

NOTICE OF DECISION

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



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

DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-12

APPLICATION NO.: 21-110303-DR

NOTICE OF DECISION DATE: June 14, 2021

SUMMARY: A proposal to repair windows, the cornice and elevator door at the Oregon Justice Building.

REQUEST: A Class 1 Minor Historic Design Review for repair of windows, the cornice, south elevator lift door and associated repairs at the Oregon Justice Building (1930), a Local Historic Landmark, in the PM (Capitol Mall) zone and located at 1162 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26BB04700).

APPLICANT: Karin Wohler on behalf of the State of Oregon

LOCATION: 1162 Court St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.060 – Standards for historic contributing buildings in public historic districts and individually listed public historic resources

FINDINGS: The findings are in the attached Decision dated June 14, 2021.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review Case No. HIS21-12.

This Decision becomes effective on June 15, 2021. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by June 15, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>June 14, 2021</u>
Notice of Decision Mailing Date:	<u>June 14, 2021</u>
Decision Effective Date:	<u>June 15, 2021</u>
State Mandate Date:	<u>October 12, 2021</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS21-09
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS21-12)
1162 COURT STREET NE) June 14, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Karin Wohlert, SERA Architects on behalf of the State of Oregon (Department of Administrative Services), the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to repair windows, the cornice and elevator door at the Oregon Justice Building.

REQUEST: A Class 1 Minor Historic Design Review for repair of windows, the cornice, south elevator lift door and associated repairs at the Oregon Justice Building (1930), a Local Historic Landmark, in the PM (Capitol Mall) zone and located at 1162 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26BB04700).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on June 14, 2021 and the findings as presented in this report.

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

PROPOSAL

The applicant is proposing to repair the wood window frames and sills, repair the terra cotta cladding and cornice and replace the sidewalk lift doors and surrounding concrete with in-kind materials/design. SRC 230.060 230.060 *Standards for Contributing Resources in Public*

Historic Districts and Individually listed public historic resources, are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 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; an excerpt is included as **Attachment B** 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) *230.060 Standards for Contributing Resources in Public Historic Districts and Individually listed public historic resources*, are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. 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. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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

According to nomination documents, the Oregon Justice Building was constructed in 1930 and designed by architect William Knighton with his partner Leslie D. Howell in the Beaux-Arts style. The Oregon Justice Building was designated as a Salem Local Historic Landmark in 1989 for its architectural significance.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from *230.060 Standards for Contributing Resources in Public Historic Districts and Individually listed public historic resources*, are applicable to this project.

FINDINGS:

Sec. 230.060. - Standards for historic contributing buildings in public historic districts and individually listed public historic resources.

Terra Cotta Repair & Replacement of Concrete Slab(south entry): The applicant is proposing to repair the existing terra cotta which includes cleaning the terra cotta, repointing the mortar and filling cracks and chips where needed. Custom System 45 will be used for deep patches, Thin Fill 55 will be used for the thin surface layer and sanded smooth and Aquathane will be utilized over the Thinfill to match the color of the original glazing. A mockup will be done prior to work to ensure repair colors match. Additionally, the concrete slab at the south entry will be replaced (replicating design and materials) after a new waterproofing membrane is installed under the granite slabs at the base of the building.

(a) Masonry, siding, exterior trim and minor architectural features. *Replacement of masonry, siding, exterior trim, and minor architectural features of historic contributing buildings and individually listed public historic resources shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to the poor condition of the original materials. If the masonry, siding, or trim is not original then every effort shall be made to replicate the original materials; the effort shall be substantiated by historic, physical, or pictorial evidence. If the masonry, siding, or trim cannot be replicated then it should be of a compatible design and material.*

(1) Materials. *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

Finding: The applicant is proposing to repair the existing terra cotta with material that matches to the greatest degree feasible the original material. The concrete slab will be replaced with in kind material. Staff finds that SRC 230.060(a)(1) has been met.

(2) Design. *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

Finding: The applicant is proposing to repair the existing terra cotta and will ensure that the existing design is retained. The replacement concrete slab will reproduce the appearance of the existing slab and the granite slabs at the base of the building will be reinstalled in the same location after the membrane has been installed, restoring their original appearance. Staff finds that SRC 230.060(a)(2) has been met.

(3) Energy Efficiency. *Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.*

Finding: The applicant is not proposing any improvements relating to energy improvements; therefore, this standard is not applicable to the evaluation of this proposal.

Doors: The applicant is proposing to repair three doors on the south elevation of the Justice Building and three doors on the north elevation. The metal doors covering the elevator lift entry will also be replaced. All doors will be repaired or replaced with in-kind materials and the elevator entry door will replicate the appearance of the existing utilitarian elevator door. Clear safety film will be added to the glazing on the metal doors.

230.060(c) Doors *Replacement of doors in historic contributing buildings and individually listed public historic resources shall be allowed only where the owner has attempted to repair the original door, but repair was not feasible due to the poor condition of the original materials. If the doors are not original, then every effort shall be made to replicate the original doors; the effort shall be substantiated by historic, physical, or pictorial evidence. If the door cannot be replicated, then it should be of a compatible design and material.*

(1) Materials. *All features of the door shall be replaced with materials that duplicate, to the greatest degree possible, the appearance and structural qualities of the original door.*

Finding: The applicant is proposing to repair or replace a total of seven doors on the exterior of the Justice Building. The doors will be repaired or replaced with in kind materials, matching the material of the existing doors. Staff finds that SRC 230.060(c)(1) has been met.

(2) Design. *The overall design of the door shall reproduce, to the greatest degree possible, the appearance of the original door.*

Finding: The applicant is proposing to repair or replace a total of seven doors on the exterior of the Justice Building. The doors will be repaired to ensure that the existing design will be retained. The elevator door will be replaced with a door that matches the design of the existing door. Staff finds that SRC 230.060(c)(2) has been met.

Cornice Waterproofing: The applicant is proposing to replace the cornice waterproofing which will include removing the existing sheet metal flashing and fluid applied membrane (FAM), making necessary repairs, improving the drainage slope where feasible and waterproofing the cornice with new FAM.

230.060(e) Roofs & Cornices *Replacement of roofs and cornices on historic contributing buildings and individually listed public historic resources shall be allowed only where the owner has attempted to repair the original roof, but repair was not feasible due to the poor condition of the original materials.*

(1) Materials.

(A) Historic specialty roofing materials, such as original tile, slate, or rolled composition roofing should be maintained in place whenever possible.

Finding: The applicant is proposing to remove the existing metal flashing and FAM and after making needed repairs installing new FAM to ensure the cornice is protected from water damage. Staff finds that SRC 230.060(e)(1)(A) has been met.

(B) New roof materials should match the original materials in scale and texture as closely as possible. Use of plastic or concrete simulated materials is not allowed.

Finding: The applicant is proposing to use FAM to protect the existing cornice, a solution that will ensure the original cornice and detailing are preserved. Staff finds that SRC 230.060(e)(1)(B) has been met.

(C) Composition roofing is allowed as a substitute for wood shingles in a complete replacement.

Finding: The applicant is not proposing composition roofing therefore this standard is not applicable to the evaluation of this proposal.

(D) Imitation slate and wood are allowed as a substitute for original materials in a complete replacement.

Finding: The applicant is not proposing imitation slate or wood materials on the roof, therefore this standard is not applicable to the evaluation of this proposal.

(2) Design.

(A) The original roof and cornice form and detailing shall be preserved.

Finding: The applicant's proposal will ensure that the original cornice will be preserved and protected from future water damage. Staff finds that SRC 230.060(e)(2)(A) has been met.

(B) Original eave overhangs shall be maintained.

Finding: The applicant is proposing to evaluate the drainage slope as part of the terra cotta cornice waterproofing; however, this will not impact the original eave overhangs of the Justice Building roof which are minimal and will be maintained. Staff finds that SRC 230.060(e)(2)(B) has been met.

(C) Cutting back roof rafter and soffits, boxing in exposed rafter tails, adding fascia boards where none existed, or otherwise altering the historical roof overhang is not allowed.

Finding: The applicant is not proposing to alter or cut back any roof rafters or soffits; is not

proposing to box in exposed rafter tails (there are none on the Justice Building) and is not proposing to add any new fascia boards. Staff finds that SRC 230.060(e)(2)(C) has been met.

(D) To the extent feasible, inappropriate repairs or additions should be removed or corrected.

Finding: The applicant is proposing to remove the existing non-original metal flashing and correct the water drainage slope as part of the waterproofing of the cornice. Staff finds that SRC 230.060(e)(2)(D) has been met.

Window Frames & Sills; The applicant is proposing to repair the wood window frames and sills on all elevations. Where frames are not repairable, the frames and sills will be replaced with in kind material matching the existing profile and design of the wood frame or sill.

230.060(j) Lintels, architraves, sills and other architectural details. *Replacement of lintels, architraves, sills and other architectural details in historic contributing buildings and individually listed public historic resources shall be allowed only where the owner has attempted repair, but repair was unfeasible due to the poor condition of the original materials. If the feature is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated, then it should be of a compatible design and material.*

(1) Materials.

(A) Existing architectural details shall be retained.

Finding: The applicant is proposing to repair or replace the wood window frames and sills on all elevations, thereby meeting SRC 230.060(j)(1)(A).

(B) Original material shall, if possible, be retained or repaired.

Finding: The applicant is proposing to repair or replace wood window frames and sills with in-kind (wood) material. Staff finds that SRC 230.060(j)(1)(B) has been met.

(C) If replacement material is required, similar material shall be used.

Finding: Should the applicant determine that it is not feasible to repair the wood sill and/or frame of the window, wood will be used in the replacement of these features, matching this existing material utilized on the windows throughout the exterior of the Justice Building. Staff finds that SRC 230.060(j)(1)(C) has been met.

(2) Design.

(A) The replacement shall, to the greatest extent feasible, match design, size, proportions, and profile of the original architectural details.

Finding: Should the applicant determine that it is not feasible to repair the wood sill and/or frame of the window, the applicant will match the existing profile and design of the wood frame or sill in the replacement. Staff finds that SRC 230.060(c)(2)(A) has been met.

(B) Architectural details should not be added unless there is archival evidence suggesting their presence and design.

Finding: The applicant is not proposing to add any new architectural details. Staff finds that SRC 230.060(c)(2)(B) has been met.

DECISION

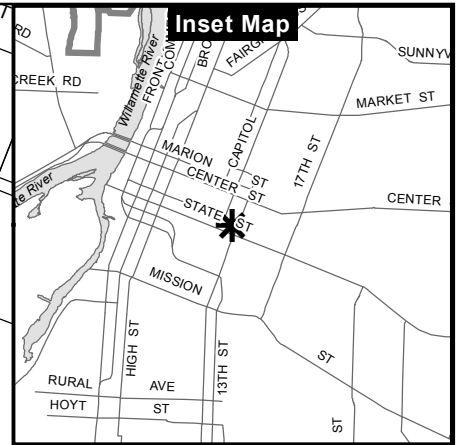
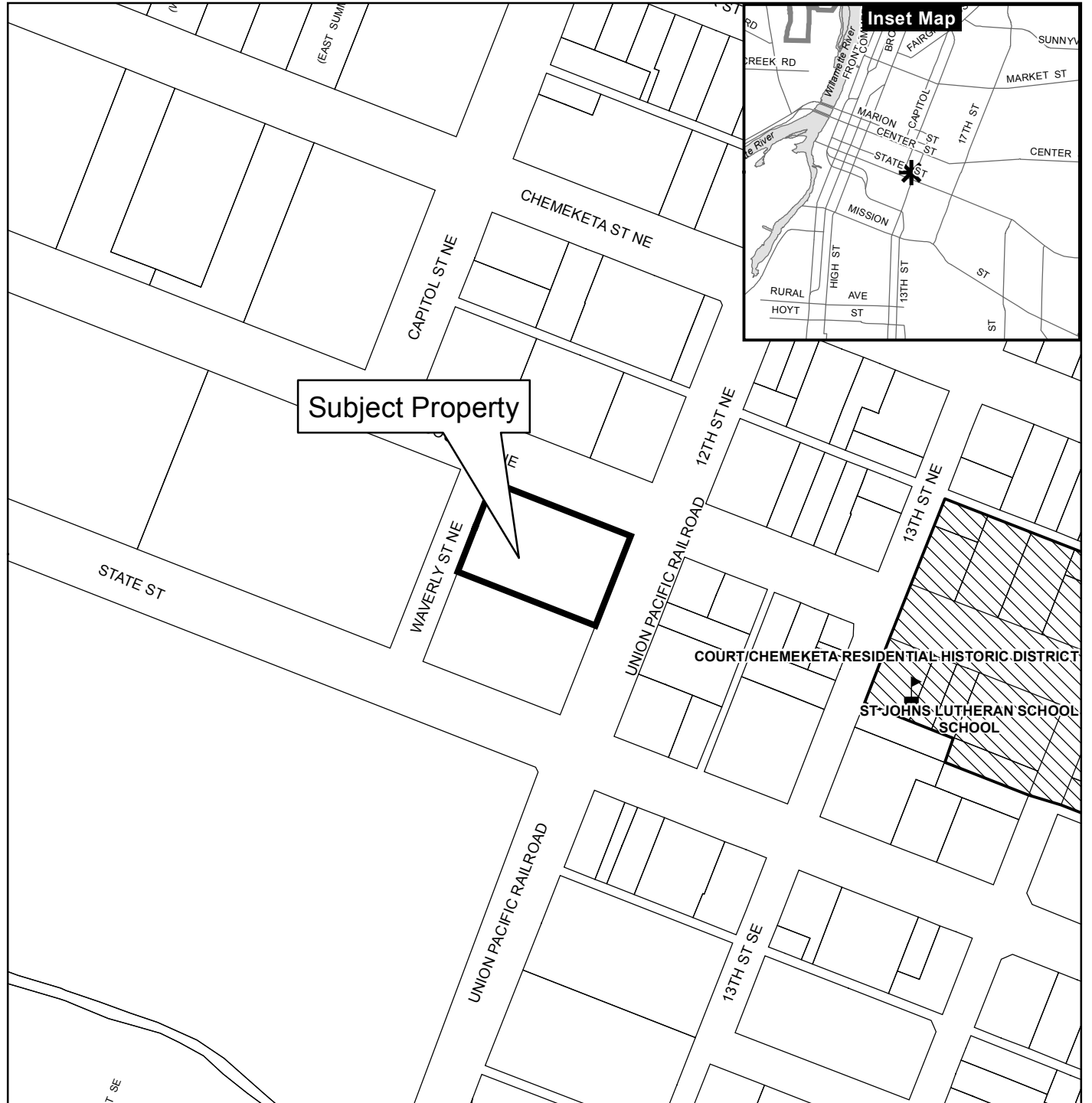
Based upon the application materials deemed complete on June 14, 2021 and the findings as presented in this report, the application for HIS21-12 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

Vicinity Map 1162 Court Street NE






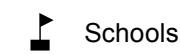



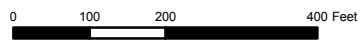
Subject Property

COURT/CHEMEKETA RESIDENTIAL HISTORIC DISTRICT

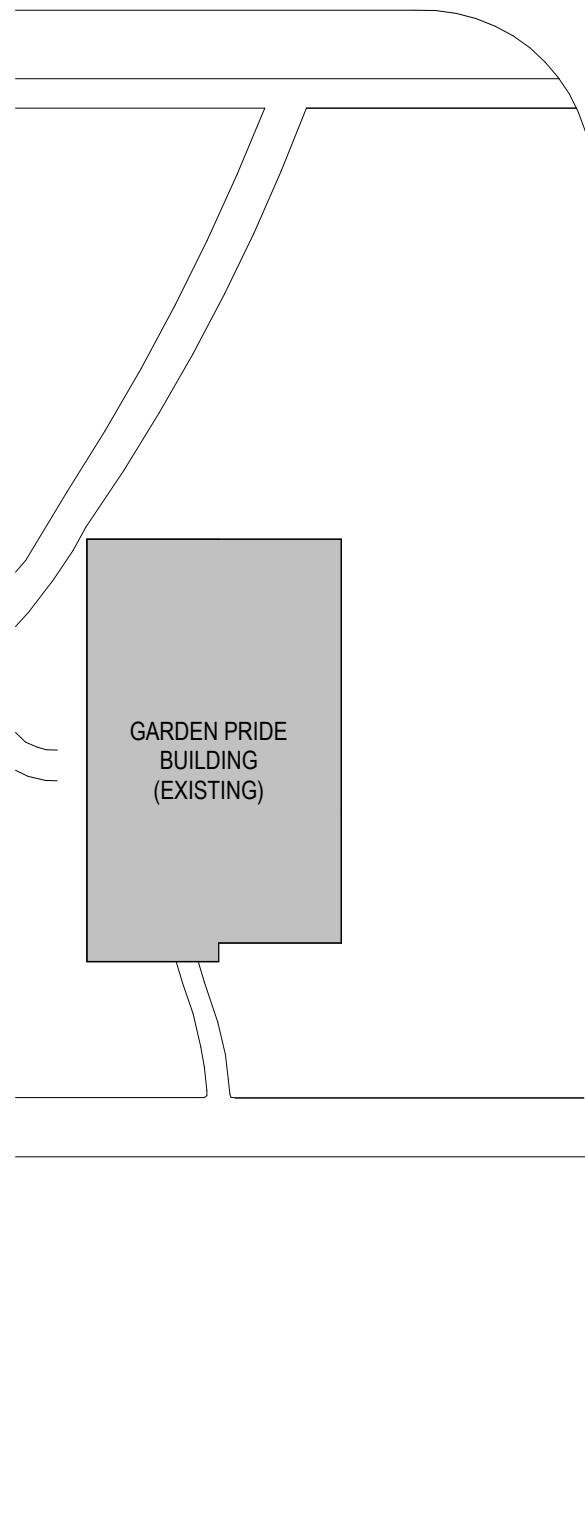
ST. JOHNS LUTHERAN SCHOOL
SCHOOL

Legend

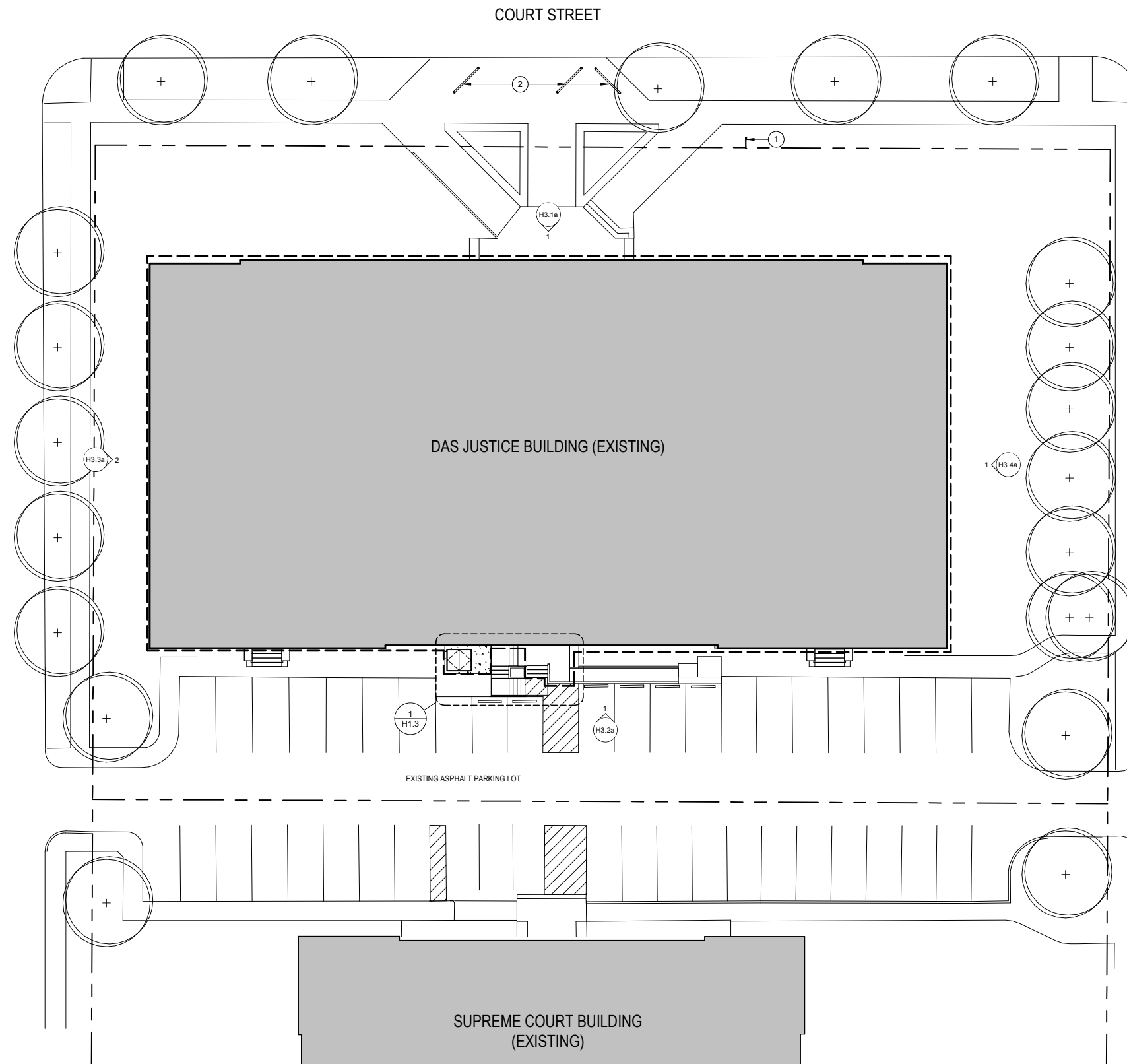
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



WAVERLY STREET



COURT STREET

12TH STREET

LANDSCAPE NARRATIVE

A. PROTECT EXISTING TREES, LANDSCAPE AND IRRIGATION.

KEYED NOTES - SITE PLAN

- 1 EXISTING BIKE RACK TO REMAIN
- 2 EXISTING WAVE BIKE RACK TO REMAIN

LEGEND - SITE PLAN

- PROPERTY LINE
- - - LIMIT OF WORK
- [White Box] EXISTING PAVING, CONCRETE SIDEWALK AND/OR LANDSCAPE AREA
- [Stippled Box] CONCRETE PAVING
- [Grey Box] EXISTING STRUCTURE TO REMAIN
- [Hatched Box] EXISTING PARKING AND DRIVE STRIPING
- [Circle with +] EXISTING TREE
- [Vertical Line] EXISTING BIKE RACK

Historic Alteration Review Worksheet

Site Address: 1162 Court St. NE, Salem, OR 97301

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
 Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: 123

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: Terracotta cladding, wood windows Project's New Material: Terracotta cladding, wood windows

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:

Project scope includes repair and in-kind replacement of wood window frames and sills; repair of terracotta cladding; repair of cornice; and in-kind replacement of sidewalk lift doors and concrete. Additional project scope narrative and approval criteria responses are provided in an attached document. Architectural drawings and a window conditions assessment are also enclosed.

Steve Ponce

Digitally signed by Steve Ponce
 DN: cn=Steve Ponce, o=City of Salem, ou=City of Salem, email=Steve.Ponce@cityofsalem.org, c=US
 Reason: I affirm the accuracy and integrity of this document
 Content ID: 273410-280
 Date: 2021.08.27 15:47:09

Signature of Applicant

Date Submitted/Signed

KEYED NOTES - EXTERIOR ELEVATION

- 1 REPAIR TERRACOTTA CRACK
- 2 REPAIR CRACKED LIONHEAD
- 3 REPAIR MOVED TERRACOTTA
- 4 REPAIR HOLE AT TERRACOTTA
- 5 REPLACE PREVIOUS TERRACOTTA PATCH
- 7 REPAIR TERRACOTTA DENTLS
- 8 STRIP COATING AT GRANITE ABUTMENT
- 9 (E) SHEET METAL WALL PANEL BOX OVER (E) ROOF MONITOR (DASHED FOR CLARITY)
- 10 REINSTALL EXISTING LOUVER WITH NEW FRAMING SIMILAR TO WINDOW DETAIL
- 11 REPAIR HARDWARE AS REQUIRED INCLUDING PIVOT HINGES
- 12 REPLACE BRICKMOLD AT DOOR FRAME, DOOR KICKPLATE, HARDWARE AS REQUIRED. ADD SAFETY GLAZING FILM.
- 13 REPLACE KICKPLATE WITH BRONZE FINISHED PLATES

LEGEND - EXTERIOR ELEVATION MATERIALS

- W2.19 WINDOW UNIT
- W2.19 WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FACADE
- REPAIR EXISTING WINDOWS, REPLACE SEALANT, BRICKMOLD, FRAME
- EXISTING LOUVER, SEE SHEET A9.2 AND LOUVER ASSESSEMENT FOR SCOPE
- REPAIR EXISTING CONDITION

GENERAL NOTES - EXTERIOR ELEVATION

- A. SEE SHEET H9.1 FOR WINDOW AND DOOR TYPES.
- B. SEE WINDOW ASSESSMENT SCHEDULE SHEET SERIES H10 FOR SCOPE OF REFURBISHMENT OF WINDOWS.
- C. GRANITE:
 - a. REMOVE AND RESET LOOSE PANEL
 - b. REPOINT MORTAR JOINTS AS REQUIRED
 - c. CLEAN ALL GRANITE SURFACES
- D. TERRACOTTA:
 - a. THERE ARE MANY POORLY REPAIRED AND PAINTED CHIPS EXPOSING THE POROUS INTERIOR OF THE TERRACOTTA. REPAIR AND RECOAT ALL PREVIOUSLY COATED SPALLS ALONG WITH UNTREATED CHIPS AND SPALLS
 - b. TEST EXISTING MORTAR. REPOINT MORTAR AS REQUIRED. MATCH IN KIND FOR APPROVED COLOR, JOINT TOOLING, VAPOR PERMEABILITY AND GRADE
 - c. INJECT STABLE CRACKS
 - d. CLEAN ALL TERRACOTTA SURFACES
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.



KEYED NOTES - EXTERIOR ELEVATION

- 1 REPAIR TERRACOTTA CRACK
- 2 REPAIR CRACKED LIONHEAD
- 3 REPAIR MOVED TERRACOTTA
- 4 REPAIR HOLE AT TERRACOTTA
- 5 REPLACE PREVIOUS TERRACOTTA PATCH
- 7 REPAIR TERRACOTTA DENTILS
- 8 STRIP COATING AT GRANITE ABUTMENT
- 9 (E) SHEET METAL WALL PANEL BOX OVER (E) ROOF MONITOR (DASHED FOR CLARITY)
- 10 REINSTALL EXISTING LOUVER WITH NEW FRAMING SIMILAR TO WINDOW DETAIL
- 11 REPAIR HARDWARE AS REQUIRED INCLUDING PIVOT HINGES
- 12 REPLACE BRICKMOLD AT DOOR FRAME, DOOR KICKPLATE, HARDWARE AS REQUIRED. ADD SAFETY GLAZING FILM.
- 13 REPLACE KICKPLATE WITH BRONZE FINISHED PLATES

LEGEND - EXTERIOR ELEVATION MATERIALS

- W2.19 WINDOW UNIT
- W2.19 WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FACADE
- REPAIR EXISTING WINDOWS, REPLACE SEALANT, BRICKMOLD, FRAME
- EXISTING LOUVER, SEE SHEET A9.2 AND LOUVER ASSESSMENT FOR SCOPE
- REPAIR EXISTING CONDITION

GENERAL NOTES - EXTERIOR ELEVATION

- A. SEE SHEET H9.1 FOR WINDOW AND DOOR TYPES.
- B. SEE WINDOW ASSESSMENT SCHEDULE SHEET SERIES H10 FOR SCOPE OF REFURBISHMENT OF WINDOWS.
- C. GRANITE:
 - a. REMOVE AND RESET LOOSE PANEL
 - b. REPOINT MORTAR JOINTS AS REQUIRED
 - c. CLEAN ALL GRANITE SURFACES
- D. TERRACOTTA:
 - a. THERE ARE MANY POORLY REPAIRED AND PAINTED CHIPS EXPOSING THE POROUS INTERIOR OF THE TERRACOTTA. REPAIR AND RECOAT ALL PREVIOUSLY COATED SPALLS ALONG WITH UNTREATED CHIPS AND SPALLS
 - b. TEST EXISTING MORTAR. REPOINT MORTAR AS REQUIRED. MATCH IN KIND FOR APPROVED COLOR, JOINT TOOLING, VAPOR PERMEABILITY AND GRADE
 - c. INJECT STABLE CRACKS
 - d. CLEAN ALL TERRACOTTA SURFACES
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.



KEYED NOTES - EXTERIOR ELEVATION

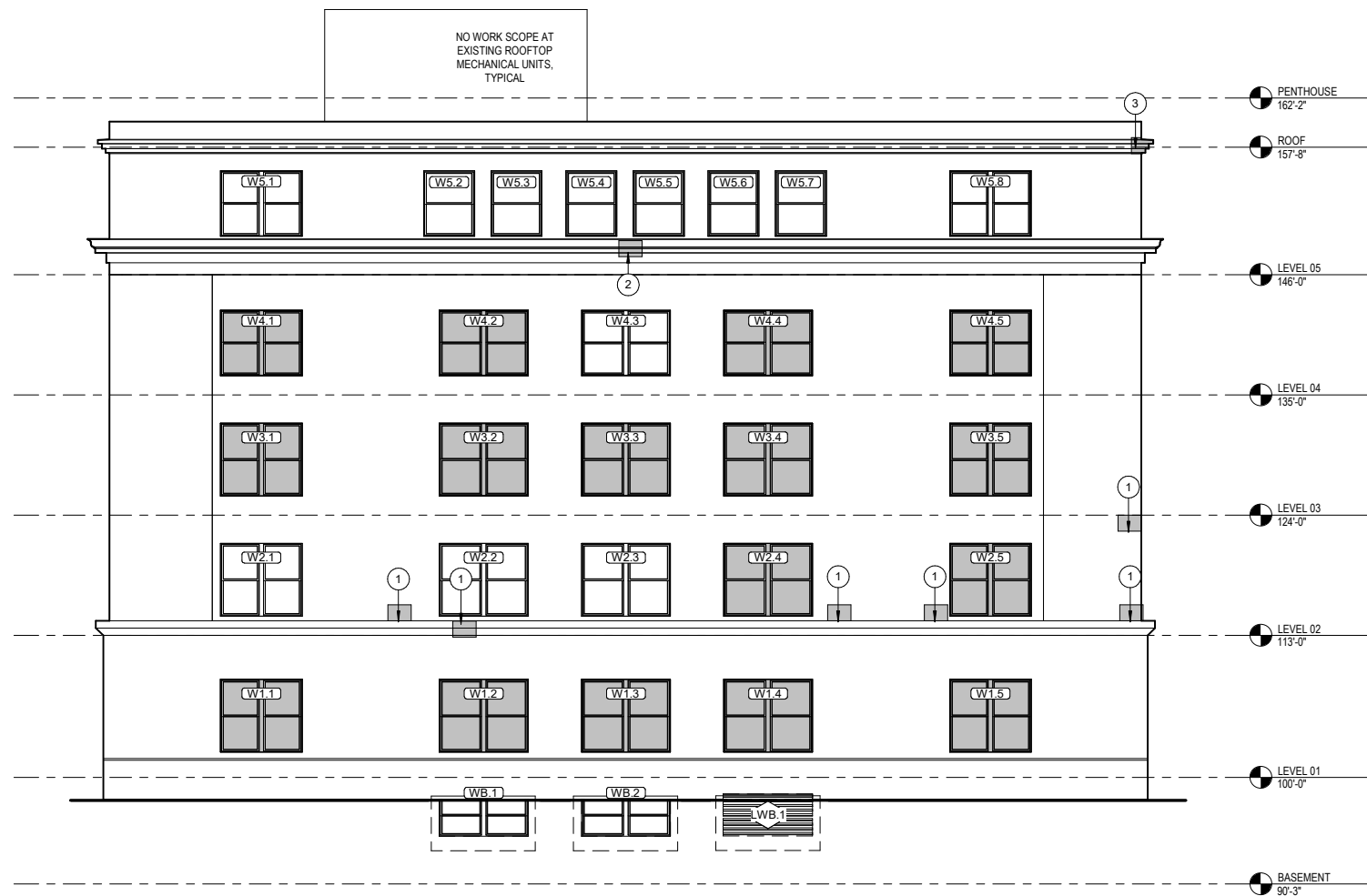
- 1 REPAIR TERRACOTTA CRACK
- 2 REPAIR CRACKED LIONHEAD
- 3 REPAIR MOVED TERRACOTTA
- 4 REPAIR HOLE AT TERRACOTTA
- 5 REPLACE PREVIOUS TERRACOTTA PATCH
- 7 REPAIR TERRACOTTA DENTILS
- 8 STRIP COATING AT GRANITE ABUTMENT
- 9 (E) SHEET METAL WALL PANEL BOX OVER (E) ROOF MONITOR (DASHED FOR CLARITY)
- 10 REINSTALL EXISTING LOUVER WITH NEW FRAMING SIMILAR TO WINDOW DETAIL
- 11 REPAIR HARDWARE AS REQUIRED INCLUDING PIVOT HINGES
- 12 REPLACE BRICKMOLD AT DOOR FRAME, DOOR KICKPLATE, HARDWARE AS REQUIRED. ADD SAFETY GLAZING FILM.
- 13 REPLACE KICKPLATE WITH BRONZE FINISHED PLATES

LEGEND - EXTERIOR ELEVATION MATERIALS

- WINDOW UNIT
- WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FACADE
- REPAIR EXISTING WINDOWS, REPLACE SEALANT, BRICKMOLD, FRAME
- EXISTING LOUVER, SEE SHEET A9.2 AND LOUVER ASSESSMENT FOR SCOPE
- REPAIR EXISTING CONDITION

GENERAL NOTES - EXTERIOR ELEVATION

- A. SEE SHEET H9.1 FOR WINDOW AND DOOR TYPES.
- B. SEE WINDOW ASSESSMENT SCHEDULE SHEET SERIES H10 FOR SCOPE OF REFURBISHMENT OF WINDOWS.
- C. GRANITE:
 - a. REMOVE AND RESET LOOSE PANEL
 - b. REPOINT MORTAR JOINTS AS REQUIRED
 - c. CLEAN ALL GRANITE SURFACES
- D. TERRACOTTA:
 - a. THERE ARE MANY POORLY REPAIRED AND PAINTED CHIPS EXPOSING THE POROUS INTERIOR OF THE TERRACOTTA. REPAIR AND RECOAT ALL PREVIOUSLY COATED SPALLS ALONG WITH UNTREATED CHIPS AND SPALLS
 - b. TEST EXISTING MORTAR. REPOINT MORTAR AS REQUIRED. MATCH IN KIND FOR APPROVED COLOR, JOINT TOOLING, VAPOR PERMEABILITY AND GRADE
 - c. INJECT STABLE CRACKS
 - d. CLEAN ALL TERRACOTTA SURFACES
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.



KEYED NOTES - EXTERIOR ELEVATION

- 1 REPAIR TERRACOTTA CRACK
- 2 REPAIR CRACKED LIONHEAD
- 3 REPAIR MOVED TERRACOTTA
- 4 REPAIR HOLE AT TERRACOTTA
- 5 REPLACE PREVIOUS TERRACOTTA PATCH
- 7 REPAIR TERRACOTTA DENTILS
- 8 STRIP COATING AT GRANITE ABUTMENT
- 9 (E) SHEET METAL WALL PANEL BOX OVER (E) ROOF MONITOR (DASHED FOR CLARITY)
- 10 REINSTALL EXISTING LOUVER WITH NEW FRAMING SIMILAR TO WINDOW DETAIL
- 11 REPAIR HARDWARE AS REQUIRED INCLUDING PIVOT HINGES
- 12 REPLACE BRICKMOLD AT DOOR FRAME, DOOR KICKPLATE, HARDWARE AS REQUIRED. ADD SAFETY GLAZING FILM.
- 13 REPLACE KICKPLATE WITH BRONZE FINISHED PLATES

LEGEND - EXTERIOR ELEVATION MATERIALS

- WINDOW UNIT
- WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FACADE
- REPAIR EXISTING WINDOWS, REPLACE SEALANT, BRICKMOLD, FRAME
- EXISTING LOUVER, SEE SHEET A9.2 AND LOUVER ASSESSEMENT FOR SCOPE
- REPAIR EXISTING CONDITION

GENERAL NOTES - EXTERIOR ELEVATION

- A. SEE SHEET H9.1 FOR WINDOW AND DOOR TYPES.
- B. SEE WINDOW ASSESSMENT SCHEDULE SHEET SERIES H10 FOR SCOPE OF REFURBISHMENT OF WINDOWS.
- C. GRANITE:
 - a. REMOVE AND RESET LOOSE PANEL
 - b. REPOINT MORTAR JOINTS AS REQUIRED
 - c. CLEAN ALL GRANITE SURFACES
- D. TERRACOTTA:
 - a. THERE ARE MANY POORLY REPAIRED AND PAINTED CHIPS EXPOSING THE POROUS INTERIOR OF THE TERRACOTTA. REPAIR AND RECOAT ALL PREVIOUSLY COATED SPALLS ALONG WITH UNTREATED CHIPS AND SPALLS
 - b. TEST EXISTING MORTAR. REPOINT MORTAR AS REQUIRED. MATCH IN KIND FOR APPROVED COLOR, JOINT TOOLING, VAPOR PERMEABILITY AND GRADE
 - c. INJECT STABLE CRACKS
 - d. CLEAN ALL TERRACOTTA SURFACES
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.



KEYED NOTES - EXTERIOR ELEVATION

- 1 REPAIR TERRACOTTA CRACK
- 2 REPAIR CRACKED LIONHEAD
- 3 REPAIR MOVED TERRACOTTA
- 4 REPAIR HOLE AT TERRACOTTA
- 5 REPLACE PREVIOUS TERRACOTTA PATCH
- 7 REPAIR TERRACOTTA DENTLS
- 8 STRIP COATING AT GRANITE ABUTMENT
- 9 (E) SHEET METAL WALL PANEL BOX OVER (E) ROOF MONITOR (DASHED FOR CLARITY)
- 10 REINSTALL EXISTING LOUVER WITH NEW FRAMING SIMILAR TO WINDOW DETAIL
- 11 REPAIR HARDWARE AS REQUIRED INCLUDING PIVOT HINGES
- 12 REPLACE BRICKMOLD AT DOOR FRAME, DOOR KICKPLATE, HARDWARE AS REQUIRED. ADD SAFETY GLAZING FILM.
- 13 REPLACE KICKPLATE WITH BRONZE FINISHED PLATES

LEGEND - EXTERIOR ELEVATION MATERIALS

- W2.19 WINDOW UNIT
- W2.19 WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FACADE
- REPAIR EXISTING WINDOWS, REPLACE SEALANT, BRICKMOLD, FRAME
- EXISTING LOUVER, SEE SHEET A9.2 AND LOUVER ASSESSEMENT FOR SCOPE
- REPAIR EXISTING CONDITION

GENERAL NOTES - EXTERIOR ELEVATION

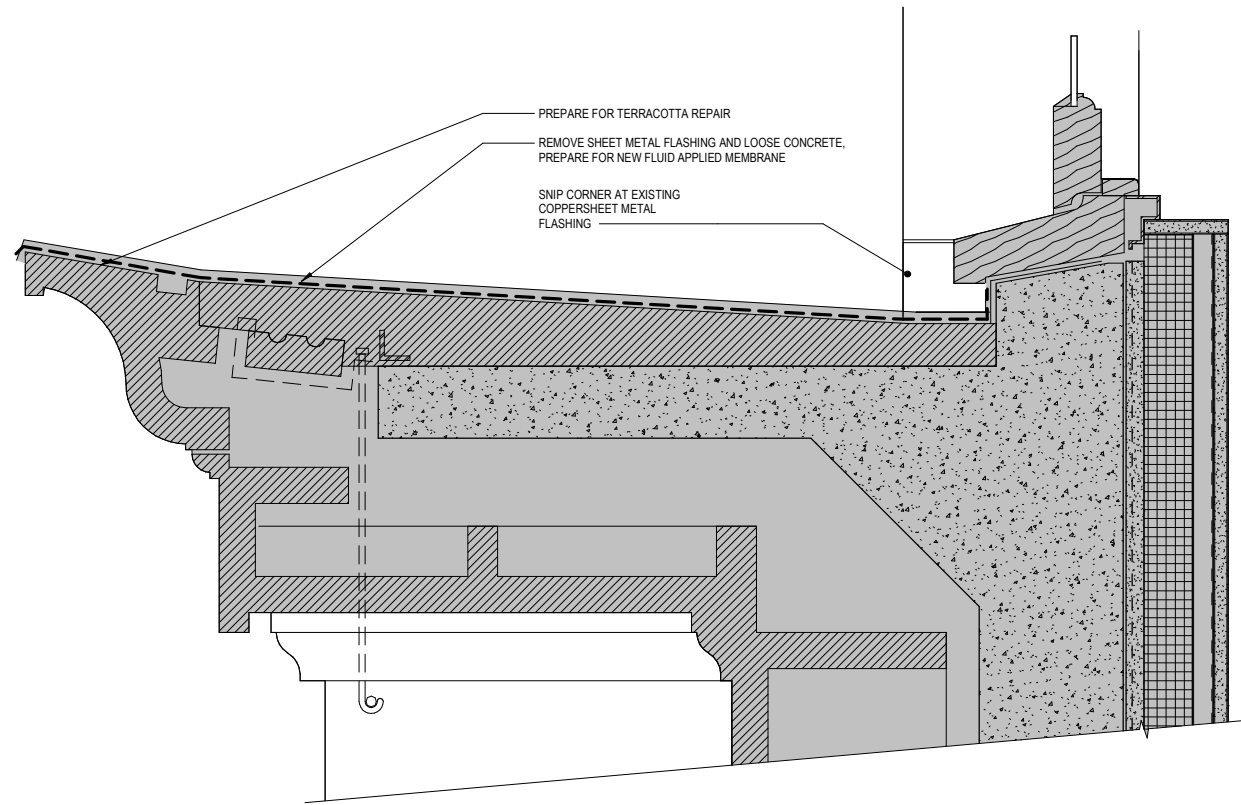
- A. SEE SHEET H9.1 FOR WINDOW AND DOOR TYPES.
- B. SEE WINDOW ASSESSMENT SCHEDULE SHEET SERIES H10 FOR SCOPE OF REFURBISHMENT OF WINDOWS.
- C. GRANITE:
 - a. REMOVE AND RESET LOOSE PANEL
 - b. REPOINT MORTAR JOINTS AS REQUIRED
 - c. CLEAN ALL GRANITE SURFACES
- D. TERRACOTTA:
 - a. THERE ARE MANY POORLY REPAIRED AND PAINTED CHIPS EXPOSING THE POROUS INTERIOR OF THE TERRACOTTA. REPAIR AND RECOAT ALL PREVIOUSLY COATED SPALLS ALONG WITH UNTREATED CHIPS AND SPALLS
 - b. TEST EXISTING MORTAR. REPOINT MORTAR AS REQUIRED. MATCH IN KIND FOR APPROVED COLOR, JOINT TOOLING, VAPOR PERMEABILITY AND GRADE
 - c. INJECT STABLE CRACKS
 - d. CLEAN ALL TERRACOTTA SURFACES
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.



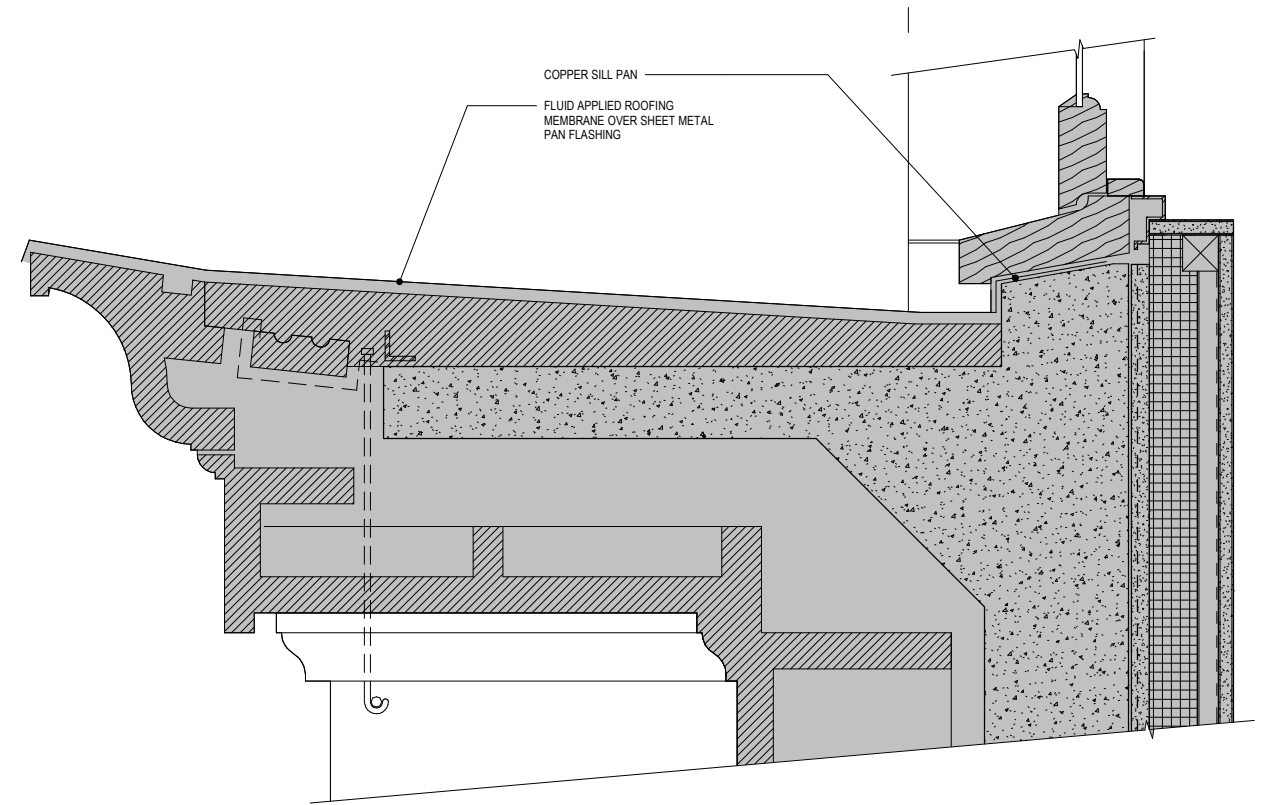
1 EAST COURT ELEVATION
1/8" = 1'-0"

2 SOUTH COURT ELEVATION
1/8" = 1'-0"

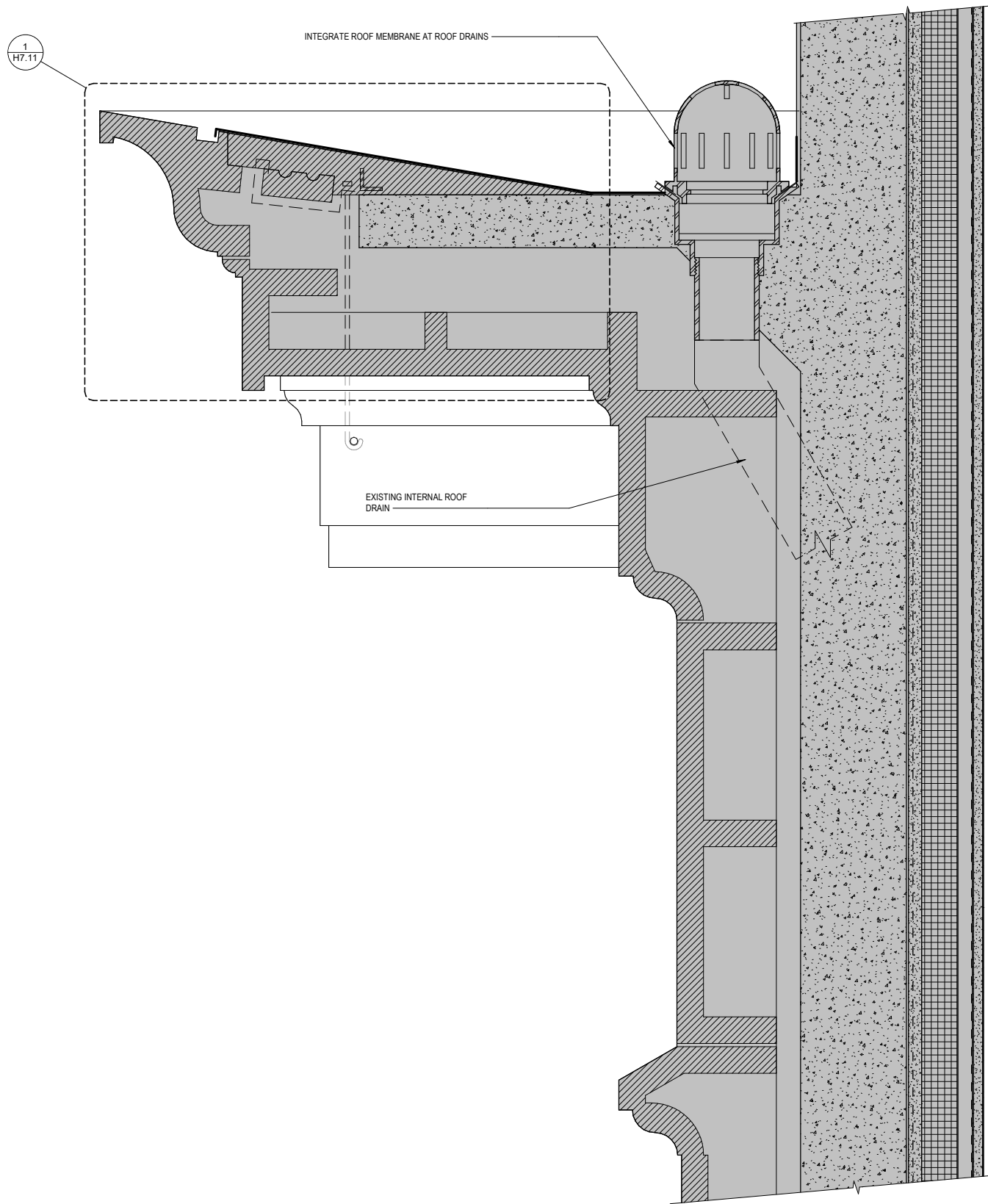
3 WEST COURT ELEVATION
1/8" = 1'-0"



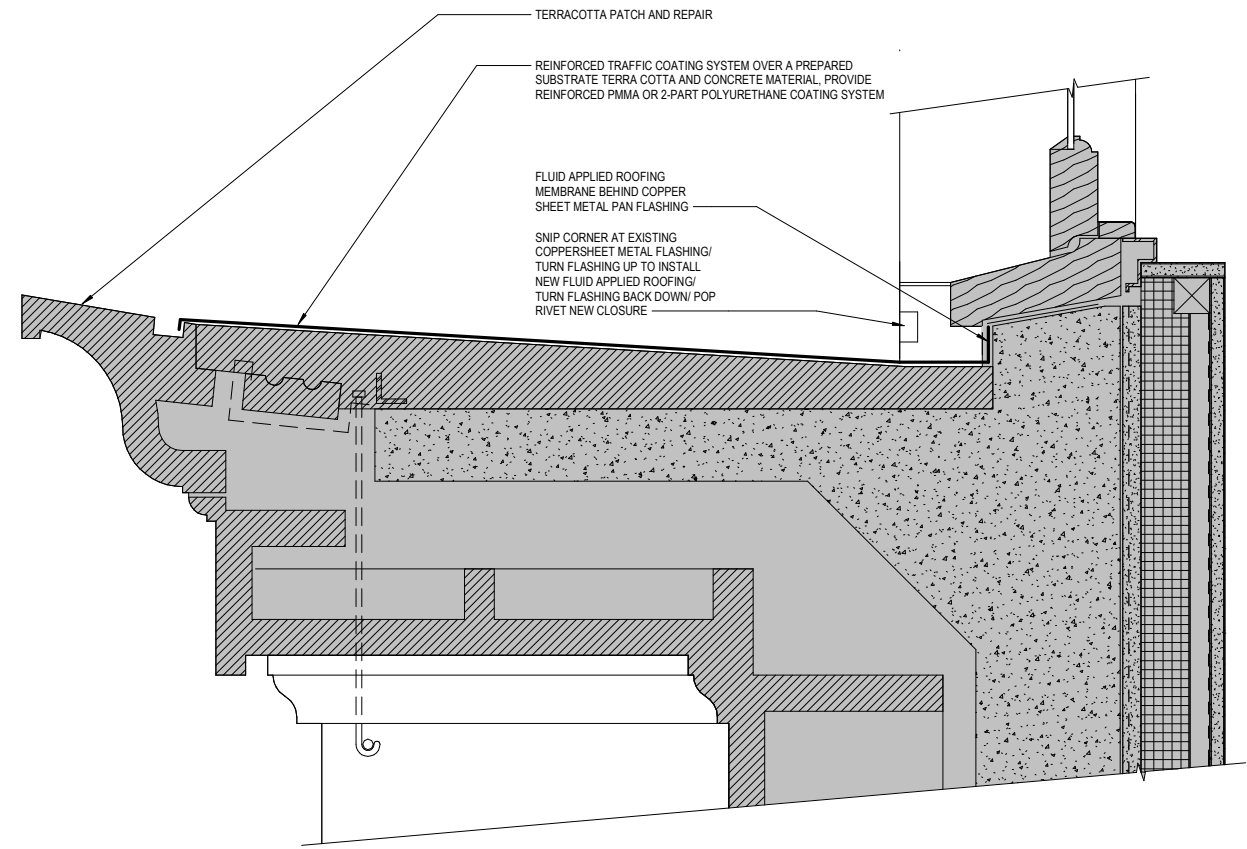
2 DEMOLITION AT CORNICE LEVEL 5
 3" = 1'-0"



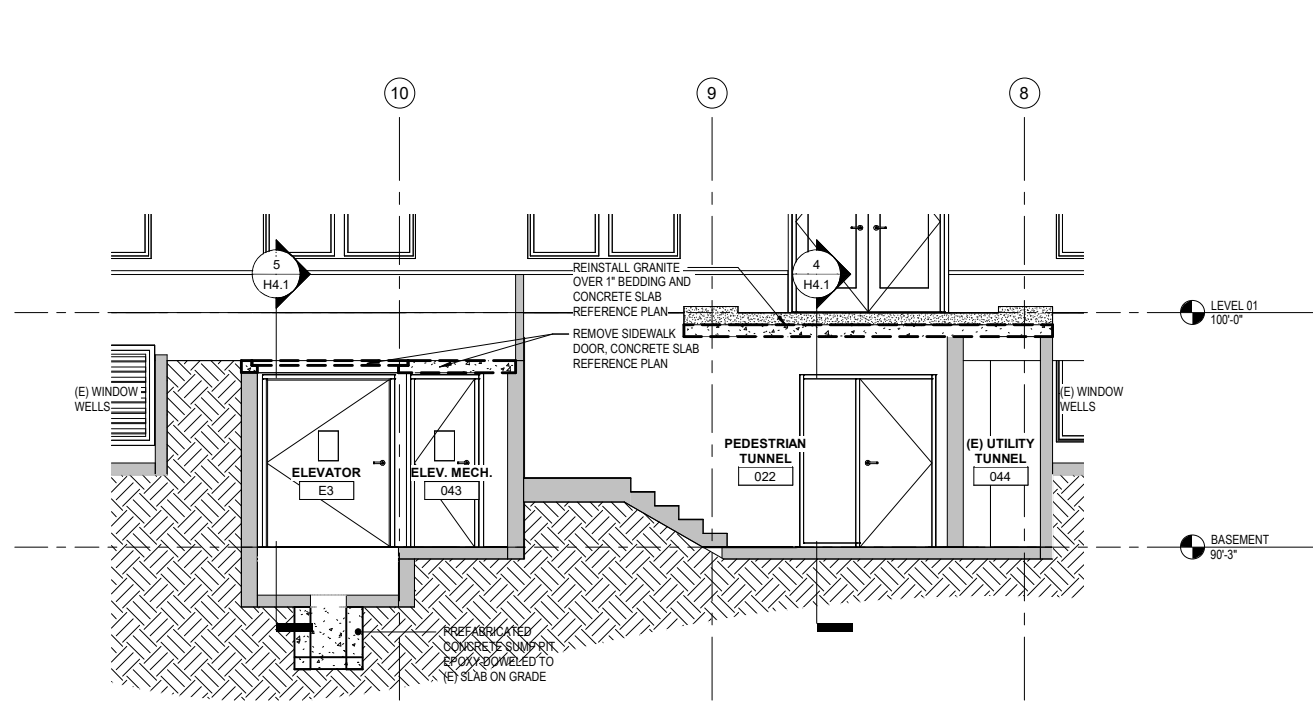
1 EXISTING CORNICE LEVEL 5
 3" = 1'-0"



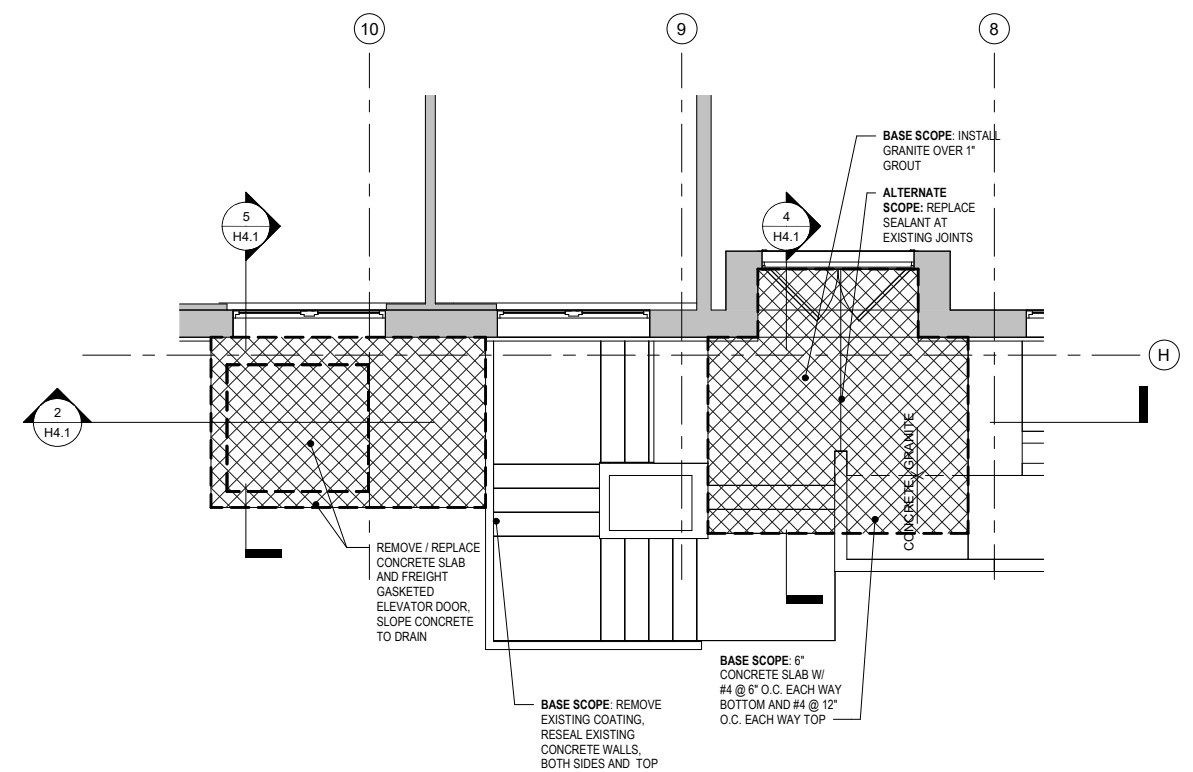
2 EXISTING CORNICE LEVEL 5
3" = 1'-0"



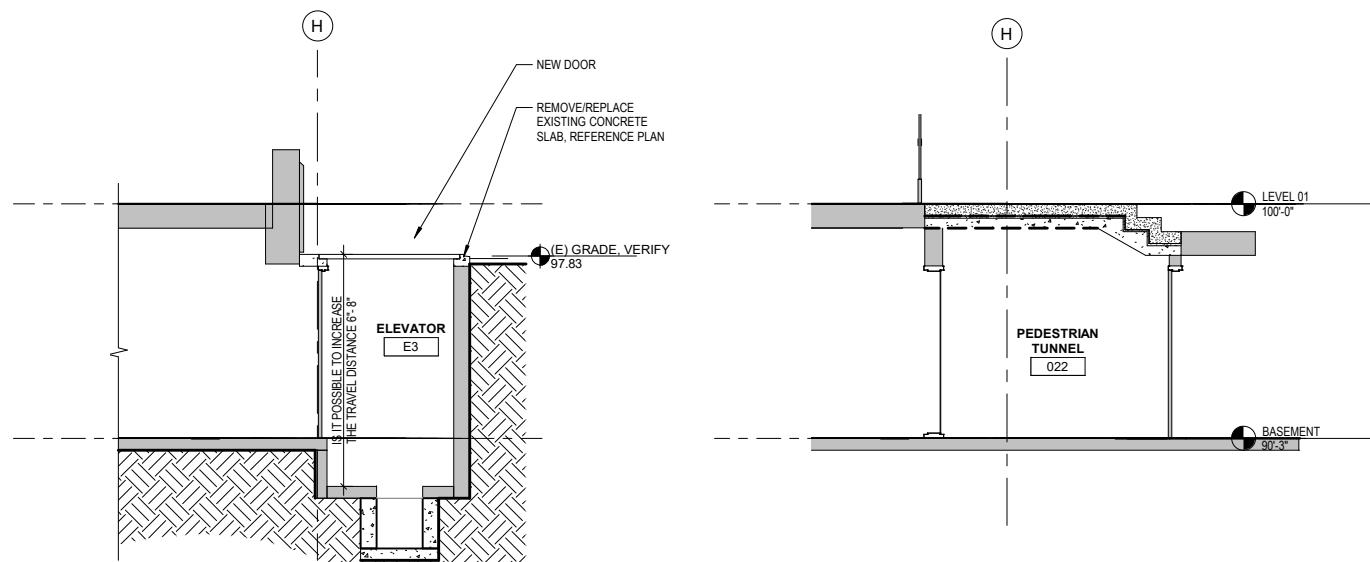
1 CORNICE REPAIR AT LEVEL 5
3" = 1'-0"



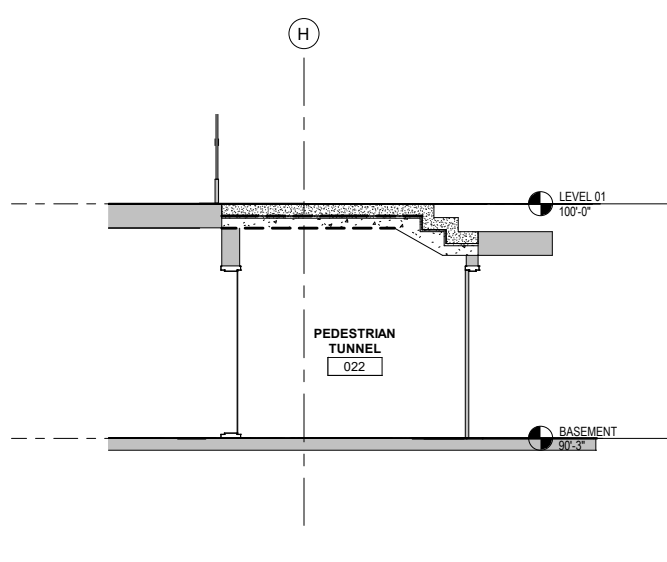
2 SECTION PROPOSED
1/4" = 1'-0"



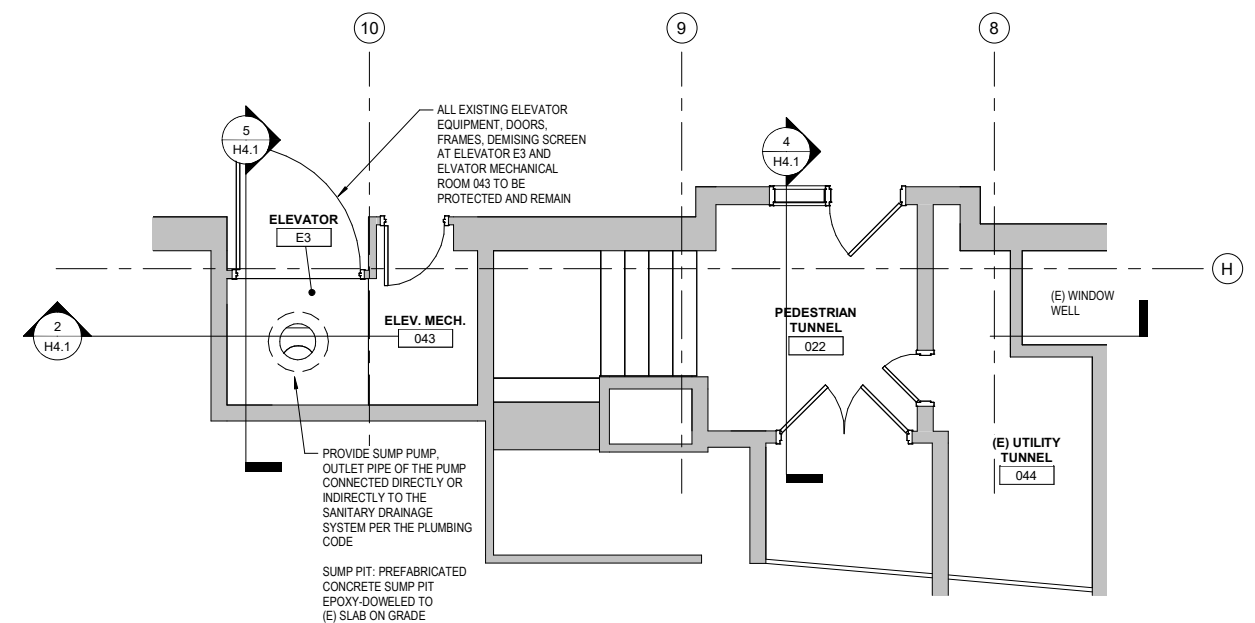
1 ENLARGED PLAN AT ENTRY / FREIGHT ELEVATOR - LEVEL 01
1/4" = 1'-0"



5 SECTION PROPOSED
1/4" = 1'-0"



4 SECTION PROPOSED
1/4" = 1'-0"



3 ENLARGED PLAN AT ENTRY / FREIGHT ELEVATOR - BASEMENT
1/4" = 1'-0"