will be installed behind existing equipment.
**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 as AT&T has been in operation at this water tower location since 1997 and has become part of the environment in this part of Salem.
(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.

Natalie Erlund

PNW LTE Site Acquisition Specialist
AT&T Turf Project

Velocitel, LLC
4004 Kruse Way Place, Suite 220
Lake Oswego, Oregon 97035
971-303-1568
nerlund@velocitel.com

Attachments:

- Specifications for existing equipment to be removed
- Specifications for proposed equipment
Mission Street
SA06 FA# 10094075
1313 Mill Street SE | Salem, OR 97301

Location

Proposed Looking North towards Ferry Street SE

Existing

Note: Other RRHs and antennas obscured in this view

View 1

View 2
Mission Street
SA06 FA# 10094075
1313 Mill Street SE | Salem, OR 97301

Looking South West towards the corner of Mill Street SE and 12th Street SE

Note: Other RRHs and antennas obscured in this view
18. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY AT&T AND CONTRACTOR.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING ALL ACTIVITIES.
15. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS.
13. THE PROJECT SITE WILL BE THE PROPERTY OF AT&T UNTIL ACCEPTANCE.
11. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE PROHIBITED.
9. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE PROHIBITED.
7. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE PERFORMED IN
5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE BID.
3. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE PROJECT SITE.
2. AT&T, AND THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET
1. AT&T is responsible for scheduling and coordinating all activities.

**Concrete Notes:**

6. REMOVING STEEL SHALL BE DETAILED EXCLUDING HOLES AND BENDS IN WHICH DAMAGE TO EXISTING BURIED UTILITIES MAY OCCUR. A WORK PERIOD NOT TO EXCEED 24 HOURS国のストラクチュールとコンクリートの素材を考慮した設計

**Steel Notes:**

6. COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE, AND TYPE OF MEMBER
5. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A36 STEEL.
4. NEW GRADES SHALL BLEND NATURALLY INTO EXISTING GRADES.
3. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON
2. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE
1. THE CONTRACTOR SHALL INSTALL, ALL MATERIALS AND EQUIPMENT ACCORDING TO

**Phasing Notes:**

6. ADDITIONAL PHASING TO BE ENTERED INTO THE CONTRACT.
5. PHASING CHART TO BE ENTERED INTO THE CONTRACT.
4. TRANSITION PERIODS TO BE ENTERED INTO THE CONTRACT.
3. PHASE CHART TO BE ENTERED INTO THE CONTRACT.
2. PHASING TO BE ENTERED INTO THE CONTRACT.
1. THE CONTRACTOR SHALL COMPLETE THE WORK WITHIN THE PHASING PERIOD.

**Structural Steel Notes:**

1. THE STRUCTURAL STEEL IS TO BE USED FOR THE STRUCTURAL FRAME OF THE BUILDING.
2. THE STRUCTURAL DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR THE PROPOSED PROJECT.
3. THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR THE PROPOSED PROJECT.
4. THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR THE PROPOSED PROJECT.
5. THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR THE PROPOSED PROJECT.
6. THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR THE PROPOSED PROJECT.

**Concrete Material Notes:**

7. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT
6. COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE, AND TYPE OF MEMBER
5. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A36 STEEL.
4. NEW GRADES SHALL BLEND NATURALLY INTO EXISTING GRADES.
3. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON
2. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE
1. THE CONTRACTOR SHALL INSTALL, ALL MATERIALS AND EQUIPMENT ACCORDING TO

**Metal Notes:**

8. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A36 STEEL.
7. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON
6. NOTIFY AT&T AND THE ARCHITECT IF MODIFICATIONS TO THE SHOWN GRADING PLAN ARE NEEDED.
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1. NOTIFY AT&T AND THE ARCHITECT IF MODIFICATIONS TO THE SHOWN GRADING PLAN ARE NEEDED.
1. Paint proposed antennas to match existing.
2. Contractor to verify RF design with construction manager and/or RF engineer prior to construction.

10'-0" AGL

EXISTING ELEVATION

PROPOSED ELEVATION

FOR GROUND EQUIPMENT SEE A-2

FOR GROUND EQUIPMENT SEE A-2

NON-AT&T EQUIPMENT NOT SHOWN FOR CLARITY

NON-AT&T EQUIPMENT NOT SHOWN FOR CLARITY

GRADE (REF)
0'-0" (ASSUMED)

GRADE (REF)
0'-0" (ASSUMED)
GROUNDING NOTES:

1. Grounding shall be installed 6" below frost depth or 30" below ground, whichever is greater. Confirm frost depth with jurisdiction.

2. All details are shown in general terms. Actual installation and construction may vary due to site specific conditions.

3. Ground all antenna bases, frames, cable runs, and other metallic components using copper wires and connect to surface mounted GROUND BAR. Following antenna and its manufacturer's practice for bonding all components to a single point using #4 COPPER THHN/THWN. All ground wire shall be green insulated wire above ground.

4. Ground all connections shall be Cadweld. All wires shall be green insulated wire above ground.

5. Contractor to verify and test ground to source. Grounding and other operational testing shall be witnessed by AT&T representative.

6. Refer to Division 16 General Electric. General, electrical provisions and comply with all requirements of grounding standards.

7. Electrical Contractor to provide detailed design of grounding system, and receive approval of design by Authorized AT&T Mobility Representative, prior to installation of grounding system. Photo document all Cadwelds and ground ring.

8. Notify construction manager if there are any difficulties installing grounding system due to site soil conditions.

GENERAL NOTES (WHERE APPLICABLE):

1. Electrical Contractor shall order ground resistance testing once the grounding system has been installed, a qualified individual utilizing the fall of potential method, should perform the test. The report will show the location of the test and contain no less than 8 test points along the testing line, graphed out to show the plateau.

2. 2 point ground test or 3 point 62% tests will not be accepted as alternatives to the aforementioned ground tests. Tests shall be performed while the counterpoint is isolated from the A/C system ground and existing communications facility.

PLATFORM GROUNDING PLAN
**General Notes:**
1. All electrical work shall be completed in accordance with the latest edition of the National Electrical Code.
2. Comply with the latest edition of the Uniform Building Code. The requirements of all applicable, municipal, and state codes and regulations shall govern.
3. Perform all verification, observations, testing, and examination of work prior to the ordering of electrical equipment and the actual construction. Issue a written notice of all findings to the construction manager listing all findings, faulty equipment, and discrepancies.
4. Underground conduit shall be RGP, polyvinyl chloride conduit. Type schedule 40 (schedule 80). Conduit shall be galvanized rigid conduit, conforming to UL standard. All metal conduits (UC) fabricated from carbon must be schedule 40 pipe. All conduit shall be slip-on. All conduit shall be painted with the collection color, and the duct, all ducts shall be 30 mil in thickness.
5. All wiring shall be stranded copper with minimum 100% insulation (unless otherwise noted).
6. Neutral shall be color coded, insulation shall be black. All wires shall be cross-linked polyethylene.
7. Contractor to contact all utilities for location of underground services. Services locations shall be confirmed prior to construction.
8. The contractor is responsible for all permitting, plotting, and fees in connection with the project.
9. The contractor shall schedule all necessary inspections with the proper authorities and inform Velocitex 24-hours in advance. All inspections shall be performed in accordance with applicable codes. All inspections and test verification will be submitted to the owner's representative and shall be completed prior to construction.
10. All equipment, varis, and materials must have a UL label.
11. All work shall be done by qualified and experienced equipment and performed in accordance with the National Electric North America Code. All work shall be done in accordance with the National Electric Code.
12. Thorough test all lines, feeders, equipment, and circuits with minimum loads to assure proper operation.
13. Conductor lengths shall be continuous from termination to termination without splices.
14. Provide pull boxes where shown and/or inside required by codes and/or utility requirements.
15. All conduit rough-in shall be coordinated with the mechanical equipment to avoid location conflicts. Contractor shall notify all locations.
16. All wires shall be traced at all pull boxes. J-junctions, equipment boxes, and conduits with approved devices shall be marked.
17. All breakers in panel boards shall be identified with type written labels, neatly placed along side of the breaker.
18. All fixed-date and wall floor penetrations are to be caulked and sealed necessary calcium. To maintain the integrity of the fire separation.
19. Authorized personnel only. Eye protection required. No smoking or open flames.

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**Battery Room Sign Detail 5**

**Battery Room Data 2**

**Battery Room Detail 1**

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**Marathon M12V155FT**

*Designed for durability in telecommunications, and electric utility applications, the one front terminal, Marathon's line of battery series provides high performance and reliability in long duration discharge applications.*

- **Applications:**
  - Flame-resistant reinforced containers and cover compliant with UL 94 V-0, 280 LCI.
  - Interconnected flash arrestor ultrasonically welded into cover.
  - Patented "diamond side-wall" design to maintain structural integrity in higher operating temperatures.
  - Heat sealed case-to-cover to ensure a leak proof seal.
  - High-compression absorbent glass mat (AGM) technology designed for long life and high performance.

**Telecommunications**

- Distributed Power
- PCS
- Cellular
- Broadband

**Electrical Utility**

- Switchgear control power
- Communications

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**Marathon 12V155FT Code Requirements 4**

**Marathon M12V155FT Data**

**Marathon M12V155FT Detail**

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**Marathon M12V155FT Rechargeable Valve Regulated Lead Acid (VRLA) Batteries (Indoor)**

**Requirement (EPC 504.1.2) Code Reference (EPC 508.2)**

**Safety Gap**

<table>
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<th>Code</th>
<th>Description</th>
<th>Comment</th>
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**Terminal Equipment Management**

**Spill Control**

**Residual Deflection**

**Ventilation**

**Signage**

**Seismic Protection**

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**Marathon 12V155FT Data**

**Marathon M12V155FT Detail**

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**Marathon M12V155FT**

*Marathon M12V155FT is a VRLA battery with immobilized electrolyte. The battery is designed to provide automatic recharging when required.*

- **Applications:**
  - Suitable for use in indoor environments.

**Telecommunications**

- Distributed Power
- PCS
- Cellular
- Broadband

**Electrical Utility**

- Switchgear control power
- Communications

---

**Marathon M12V155FT Code Requirements 4**

**Marathon Terminal Front Specifications**

**Marathon Terminal Front Electrical Data**

**Marathon M12V155FT**

*Marathon M12V155FT is a VRLA battery with immobilized electrolyte. The battery is designed to provide automatic recharging when required.*

- **Applications:**
  - Suitable for use in indoor environments.
DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS16-16

APPLICATION NO.: 16-111056-DR

NOTICE OF DECISION DATE: JULY 22, 2016

REQUEST: Major historic design review of a proposal to modify an existing wireless communication facility, removing 6 antennae and replacing 6 wireless antennae and associated equipment with 6 antennae and associated equipment on an existing water tank (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: Natalie Erlund, FDH Velocitel for AT & T

LOCATION: 1313 Mill St SE

CRITERIA: Salem Revised Code Chapter 230.065

DECISION: The Historic Landmarks Commission GRANTED Major Historic Design Review Case No. HIS16-16 subject to the following condition of approval:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennae and associated equipment shall not exceed the total number and cumulative size of the dishes, antennae and associated equipment currently approved for installation.

Andrew Hendrie, Chair, Historic Landmarks Commission

This Decision becomes effective on August 9, 2016. 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: June 28, 2016
Public Hearing Date: July 21, 2016
Notice of Decision Mailing Date: July 22, 2016
Decision Effective Date: August 9, 2016
State Mandate Date: October 26, 2016

The rights granted by this decision must be exercised by August 8, 2018, or this approval shall be null and void. A copy of the decision is attached.
Case Manager: Kimberli Fitzgerald, AICP, Historic Preservation Officer
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., August 8, 2016.

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
DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO. HIS16-33

APPLICATION NO. : 16-118830-DR

NOTICE OF DECISION DATE: NOVEMBER 18, 2016

APPLICATION SUMMARY: A proposal to modify the existing wireless transmission facility by adding three radio heads behind existing antennas on an existing water tank (1925) and adding three radio heads to ground shelter.

REQUEST: Major historic design review of a proposal to modify the existing wireless transmission facility by adding three radio heads behind existing antennas on an existing water tank (1925) and adding three radio heads to ground shelter 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: Natalie Erlund, FDH Velocitel for AT & T

LOCATION: 1313 Mill Street SE

CRITERIA: Salem Revised Code (SRC) Chapter 230.065

FINDINGS: The findings are listed in the attached staff report.

DECISION: The Historic Landmarks Commission APPROVED Historic Design Review Case No. HIS16-33 with the following condition of approval:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennas and associated equipment shall not exceed the total number and cumulative size of the dishes, antennas and associated equipment currently approved for installation.

VOTE:

Yes 5 No 0 Absent 3 (Holton, Morris, Sund)

Andrew Hendrie, Chair
Historic Landmarks Commission

This Decision becomes effective on December 6, 2016. 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 27, 2016
Public Hearing Date: November 17, 2016
Notice of Decision Mailing Date: November 18, 2016
Decision Effective Date: December 6, 2016
State Mandate Date: February 24, 2017

Case Manager: Kimberli Fitzgerald, AICP, Historic Preservation Officer
kfitzgerald@cityofsalem.net, 503.540.2397

The rights granted by this decision must be exercised by December 6, 2018, or this approval shall be null and void. A copy of the decision is attached.

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., December 5, 2016.

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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