



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213*

<b>CASE NUMBER:</b>	Historic Design Review Case No. HIS21-13
<b>PROPERTY LOCATION:</b>	1162 Court St NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to replace the window glazing and install window security film, replace <del>a door</del> <u>two doors</u> and terracotta on the exterior of the Oregon Justice Building.
<b>HEARING INFORMATION:</b>	<p><b>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</b></p> <p><u>Historic Landmarks Commission, Thursday, July 15, 2021 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a></p>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p><b>To provide written testimony:</b> Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i></p> <p><b>To provide testimony digitally at the public hearing:</b> Sign up by contacting Zachery Cardoso at <a href="mailto:zcardoso@cityofsalem.net">zcardoso@cityofsalem.net</a> or 503-540-2304 by <u>July 15, 2021 at 3:00 p.m.</u> to receive instructions.</p>
<b>CASE MANAGER:</b>	<b>Kimberli Fitzgerald, Historic Preservation Officer</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@cityofsalem.net</a> .
<b>NEIGHBORHOOD ASSOCIATION:</b>	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: <a href="mailto:mbbaird@hotmail.com">mbbaird@hotmail.com</a>.</p>
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	<p>Salem Revised Code (SRC) Chapter(s) 230.0655 – General guidelines for contributing resources</p> <p>Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a>. Type in the chapter number(s) listed above to view the applicable criteria.</p>

<b>OWNER(S):</b>	State of Oregon - DAS
<b>APPLICANT / AGENT(S):</b>	Karin Wohlert on behalf of the State of Oregon
<b>PROPOSAL / REQUEST:</b>	A Class 3 Major Historic Design Review to replace <del>the south elevation door</del> <u>two south elevation doors</u> 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 <del>windows throughout</del> <u>ground level windows and doors</u> 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).
<b>HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either virtually or in writing, and anyone who requested to receive notice of the decision.</p>
<b>MORE INFORMATION:</b>	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 21 110631
<b>NOTICE MAILING DATE:</b>	June 24, 2021

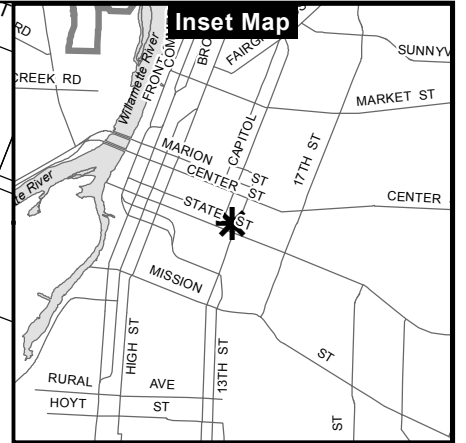
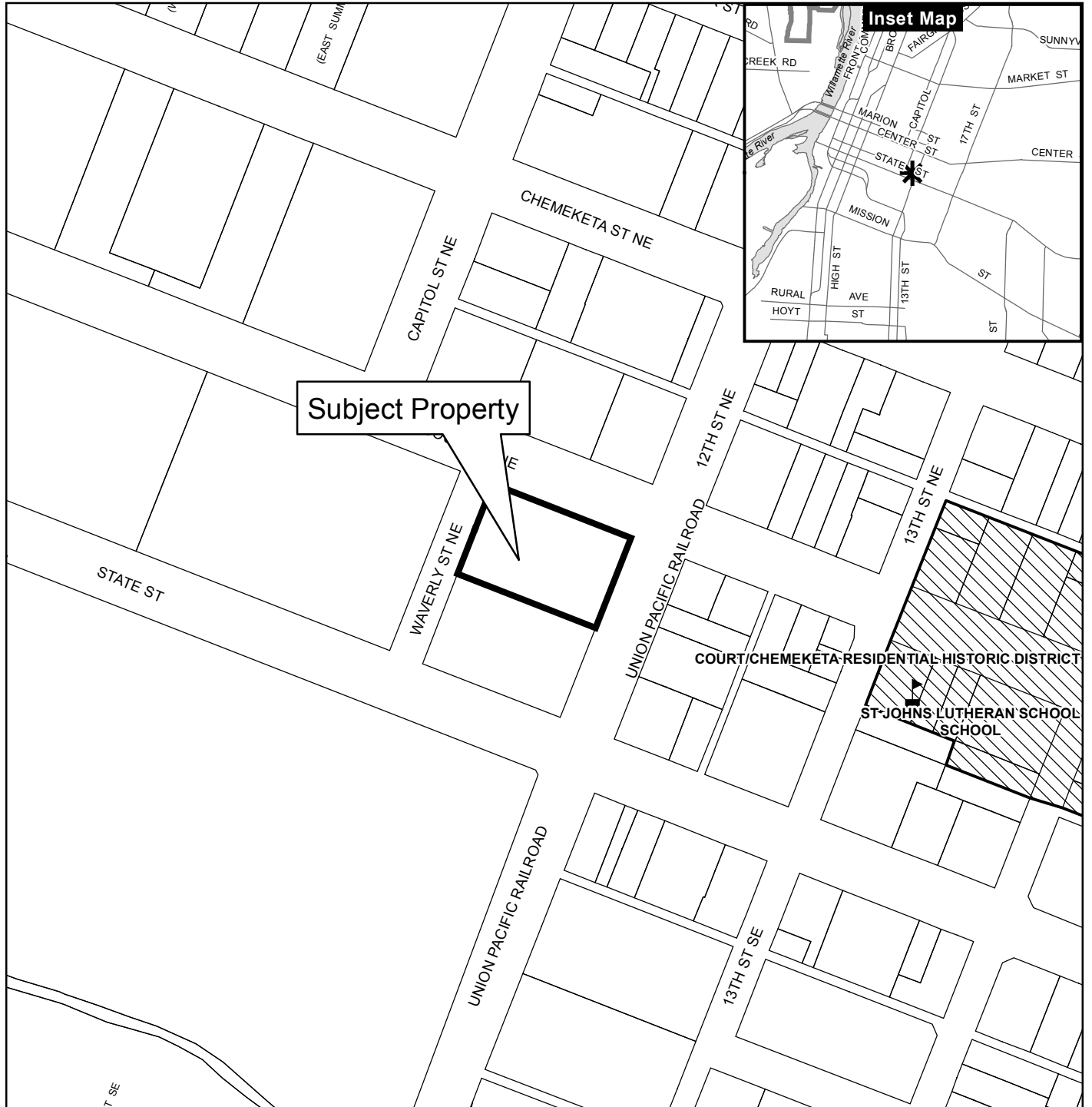
**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

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

TTD/TTY telephone 503-588-6439 is also available 24/7

# Vicinity Map

## 1162 Court Street NE






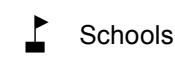



Subject Property

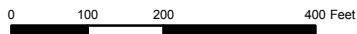
COURT/CHEMEKETA RESIDENTIAL HISTORIC DISTRICT

ST. JOHNS LUTHERAN SCHOOL

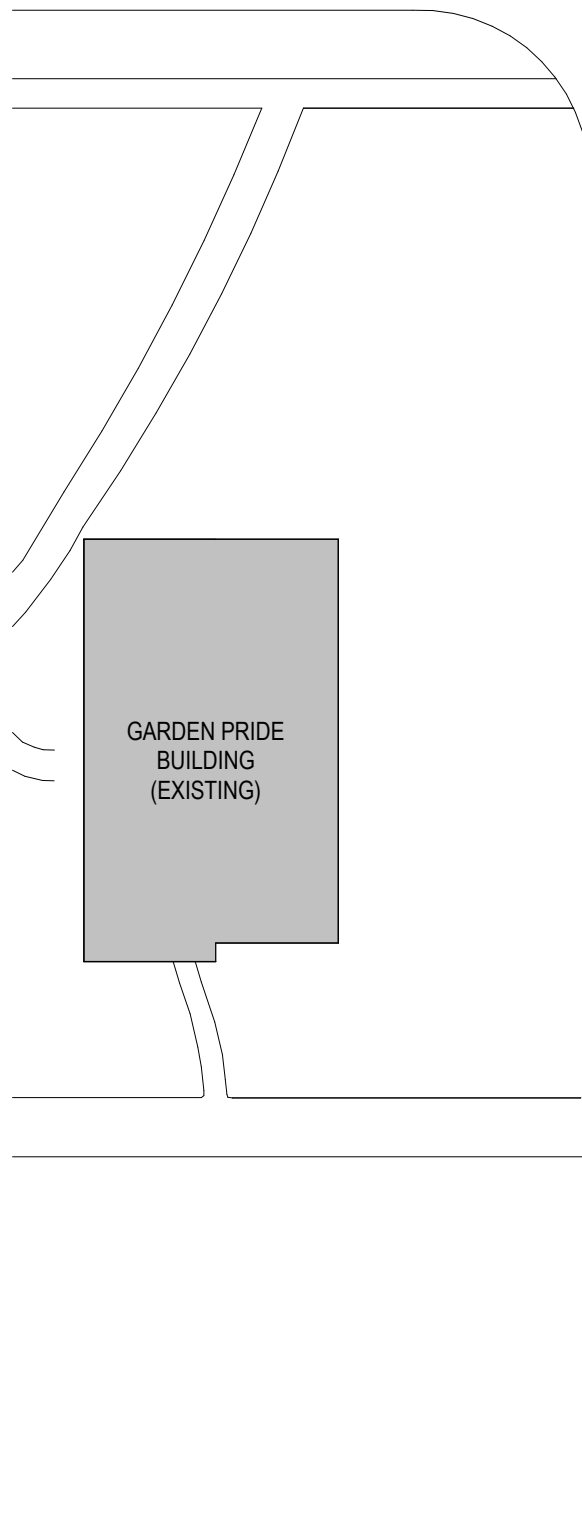
### Legend

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

**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

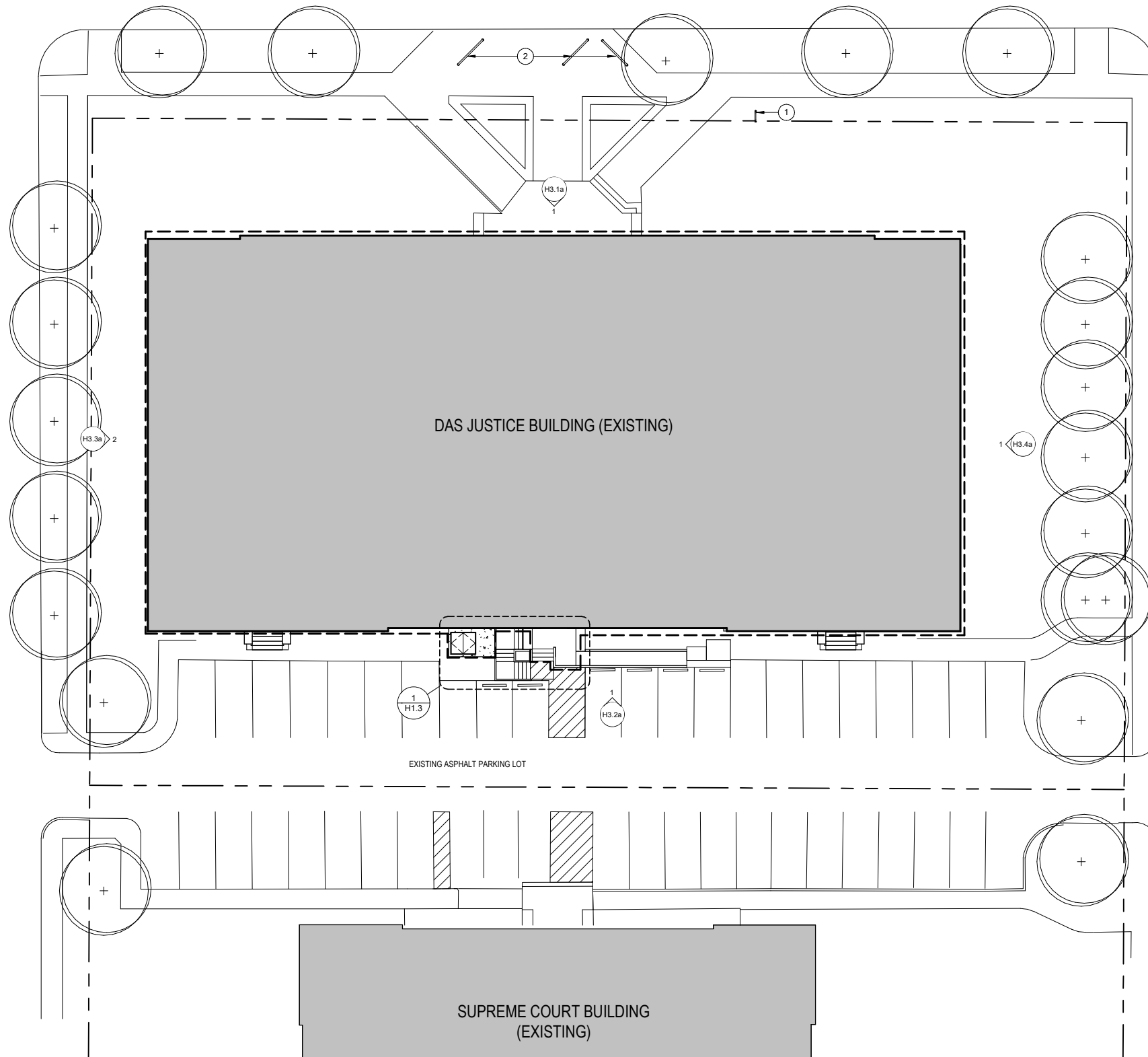


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WAVERLY STREET

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: \_\_\_\_\_

**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: wood, terracotta Project's New Material: wood, GFRC

#### Project Description

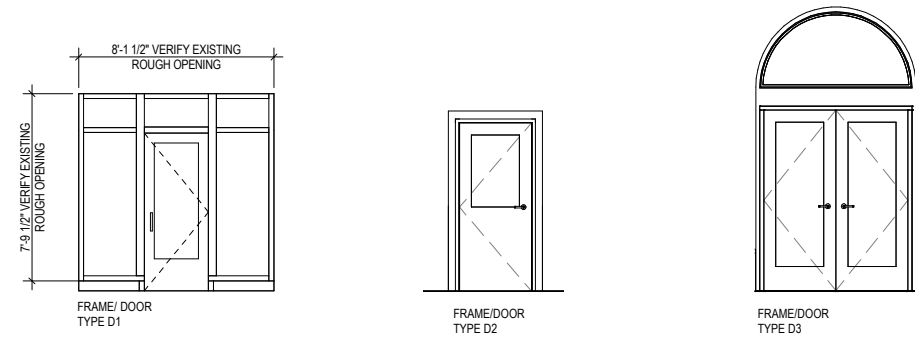
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Project scope includes repair and retrofit of wood sashes with insulated glazing units; raising window sills by 2" at 5th floor and shortening lower window sash by 2" to protect windows from standing water on cornice; replacement of terracotta pieces that are beyond repair with GFRC pieces to match size/profile/color/finish (estimated at 5-20 pieces); in-kind replacement of two court doors that are beyond repair. Additional project scope narrative and approval criteria responses are provided in an attached document. Architectural drawings and window conditions assessment are also enclosed.

**Steve Ponce**  
Digitally signed by Steve Ponce  
 DN: C=US, E=steve.t.ponce@oregon.gov, O=DAS, OU=EAM,  
 PKCARE, CN=Steve Ponce  
 Location: Salem, Oregon  
 Reason: I attest to the accuracy and integrity of this document  
 Contact Info: 503-510-2980  
 Date: 2021.06.11 11:33:05-0700

Signature of Applicant

Date Submitted/Signed



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

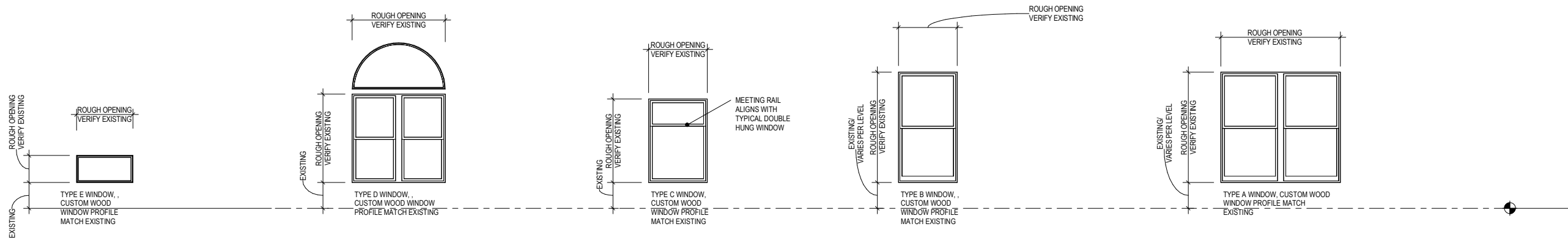
  

DOOR SCHEDULE LEVEL 2	
MARK	COMMENTS
D2.1	TYPE D1; REPLACE DOOR AND FRAME MATCH PROFILE, ADD INSULATED GLAZING UNIT
D2.2	TYPE D1; REPLACE DOOR AND FRAME MATCH PROFILE, ADD INSULATED GLAZING UNIT

**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**

- 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 H3.1 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**

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- 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)
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- 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:
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- D. TERRACOTTA:
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- F. INSTALL SECURITY FILM AT LEVEL 1 WINDOWS AND DOORS.











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

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- 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.



**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
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**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.
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- 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)