

OREGON SHPO CLEARANCE FORM

Findings of Effect

SECTION 1: PROPERTY INFORMATION		SHPO Case Number: <u>12-132</u>	
<i>Use this form for projects subject to Oregon SHPO review under 36 CFR 800 (Section 106) or ORS 358.653. Fill all blanks completely and attach listed items on page 2. Use additional sheets if needed. Do not write in shaded areas.</i>			
Street Addresses: 1162 Court Street NE (Justice Building); 1163 State Street (Supreme Court Building)			
City and County: Salem, Marion County			
Property or Project Name: Justice Building/ Supreme Court Building Parking Lot			
Owner: <input type="checkbox"/> Private <input type="checkbox"/> Local Gov <input checked="" type="checkbox"/> State Gov <input type="checkbox"/> Federal Gov <input type="checkbox"/> Other			
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>			
Are there one or more buildings or structures?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)	
Is the property listed in the National Register of Historic Places? If yes, the property IS HISTORIC		<input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO (neither one) <input type="checkbox"/> DON'T KNOW	
Is the property over 50 years old?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	
<i>Skip if property is listed in the National Register</i>		Construction dates: <u>1930 (Justice); 1914 (Supreme Ct.)</u>	
Roof Type(s) and Material(s): Justice: flat, parapeted roof. Supreme Ct.: truncated hip behind a parapet (flat)			
Siding Type(s) and Material(s): (both): Glazed terra-cotta		Window Type(s) and Material(s): (both): Wood double-hung	
Has the property been physically altered or changed?		<input type="checkbox"/> No Changes <input checked="" type="checkbox"/> Few Changes <input type="checkbox"/> Major / Many Changes	
<i>Skip if property is listed in the National Register</i>			
SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY – <i>Check the appropriate box</i>			
<i>Eligibility is based on age (50 years or greater) and integrity (retention of historic building features); the minimum qualifications for listing in the National Register. If choosing to contest the eligibility of a property the applicant must demonstrate that the property is not eligible for the National Register using the Criteria listed in National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation."</i>			
<input checked="" type="checkbox"/> The property IS ELIGIBLE for listing in the National Register because it is 50 years old and has no or few changes, was determined eligible in a previous study, or is already HISTORIC (listed in the National Register of Historic Places)			
<input type="checkbox"/> The property IS NOT ELIGIBLE at this time because it is not yet 50 years old, or it is 50 years old but many/major changes have been made. Be sure to describe these changes in Section 4 for buildings that are at least 50 years old.			
SECTION 3: APPLICANT DETERMINATION OF EFFECT – <i>Check the appropriate box</i>			
<input type="checkbox"/> The project has NO EFFECT on a historic property either because there is no eligible property involved or the eligible property will not be impacted physically or visually.			
<input checked="" type="checkbox"/> The project will have only a minor impact on the historic property, therefore there is NO ADVERSE EFFECT to the historic property. Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.			
<input type="checkbox"/> The project will have a major impact on the historic property, therefore there is an ADVERSE EFFECT to the historic property. Major impacts include full or partial demolition, complete residing, full window replacement, additions, etc.			
STATE HISTORIC PRESERVATION OFFICE COMMENTS – <i>Official use only</i>			
Eligibility: <input checked="" type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.		RECEIVED STAMP 	
Effect: <input checked="" type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.			
Signed: _____		Date: <u>10/22/2012</u>	
Comments: _____			
JASON ALLEN 503-986-0579 Jason.Allen@state.or.us			

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SECTION 4: ALTERATIONS

Only complete this section for buildings that are at least 50 years old or older. Describe any material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Attach additional pages as necessary.

See previous alterations for each building described in separate Determination of Eligibility forms.

SECTION 5: PROJECT DESCRIPTION

Describe what work will be done, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.

INTRODUCTION and SUMMARY

This determination of effect documentation discusses the effect of the proposed project on the Oregon Supreme Court Building and the neighboring Justice Building, in Marion County, Oregon. Neither of these buildings is listed on the National Register of Historic Places, but both possess good or excellent integrity and are at least 50 years old. Separate Determination of Eligibility forms have been prepared for each building, with both buildings found to be eligible for listing in the National Register. The Justice Building is listed as a local (City of Salem) landmark.

It is the finding of the Department of Administrative Services and the Oregon Justice Department, in concurrence with SERA Architects and Peter Meijer Architect PC, that the proposed project will have an effect on the potentially eligible Supreme Court Building and the potentially eligible Justice Building, but that this effect will not be adverse.

IDENTIFICATION AND DESCRIPTION OF THE HISTORIC RESOURCES

The project site includes a full city block, made up of two lots. The Oregon Supreme Court Building is on the south lot and the Justice Building is on the north lot. At one time, the lots were separated by a driveway running east-west, but that "street" was vacated by the City of Salem in 1981, long after the development of a shared parking lot between the two buildings.

The buildings were designed by the same architect, William C. Knighton. The Supreme Court Building, constructed 1912-14, is the oldest building on the Capitol Mall and is Beaux-Arts in style. The Justice Building, constructed in 1929-30, was designed in collaboration with Knighton's architectural partner, Leslie D. Howell. Although still considered Beaux-Arts in style, it is more restrained in terms of ornamentation. Both buildings are considered eligible for listing on the National Register under Criterion C, for their architectural significance, and possibly also under Criterion A, for playing a part in the development of Oregon's government.

PROJECT DESCRIPTION AND EVALUATION:

See attached continuation sheets

REQUIRED

☐ 3 – 4, color, 4 x 5 photographs of the subject property, digital or print.
One photo is sufficient for vacant property

AS NEEDED

Contact SHPO staff with questions

☐ Project area map, for projects including more than one tax lot

☐ Additional drawings, reports, or other relevant materials

☐ Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.

SECTION 6: AGENCY CONTACT INFORMATION

Federal, State, or Local Agency Name: Department of Administrative Services (DAS)

Contact Name and Title: Kristen Minor, Preservation Planner, Peter Meijer Architect PC

Street Address, City, Zip: 710 NE 21st Avenue, Suite 200, Portland OR 97232

Phone: (503) 517-0283

Email: kristenm@pmapdx.com

SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301

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PROJECT DESCRIPTION

The project in its most basic iteration includes work to an underground vault in the area between the Oregon Supreme Court building and the Justice Building, repaving the existing parking lot, and the replacement of a pair of elevators within the Justice Building. There are also a set of proposed "alternates" that may or may not occur as part of the project. The alternates consist of:

- 1] the installation of waterproofing at the below-grade exterior walls all around the Justice Building;
- 2] landscape and irrigation upgrades surrounding the Justice Building; and
- 3] the installation of a new metal picket-style fence surrounding the existing shared parking lot, along with lit bollards and underground conduit for the fence system. Very minor alterations to on-street parking will also occur north and west of the Justice Building.

A more detailed description of the work proposed follows, divided into "Base Bid" work and "Alternate" 1, 2, or 3. Relevant drawings or photos are referenced for each item. Please note that Alternates may each occur independently, not necessarily in order of numbering.

BASE BID PROJECT

- In order to access an existing below-grade vault, an existing stone stair at the south façade of the Justice Building is to be deconstructed. The stair will be replaced after the below-grade work is finished. The vault will have sheet waterproofing applied to the exterior walls. A new concrete access cover is shown flush with the parking lot surface, and will be coated with a black vehicular traffic coating to visually match the asphalt paving. See View 3 p. 7, C100, S200, A100, A101, A150, A151 (reference), and A702.
- The existing parking lot will be re-paved with asphalt, and re-stripped using the existing layout. Existing concrete curbs, concrete walkways, and landscaping will remain in place, except for an area of walkway and curb above the vault as shown in D102. The walkway and curb will be replaced, matching the existing dimensions, materials, and aggregate as closely as possible. If any remaining hardscape elements are damaged due to construction, they will be patched "in kind," that is, matching the existing material in profile, composition, and visual appearance. See Site Plan A051 and C100.
- Two existing passenger elevators in the Justice Building are to be replaced. At the ground floor, the existing painted steel doors do not appear to be original (see View 6, p.8), though they may have been re-faced. The doors will be replaced with bronze panel doors in a simple inset panel design matching the original drawings. Existing frames at the ground floor will be retained, and the marble finish surrounding the elevator door openings will also be retained. New elevator lantern, call buttons, and indicator will also be installed. Typical floors will receive new stainless steel doors. New cabs will have wood panel walls and a (salvaged) marble floor with the Oregon state seal centered in it. See A603, as well as 3/A311. View 5, p.8 shows the original drawing of the doors for reference.
- At the existing mechanical penthouse, some alterations to openings will occur in both the north and the south elevations. Double metal doors will be installed in the center of the south elevation, a light and vent hood removed, and a new damper installed in an existing louver location. At the north, a louvers and a duct will be replaced in several existing locations, the duct smaller than the existing opening. Metal siding to match the exterior will infill the removed openings. See D101, A311, A603, M101, and elevations on A312.

ALTERNATE 1

- Exterior waterproofing is to be applied at the north, east, and west walls of the Justice Building, below grade. See Site Plan A051, A100, and C100 for extent, and detail sheets A701, A702, and A704.

ALTERNATE 2

- Landscaping: Existing landscaping at the perimeter of the Justice Building is to be removed, with the exception of a rhododendron and a sourwood tree. Existing trees will be retained, especially the four trees marking the parking lot entries that likely date from the period the parking lot was constructed, sometime between 1948 and 1955. New Oregon native perimeter landscaping will be installed in these areas, along with new irrigation. See A051, L101, L200, L300, and L500.

ALTERNATE 3

The fencing is to be installed in two sections, one at the east side of the lot along 12th street, and the other at the west side of the lot along Waverly Street. Across the two existing parking lot driveways, the fence will have an automatic rolling

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gate. Each side also will have two pedestrian gates located at the existing walkways. The specific components of the Alternate 3 project are described in further detail below.

- Lot circulation: Cars will still be able to enter and exit from Waverly Street. At 12th Street, the vehicular circulation will become one-way only, with cars able to exit the lot but not enter. See plan sheets A052 and A152.
- Fence description: The fence will be composed of 1 inch vertical metal pickets, with three horizontals bridging the pickets. Approximately every 8 feet will be a metal post. The fence height (and the height of all the horizontal members) will jog at curbs, maintaining a 6-foot height from the ground plane. The design is clean and minimal, with no decorative finials or caps. See A301, details 4 and 5/A152 for corner plan details at both buildings, and A052 for swinging gate elevations.
- West side configuration: At Waverly Street, the location of the fence is a straight line, inset from the western face of the Justice Building and allowing for a car to pull into the driveway and access the security access card reader. The fence will be approximately 25 feet from existing face of curb. A single parking space will remain outside of the fence and will be used predominantly for picking up trash and recycling, held within a smaller enclosure in the southwest corner of the lot and accessed by double swinging gates. This smaller enclosure will include stainless steel mesh panels behind the picket fencing, to provide visual screening. The mesh will be prefinished to match the fencing (dark bronze/brown). The fence line continues south of the trash enclosure to a point just past the north face of the Supreme Court building, where it turns to meet the west face of the building. The fence will not touch either building. See details 10 and 11/ A301 and sheet A152.
- East side configuration: At 12th Avenue, the location of the fence is significantly closer to the sidewalk, but still retains approximately 4 feet of planted area between the fence and the edge of the existing sidewalk. The fence jogs back away from the sidewalk at both north and south walkways, where pedestrian gates will be installed. Then the fence continues westwards, to meet the Supreme Court building on the south and to meet the equipment enclosure at the north (see below). The fence will not touch the building. See details 10 and 11/ A301 and sheet A152.
- Equipment enclosure: At the east side of the Justice Building, an emergency generator and an electrical transformer were installed at a prior date, between the building and the street. These two pieces of equipment are somewhat visually shielded from the public right-of-way by trees. The fencing will jog 26 feet further north to include these two pieces of equipment, before extending back towards the east façade of the Justice Building. See A152 for plan.
- Security access and Bollards: A card reader on a post will be set between two 4"-diameter metal bollards in three locations; two inside the lot at either vehicular exit, and one outside the fencing at the entry. Card readers will also be installed at all four pedestrian gates. Prefinished dark bronze/brown stainless steel mesh panels will also be used at the pedestrian gates and on the fence next to the latch side of the gates, to prevent reaching through to access the interior-side panic hardware. A camera will be installed facing the street near the entry card reader, for monitoring of the capitol mall area. 6" diameter bollards with integral lighting will also be installed along the existing historic walkways at north and south sides of the parking lot. See View 4, p.7 and A152 and A052 for plan locations; C300 for details; and .E101 for additional bollard notes.
- On-street parking configuration: North of the Justice Building along Court Street, the existing angled parking is to remain. Near the corner of Waverly Street, a small section of curb will be removed for a new access ramp up to curb height. Two handicapped parking spaces will be marked at this location, with a wheelchair loading zone between them. Also, on Waverly Street, two existing spaces marked for ADA use will become loading spaces. See C200 and C300.

EVALUATION OF EFFECTS

The physical effect of the project on the buildings is limited to the elevators in the Justice Building, the mechanical penthouse at the Justice Building, and the deconstruction and re-building of a set of exterior stairs at this building.

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The proposal to replace the elevator cabs within the Justice Building will replace historic materials, but the cabs are part of an elevator system that has reached its limits as far as technology and lifespan of materials. The elevator door frames will be retained in the lobby, but the existing doors are visibly dented, have been painted, and detract from the character of the lobby (it is unclear if they are original, but if they are they have been repainted numerous times or re-faced). The new design will be bronze, matching some existing metal finishes in the lobby. The simple inset panel design is taken from the original drawings for the lobby doors.

At the existing mechanical penthouse, the height of the existing penthouse (approximately 12 feet above the top of the roof) is mitigated by its distance back from the roof edges, so the penthouse walls are difficult to see unless one is standing in another building at an upper floor. The minimal exterior alterations to the existing corrugated-metal finish north and south penthouse elevations will have very little effect on the building's historic character.

The re-paving of the existing asphalt lot and the re-construction of the existing stone steps at an entry to the Justice Building will not have an effect on the historic resource. The asphalt and striping will replace existing asphalt and striping. The procedure for removing stone to access the below-grade vault will ensure that each piece will be replaced in exactly the same place as it was prior to removal.

Visually, the project (Alt. 3) will have an effect on the buildings and their environment by adding a barrier across what was historically an open area between the two buildings. However, the design of the open, picket-style fence is in keeping with the nearby dark metal picket-type fencing used at the Mission Mill Museum, at the Amtrak train track along 12th Street, on the campus of Willamette University at bridge crossings, and in Willson Park near State Street.

Landscaping changes (Alt. 2) do not remove any historically important or contributing features of the overall planting scheme. In general, the existing border and perimeter trees and shrubs are overgrown and the effect of replacing these will be noticeable (an effect) but one that will be positive.

Overall, this project will have an effect on the buildings and their immediate environment, but that effect will not be adverse.

PUBLIC INVOLVEMENT/ COORDINATION

The project was presented to the Capitol Planning Commission (CPC) as an "informational" agenda item in November 2010. Projects over \$1 million in valuation are required to be reviewed by the CPC; the project is under that threshold. The commission does have the authority to review projects under the \$1 million threshold, however, if the commission wishes to review the project. The CPC had no concerns with the security fencing project at that time. The Department of Administrative Services (DAS) returned to the CPC on July 12, 2012, to share the minor changes in the project that had occurred since 2010, including landscaping and trash enclosure. Again, the CPC had no concerns.

The Capitol Planning Advisory Board (CPAB) does not review projects under \$1 million in valuation. (According to DAS Facilities staff, the authority to review projects under the \$1 million threshold was rescinded from the CPAB and provided to the CPC in 2009.)

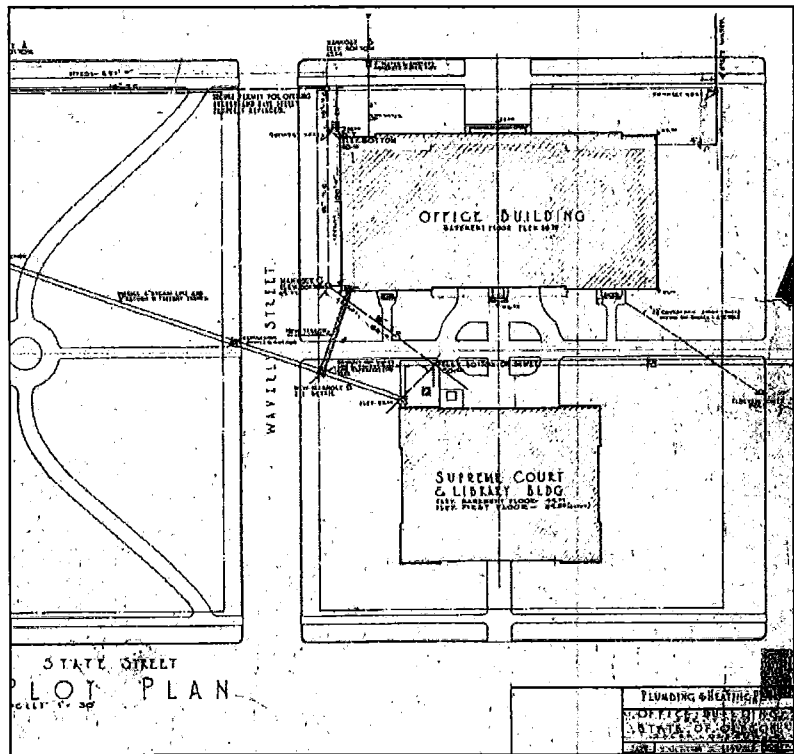
The parking lot re-paving, elevator replacements, fencing installation, landscaping alterations, and other items in the proposal require a historic review by the City of Salem. A staff level of review, with no public hearing, is required and is in process.

CONCLUSION

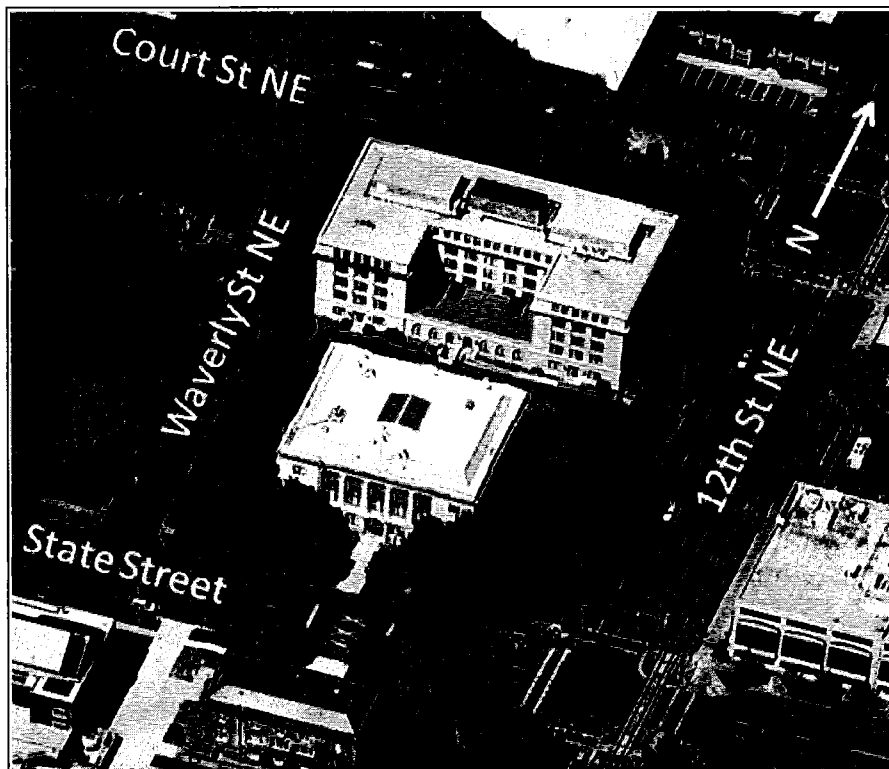
It is the determination of the Department of Administrative Services and the Oregon Justice Department, in concurrence with SERA Architects and Peter Meijer Architect PC, that the proposed project will have a minor visual effect on the potentially eligible Justice Building and Supreme Court Building, but that this effect is not adverse.

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VIEW 1: Original 1929 Site Plan drawing (with below-grade plumbing also shown).



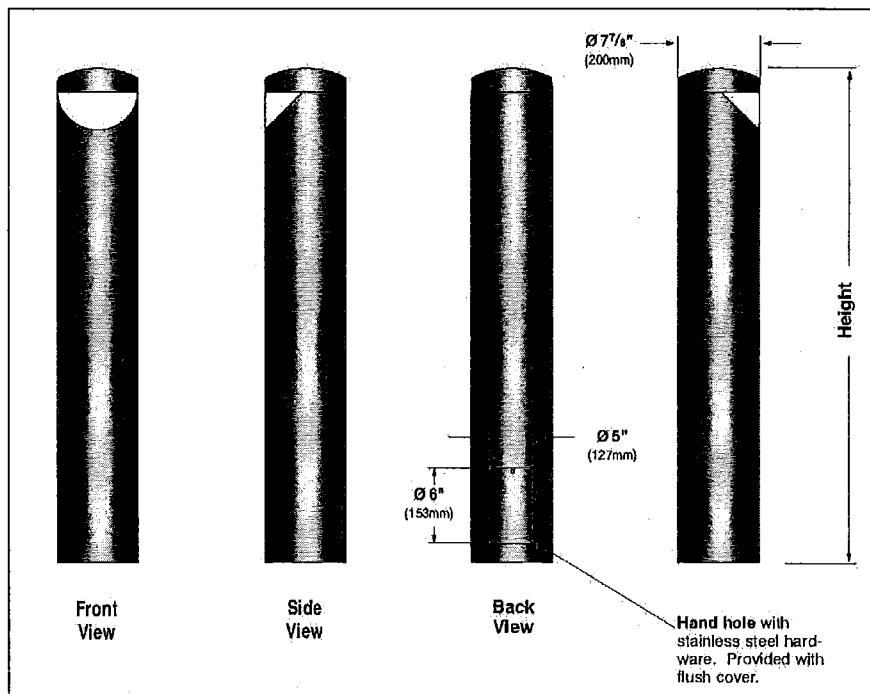
VIEW 2: Current (2012) aerial photo of Justice Building and Supreme Court Building, Google Earth.

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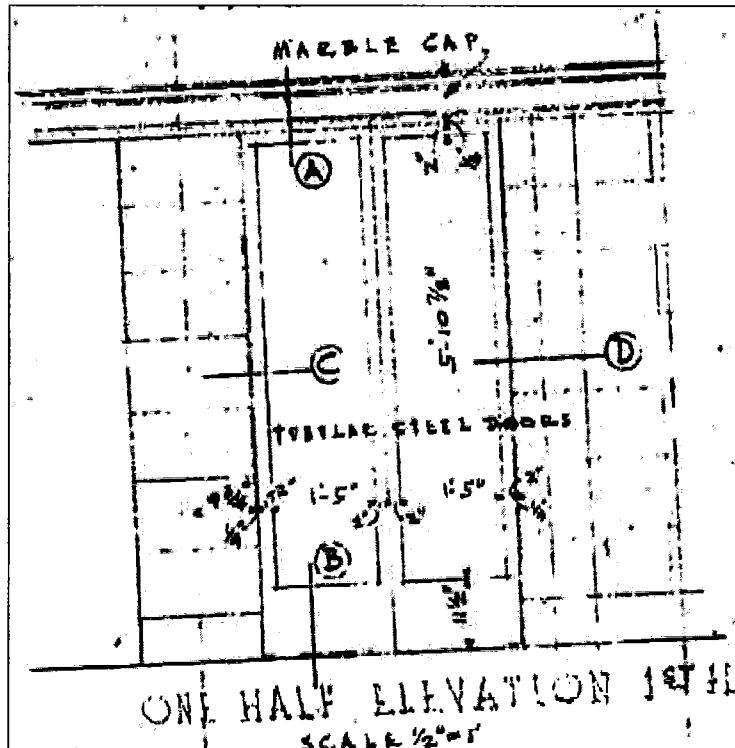
VIEW 3: Current photo of Justice Building entry at west side of-south elevation, showing steps to be deconstructed and replaced.



VIEW 4: Lit bollards by Selux to be used along pathways in "Alternate 3".

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VIEW 5: Original drawing of interior lobby elevator doors.



VIEW 6: Current photograph of interior lobby elevator doors (SERA Architects).