

**FOR THE MEETING OF: July 15, 2021**  
**AGENDA ITEM: 5.a**

**TO:** Historic Landmarks Commission

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

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

**HEARING DATE:** July 15, 2021

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

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

**LOCATION:** 1162 Court Street NE

**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(S):** Karin Wohlert on behalf of the Oregon Department of Administrative Services (DAS)

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

**RECOMMENDATION:** APPROVE

## **BACKGROUND**

On June 4, 2021, the applicant submitted materials for a Major Historic Design Review for exterior alterations to the Oregon Justice Building. Supplemental materials were submitted on June 11, 2021 and the application was deemed complete for processing on June 16, 2021. On June 14, 2021 a Type I Decision approving the repair of the windows, the cornice and elevator door was issued for the Oregon Justice Building.

Notice of public hearing was sent by mail to surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on June 24, 2021. Public hearing notice was also posted on the property on April 3, 2021 in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a virtual public hearing for the case on July 15, 2021 at 5:30 p.m.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is October 14, 2021, unless an extension is granted by the applicant.

## **PROPOSAL**

The applicant is proposing 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 the Oregon Justice Building. SRC **230.065 General Guidelines for Historic Contributing 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 and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

## **APPLICANT'S STATEMENT**

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

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) *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 development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards state the facts relied upon in rendering the decision, and explain justification for the decision.

### **2. Historic Significance**

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. (**Attachment B**).

### **3. Neighborhood and Citizen Comments**

The subject property is within the Central Area Neighborhood Development Organization (CAN-DO), neighborhood association. Notification of the public hearing was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on June 24, 2021. Notice of public hearing was also posted on the subject property.

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

The Building and Safety Division has indicated that building permits are required. The Fire Department has indicated that the proposed project does not affect the existing fire department access or water supply. Additionally, they have noted that applicant will be required to submit an evacuation plan with the building permit as the building will be occupied during the project. The Planning Division has indicated that the proposed work is exempt from site plan review and no additional land use reviews are required for this project. The Public Works Department has indicated that they have no concerns with this project.

The applicant has submitted the proposed plans for review by the Oregon State Historic Preservation Office (SHPO) and is currently consulting with SHPO staff regarding the determination of effects on the resource. Should the applicant determine that the

proposed alterations will have an adverse effect on the resource, and should the SHPO concur with this determination, the Salem HLC will have an opportunity to provide input on mitigation for this adverse effect.

## 5. Historic Design Review

**230.065 General Guidelines for Historic Contributing Resources** specifies the standards and guidelines applicable to this project. 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 the Oregon Justice Building (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

### FINDINGS

#### Criteria 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 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. Staff recommends that the HLC find 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 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. 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. 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 window sills at this level due to continued contact with water that pools on the cornice during heavy rain.

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. While the applicant is proposing to utilize a different type of glazing (double paned IGU's), this change is minimal. 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. This material has been utilized on other significant historic resources including the adjacent Oregon Supreme Court building. The applicant is proposing to mockup a color/glaze prior to fabrication in order to ensure that the replacement pieces will match the existing to the greatest degree feasible. Staff recommends that the HLC find that Guideline 230.065 (b) has been met.

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

**Finding:** While some original material will be lost as a 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, staff recommends that the HLC find 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 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. Staff recommends that the HLC find 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 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. Staff recommends that the HLC find 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 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. 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 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 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 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. . Staff recommends that the HLC find that Guideline 230.065 (f) has been met and 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:** 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. Staff recommends that the HLC find 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 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. Staff recommends that the HLC find 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 proposal will not include any excavation and grading. Staff recommends that the HLC find that Guideline 230.065 (i) is not applicable to the evaluation of this proposal.

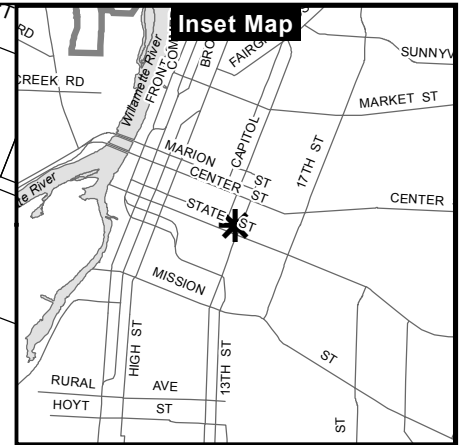
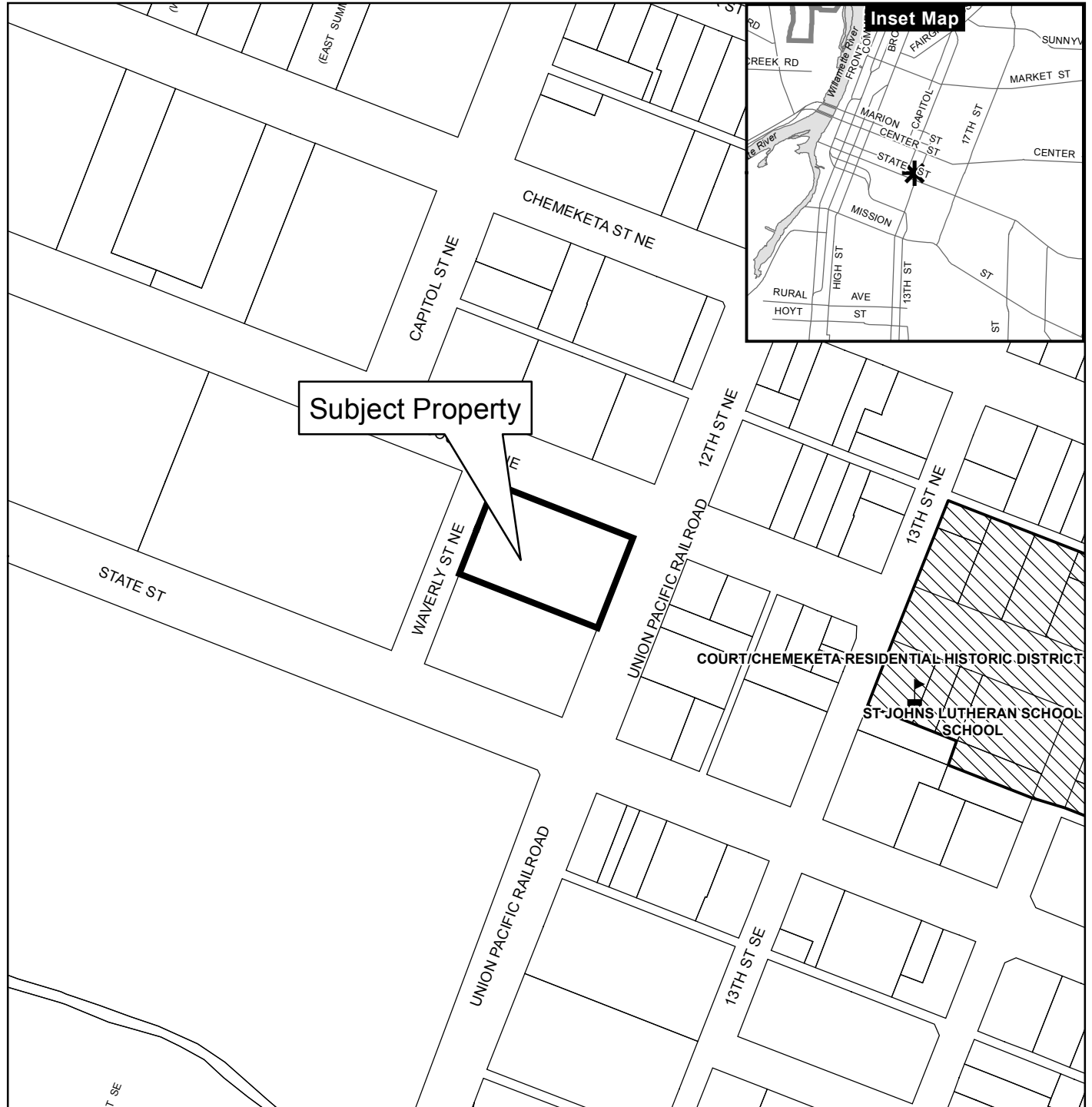
**DECISION ALTERNATIVES**

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Vicinity Map  
B. Excerpt from National Register Historic Resource Document  
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer

# Vicinity Map 1162 Court Street NE



**Legend**

Taxlots	Outside Salem City Limits	Parks
Urban Growth Boundary	Historic District	CITY OF Salem AT YOUR SERVICE Community Development Dept.
City Limits	Schools	<p>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.</p>
<p>0 100 200 400 Feet</p>		



**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: Marion**

**ST. NAME:** Justice Building  
**COMMON NAME:** same  
**ADDRESS:** 1162 Court St.  
**CITY:** Salem, Oregon  
**OWNER:** State of Oregon  
1225 Ferry St., Salem, OR 97310  
**T/R/S:** 7S\3W\26  
**MAP NO:** 26BB      **TAX LOT:** 4700  
**ADDITION:** Waldo's Addition  
**BLOCK:** 2      **LOT:** 1-4      **QUAD:** Salem  
**TAX ACCOUNT NUMBER:** 85930-000

**DATE OF CONSTRUCTION:** 1930  
**ORIGINAL USE:** Government offices  
**PRESENT USE:** Government offices  
**ARCHITECT:** Knighton & Howell  
**BUILDER:** Ross B. Hammond  
**THEME:** Architecture  
**STYLE:** Italian Renaissance  
  
**BLDG:** X    **STRUC:**    **DIST:**    **SITE OBJ:**

**PLAN TYPE/SHAPE:** U-shaped      **NO. OF STORIES:** five  
**FOUNDATION MATERIAL:** concrete      **BASEMENT (Y/N):** yes  
**ROOF FORM & MATERIALS:** flat      rolled roofing  
**WALL CONSTRUCTION:** reinforced concrete      **STRUCTURAL FRAME:** concrete  
**PRIMARY WINDOW TYPE:** 1/1 double-hung with wood frames in pairs

**EXTERIOR SURFACING MATERIALS:** glazed terra cotta  
**DECORATIVE FEATURES:** flat roof with minor cornice & single windows on re-  
**OTHER:** cessed top story; major cornice with modillions (see following page)  
**CONDITION GOOD:**    X    **FAIR:**      **POOR:**      **MOVED:**      **(DATE):**

**EXTERIOR ALTERATIONS/ADDITIONS (DATED):**

**NOTEWORTHY LANDSCAPE FEATURES:** mature foundation plantings & street trees  
**ASSOCIATED STRUCTURES:** Oregon State Supreme Court Building, also designed by William Knighton, is across courtyard to the south.  
**KNOWN ARCHEOLOGICAL FEATURES:**

**SETTING:** building faces north on a busy, wide one-way street; 12th Street is to the east and Waverly Street to the west; it is located at the east end of the State Capitol Grounds and shares the grounds with other State buildings

**STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)**

The Justice Building was built in 1929-30 with funds from State of Oregon Trust Funds; a Federal building built in Portland at the same time was also financed in this fashion. A lawsuit was filed against the State for using these State funds in such a manner, but was eventually dismissed. The building was the first structure constructed to house state offices outside the Capitol building. The Department of Justice and the Department of Revenue shared the building until the construction of the new Department of Revenue Building. At the present time the Justice Department, headed by the Attorney General, occupies most of the building. The third floor is occupied by the Court of Appeals. (see following page)

**SOURCES:** General Services Office; Cecil Edwards, interview; Roseburg Armory National Register Nomination.

**ORIGINAL PHOTO NO.:**  
**SLIDE NO.:**

**RECORDED BY:** Marianne Kadas  
**DATE:** 1992

**SHPO INVENTORY NO.:** 792 803

OREGON INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Justice Building  
 ADDRESS: 1162 Court St.  
 Salem, OR 97310

T/R/S: 7S\3W\26  
 MAP NO: 26BB TAX LOT: 4700  
 QUADRANGLE: Salem

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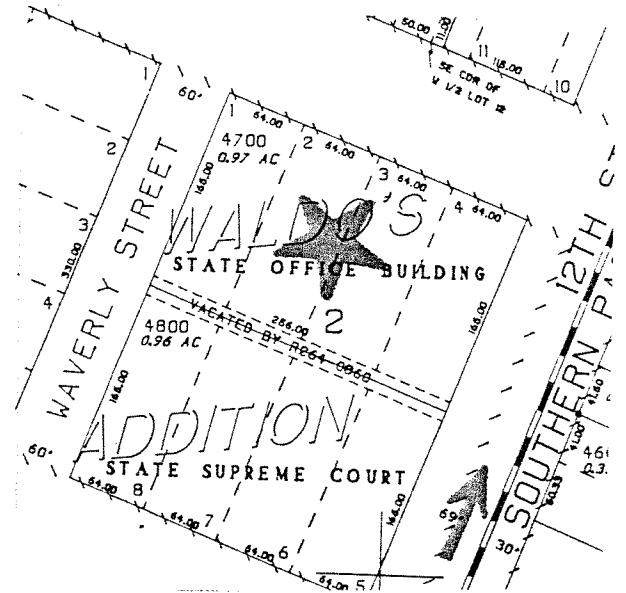
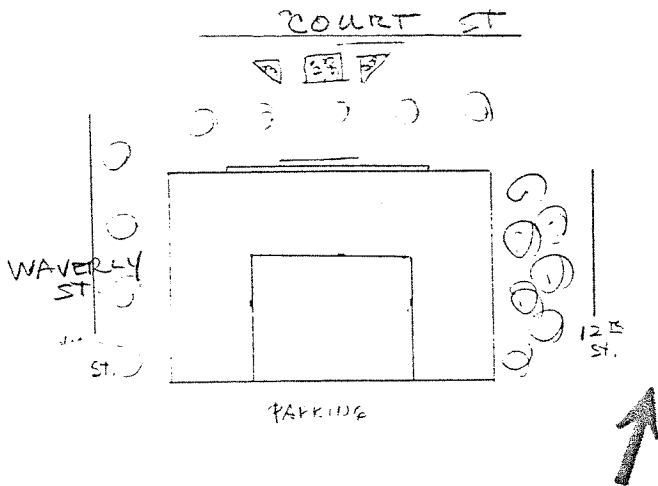


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NEGATIVE NO. :

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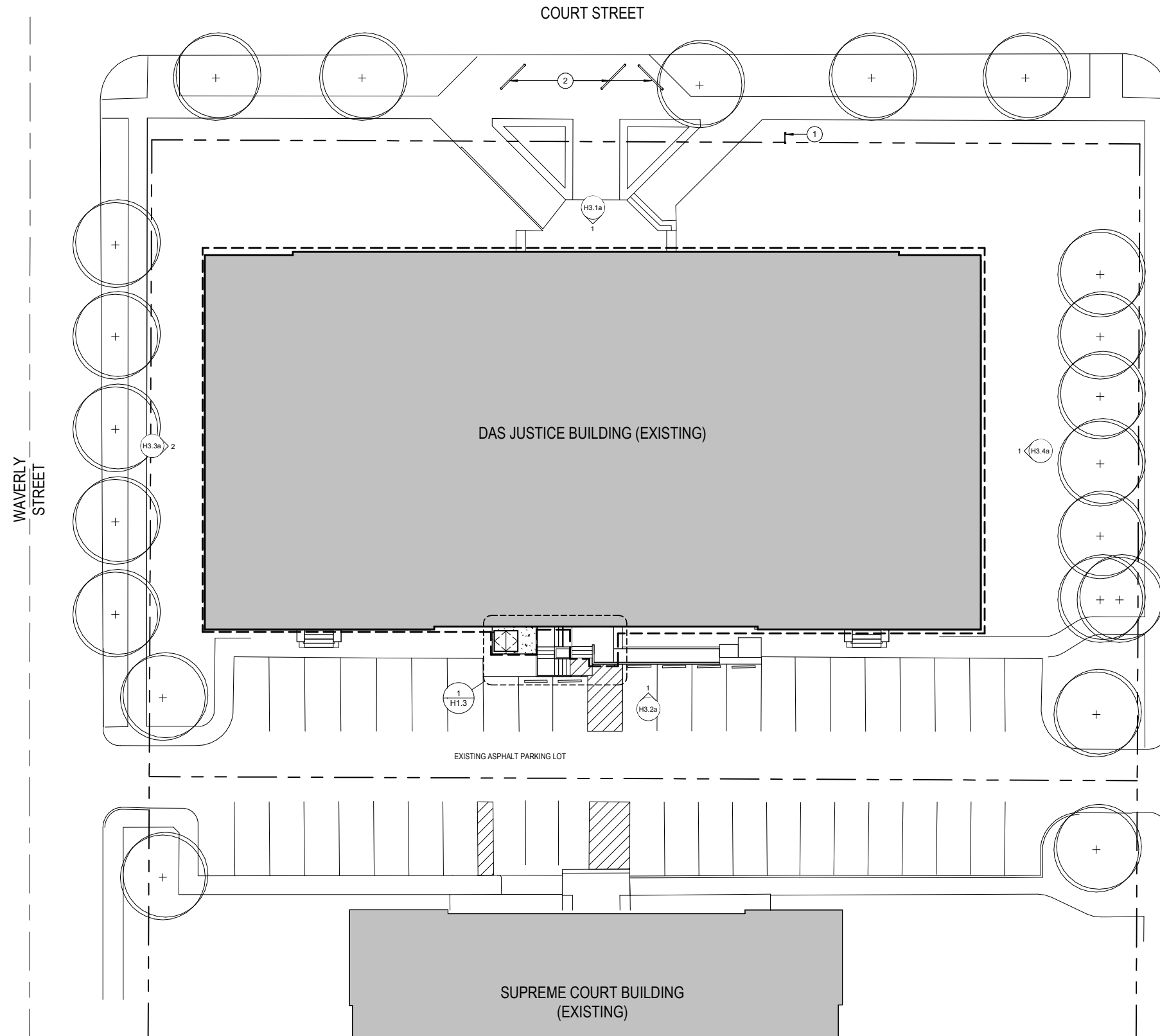
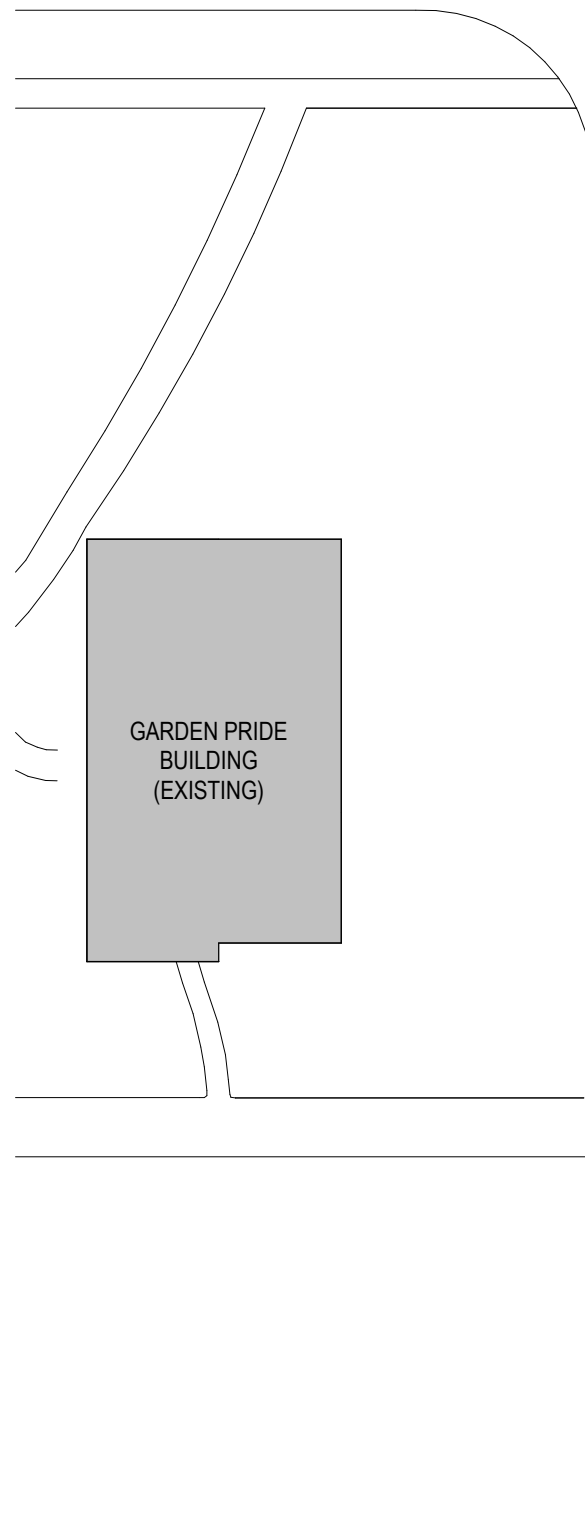
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GRAPHIC AND PHOTO SOURCES: City of Salem, Community Development

SHPO INVENTORY NO.: 792 803



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: cn=US, e=steve.ponce@oregon.gov, o=DAS, ou=EAM,  
 pkcs10, c=US, cn=Steve Ponce  
 Location: Salem, Oregon  
 Reason: I attest to the accuracy and integrity of this document  
 Contact Info: 503-510-2990  
 Date: 2021.06.11 11:33:05-0700

Signature of Applicant

Date Submitted/Signed

# Justice Building Class III Review – Historic Approval Criteria



Scope of Work	Applicable Code Section from 230.060 and 230.065	Applicant Response
Window Sash Repair	<p>SRC 230.065 – <i>General guidelines (Relevant guidelines are included here. Guidelines a, d, e, h, and i are not applicable.)</i></p> <p>b) Historic materials, finishes, and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.</p> <p>c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.</p> <p>f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.</p> <p>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.</p>	<p>All window sashes are proposed for repair on the Justice Building. Sashes will be repaired and painted. The single pane glazing will be replaced with double-paned insulated glazing units (IGU). Minimal routing of the sash will be done to install the IGU. It is necessary to add an exterior wood glazing stop to adequately secure the IGU. This stop slightly changes the exterior profile of the window, as shown in the drawings submitted with this land use review. The windows will receive new paint.</p> <p>This approach to repairing and retrofitting the historic window sash is the best solution to meet the goals of the project and the approval criteria. Retrofitting the sashes with new IGUs allows for the historic materials to be preserved and repaired. The slight alteration to the window profile due to the glazing stop is a minimal change to the historic resource that allows for the least possible loss of historic materials.</p> <p>Glazing will be clear with no added tinting or reflectivity. Ground floor windows will receive a clear security film to prevent the glass from shattering in the event of an impact. This window film is currently used on the windows at Portland City Hall, the Supreme Court Building, and the</p>

		<p>State Capitol. As submitted under an earlier Class I review, window frames are being restored, except where they are beyond repair. When they can't be repaired, frames will be replaced in-kind. Brick mould trim will be repaired or replaced in-kind, depending on the conditions discovered in the field. At a minimum, we expect most of the brick mold will need to be replaced on the south elevation.</p> <p>Every effort will be made to preserve and repair historic materials and features related to the window.</p>
<p>Raise sills at 5<sup>th</sup> floor and alter 5<sup>th</sup> floor lower sashes</p>	<p>SRC 230.065 – <i>General guidelines (Relevant guidelines are included here. Guidelines a, d, e, h, and i are not applicable.)</i></p> <p>b) Historic materials, finishes, and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.</p> <p>c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.</p> <p>f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.</p> <p>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.</p>	<p>At the 5<sup>th</sup> floor, the project will raise and repair in-kind all of the window sills. Raising the sills will also necessitate shortening the lower sash on each window.</p> <p>Currently, the sills are directly above the cornice and the sills are highly impacted by the cornice's sub-optimal drainage. As originally designed, there are only four internal drains for the cornice and there is not a significant amount of pitch to direct water to these drains. As part of an earlier Class I submittal, we detailed our approach to replacing the cornice waterproofing. Since we are not planning to replace the cornice and we only have minimal opportunities to enhance the pitch, it is necessary to raise the sills approximately 2 inches to ensure the longevity of the windows. Raising the sills will prevent them from coming in contact with water that pools on the cornice during heavy rains.</p>

		<p>As part of the window repair and IGU retrofit process, the lower sashes at the fifth floor will be shortened by two inches. All other architectural details of these sills and windows will be retained, but for the small change in dimension. Because these sills are at the 5<sup>th</sup> floor, they are not visible from the sidewalk level.</p> <p>Presently, all sills on the Justice Building's south elevation are covered with painted sheet metal. The team has agreed and recommended to remove the sill covers and not reinstall anything similar. The wood sills will be repaired in kind and have a painted finish.</p> <p>This scope of work for the fifth floor windows is the best approach to meet the approval criteria. It allows for historic materials, finishes, and distinctive features to be preserved and repaired. A different approach, such as reconstructing the cornice, would result in a much larger loss of historic materials. Raising the sills and shortening the sashes allows us to treat the cornice design with sensitivity. It also minimizes visible changes to the historic resource, since this portion of the windows can't be seen from the sidewalk.</p>
<p>Replace door at south elevation court</p>	<p>SRC 230.060(c) - Doors</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>Within the light court on the south elevation, there are two doors at the second-floor level that are proposed for replacement. These wood doors have a re-lite, sidelights, and a tripartite transom. The entire ensemble is heavily deteriorated and needs to be replaced in-kind. The replacement wood ensemble will</p>









	<ul style="list-style-type: none"> <li>The overall design of the door shall reproduce, to the greatest degree possible, the appearance of the original door.</li> </ul>	<p>match the historic condition in terms of dimensions, profiles, materials, and finish. The only difference will be that the glazing will be double-paned IGUs.</p>
<p>Terracotta Replacement</p>	<p>SRC 230.060(a) – <i>Masonry</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.</li> <li>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.</li> </ul>	<p>The Justice Building's terracotta cladding will be repaired wherever possible (as outline in our Class I review submittal). However, there are some instances where the cracks in the terracotta pieces are too deep to repair. In these cases, these individual pieces will be replaced with Glass Fiber Reinforced Concrete (GFRC) replica pieces. GFRC replacement has been approved on multiple terracotta buildings in Oregon. Next door to the Justice Building, the cornice on the Supreme Court was replaced with GFRC. Historic tax credit projects in Portland including the Sovereign Hotel and the Oddfellows Building had replacement of failing terracotta pieces with GFRC.</p> <p>The exact number of pieces needing replacement on the Justice Building has not been determined, but it is estimated to be between 5 and 20.</p> <p>The GFRC pieces will patch the exact size and profile of the terracotta pieces they are replacing. A color/glaze mockup will occur prior to fabrication to ensure that both the color and the sheen are an excellent match to the (cleaned) terracotta.</p>



**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)

**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**

- 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.



**KEYED NOTES - EXTERIOR ELEVATION**

- 1 REPAIR TERRACOTTA CRACK
- 2 REPAIR CRACKED LIONHEAD
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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.
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-  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.
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- 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
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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:
  - 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)



*Figure 1- Justice Building North Elevation*

**This photo page was included with the Minor review submittal.**



*Figure 2 - Justice Building north and east elevations*



*Figure 3 - Justice Building east and south elevations*

**This photo page was included with the Minor review submittal.**





*Figure 4 - Terracotta - Existing Conditions*

**This photo page was included with the Minor review submittal.**



*Figure 5 - Terracotta - Existing Conditions*

**This photo page was included with the Minor review submittal.**



*Figure 6 - Terracotta - Existing Conditions*

**This photo page was included with the Minor review submittal.**



*Figure 7 - Terracotta - Existing Conditions at Cornice*

**This photo page was included with the Minor review submittal.**



*Figure 8 - Terracotta - Existing Conditions - Cornice*

**This photo page was included with the Minor review submittal.**



*Figure 9 - Justice Building aerial view of cornice*



*Figure 10 – Window on West elevation*

**This photo page was included with the Minor review submittal.**



*Figure 11 – Window on south elevation*



*Figure 12 – Window on south elevation*

**This photo page was included with the Minor review submittal.**



*Figure 13- Arched window on south elevation*

**This photo page was included with the Minor review submittal.**





*Figure 14 - Metal door on south elevation*

**This photo page was included with the Minor review submittal.**



*Figure 15 - Aerial review of south elevation and metal door*



*Figure 16 - Aerial view of sidewalk lift on south elevation*

**This photo page was included with the Minor review submittal.**



*Figure 17 - Sidewalk lift*

**This photo page was included with the Minor review submittal.**



*Figure 18 – Entry doors north facade*

**This photo page was included with the Minor review submittal.**



*Figure 18- Wood door at light court on the South elevation*



*Copper sill pan flashing(painted white) below the wood sill under North façade 5<sup>th</sup> floor window. Distance from sill pan varies from left to right as the roof slopes.*