

# NOTICE OF DECISION

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



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503-588-6173*

## DECISION OF THE HISTORIC LANDMARKS COMMISSION

**MAJOR HISTORIC DESIGN REVIEW CASE NO.:** HIS21-13

**APPLICATION NO.:** 21-110631-DR

**NOTICE OF DECISION DATE:** July 20, 2021

**SUMMARY:** A proposal to replace the window glazing and install window security film, replace two doors and terracotta on the exterior of the Oregon Justice Building.

**REQUEST:** A Class 3 Major Historic Design Review to replace two south elevation doors within the light court, replace terracotta cladding with Glass Fiber Reinforced Concrete replicas, replace the existing single pane glazing with double paned insulated glazing units, raise the 5th floor window sills and alter the 5th floor lower sashes and install security film on ground level windows and doors on 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 Wohlert on behalf of the State of Oregon

**LOCATION:** 1162 Court St NE, Salem OR 97301

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.0655 – General guidelines for contributing resources

**FINDINGS:** The findings are in the attached Decision dated July 15, 2021.

**DECISION:** The **Historic Landmarks Commission APPROVED** Historic Design Review HIS21-13 based upon the application materials deemed complete on June 16, 2021 and the findings as presented in this report.

**VOTE:**

Yes 6      No 0      Abstain 1 (Ponce)      Absent 2 (French, Mulvihill)

Tracy Schwartz  
Chair, Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by August 5, 2023, or this approval shall be null and void.

Application Deemed Complete: June 16, 2021  
Public Hearing Date: July 15, 2021  
Notice of Decision Mailing Date: July 20, 2021  
Decision Effective Date: August 5, 2021  
State Mandate Date: October 14, 2021

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at [planning@cityofsalem.net](mailto:planning@cityofsalem.net), no later than 5:00 p.m. Wednesday, August 4, 2021. 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(s) 230. 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 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>

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## **DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION**

**CASE NO.:** Historic Design Review Case No. HIS21-13

**FINDINGS:** Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of July 15, 2021 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

### **FINDINGS**

#### **SRC 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:** The HLC finds that applicant is proposing to retain the original use of this property as a government building. While the proposal will result in replacement of two south elevation entrance doors and the alteration of south entrance window sills on the 5<sup>th</sup> floor, the overall entrance and fenestration patterns and openings will be retained as will the height, footprint and massing of the resource, which will not be altered as a result of this proposal. The HLC finds 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:** The HLC finds that the applicant is proposing to maintain and repair the existing window sashes as part of this proposal. Where frames cannot be restored, they will be replaced with in kind materials, replicating the existing design profile to the greatest degree possible. The applicant is proposing to replace the existing single paned glazing with double paned insulated glazing units (IGU). Minimal routing of the sashes will be done to install the IGUs. The HLC finds that while the addition of the exterior wood glazing stop will slightly alter the exterior profile of the windows, this alteration is minimal. The proposed raising of the windowsills at the fifth floor will require shortening the length of the lower sash on each window. The HLC finds that this change is minimal, as the sills need to be raised just 2" in order to address design flaws related to inadequate drainage. Raising the sill will prevent long term damage that has been occurring to windowsills at this level due to continued contact with water that pools on the cornice during heavy rain. The HLC finds that the applicant is proposing replacement of two deteriorated wooden entry doors on the south façade. It is not feasible to repair these doors due to the level of deterioration. The HLC finds that while the applicant is proposing to utilize a different type of glazing (double paned IGU's), this change is minimal. The HLC finds that overall, the proposed new doors generally

match the existing in material and design. The applicant is proposing to replace small sections (estimated 5 to 20) of terra cotta on the exterior façade of the Justice Building with Glass Fiber Reinforced Concrete (GFRC) replica pieces. The applicant is proposing to repair terra cotta with in kind material whenever feasible, however where the cracks are too deep to repair, GFRC will be utilized which is a historic material that has been utilized on other significant historic resources including the adjacent Oregon Supreme Court building and which will match the existing to the greatest degree feasible. The HLC finds that Guideline 230.065 (b) has been met.

***(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.***

**Finding:** The HLC finds that while some original material will be lost as a result of the proposed alterations, the applicant is treating distinctive stylistic features of the Oregon Justice Building with sensitivity. Specifically, the applicant is proposing to repair original features where feasible including terra cotta, windowsills and frames. Where it is not feasible to repair original features, the applicant is proposing to replace original material with in-kind material to the greatest degree feasible. Where original materials will not be replaced in-kind, the applicant is proposing new materials that match the appearance of original materials to the greatest degree feasible. Therefore, the HLC finds that Guideline 230.065 (c) has been met.

***(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.***

**Finding:** The HLC finds that the applicant is proposing to repair and restore exterior window frames throughout the exterior of the Oregon Justice Building. The applicant is proposing to replace existing original doors on the south façade to match the existing in material and design based upon the physical evidence of the existing extant doors. The applicant is proposing to restore and reconstruct the exterior terra cotta cladding based upon matching the color and sheen of the existing (cleaned) terra cotta on the exterior of the Oregon Justice Building. The HLC finds that Guideline 230.065 (d) has been met for 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:** The HLC finds that applicant is not proposing to alter any features of the Oregon Justice Building that have acquired significance beyond the original significant features of the resource that have existed since its original construction. The HLC finds that SRC 230.065(e) is not applicable to the evaluation of this proposal.

***(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.***

**Finding:** The HLC finds that the applicant's proposal includes several alterations which have been specifically designed to address ongoing design and functional issues while ensuring that changes to the historic resource are minimized to the greatest degree feasible. The applicant has proposed to add a clear security film to the exterior glazing of the ground floor windows to prevent the glass from shattering in the event of an impact. This film is clear with no added tinting or reflectivity. The applicant is proposing to replace the existing single paned glazing with double paned insulated glazing units (IGU). Minimal routing of the sashes will be done to install the double paned insulated glazing units throughout the resource. The HLC finds that while the addition of the exterior wood glazing stop will slightly alter the exterior profile of the windows, this alteration is minimal. The HLC finds that the proposed raising of the windowsills 2" at the fifth floor in order to address design flaws related to inadequate drainage is minimal and will prevent long term water damage that has been occurring to windowsills. The HLC finds that the replacement of two deteriorated wooden entry doors on the south with a different type of glazing (double paned IGU's), is a minimal design change as overall the proposed new doors generally match the existing in material and design. The HLC finds that the replacement of small sections of terra cotta on the exterior façade of the Justice Building with GFRC replica pieces, while a new material, will be designed to ensure that replacement pieces will match the existing to the greatest degree feasible. The HLC finds that the overall building alterations have been designed to minimize changes to this resource thereby meeting SRC 230.065(f).

***(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:** The HLC finds that while the applicants proposed alterations will result in a small loss of original materials, the applicant is repairing original material and matching the exterior appearance of original materials where repair is not feasible. The proposal addresses design flaws which will ensure the significant features of the Oregon Justice Building will be maintained. The proposed installation of window film, door replacement, terra cotta replacement and the raising of the 5<sup>th</sup> floor windowsills are minimal alterations that do not destroy or obscure significant features on the Oregon Justice Building. The HLC finds that SRC 230.065(g) has been met.

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

**Finding:** The HLC finds that the applicant's proposal is intended to correct the structural deficiencies at the fifth floor which have been impacting the windows at this level. Additional work is proposed to ensure that the exterior terra cladding is repaired using GFRC which has been demonstrated to be an excellent replacement for terra cotta where cracks in original terra cotta are too deep to repair. The HLC finds that Guideline 230.065 (h) has been met for 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.***

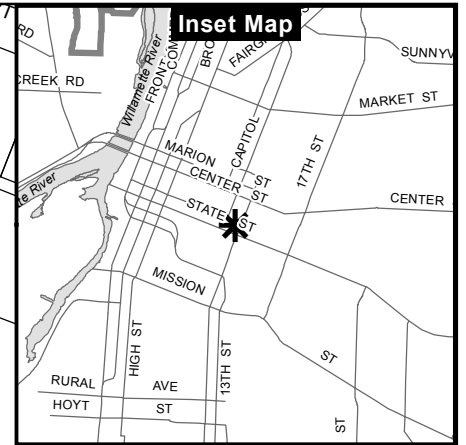
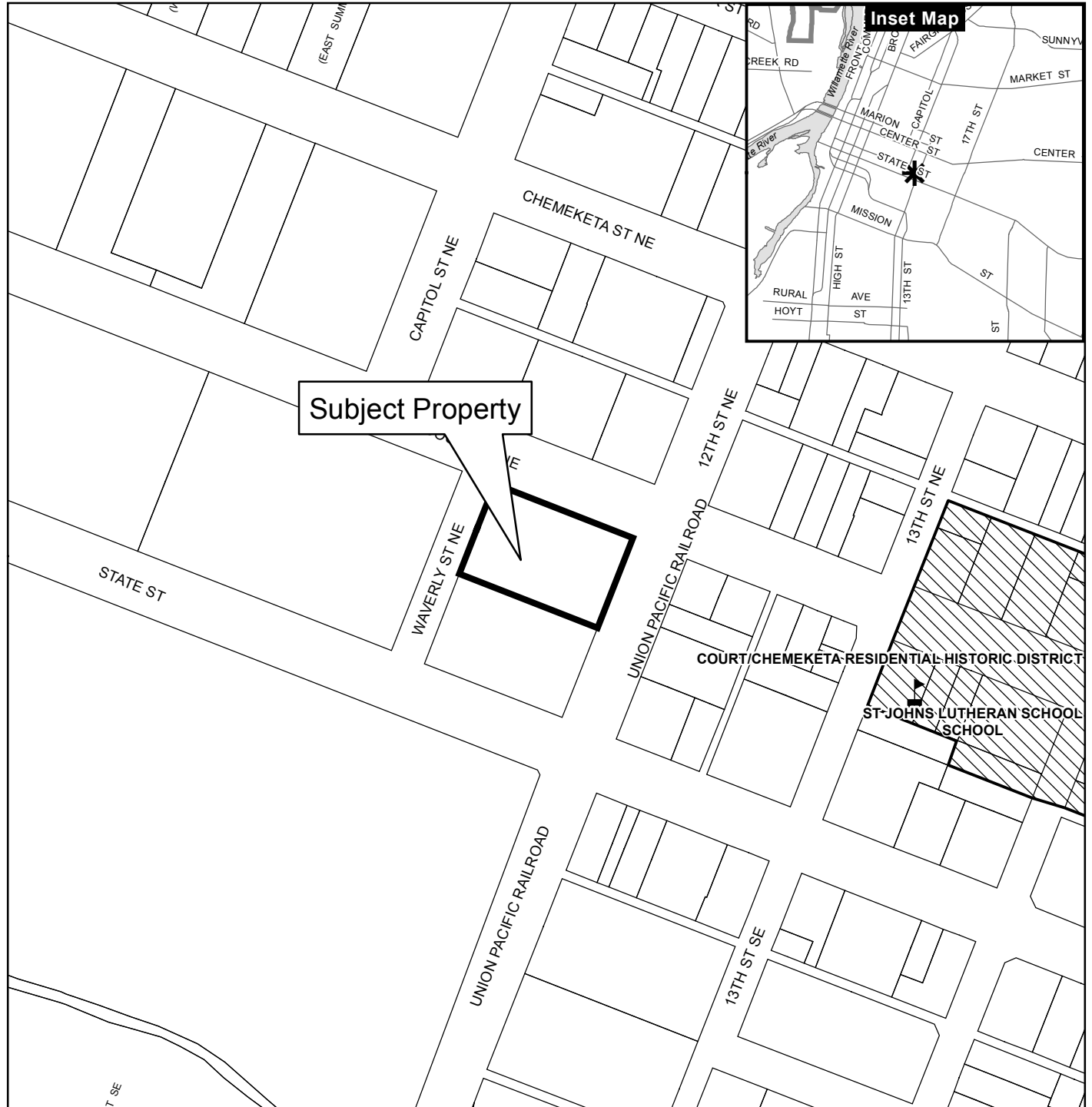
**Finding:** The HLC finds that the proposal will not include any excavation and that Guideline 230.065 (i) is not applicable to the evaluation of this proposal.

**VOTE: Yes 6    No 0    Absent 2 (French, Mulvihill)    Abstain 1 (Ponce)**






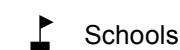

Attachments: A. Vicinity Map  
                  B. Excerpt from Applicant's Submittal Materials

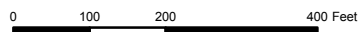
Prepared by Kimberli Fitzgerald, Historic Preservation Officer

# Vicinity Map 1162 Court Street NE

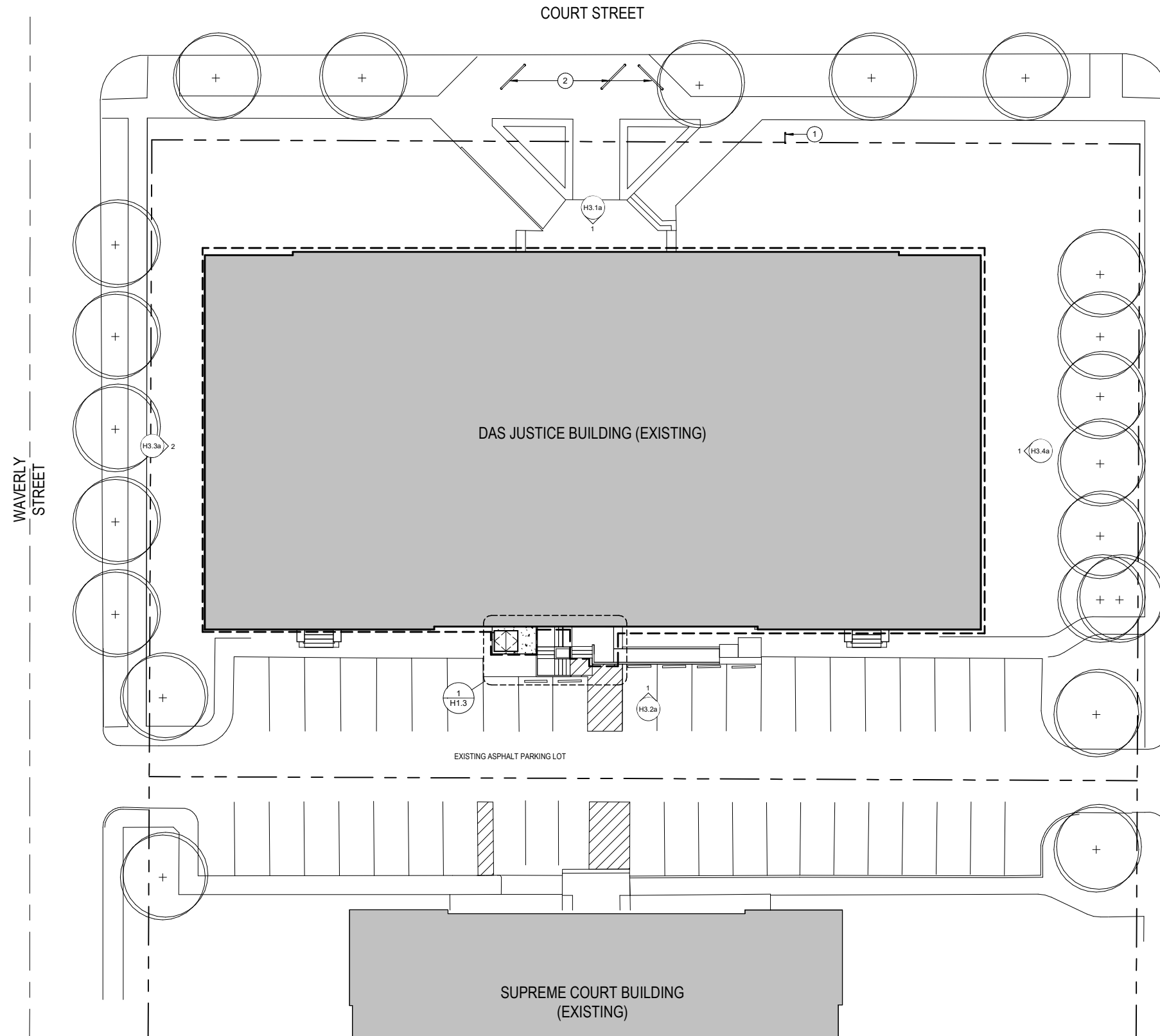
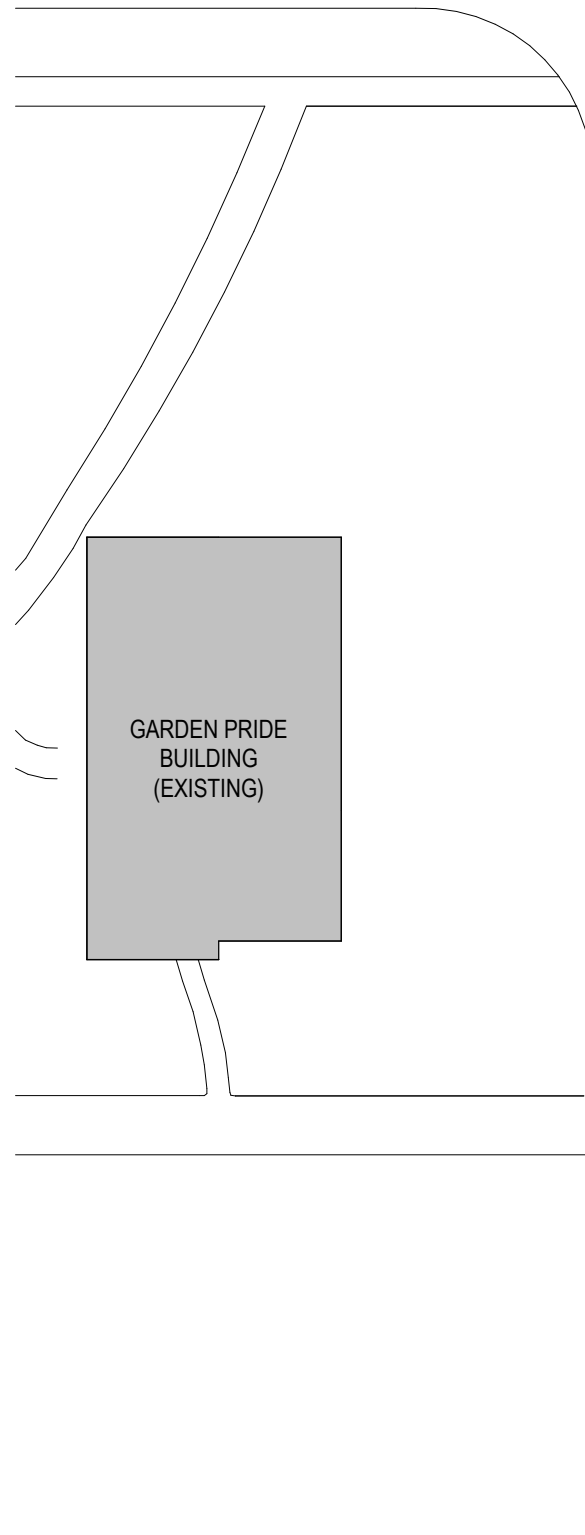


**Legend**

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



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LANDSCAPE NARRATIVE

A. PROTECT EXISTING TREES, LANDSCAPE AND IRRIGATION.

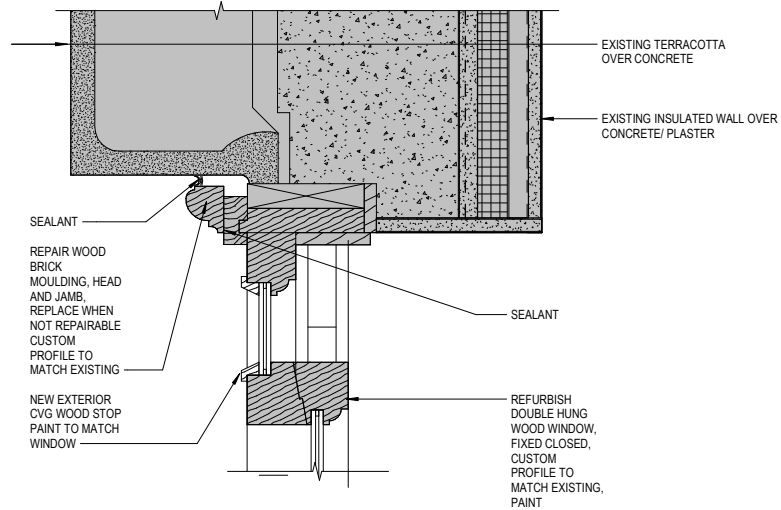
KEYED NOTES - SITE PLAN

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

LEGEND - SITE PLAN

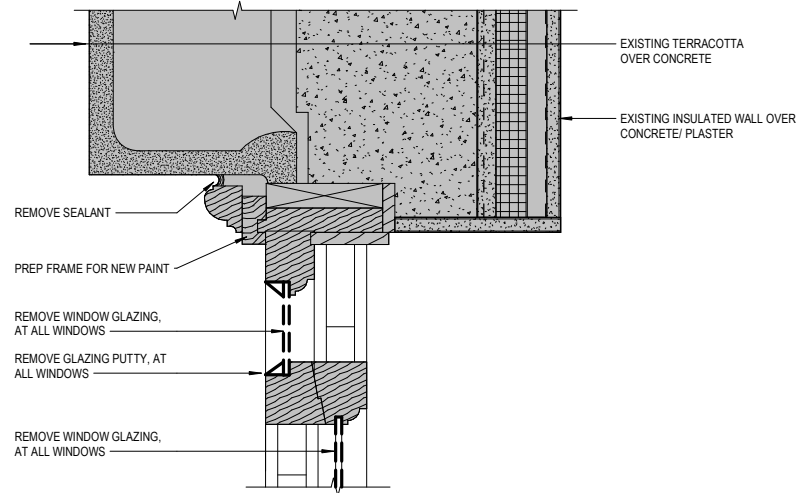
- PROPERTY LINE
- - - LIMIT OF WORK
- [White Box] EXISTING PAVING, CONCRETE SIDEWALK AND/OR LANDSCAPE AREA
- [Stippled Box] CONCRETE PAVING
- [Grey Box] EXISTING STRUCTURE TO REMAIN
- [Hatched Box] EXISTING PARKING AND DRIVE STRIPING
- [Circle with +] EXISTING TREE
- [Vertical Line] EXISTING BIKE RACK



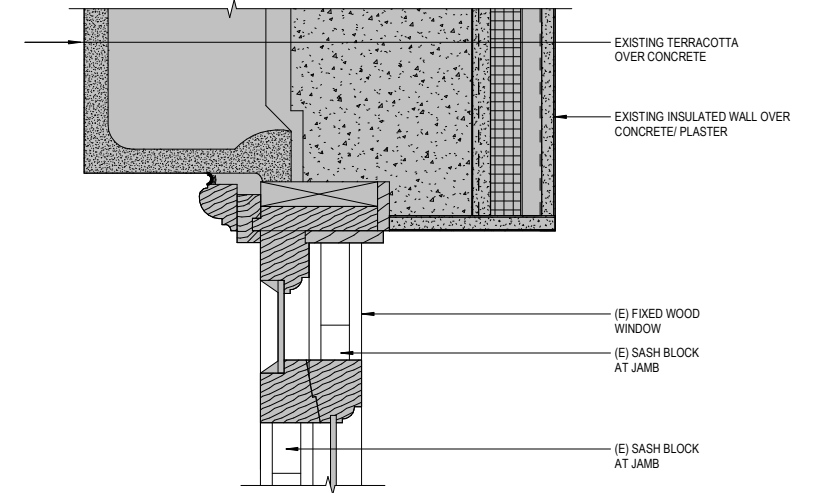


**3 REFURBISHED WINDOW HEAD**  
3" = 1'-0"

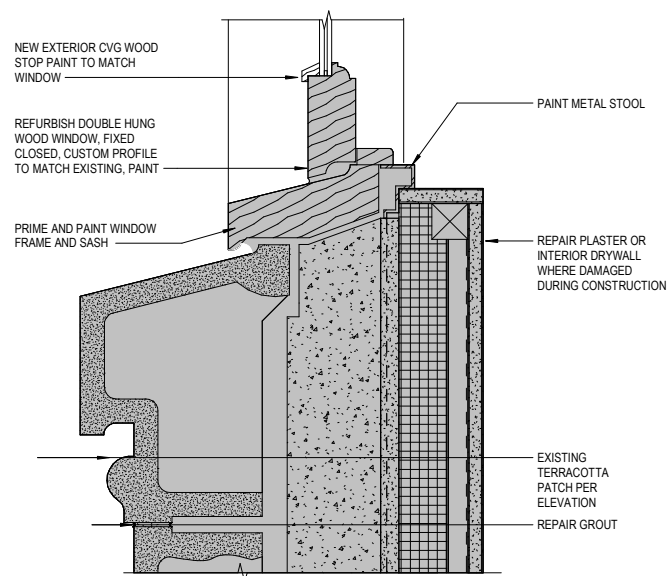
REFER TO ADJACENT DETAILS FOR EXISTING AND DEMOLITION CONDITIONS



**2 DEMOLITION AT REFURBISHED WINDOW HEAD**  
3" = 1'-0"

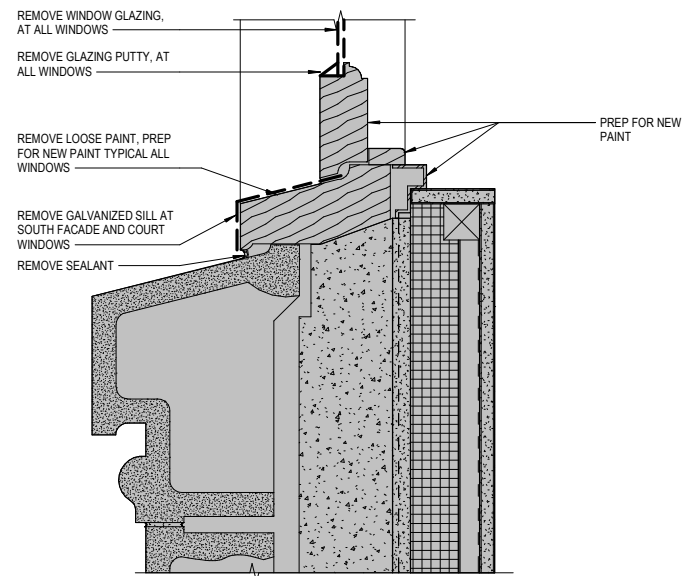


**1 EXISTING WINDOW HEAD**  
3" = 1'-0"

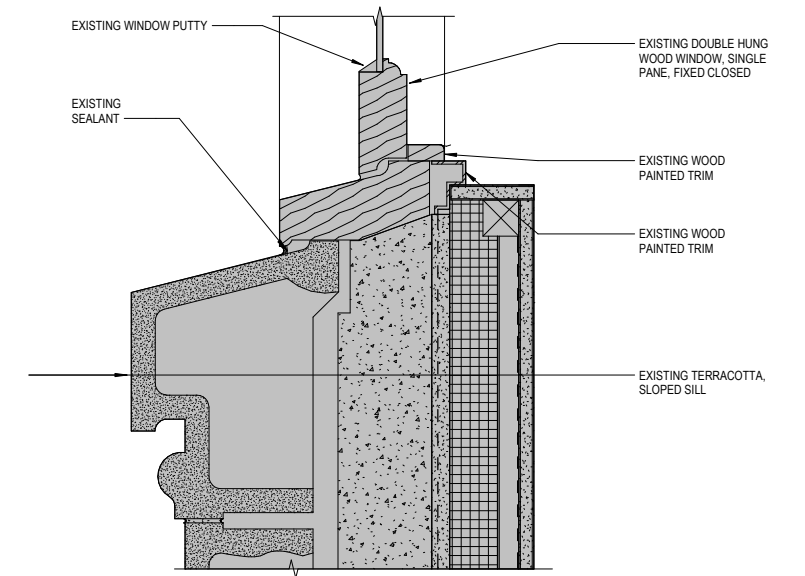


**6 REFURBISHED WINDOW SILL**  
3" = 1'-0"

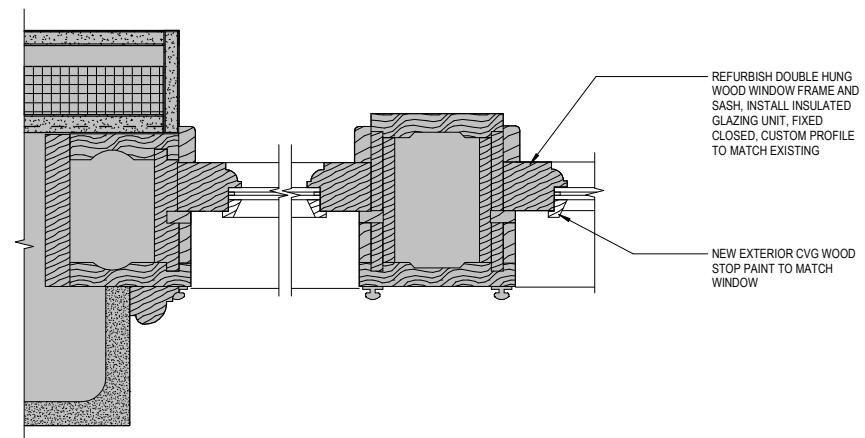
REFER TO ADJACENT DETAILS FOR EXISTING AND DEMOLITION CONDITIONS



**5 DEMOLITION AT REFURBISHED WINDOW SILL**  
3" = 1'-0"

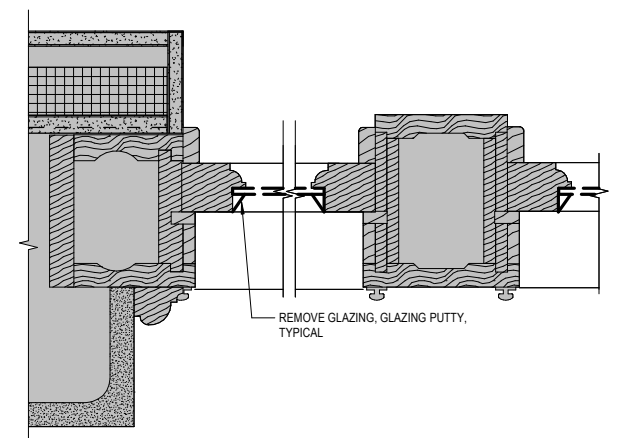


**4 EXISTING WINDOW SILL**  
3" = 1'-0"

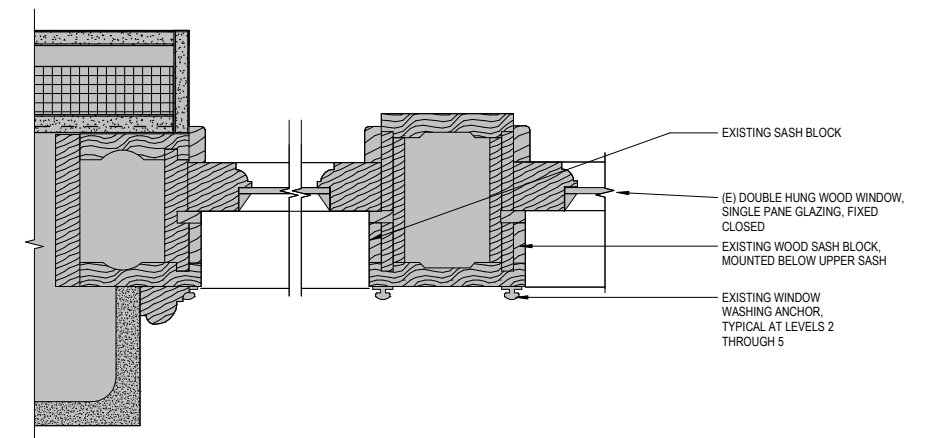


**3** REFURBISHED WINDOW JAMB  
3" = 1'-0"

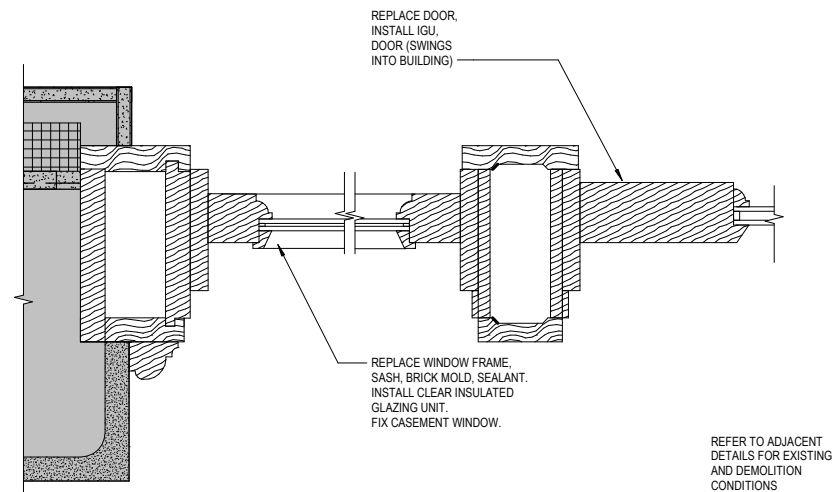
REFER TO ADJACENT  
DETAILS FOR EXISTING  
AND DEMOLITION  
CONDITIONS



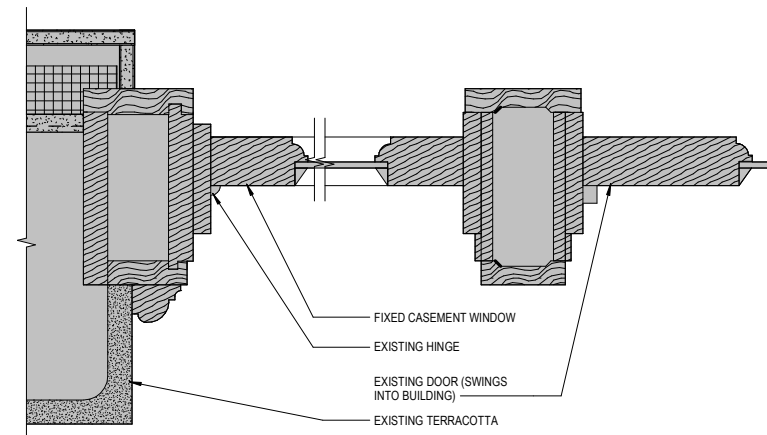
**2** DEMOLITION AT REFURBISHED WINDOW JAMB  
3" = 1'-0"



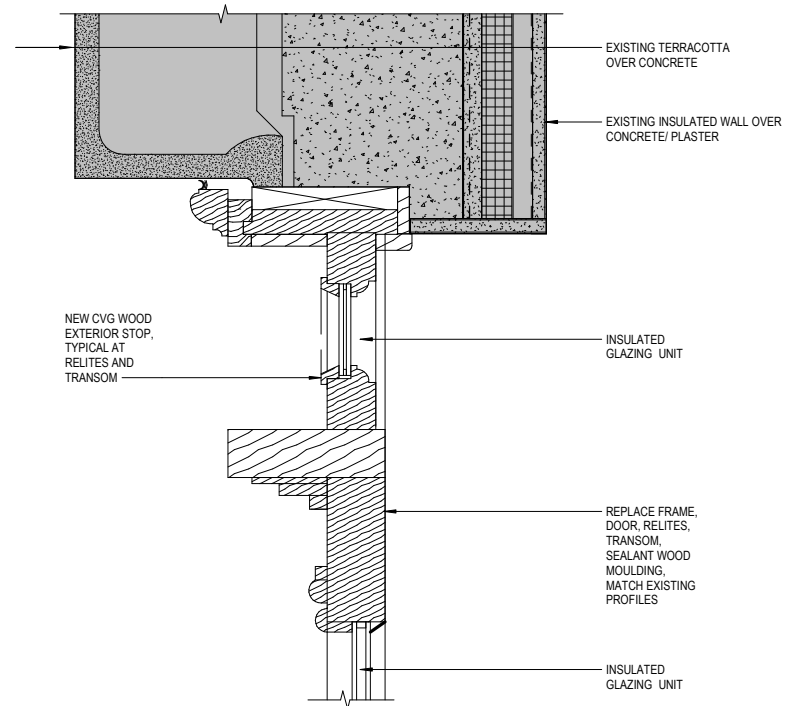
**1** EXISTING WINDOW JAMB  
3" = 1'-0"



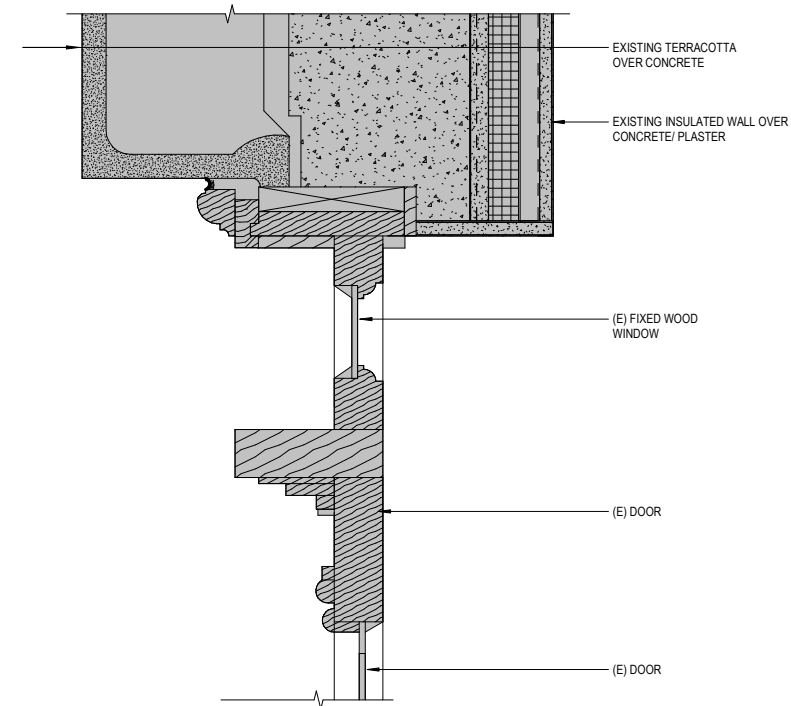
**2** REPLACEMENT DOOR JAMB AND SIDELITE  
3" = 1'-0"



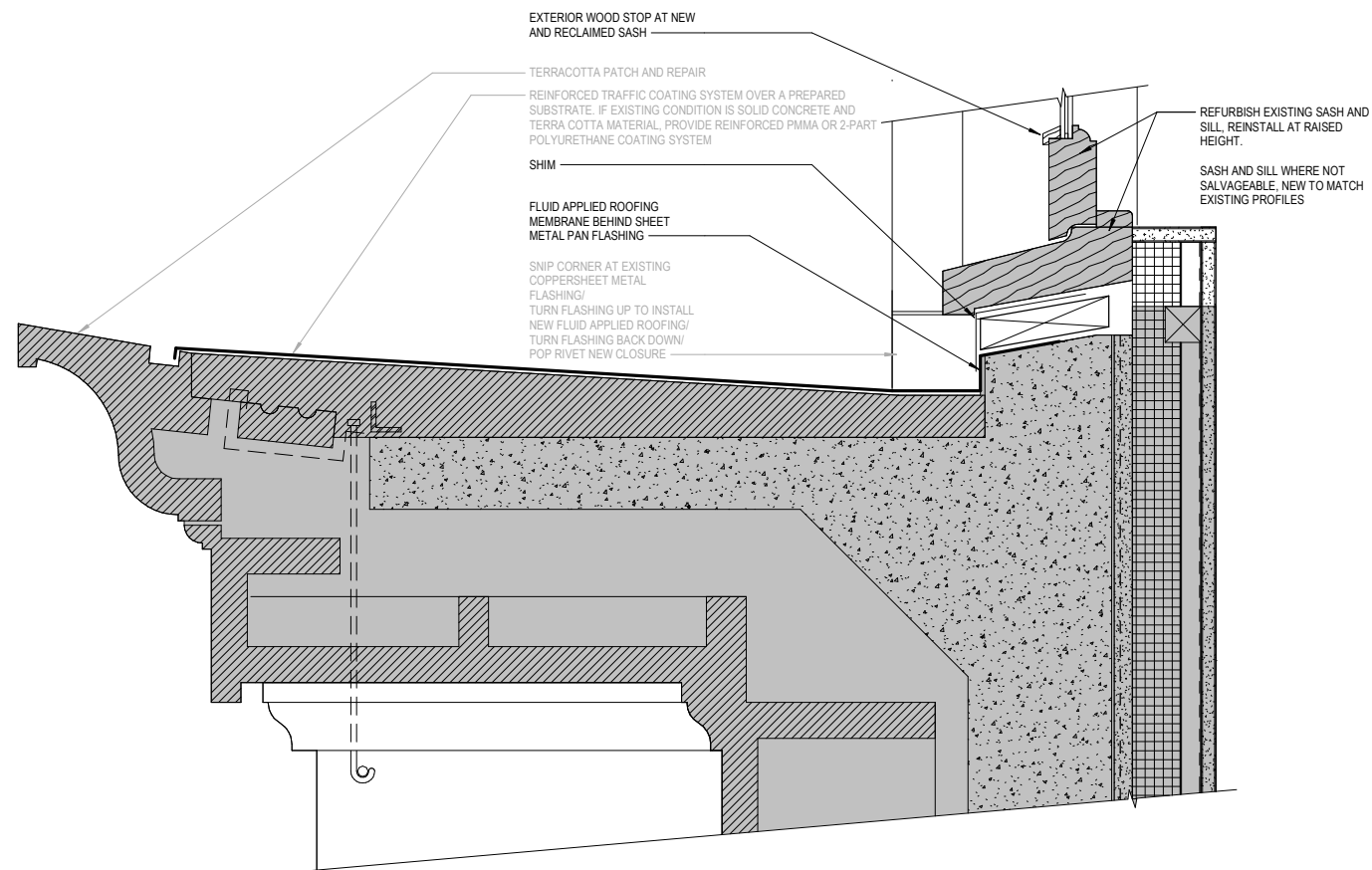
**1** EXISTING DOOR JAMB AND SIDELITE  
3" = 1'-0"



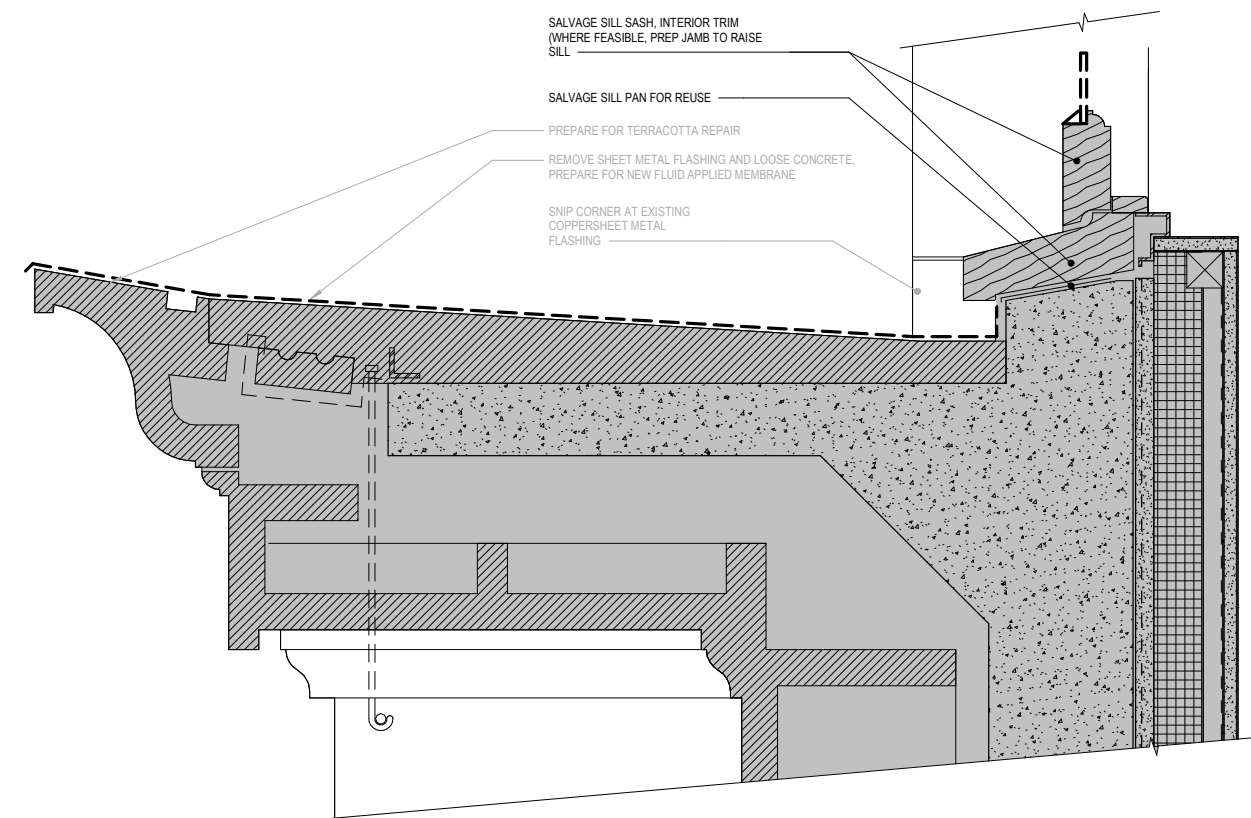
**4** REPLACEMENT DOOR AND TRANSOM  
3" = 1'-0"  
REFER TO ADJACENT DETAILS FOR EXISTING AND DEMOLITION CONDITIONS



**3** EXISTING DOOR AND TRANSOM  
3" = 1'-0"

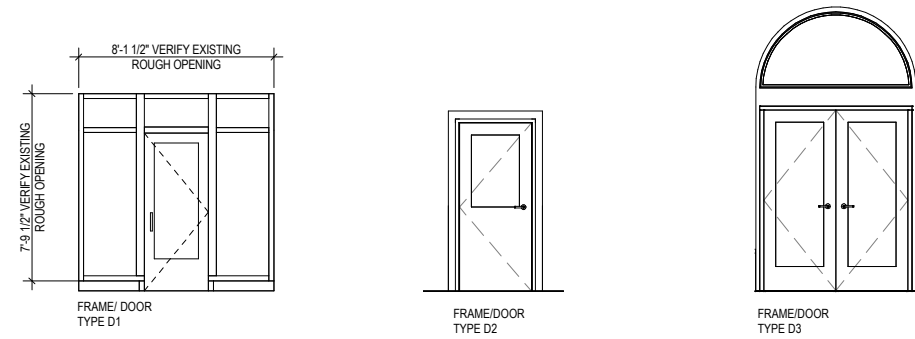


2 WINDOW LEVEL REPLACEMENT AT LEVEL 5  
3" = 1'-0"



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

SEE HISTORIC DESIGN REVIEW MINOR SUBMITTAL SHEET H7.10 FOR EXISTING CORNICE DETAIL AND CORNICE WATERPROOFING REPAIR (HALFTONE THIS SHEET)



DOOR SCHEDULE LEVEL 1	
MARK	COMMENTS
D1.1	TYPE D2, REFURBISH DOOR AND FRAME, REPLACE BRICK MOLDING, KICKPLATE
D1.2	TYPE D3, EXISTING FRAME NOT ALTERED, REPAIR HINGE HARDWARE AS REQUIRED
D1.3	TYPE D2, REFURBISH DOOR AND FRAME, REPLACE BRICK MOLDING, KICKPLATE
D1.4	TYPE D3, EXISTING FRAME NOT ALTERED, REPAIR HINGE HARDWARE AS REQUIRED
D1.5	TYPE D3, EXISTING FRAME NOT ALTERED, REPAIR HINGE HARDWARE AS REQUIRED, REPLACE KICKPLATE, REPAIR HOLES AT DAMAGED DOOR
D1.6	TYPE D3, EXISTING FRAME NOT ALTERED, REPAIR HINGE HARDWARE AS REQUIRED

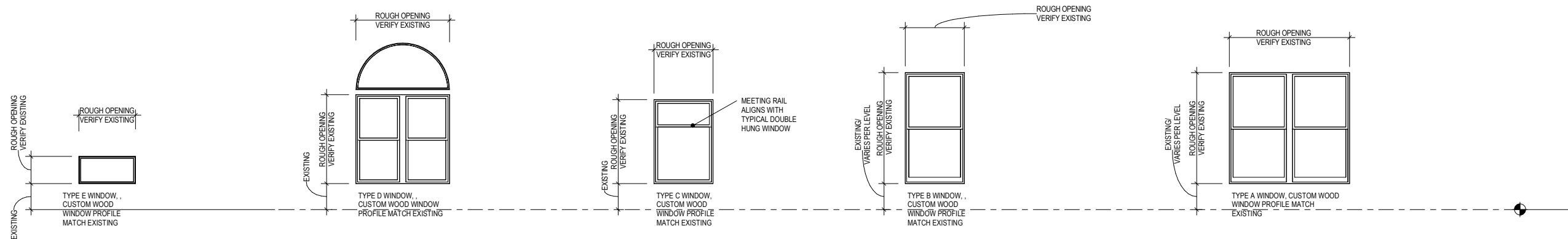
DOOR SCHEDULE LEVEL 2	
MARK	COMMENTS
D2.1	TYPE D1; REPLACE DOOR AND FRAME MATCH PROFILE, ADD INSULATED GLAZING UNIT
D2.2	TYPE D1; REPLACE DOOR AND FRAME MATCH PROFILE, ADD INSULATED GLAZING UNIT

### GENERAL NOTES - WINDOW / DOOR SCHEDULE

- A. WINDOW AND DOOR DIMENSIONS AND COUNTS ARE APPROXIMATE. FIELD VERIFY EACH OPENING TO VERIFY EXISTING CONDITIONS, PROFILE AND DIMENSIONS. ALL DIMENSIONS AND FEATURES OF THE EXISTING WINDOWS ARE TO BE CLOSELY REPLICATED.
- B. REINSTALL EXISTING WINDOW SHADES. VERIFY EXTENT OF LOCATIONS THAT HAVE (2) SETS OF SHADES PER WINDOW. VERIFY WITH OWNER QUANTITY OF SHADES IN STORAGE. BOTH SETS ARE TO BE REINSTALLED.
- C. STRIP ALL FINISHES AT REFURBISHED WINDOWS. ALL WINDOWS TO BE PAINTED ON THE EXTERIOR AND STAINED ON THE INTERIOR.
- D. NEW WINDOW MATERIAL WHERE REQUIRED IS CVG DOUGLAS FIR.
- E. PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE.
- F. ALL GROUND LEVEL DOORS AND WINDOWS ADD SECURITY FILM.
- G. MAINTAIN EXISTING SASH BLOCK. WHERE NEW WINDOWS ARE REQUIRED INSTALL SASH BLOCK.
- H. NEW FROSTED GLASS WHERE EXISTING WINDOWS UNITS HAVE FROSTED GLASS.

## 2 DOOR SCHEDULE

1/4" = 1'-0"



WINDOW SCHEDULE - TYPE E			
TYPE	RO HEIGHT	RO WIDTH	
E	1'-10"	3'-10"	

WINDOW SCHEDULE - TYPE D			
TYPE	RO HEIGHT	RO WIDTH	
D1	6'-0"	6'-4"	

WINDOW SCHEDULE - TYPE C			
TYPE	RO HEIGHT	RO WIDTH	
C1	5'-8"	4'-0"	

WINDOW SCHEDULE - TYPE B			
TYPE	RO HEIGHT	RO WIDTH	
B1	6'-0"	4'-8"	
B2	6'-0"	4'-0"	
B3	7'-6"	4'-0"	
B4	3'-10 1/2"	2'-11 1/4"	

WINDOW SCHEDULE - TYPE A			
TYPE	RO HEIGHT	RO WIDTH	
A1	6'-8"	8'-1 1/2"	
A2	7'-6"	8'-1 1/2"	
A3	6'-0"	8'-1 1/2"	
A4	6'-8"	7'-5 1/2"	
A5	6'-0"	7'-5 1/2"	
A6	3'-10 1/2"	8'-1 1/2"	
A7	3'-10 1/2"	6'-4"	

## 1 WINDOW SCHEDULE

1/4" = 1'-0"

**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
- 6 VERIFY AND REPLACE POOR CONDITION TERRACOTTA. THIS AREA HAS DROPPED ABOUT 1/2".
- 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
- 14 REMOVE AND RESET LOOSE PANEL

**LEGEND - EXTERIOR ELEVATION MATERIALS**

- W2.1b WINDOW UNIT
- W2.1b WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FAÇADE
- REPAIR/RESTORE EXISTING WINDOWS... CONFIGURATION AND TRIM PROFILES TO MATCH EXISTING CONDITION. INSTALL INSULATED GLAZING UNIT AT SASH.
- REMOVE EXISTING WINDOW WHEN DAMAGE IS MORE EXTENSIVE MAKING REPAIR NOT POSSIBLE. NEW WOOD WINDOW WITH INSULATED GLAZING UNIT AT EXISTING WINDOW OPENINGS. CONFIGURATION AND TRIM PROFILES TO MATCH REPAIR/RESTORE WOOD WINDOWS.
- 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. CAREFULLY DISASSEMBLE, DOCUMENT AND SALVAGE TERRACOTTA AT THE SW CORNER. EXAMINE AND DOCUMENT CONDITION AND CONFIGURATION OF SUPPORTING STRUCTURE. DESIGN AND RECONSTRUCT CORNER WITH GLASS FIBER REINFORCED CONCRETE.
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.
- F. INSTALL SECURITY FILM AT LEVEL 1 WINDOWS AND DOORS.



SEE SHEET H3.1 FOR HISTORIC DESIGN REVIEW MINOR REVIEW SCOPE (HALFTONE THIS SHEET)

**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
- 6 VERIFY AND REPLACE POOR CONDITION TERRACOTTA. THIS AREA HAS DROPPED ABOUT 1/2".
- 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
- 14 REMOVE AND RESET LOOSE PANEL

**LEGEND - EXTERIOR ELEVATION MATERIALS**

- WINDOW UNIT
- WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FACADE
- REPAIR/RESTORE EXISTING WINDOWS... CONFIGURATION AND TRIM PROFILES TO MATCH EXISTING CONDITION. INSTALL INSULATED GLAZING UNIT AT SASH.
- REMOVE EXISTING WINDOW WHEN DAMAGE IS MORE EXTENSIVE MAKING REPAIR NOT POSSIBLE. NEW WOOD WINDOW WITH INSULATED GLAZING UNIT AT EXISTING WINDOW OPENINGS. CONFIGURATION AND TRIM PROFILES TO MATCH REPAIR/RESTORE WOOD WINDOWS.
- 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. CAREFULLY DISASSEMBLE, DOCUMENT AND SALVAGE TERRACOTTA AT THE SW CORNER. EXAMINE AND DOCUMENT CONDITION AND CONFIGURATION OF SUPPORTING STRUCTURE. DESIGN AND RECONSTRUCT CORNER WITH GLASS FIBER REINFORCED CONCRETE.
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.
- F. INSTALL SECURITY FILM AT LEVEL 1 WINDOWS AND DOORS.











SEE SHEET H3.2 FOR HISTORIC DESIGN REVIEW MINOR REVIEW SCOPE (HALFTONE THIS SHEET)

**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
- 6 VERIFY AND REPLACE POOR CONDITION TERRACOTTA. THIS AREA HAS DROPPED ABOUT 1/2".
- 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
- 14 REMOVE AND RESET LOOSE PANEL

**LEGEND - EXTERIOR ELEVATION MATERIALS**

-  WINDOW UNIT
-  WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
-  LEVEL
-  FACADE
-  REPAIR/RESTORE EXISTING WINDOWS... CONFIGURATION AND TRIM PROFILES TO MATCH EXISTING CONDITION. INSTALL INSULATED GLAZING UNIT AT SASH.
-  REMOVE EXISTING WINDOW WHEN DAMAGE IS MORE EXTENSIVE MAKING REPAIR NOT POSSIBLE. NEW WOOD WINDOW WITH INSULATED GLAZING UNIT AT EXISTING WINDOW OPENINGS. CONFIGURATION AND TRIM PROFILES TO MATCH REPAIR/RESTORE WOOD WINDOWS.
-  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. CAREFULLY DISASSEMBLE, DOCUMENT AND SALVAGE TERRACOTTA AT THE SW CORNER. EXAMINE AND DOCUMENT CONDITION AND CONFIGURATION OF SUPPORTING STRUCTURE. DESIGN AND RECONSTRUCT CORNER WITH GLASS FIBER REINFORCED CONCRETE.
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.
- F. INSTALL SECURITY FILM AT LEVEL 1 WINDOWS AND DOORS.











SEE SHEET H3.3 FOR HISTORIC DESIGN REVIEW MINOR REVIEW SCOPE (HALFTONE THIS SHEET)



**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
- 6 VERIFY AND REPLACE POOR CONDITION TERRACOTTA. THIS AREA HAS DROPPED ABOUT 1/2".
- 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
- 14 REMOVE AND RESET LOOSE PANEL

**LEGEND - EXTERIOR ELEVATION MATERIALS**

-  WINDOW UNIT
-  WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
-  LEVEL
-  FACADE
-  REPAIR/RESTORE EXISTING WINDOWS... CONFIGURATION AND TRIM PROFILES TO MATCH EXISTING CONDITION. INSTALL INSULATED GLAZING UNIT AT SASH.
-  REMOVE EXISTING WINDOW WHEN DAMAGE IS MORE EXTENSIVE MAKING REPAIR NOT POSSIBLE. NEW WOOD WINDOW WITH INSULATED GLAZING UNIT AT EXISTING WINDOW OPENINGS. CONFIGURATION AND TRIM PROFILES TO MATCH REPAIR/RESTORE WOOD WINDOWS.
-  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. CAREFULLY DISASSEMBLE, DOCUMENT AND SALVAGE TERRACOTTA AT THE SW CORNER. EXAMINE AND DOCUMENT CONDITION AND CONFIGURATION OF SUPPORTING STRUCTURE. DESIGN AND RECONSTRUCT CORNER WITH GLASS FIBER REINFORCED CONCRETE.
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.
- F. INSTALL SECURITY FILM AT LEVEL 1 WINDOWS AND DOORS.



SEE SHEET H3.4 FOR HISTORIC DESIGN REVIEW MINOR REVIEW SCOPE (HALFTONE THIS SHEET)

**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
- 6 VERIFY AND REPLACE POOR CONDITION TERRACOTTA. THIS AREA HAS DROPPED ABOUT 1/2".
- 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
- 14 REMOVE AND RESET LOOSE PANEL

**LEGEND - EXTERIOR ELEVATION MATERIALS**

- WINDOW UNIT
- WINDOW ASSESSMENT TAG - SEE SCHEDULE SHEET SERIES H10
- LEVEL
- FACADE
- REPAIR/RESTORE EXISTING WINDOWS... CONFIGURATION AND TRIM PROFILES TO MATCH EXISTING CONDITION. INSTALL INSULATED GLAZING UNIT AT SASH.
- REMOVE EXISTING WINDOW WHEN DAMAGE IS MORE EXTENSIVE MAKING REPAIR NOT POSSIBLE. NEW WOOD WINDOW WITH INSULATED GLAZING UNIT AT EXISTING WINDOW OPENINGS. CONFIGURATION AND TRIM PROFILES TO MATCH REPAIR/RESTORE WOOD WINDOWS.
- 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. CAREFULLY DISASSEMBLE, DOCUMENT AND SALVAGE TERRACOTTA AT THE SW CORNER. EXAMINE AND DOCUMENT CONDITION AND CONFIGURATION OF SUPPORTING STRUCTURE. DESIGN AND RECONSTRUCT CORNER WITH GLASS FIBER REINFORCED CONCRETE.
- E. CORNICE - REPLACE ROOF MEMBRANE. SEE SHEET H7.4. INTEGRATE ROOFING WITH EXISTING ROOF DRAINS.
- F. INSTALL SECURITY FILM AT LEVEL 1 WINDOWS AND DOORS.



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

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

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

SEE SHEET H3.5 FOR HISTORIC DESIGN REVIEW MINOR REVIEW SCOPE (HALFTONE THIS SHEET)