

**TO:** Historic Landmarks Commission

**THROUGH:** Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

**FROM:** Kimberli Fitzgerald, Historic Preservation Officer

**HEARING DATE:** April 21, 2022

**CASE NO.:** Historic Local Designation Case No. HIS22-05

**APPLICATION SUMMARY:** A proposal to designate the Eco Earth Globe as a local historic resource

**LOCATION:** 230 Front Street SE

**REQUEST:** Class 4 Legislative Major Historic Review of a proposal to designate the Eco Earth Ball (c.1962), as a local historic resource, zoned CB (Central Business District), and located at 230 Front Street SE 97301; Marion County Assessors Map and Tax Lot number: 073W27BA01492.

**APPLICANT:** Chris D'Arcy on behalf of the Salem Public Art Commission

**APPROVAL CRITERIA:** Salem Revised Code (SRC) Chapter 230.010 Historic Designation

**RECOMMENDATION:** Recommend to the City Council **APPROVAL**

## **BACKGROUND**

On February 15, 2022, the applicant submitted materials for a Class 4 Legislative Major Historic Review of a proposal to designate the Eco Earth Ball as a local historic resource. The application was deemed complete for processing on April 1, 2022. At their March 17, 2022 meeting, the HLC adopted Resolution 2022-01 initiating the Local Historic Resource Designation for the Eco Earth Globe (**Attachment B**).

Notice was provided to DLCD on March 17, 2022. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on April 1, 2022. 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 virtual public hearing for the case on April 21, 2022 at 5:30 p.m. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is July 30, 2022, unless an extension is granted by the applicant.

## **PROPOSAL**

The applicant, the Salem Public Art Commission, has requested that the Salem Historic Landmarks Commission (HLC) recommend the local historic resource nomination for the Eco Earth Globe (1960). The Eco-Earth Globe is significant for its association with the Oregon Pulp and Paper Mill and Boise Cascade as well as for significance as one of Salem's first community projects that adaptively reused an industrial structure, converting it to a piece of art representing the earth and symbolizing world peace and cultural diversity(**Attachment C**).

## **SUMMARY OF RECORD**

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22-103987

## **FACTS & FINDINGS**

### **1. Historic Designation**

According to SRC 230.010(c)(2) any person may file a request with the Council or the Historic Landmarks Commission for initiation of the designation of a local historic resource. Designation is a Type IV procedure under SRC 300. The HLC may choose to initiate a designation, hold a public hearing on the nomination and make a recommendation to City Council regarding the proposed designation. Provided owner consent is granted per SRC 230.010(f), under Salem Revised Code (SRC) Chapter 230.010 an application for the designation of a local resource designation may be granted by the Salem City Council if the resource meets the criteria for age, significance and integrity as outlined in SRC 230.010(e).

### **2. Neighborhood and Citizen Comments**

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). All property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on April 1, 2022 pursuant to Salem Revised Code (SRC) requirements. 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 adjoining property owners.

### **3. City Department and Public Agency Comments**

Notice was provided to DLCD on March 17, 2022. At the time of writing this staff report, no comments were received from public agencies or city departments.

#### 4. Historic Designation Criteria

SRC Chapter 230.010 (e) are the criterion applicable to the evaluation of this proposal. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable standards:

#### **FINDINGS**

1. **SRC 230.010 (e) (1) Age:** *The proposed historic resource is at least 50 years old, or demonstrates exceptional significance if less than 50 years of age.*

**Findings:** The resource is approximately 60 years of age; therefore, staff recommends the HLC find that this criterion has been met.

2. **SRC 230.010 (e) (2) Significance:** *The proposed historic resource demonstrates significance in at least one of the following areas:*

- a. **Cultural Significance:** *(i) Contributes to the character and historic identity of the neighborhood or City; (ii) Makes a contribution to the historic character of a historic resource, neighborhood, district, or City as a whole*

**Findings:** Staff recommends that the HLC find that the potential resource has cultural significance for its association with the Oregon Pulp and Paper Company and Boise Cascade as an example of a low-pressure accumulator that allowed the plant to reuse sulfur dioxide, the residue from the chip cooking process. The process saved the company from having to buy more sulfur dioxide and cut down on pollution. The potential resource also has cultural significance for its association with the Salem community efforts to adaptively reuse this industrial structure, which residents requested be left behind when Boise Cascade was demolished in 1982. Citizens and volunteers worked over the course of many years to convert it to a piece of art representing the earth and symbolizing world peace and cultural diversity.

- b. **Human Significance:** *(i) Is associated historically with the life or activities of a person, group, organization or institution that has made a significant contribution to the local community; or (ii) Is associated with events that have made a significant contribution to the broad patterns of local history; or (iii) Has yielded, or may be likely to yield, important information concerning prehistory or history.*

**Findings:** The pulp mill closed in June 1982, and the City of Salem asked that Boise Cascade leave the acid ball with the idea that it could become an amenity in the new Riverfront Park. The community art project was funded by the Salem community-businesses and individuals. Volunteers worked an estimated 30,000 hours over a five-year period to convert the one-time eyesore into a public work of art in the south end of Salem's Riverfront Park. Staff recommends that the HLC find that the resource has human significance for its association with the local Salem community who worked for five years to adaptively reuse this industrial structure, converting it to a piece of art.

- c. **Architectural Significance**: *(i) Is significant as an example of a particular architectural style, building type, structural type, or method of construction; or (ii) Is the work of an acknowledged master or architect, or possesses high artistic values.*

**Findings:** The Eco-Earth Ball retains the original form and is in its original location, however the exterior has changed due to the addition of the tiles and does not reflect the work of an acknowledged master or architect. Therefore, staff recommends the HLC find that the resource is not currently a significant example of a particular architectural style.

3. **SRC 230.010 (e) (3) Integrity**: *The proposed historic resource retains sufficient original design characteristics, craft work, or material to serve as an example of an architectural period, significant building type or structural type, or recognized architectural style.*

**Findings:** The Eco-Earth Ball retains the original form and is in its original location. While the exterior surface has changed due to the addition of the artistic tiles, this alteration does not impact the overall form of the structure itself and conveys the association to the significant community effort to adaptively reuse the acid ball into a community art piece. Staff recommends that the HLC find that the resource retains sufficient original integrity to convey its historical and cultural significance and this criterion has been met.

### **Owner Consent**

4. **SRC 230.010.(f). Owner Consent**: *A property owner may refuse to consent to local historic resource designation at any point during the designation process. A refusal to consent shall remove the property from consideration for local historic resource designation. No permit for the demolition or modification of property removed from consideration for local historic resource designation shall be issued for 120 days following the date of the property owner's refusal to consent to local historic resource designation.*

**Findings:** The property is owned by the City of Salem, and therefore the Salem City Council would need to consent to the designation which they have not yet done. The City Council consent (or refusal) can occur at any time during the designation process; it is expected that consent, or refusal, would occur when review of this request is before the City Council.

### **RECOMMENDATION**

Based upon the information presented in the application and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission RECOMMEND to CITY COUNCIL **APPROVAL** of the proposal to designate the Eco Earth Ball as a Local Historic Resource.

## **DECISION ALTERNATIVES**

1. **RECOMMEND APPROVAL**. Should the HLC find that the applicant has made the case for designation of this historic resource, the HLC can find that the proposed resource is eligible for designation and therefore recommend that the City Council approve the designation.

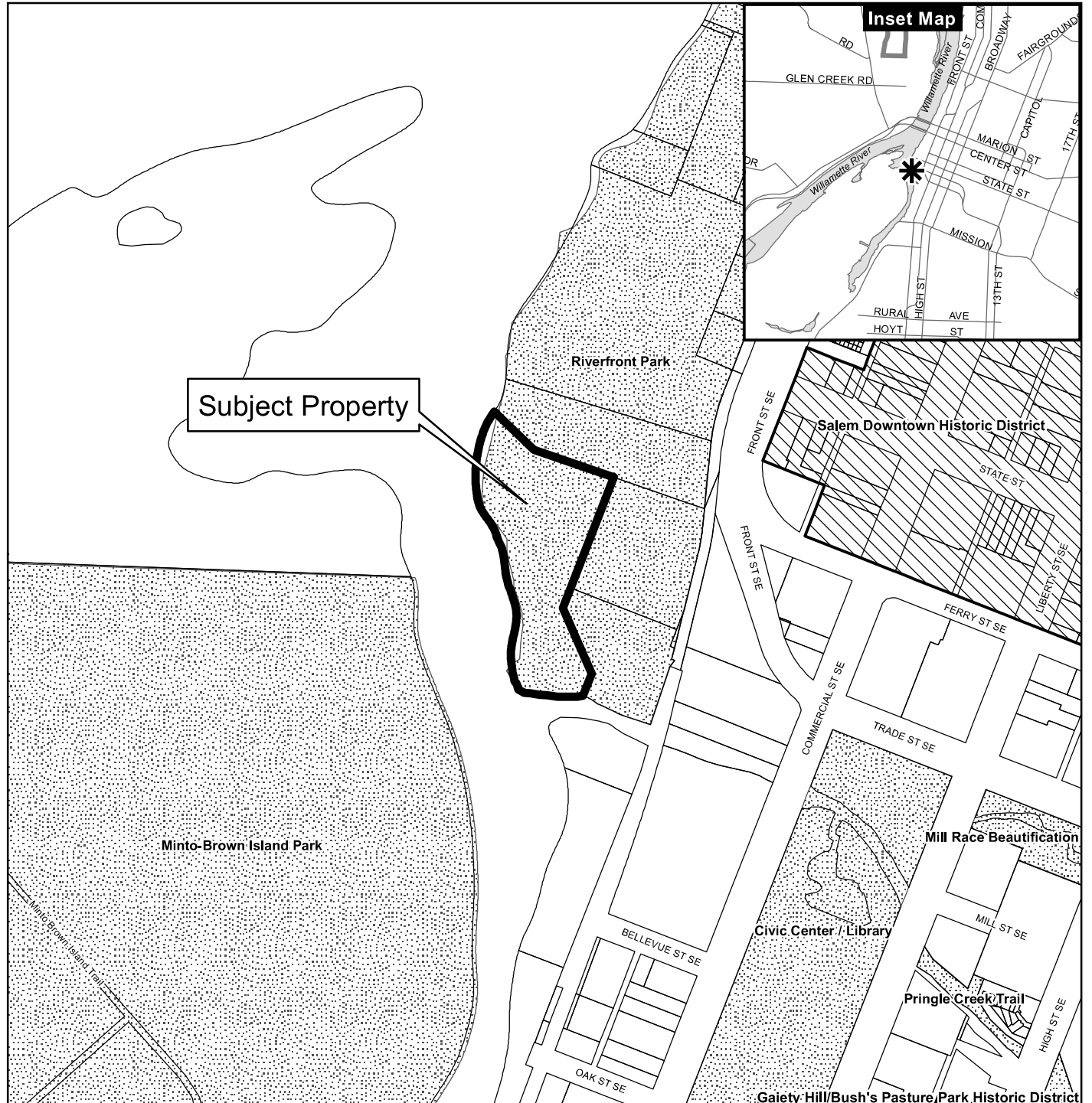
2. **RECOMMEND DENIAL**. Should the HLC find that the applicant has not made the case for designation of this historic resource, the HLC can find that the proposed resource is not eligible for designation and therefore recommend that the City Council deny the designation.

Attachments: A. Vicinity Map  
B. HLC Resolution 2022-01  
C. Applicant's Submittal Materials








Prepared by Kimberli Fitzgerald, Historic Preservation Officer

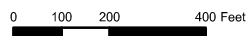
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# Vicinity Map Eco-Earth Globe Location (073W27BA01492)



**Legend**

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



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HLC RESOLUTION NO. 2022-01

A RESOLUTION INITIATING THE LOCAL HISTORIC RESOURCE DESIGNATION FOR THE ECO EARTH GLOBE, LOCATED at 230 FRONT ST. SE (Marion County Assessor's Tax Lot 073W27BA01492).

WHEREAS, a Council priority is *Welcoming and Livable Neighborhoods* which includes ensuring that Salem residents have access to historic and cultural opportunities by supporting Salem's historically and culturally significant buildings and sites; and

WHEREAS, the Salem City Council adopted the updated 2020-2030 Salem Historic Preservation Plan (Plan) as components and support documents to the Salem Area Comprehensive Plan in 2020; and

WHEREAS, the Plan's adopted Goal 6 is: *Survey and Designate Historic Resources*; and

WHEREAS, the City of Salem is a Certified Local Government and has a historic preservation program that includes a preservation ordinance and a local Historic Landmarks Commission (HLC) that meets regularly and maintains a register of locally designated historic resources; and

WHEREAS, Salem's Public Art Commission (SPAC) submitted a request to the HLC to initiate the local historic resource designation of the Eco Earth Globe in January 2022 for its association with the Oregon Pulp and Paper Mill and Boise Cascade as well as for significance as one of Salem's first community projects that adaptively reused an industrial structure, converting it to a piece of art representing the earth and symbolizing world peace and cultural diversity ; and

WHEREAS, the HLC voted unanimously to initiate the local historic resource designation of the Eco Earth Ball at their January 20, 2022 meeting; and

WHEREAS, A local historic resource designation may be initiated by the Historic Landmarks Commission by resolution pursuant to SRC 230.010(c)(1)(B); and

WHEREAS, the Historic Landmarks Commission is required to provide appropriate public notice, consider the matter at a public hearing and make a recommendation regarding the findings relating to the applicable criteria for local historic resource designation in SRC 230.010 to the City Council pursuant to SRC 300.1110; and

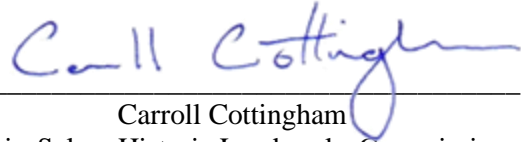
WHEREAS, a 35-day notification to the Department of Land Conservation and Development is required under SRC 300.1110(d);

NOW THEREFORE, BE IT RESOLVED THAT THE HISTORIC LANDMARKS COMMISSION OF THE CITY OF SALEM, OREGON RESOLVES AS FOLLOWS:

Section 1. The Historic Landmarks Commission hereby initiates the local historic resource designation for the Eco Earth Globe located at 230 FRONT ST. SE (Marion County Assessor's Tax Lot 073W27BA01492).

Section 2. The Historic Landmarks Commission shall consider the matter at a public hearing at their April 21, 2022 meeting and will adopt findings and a recommendation to the City Council for their consideration and final decision at a public hearing which will be set for a future date.

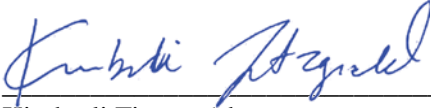
DATED AND EFFECTIVE THIS 17th DAY OF MARCH 2022.



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Carroll Cottingham  
Chair, Salem Historic Landmarks Commission

ATTEST:



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Kimberli Fitzgerald,  
Historic Preservation Officer



**City of Salem  
LOCAL HISTORIC RESOURCE NOMINATION FORM**

**A. OWNER/CONTACT INFORMATION:**

Name:  
Mailing Address:  
City/State/Zip:  
Phone number:  
E-mail:  
Date Submitted:

**B. PROPERTY INFORMATION:**

Historic Name, if known:  
Date of Construction:  
Street Address:  
Salem, Oregon  
County: Marion Polk

**C. EXTERIOR DESCRIPTION:**

1. Siding material(s). Original or replacement?
  
2. Window type(s) & material(s). Original or replacement?
  
3. Significant architectural features; other descriptions:
  
4. Alterations and Approximate Dates:

**D. WHY IS THE PROPERTY SIGNIFICANT?**

**NOTE: Current exterior (all facades) and interior photographs of significant features are required for evaluation.** (Please indicate if you wish to have the photos returned.)

**Photo Log**

Photo No.	Direction	Description

Eco Earth Globe

Narrative for Historic Resource Record submission

Draft 11-22-2021 Chris D'Arcy (with updates by Kimberli Fitzgerald, City of Salem)

**Write a general exterior description, including building shape, height, roof type, and any special features.**

The Eco Earth Globe is a massive community artwork depicting the Earth's globe with imagery representing the geography, peoples and animals of the world. The artwork is an intricate ceramic tile mosaic adhered to the exterior of a 26-foot diameter spherical steel industrial storage tank originally used by Boise Cascade to hold acidic solution. The tank stands on its original spot at the former plywood processing plant which closed in 1982, now in the south end of Salem's Riverfront Park. The Eco-Earth Globe, when it was the acid ball, stored the acid that Boise Cascade used to break down wood chips into pulp.

Now it is adorned with more than 86,000 tiles making up the continents, islands, seas and oceans of the world. About 200 larger handmade glazed ceramic icons depict wildlife, cultures, religions, historic events, technology and mythical creatures. The icons were created by both professional and student artists under the supervision of Eco-Earth art director Mary Heintzman. More than 125 students from public and private high schools in Salem and Keizer helped sculpt, fire and paint the icons.

For nearly three years, the globe was been covered with a huge, plastic shroud while volunteers worked on three stories of scaffolding. Professional tile setters Dave and Dean Chrowl and Tom Rodriguez, all of Salem, spent dozens of Sundays, including Father's Day, applying the tiles and icons to the globe.

They placed the tiles on a grid map developed by Salem geographer Jule Youngren, who worked 18 months to get accurate measurements that could be traced onto the ball.

The acid sphere makeover was a volunteer community art project that started in 1999; Eco-Earth was completed in 2003.

**Write a general interior description, including general layout, major rooms, and any special features.**

In spring of 2000, preparation began on the sphere itself. An access port was cut into the ball and a very special door and lock were installed.

**List known or probable alterations and the approximate date the work was done.**

To begin preparations of the tank, extraneous protrusions were removed from the stainless steel ball. The Army Corps of Engineers designed and installed a new footing. A "plaster" layer was placed over the surface of the tank as a substrate to aid in tile adhesion, and probably as a buffer for when the tank expands and contracts due to

temperature changes. It is unknown if there was any preparations of the surface before a plaster was placed over the globe or if there is any mesh or other form of armature used inside the plaster layer. The expansion joints do extend through the “plaster” layer. The surface of the plaster is rough, with a notched trowel texture visible in many areas.

Field tiles were assembled before being installed. The tiles were assembled in sections, and a facing was used to keep them together. This eased installation so larger groups of tiles could be placed at once. Field tiles were set after an area was covered in adhesive with a square notched trowel. The adhesive is believed to be Granirapid. It appears the artist-made tiles were back-buttered before placement.

After the tile was set, the grout and expansion joint caulk was placed, followed by a coating sprayed over the mosaic after its completion.

### **History of the Eco Globe & Oregon Pulp and Paper Mill and Boise Cascade**

The Oregon Pulp and Paper Mill complex was located on the east shore of the Willamette River, and the north side of Pringle Creek (aka South Mill Creek). The mill building was originally constructed in 1920 for \$800,000 and included a two story main building with one paper making machine, a sulphite building and a boiler house. (*Statesman Journal*. 4-3-20, page 1). The first car of paper was shipped on October 1, 1920. Ben Maxwell of the Capital Journal noted that by 1948 the Mill employed 850 people and expanded to include four paper making machines. In 1948 the mill processed a half million feet of logs and produced 34,000 tons of mimeograph, parchment and other types of paper (*Capital Journal*. 1-28-1949, page 16). The 1926/27 Sanborn Fire Insurance Map (Sheet 201, Vol II) shows the Mill complex and paper mill buildings. By 1950, the Sanborn Fire Insurance Map shows additional buildings reflecting the expansion of their operations. Boise Cascade purchased Oregon Pulp and Paper in April 1962, and soon after, the company was required to reduce pollution and sulfur dioxide emissions which were implemented between 1969-1975 (Zimmerman, “Paper Mill a Part of Downtown History” *Statesman Journal*. 10-09-16).

On August 7, 1960 the 10-ton, 26’ diameter tank for acid storage was pushed by a tugboat on the Willamette River for installation in what is now Riverfront Park. Previously the Oregon Pulp and Paper company had used wooden tanks but these needed replacement since the acid destroyed the wooden walls of these tanks. The tank held acids used in ‘cooking’ wood chips into pulp. According to a June 22, 2003 article in the Statesman Journal (“*Industry got the acid ball rolling*”, 6-22-2003, page 10A), the tank was constructed by Northwest Copper Works in Portland. Once installed, this tank worked with another larger tank (30’ in diameter). This ball was steel and lined with brick but was destroyed during the demolition of the paper mill. The smaller acid ball was also steel lined with brick and was used as a low-pressure accumulator. Both

balls worked together to extract sulfur dioxide during the chip cooking process which saved the company from having to buy sulfur dioxide and also reduced pollution.

The pulp mill closed in June 1982, however Boise Cascade continued operations for paper production until they closed operations in 2007. Demolition of the Boise Cascade complex began soon after in 2008, culminating in 2009 with the final demolition of the south block structure. What remains north of Pringle Creek is the concrete slab, and the concrete foundation structure underneath the slab.

The City of Salem acquired the riverfront after Boise Cascade shut down in 1982. The City of Salem asked that Boise Cascade leave the acid ball with the idea that it could become an amenity in the new Riverfront Park. The Statesman Journal asked residents to send in their ideas about what the City could do with the acid ball in their March 5, 1995 article: "*City Sees potential in Mill Relic*" (*Statesman Journal*, 3-5-1995, page 1).

Conceived by Mayor Roger Gertenrich, the community art project was funded by the Salem community-businesses and individuals. Volunteers worked an estimated 30,000 hours over a five year period to convert the one-time eyesore into a public work of art in the south end of Salem's Riverfront Park. Members of the public contributed more than \$70,000 by purchasing country flags for \$50 each and icons for \$200.

Project board members felt they could not "sell" the Statue of Liberty ceramic icon on the Eco-Earth, so that icon was reserved for the men and women of the U.S. military. Gov. Ted Kulongoski officially dedicated the icon in their honor on May 29, 2003.

The Eco-Earth's board of directors, chaired by former Salem mayor Roger Gertenrich, set the unveiling to coincide with the annual World Beat Festival at the park. The Eco-Earth globe of the world was turned over to the people of Salem, Oregon, on June 28, 2003. The Statesman Journal reported on the unveiling of the Eco-Earth Globe in their June 29, 2003 article "Eco-Earth unveiled for Kids" (*Statesman Journal*, page 21). Reporter Sarah Evans shared that after five years of work transforming the Boise Cascade tank into the tile covered globe, the Eco-Earth board members unveiled the project and turned it over to the City of Salem. Steve Jacobson, the project manager called out to the kids in the audience at the dedication: "This project was done for you kids.. this is a present for you." Governor Kulongoski also signed a proclamation to set aside June 28, 2003, Eco-Earth Day in Oregon. The gift to the city carried a value of at least \$1 million.

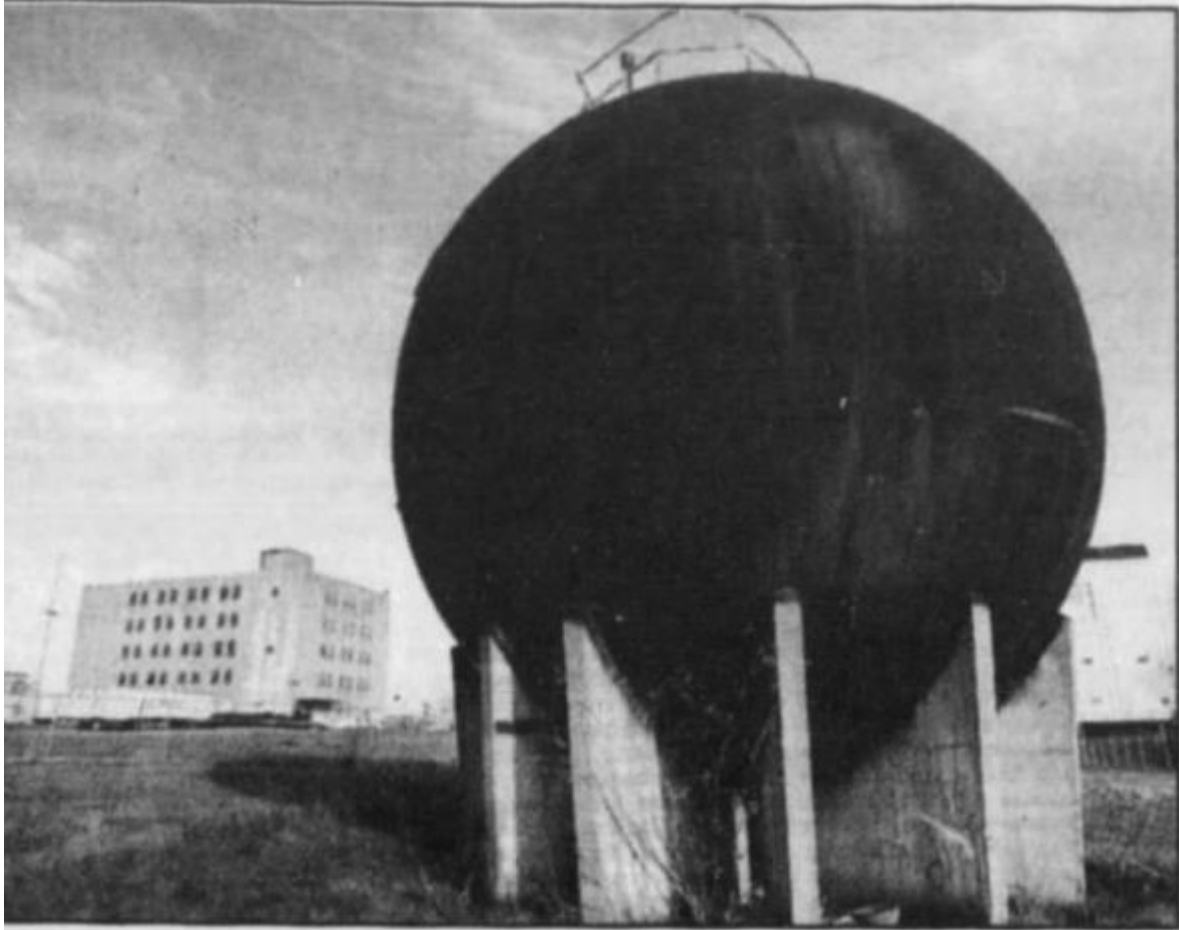
The globe is located south of the Riverfront Carousel, which opened in June 2001, also representing a huge volunteer effort. The Eco Earth Globe was conceived of and designed to symbolize world peace, cultural diversity and global awareness.



BEN MAXWELL / Courtesy of Salem Public Library

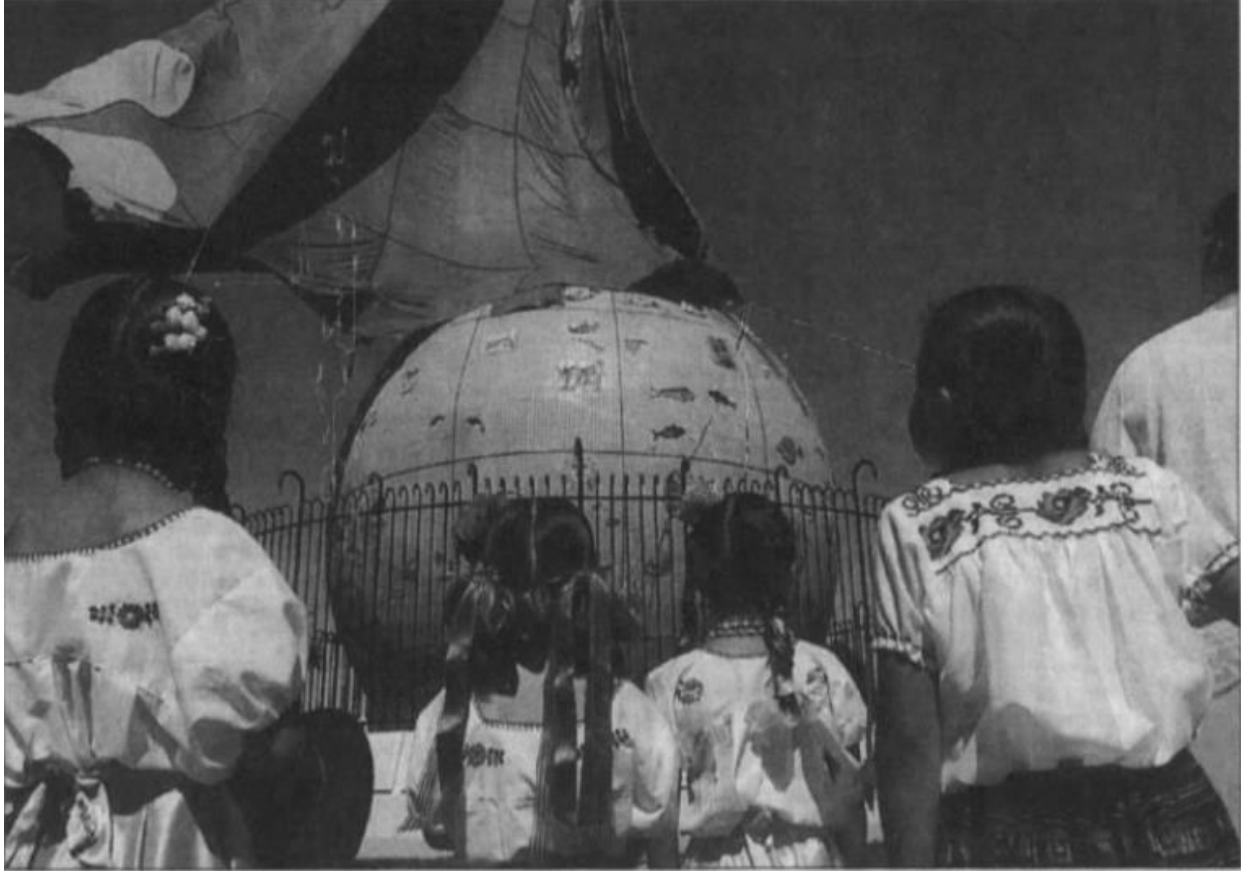
**ARRIVAL:** A 10-ton globe tank for acid storage is pushed by a tugboat on the Willamette River to Salem on Aug. 7, 1960. Before the tank's arrival, only wooden tanks had been used in Salem.

June 22, 2003, Statesman Journal page 10A



**Timothy J. Gonzalez**/Statesman Journal

March 5, 1995 – Statesman Journal Page 1



TIMOTHY J. GONZALEZ / Statesman Journal

**WONDERFUL WORLD:** Dancers from a children's ballet group watch Saturday as **Eco-Earth** is unveiled at Riverfront Park in Salem.

June 29, 2003 page 21 "Eco-Earth unveiled for Kids"