

**CITY OF LA GRANDE  
Landmarks Commission Work Session**

**Thursday, January 12, 2023**

**Begins at 6:00 p.m.**

You can view the Work Session on Facebook Live at the following link:  
[www.facebook.com/CityofLaGrande](https://www.facebook.com/CityofLaGrande)

***AGENDA***

The purpose of a Landmarks Commission Work Session is to provide the Commission with an opportunity to informally discuss topics of common concern and interest and to exchange ideas with Staff, not to make decisions or to direct Staff toward a specific action or conclusion beyond identifying additional information the Commission would like to have presented at a later date. As no decisions are made, there will be no voting by the Commission at the Work Session. The Landmarks Department or members of the Staff may confirm any additional information the Commission requires as part of any future discussions regarding the presented topic(s). If a Work Session topic subsequently requires official action, it will become an action (voting) item on a following Regular Session Agenda. In accordance with the Oregon Public Meetings Law, Council Work Session are open to the public; however, in order to make efficient use of time, public comments and questions generally are not entertained during the discussion segment of the work session. Time will not be designated for public comments at the conclusion of the discussion. Members of the public are routinely provided with an opportunity to address the Landmarks Commission during the Public Comments portion of each Regular Session Agenda.

1. **CALL TO ORDER/ROLL CALL**
2. **DISCUSSION OF CLG AND NATIONAL TRUST PRESERVATION GRANT OPPORTUNITIES**
3. **ADJOURN**

*All meetings of the La Grande Landmarks Commission are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made five days before the scheduled meeting by calling (541) 962-1307.*

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# National Trust Preservation Funds: Guidelines & Eligibility

Grants from National Trust Preservation Funds (NTPF) are intended to encourage preservation at the local level by supporting on-going preservation work and by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for preservation projects, introduce the public to preservation concepts and techniques, and encourage financial participation by the private sector. A small grant at the right time can go a long way and is often the catalyst that inspires a community to take action on a preservation project. Grants generally start at \$2,500 and range up to \$5,000.

**For the February 1, 2023 grant round, the National Trust Preservation Funds grant program has dedicated funding to award in the following states: Alabama, Alaska, Arkansas, California, Colorado, Delaware, Georgia, Idaho, Iowa, Kansas, Kentucky, Louisiana, Massachusetts, Minnesota, Missouri, North Carolina, Oklahoma, Oregon, Rhode Island, South Carolina, South Dakota, Texas, Virginia, Washington, and Washington, D.C.**

If your project is located in a state not listed above, we encourage you to contact us at [grants@savingplaces.org](mailto:grants@savingplaces.org) to discuss other National Trust grant opportunities that might be available.

## Application and Review Timeline

There are three deadlines per year in February, June, and October. The selection process is very competitive. The next **deadline for this program will be February 1, 2023**. The application becomes available in our online grants application portal about 6-8 weeks prior to the deadline. The review process is generally completed within ten weeks of the application deadline, and applicants are notified via email once the review process is complete.

## Eligible Applicants

Applicants must be either a public agency, 501(c) (3), or other nonprofit organization to be considered eligible. Applicants that have received previous National Trust financial assistance are eligible provided that all grant requirements are current.

No more than three grants will be awarded in any two-year period to a single grantee. Only one grant will be awarded per organization in any grant round. Only one grant will be awarded for a particular project phase.

Only Organizational Level Preservation Leadership Forum Members, Main Street America Community Members, and Main Street America General Members are eligible to receive funding from the National Trust Preservation Fund. Organizations do not need to have an active membership to apply for a grant, but selected grantees will be required to become members prior to the release of funds. Your membership status will be verified by our grants office once award decisions have been made. If you have questions about your membership status, please email [members@savingplaces.org](mailto:members@savingplaces.org).

## Grant Conditions

Applicants must be capable of matching the grant amount on a one-to-one basis. Both cash and in-kind donations count toward the one-to-one required match.

The required match can come from private or public sources, from income earned from registration fees or sales, or from fundraising activities. In-kind donations of labor, materials or services will also be considered eligible for meeting the matching requirement. Matching funds must be used to fund eligible expenses listed below. Other funding from the National Trust may not be used to match an NTPF grant.

Other conditions include:

- Grants or matching funds cannot be used directly or indirectly to influence a member of Congress to favor or oppose any legislation or appropriation.
- Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- At least three (3) competitive bids/quotes must be obtained for any procurement of services that exceed \$50,000. This provision applies only to portions of the project supported by NTPF grant funds.
- Consultants, if being used, must be approved by the National Trust before grant funds are disbursed. This approval process will happen post-notification. Board members of the applicant organization cannot serve as consultants unless appropriate conflict of interest procedures are followed and documented.
- Grant recipients are required to sign a contract agreeing to the conditions of the program.
- Grant projects must either begin within six months of award date or a formal extension must be requested by email. Failure to begin the project or request an extension in this time frame may result in the cancellation of the grant and you will need to reapply for funding.
- Grant recipients must include appropriate acknowledgement of National Trust financial support in all printed materials generated for the project.
- Within one year from the grant award date, a final report and financial accounting of the expenditure of the grant must be submitted. A final report form will be provided. If the project is not completed in accordance with the contract, the grant funds must be returned.
- Applicants must agree not to discriminate against any employee or applicant for employment because of actual or perceived race, color, national origin, creed, age, gender, marital status, sexual orientation, religion,

mental and physical disabilities, sex (including pregnancy), personal appearance, gender identity or expression, family responsibilities, genetic information, matriculation, political affiliation or veteran status.

## Eligible Activities

National Trust Preservation Fund grants are awarded for planning activities and education efforts focused on preservation. Grant funds can be used to launch new initiatives or to provide additional support to on-going efforts.

**Planning:** Supporting existing staff (nonprofit applicants only) or obtaining professional expertise in areas such as architecture, archaeology, engineering, preservation planning, land-use planning, and law. Eligible planning activities include, but are not limited to:

- Hiring a preservation architect or landscape architect, or funding existing staff with expertise in these areas, to produce a historic structure report or historic landscape master plan.
- Hiring a preservation planner, or funding existing staff with expertise in this area, to produce design guidelines for a historic district.
- Hiring a real estate development consultant, or funding existing staff with expertise in this area, to produce an economic feasibility study for the reuse of a threatened structure.
- Sponsoring a community forum to develop a shared vision for the future of a historic neighborhood.
- Organizational capacity building activities such as hiring fundraising consultants, conducting board training, etc.

**Education and Outreach:** Support for preservation education activities aimed at the public. The National Trust is particularly interested in programs aimed at reaching new audiences. Funding will be provided to projects that employ innovative techniques and formats aimed at introducing new audiences to the preservation movement, whether that be through education programming or conference sessions.

## Ineligible Activities

- Building or other construction activities
- Academic research
- Acquisition of real property or objects
- General support for conferences

## Eligible Expenses

- Nonprofit applicants may include staff salaries for staff members directly working on the funded project
- Fees for consultant services
- Speaker fees/faculty costs for educational programs and conference sessions
- Mailing costs for distribution of materials
- The development of materials for education and outreach campaigns
- Materials and services such as printing, photographs, telephone, and supplies. With the exception of publications projects, these costs may not exceed 10 percent of the project budget.

## Ineligible Expenses

- Organizational overhead costs
- Catering, food and beverage, entertainment
- Construction or other capital improvement costs
- Acquisition of real property or objects
- Expenses incurred prior to application date

## Criteria

Grant recipients will be selected by considering, among other points, the following criteria:

- The significance of the project or resource.
- The need for funding and the urgency of the project.
- The project's budget and the applicant's proven ability to secure a match.
- The project's timeline.
- The long-term objectives or impact of the project.
- The qualifications of the key personnel, including consultants or staff.
- The demonstrated ability of the applicant to complete preservation projects.
- The potential to replicate the project in other communities.

## How to Apply

You will need the following items as part of your Preservation Funds application:

- Up to three digital images of high quality (300 dpi) with caption and credit information.
- Applicant's Internal Revenue Service determination letter of tax-exempt status. If tax-exempt status has not been fully approved by the IRS, please provide evidence of filing for certification and letter of opinion from an attorney concerning the applicant's tax status (nonprofit organizations).
- Letter of consent from property owner (if applicant does not own property).
- Completed National Trust Preservation Funds application, which includes a budget section that outlines proposed expenses and revenue for the project.

National Trust grants staff can provide helpful guidance for the application process if you have questions. If you have specific questions about your project's eligibility, please contact our grants staff.

## Application

Fill out an [application](#) for the National Trust Preservation Funds here. (Please note: you will be taken to our grants application system where you will need to create a user profile for your organization. This is a separate login than your National Trust login.) If you have questions please [email us](#).

Please add **administrator@grantinterface.com** to your address book to ensure you receive email communications sent from our grants application system about your application.



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600 14th Street NW, Suite  
500  
Washington, DC 20005  
[forum@savingplaces.org](mailto:forum@savingplaces.org)  
Phone: 202-588-6000  
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The Preservation Leadership Forum of the National Trust for Historic Preservation is a network of preservation leaders — professionals, students, volunteers, activists, experts — who share the latest ideas, information, and advice, and have access to in-depth preservation resources and training.

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# Exterior Masonry Condition Assessment



## LaGrande Carnegie Library

**Section 1.0 Introduction**

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LaGrande Carnegie Library**

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- 2.2 Concrete
- 2.3 Roof Drainage
- 2.4 Wood Windows & Cornice

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- 3.1 Digital Photos
- 3.2 Consultant Qualifications





## **Project Description**

Richaven was invited to present on masonry building materials, including manufacturing, installation, modes of deterioration, and best practice repair and restoration techniques at the LaGrande Preservation Workshop on March 06, 2020. As a part of the Workshop, Mr. Rich, Principal of Richaven, included a site walk around the exterior of the LaGrande Carnegie Library. The intent was to demonstrate multiple different modes of deterioration and methods of investigating those modes of deterioration in a real world setting. The scope of the site walk was limited to specific components of the exterior building envelope and did not include building systems such as structure, mechanical, plumbing, electrical and fire protection. This report is a brief documentation of the deterioration modes observed.

## **Summary of Findings**

General Conclusions: Richaven observed three significant findings. First, according to local information, the brick masonry was cleaned using abrasive cleaning techniques. The abrasive cleaning has resulted in severe damage to the fire skin of the brick masonry. The removal of the exterior fire skin of the masonry will potentially lead to accelerated deterioration of the masonry over time, though other modes of deterioration are developing at the present time. Second, significant cracks are observed in the structure extending from the foundation through the top of the masonry walls. The nature of the cracks is indicative of settling of the building, though other causes, such as seismic movement, may also be present. Third, numerous leaks in the storm drainage downspouts and leaders are resulting in rapid deterioration of the mortar in the masonry walls. The uncontrolled flow of rainwater can contribute to the settling of the building.

## **Summary of Deficiencies**

The following page shows a summary of the average condition of each building system observed at the LaGrande Carnegie Library. Please note that deficiency summaries shown are an average of the conditions across the entire building. In all systems, there are instances of more and less severe conditions. Richaven recommends addressing building systems with an average score of 3 or higher and certain specific deficiencies in lower scored systems.

## **Recommendations**

On the basis of the limited site observations, the following recommendations are made: 1. Complete hazardous materials testing and analysis for painted areas, glazing compounds, mortar and other interior and exterior building materials and systems. 2. Repoint all masonry with a carefully designed mortar mix to match the existing mortar strength, color, and other properties. 3. Structural reinforcement of the foundation system and masonry is recommended to manage the severe cracking and potential seismic issues. 4. Consider application of a breathable sealer coating on the brick masonry to prevent further water damage. 5. Clean, prep, and repaint exterior wood and steel materials at windows and cornices. 6. Clean gutters, downspouts, and repair all stormwater piping to prevent further water damage. 6. Patch and repair concrete stairs and cracked concrete foundations.

Respectfully Submitted,



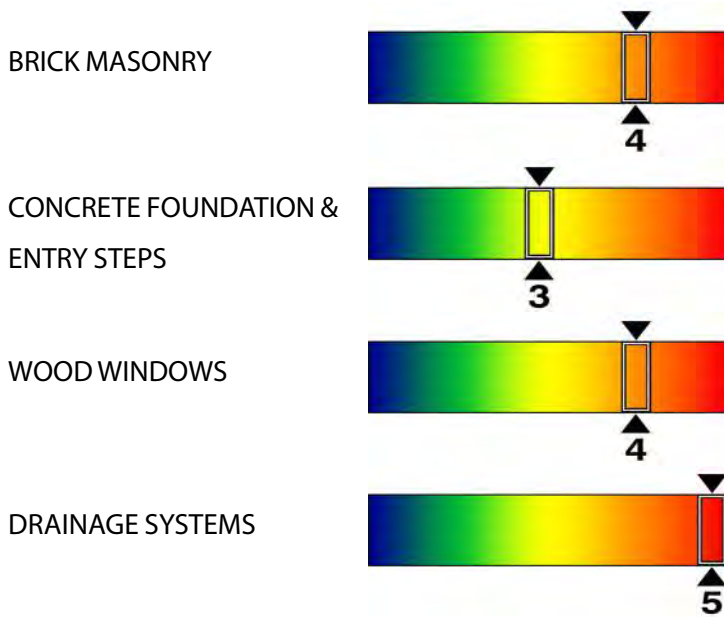
Brian D. Rich AIA, APT-RP, LEED BD+C, CCCA, PMP, sUAS  
Principal  
Richaven Architecture & Preservation  
9000 23rd Ave NW  
Seattle, WA 98117-2717  
www.richaven.com

WA SBE #: S000025663  
Federal EIN: 46-1812013  
WA UBI: 603 259 367  
DUNS: 038564728  
CAGE Code: 7MPH4

# 1.2

# Executive Summary

## Average Building Deficiency Summary LaGrande Carnegie Library



Overall Condition		Feature Priority		Treatment
1 (Excellent)	New or like-new condition; no issues to report; no expected failures	1 (Low)	Not a character defining feature, not important to historic character of buildings	1-5 (≥ 5 years)
2 (Good)	Good condition; minor defects; superficial wear and tear	2 (Low)	Character defining feature, attention required	6-10 (3-5 years)
3 (Fair)	Average wear; functional; significant defects requiring maintenance	3 (Medium)	Important character defining feature, attention required	11-15 (1-3 years)
4 (Poor)	Major defects, worn from use; nearing end of expected life cycle; components failing; potential safety concern	4	Significant character defining feature, careful attention required	16-20 (1-2 years)
5 (Very Poor)	Extremely worn, damaged, or failing; not viable to use; potential safety concern	5 (High)	Extremely important character defining feature, careful attention required	21-25 (≤ 1 year)
N/A	This issue is not applicable; feature is not present			

Note: Deficiency summaries noted above are average conditions across the entire building. In all systems, there are instances of more and less severe conditions. Richaven recommends addressing building systems with an average score of 3 or higher and certain special deficiencies in lower scored systems.



# 1.3 Introduction and Methodology

## ***Scope and Goals of the Building Condition Assessment:***

This report is provided to the LaGrande Landmarks Commission as a courtesy to assist in further preservation of the LaGrande Carnegie Library. The goal of this report is to summarize the observations by Mr. Rich at the time of the Workshop.

The scope of this report includes the exterior walls of the building with a specific focus on the brick masonry and related deterioration issues. This report is not intended to be comprehensive, nor complete. It does not include the site area, roof, building interior, or any building systems. Building exteriors were investigated from the ground. No investigation from man lifts, swing stages, drone or interior investigation was performed.

## ***On-Site Assessment Methodology:***

The objective of the walk-through survey is to observe, visually, the building so as to obtain information on material systems and components for the purposes of providing a brief description, identifying physical deficiencies to the extent that they are easily visible and readily accessible. The buildings were visually examined and photographed, accessing as many spaces as possible without interior observation or destructive investigation. Crawl spaces and attics were not accessed. Photos were taken with a digital SLR camera.

Additional agencies, persons, or authorities having jurisdiction were not interviewed for this assessment. Detailed investigation of existing documentation of the existing building was not conducted. Testing of materials and diagnostic non-destructive testing techniques were not employed.

## ***Documentation Methodology:***

The major concerns for the LaGrande Carnegie Library are discussed in more detail in Section 2 of this report. Section 2 also include representative images of each mode of deterioration. For a full collection of photos, see the Appendix.

## ***Detailed Deficiency Photos:***

Detailed photos of selected exterior deficiencies were taken to document examples of building deficiencies. All photos were taken with an Nikon D90 DSLR camera with a Nikkor f/2.8 10mm-24mm lens from the ground adjacent to the building. Detailed deficiency photos for the exterior are labeled to indicate the location of the observation.



## 1.4

# Limitations & Exceptions

### **Limitations & Exceptions:**

The following statements outline our observations and opinions in relation to the condition of the property as reasonably accessed. It should be noted that this report relates only to that which was readily viewable. No warranty or opinion is made on that which was not readily observed. The observers did not enter or inspect areas where safe, unobstructed, and legal access was not available. The extent of accessible areas, as defined by the presence of what is safe and reasonable was determined by the observers, based on the conditions encountered at the time of the site visit. This report is limited to a visual observation which only covered the readily accessible areas of the exterior of each building and site that safe and reasonable access was permitted at the time of site visits.

Observation did not include the interior of the buildings as they were not included in the contracted scope of work. Limited interior observations may be noted to confirm observations from the exterior of the building.

The observations and opinions contained in this report are to assist the user of the report in developing a general understanding of the physical condition of the subject buildings. It is not the intent of this assessment to prepare or provide exact costs, exact quantities, or identify the exact locations of items or systems as a basis for preparing cost estimates.

This condition assessment was designed to reduce, but not eliminate the uncertainty regarding the potential for component or system failure, within reasonable limits of time and cost, and no warranty is implied. This assessment does not constitute a regulatory or code compliance audit of the building systems that may be present at the subject buildings. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is not included in this scope of work.

Richaven Architecture & Preservation has no ongoing obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to Richaven in a reasonable time frame to formulate an opinion and complete the assessment by the agreed upon due date.

Any fungi or mold reference included in this report does not constitute a professional mold inspection and is not based upon any sampling, testing, and/or abatement. Richaven Architecture & Preservation merely notes the visual presence or absence of fungi or mold while in the course of preparing this report.



## 2.0

# Building Condition Assessment LaGrande Carnegie Library



Figure 1: Main entrance at west elevation of the LaGrande Carnegie Library.  
© Richaven Architecture & Preservation, 2020. DSC\_0004 crop.jpg.

## 2.0

# Overall Building Photographs



Figure 2: LaGrande Carnegie Library from the north.

Photo courtesy of Google Maps, captured April 2012. LaGrande Carnegie Library Screenshot 2020-12-20 172001.jpg.



Figure 3: LaGrande Carnegie Library from the northwest.

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# 2.0

# Overall Building Photographs



Figure 4: LaGrande Carnegie Library from the west.  
© Richaven Architecture & Preservation, 2020. DSC\_0007.JPG.



Figure 5: The LaGrande Carnegie Library from the southwest.  
© Richaven Architecture & Preservation, 2020. DSC\_0008.JPG.



## 2.0

# Overall Building Photographs



Figure 6: The south wall of the LaGrande Carnegie Library looking to the east.  
© Richaven Architecture & Preservation, 2020. DSC\_0009.JPG.





## 2.0

# Overall Building Photographs



Figure 7: The LaGrande Carnegie Library looking from the south east.  
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# 2.0

# Overall Building Photographs



Figure 8: The east facade of the LaGrande Carnegie Library.  
© Richaven Architecture & Preservation, 2020. DSC\_0012.JPG.



Figure 9: The LaGrande Carnegie Library looking from the northeast.  
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# 2.0

# Overall Building Photographs



Figure 10: The LaGrande Carnegie Library looking from the northeast.  
© Richaven Architecture & Preservation, 2020. DSC\_0003.JPG.



Figure 11: Aerial photo of the LaGrande Carnegie Library.  
Image courtesy of Google Maps. Image captured 2012. Google Maps Aerial Screenshot 2020-12-20 173928.jpg.



## 2.1

# Brick Masonry

### **Building System Description**

The LaGrande Carnegie Library is a unreinforced bearing masonry building where the floor and roof loads are carried at the exterior walls by the masonry system. It appears that the masonry walls are 2 to 3 wythes thick and bear upon a concrete foundation system. There is conflicting information regarding the original brick color. The historic brick appears (on the basis of site observations and anecdotal information) to have been a dark colored or perhaps kiln burnt face brick, but on-site observations in some previously protected areas indicate that the face brick may have been a dark orange color. It further appears that there have been some attempts to repoint the mortar in some locations, though it is not clear if the mortar installed is an appropriate match to the existing.

### **Observed Deficiencies**

#### **Settlement and Cracking**

The most significant issue observed was the significant cracking in the concrete foundations and bearing brick walls. The cracking does not exhibit patterns associated with seismic movement. Rather it appears that the cause of the cracking may be settlement of the foundations which is telegraphing up through the full height of the building. Previously installed sealant (an inappropriate material in a masonry wall system) has failed as the cracks have continued to develop, indicating that the issue is ongoing and becoming worse over time.

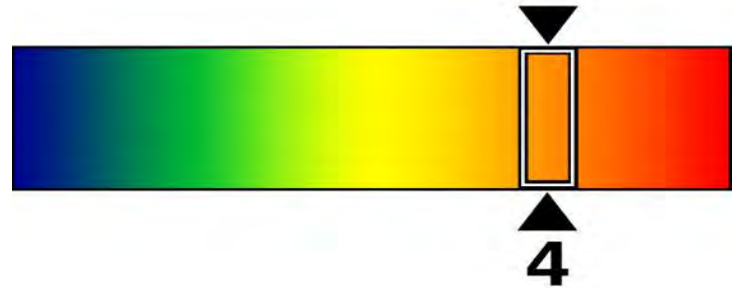
#### **Organic and Environmental Soiling and Staining**

Minor organic growth on the brick is observed in the form of some moss and algae. Soiling is largely due to atmospheric soiling and back splashing from rain on the lower part of the walls adjacent to grade level. At a few locations, soiling such as gum and paint are also observed.

Prior cleaning appears to have been completed with an abrasive cleaning technique in the recent past. Anecdotal reports from the LaGrande Landmarks Commission indicate that the building was originally a dark grey or black colored brick similar to the Grande Ronde Carnegie Library, but was perceived to be “dirty” and was sand blasted, resulting in significant damage to the brick masonry. Observation on site indicate that there is a conflict between the The damage due to the abrasive cleaning is the second most significant issue for the longevity of the building and treatments to prevent further deterioration should be considered as soon as possible.

#### **Spalling, Efflorescence and Subflorescence:**

Spalling of the brick is minor, but should be addressed to maintain



the structural integrity of the bearing wall systems. Efflorescence and subflorescence are not readily observed at the Carnegie Library on either brick or concrete substrates.

#### **Pitting**

Most faces of the brick masonry also exhibit “pitting” or small holes in the surface of varying sizes, often accompanied by erosion of the surfaces and detailed sculptural shapes. This pitting may be a result of the abrasive cleaning or ongoing freeze/thaw action on the soft brick cores which are exposed to the weather.

#### **Mortar Joints and Sealants**

Failed mortar joints allow moisture to enter the building, contributing to deterioration. Tuck pointing with mortar that matches the properties of existing mortar and less strong than the cast stone itself is crucial to preventing the problems that water entering the building through mortar joints can create. Understanding the difference between mortar joints, sealant joints, and control joints is key to a proper design that keeps water out, allows water the has entered the system to escape, and allows the building components to move. Mortar joints should be properly specified to let wall assemblies breathe. Sealants are an important defense in keeping water out of the building envelope, typically used at connections to windows and doors, under parapets and at expansion joints. Both should be used as part of an overall system including flashings, weep holes, and drainage planes.

In many other locations on the LaGrande Carnegie Library, mortar has failed and is absent in mortar joints on the facade. At these locations, water intrusion into the exterior wall system is much more likely, leading to further deterioration, including efflorescence, subflorescence, spalling, corrosion of mild steel components, and deterioration of masonry substrates.

Numerous steel and wood embedments and other fasteners and anchors are observed in the brick masonry and mortar joints. These items should be removed and the masonry system repaired in kind in order to prevent rust staining and/or damage to the masonry wall system due to rust jacking and differential material properties.



# 2.1

# Brick Masonry

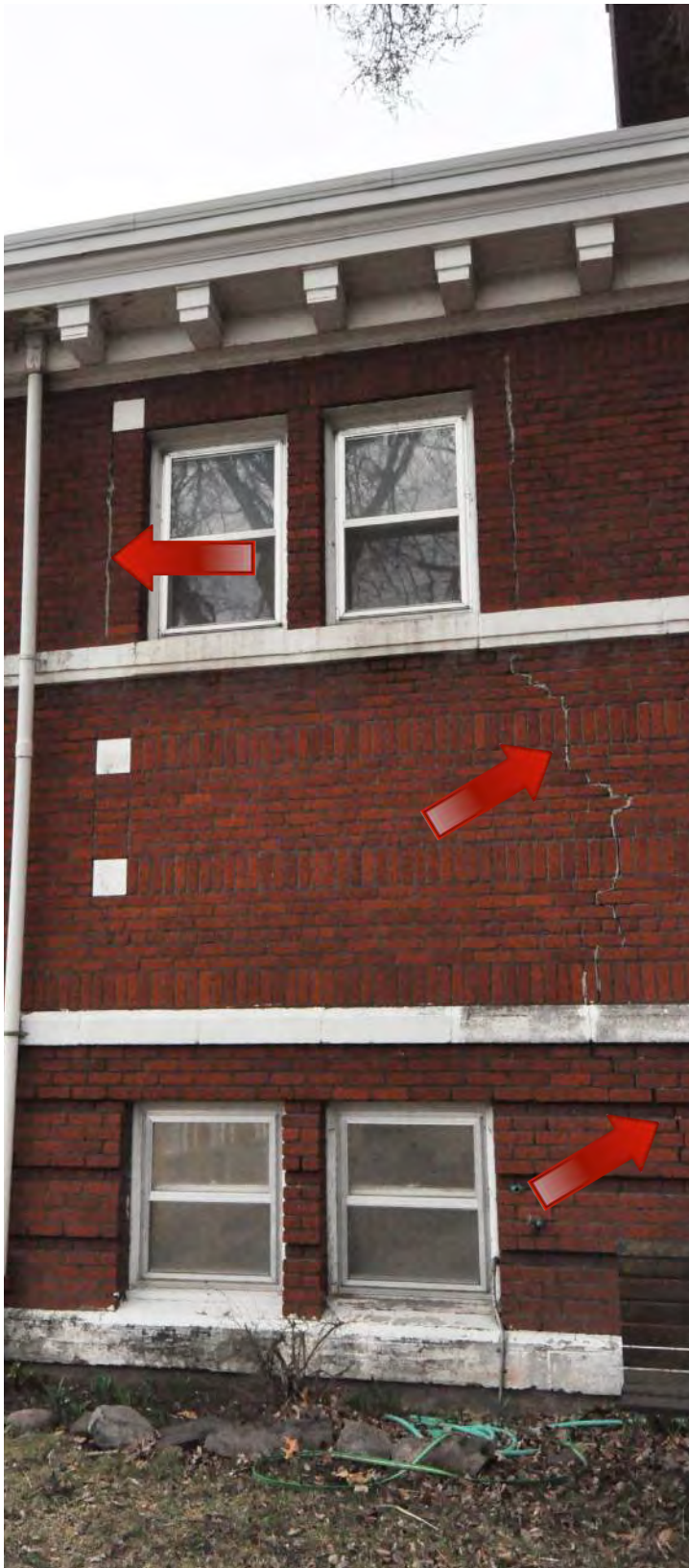


Figure 12: Full height cracks on the north elevation.  
© Richaven Architecture & Preservation, 2020. DSC\_0028.JPG.

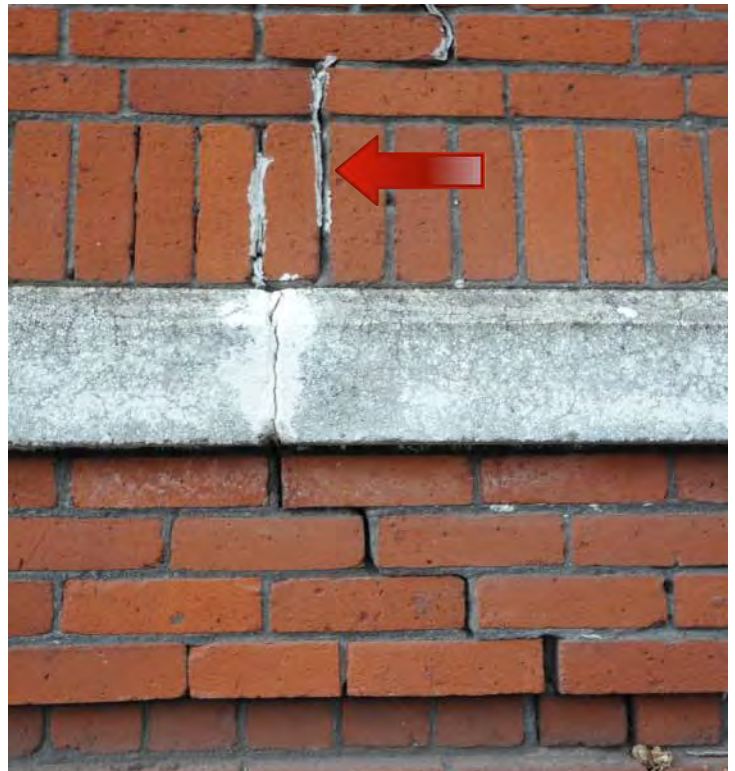


Figure 13: Detail at cracks and failed sealant repairs, north elevation.  
© Richaven Architecture & Preservation, 2020. DSC\_0030.JPG.

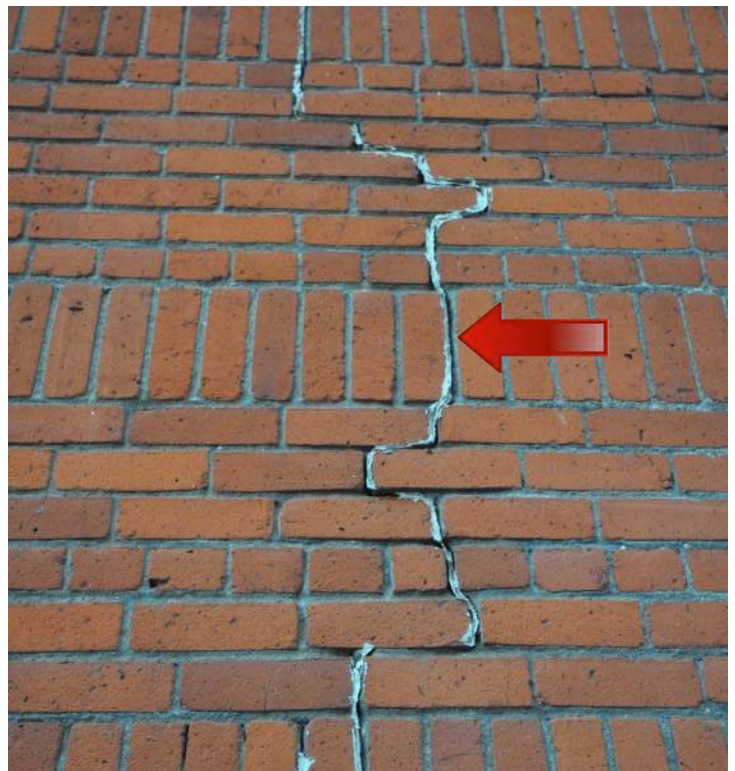


Figure 14: Detail at cracks and failed sealant repairs, north elevation.  
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# 2.1

# Brick Masonry



Figure 15: Full height crack in concrete and brick, south elevation.  
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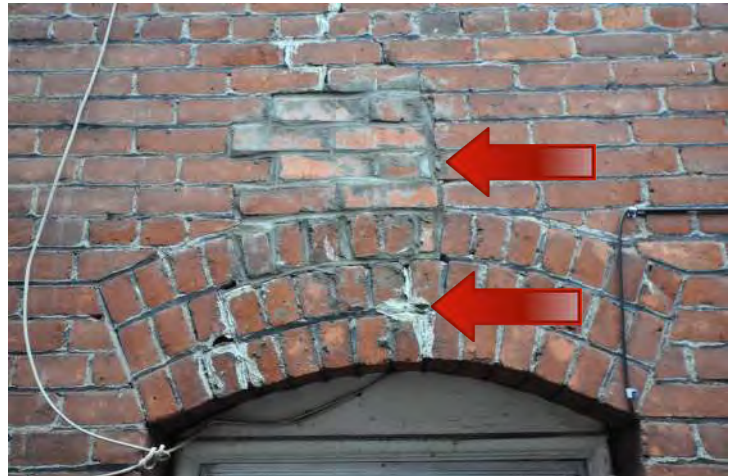


Figure 16: Detail at cracks and failed sealant repairs, south elevation. Note also that the arch has settle and is not round like other in tact openings.  
© Richaven Architecture & Preservation, 2020. DSC\_0046.JPG.



Figure 17: Detail at cracks and failed sealant repairs, south elevation.  
© Richaven Architecture & Preservation, 2020. DSC\_0045.JPG.



Figure 18: Detail at cracks in brick wall system, south elevation.  
© Richaven Architecture & Preservation, 2020. DSC\_0056.JPG.

## 2.1

# Brick Masonry



Figure 19: Mortar deterioration adjacent to the main entry stairs on the north elevation is severe and repointing is recommended. Mortar deterioration may have been caused by back splash of rainwater from the steps or application of ice melt products. Repair and protection of the brick and repointing of the mortar joints is highly recommended. In addition, it appears that the concrete stairs may have been installed after the brick walls were constructed due to the tothing of the concrete into the brick. This may result in added stresses on the brick walls and concrete stair structure, as observed in Figure 21.

© Richaven Architecture & Preservation, 2020. DSC\_0014.JPG.

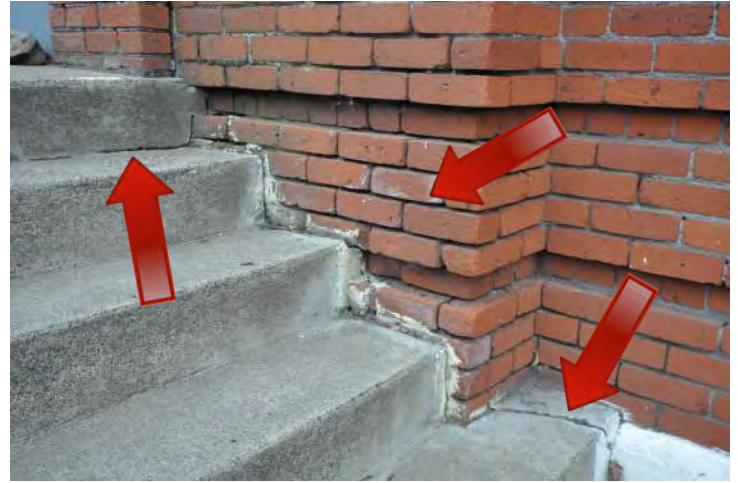


Figure 21: Masonry wall deterioration at the west stairs at the north main entry to the Library. Similar to the east, mortar deterioration is severe and the concrete appears to be tothing into the masonry coursing. It also appears that there may be some settlement of the stair which is causing additional stresses in both the concrete stair and masonry wall system. On this stair that appears to be resulting in a crack in the concrete at the top riser and potentially also excessive loads on the brick at the same level. At the bottom step, the concrete is cracking adjacent to the wall where it overlaps the concrete foundation. It also appears that some parts of the brick at the edge of the stair have become exposed.

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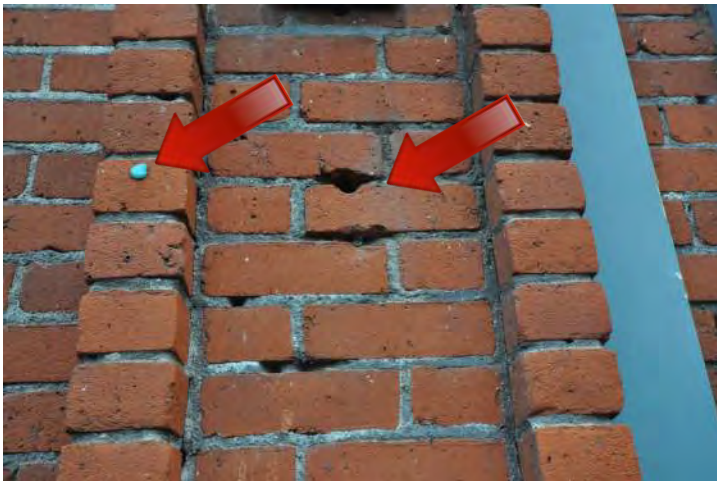


Figure 20: Brick detail east of the main north entry to the library. Some soiling of the mortar joints is observed as well as gum adhered to the face of the brick. Protective coating of the brick is highly recommended to prevent gum, graffiti, and other soiling from getting trapped in the brick pores and becoming far more difficult to remove. In addition, mortar appears to be missing where old anchors or fasteners were embedded into the wall. Repointing of the mortar at these locations is recommended.

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Figure 22: Masonry wall detail on the west side of the main north entry demonstrates deterioration similar to the east side. Additional noteworthy observations include the replacement light fixture which does not appear to be weatherproofed at the junction with the wall and the white-painted steel lintel at the head of the window. Steel lintels are observed at all window openings and appear to be in fair condition with minimal corrosion and rust jacking.

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## 2.1

# Brick Masonry

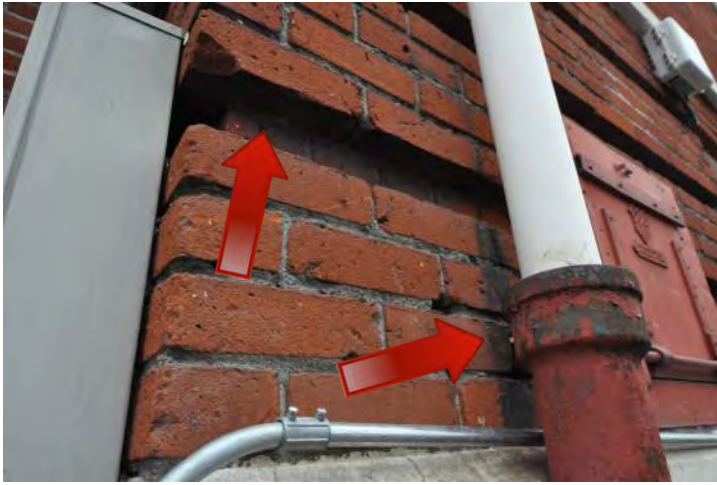


Figure 23: Masonry detail adjacent to the basement entry on the east elevation. Looking at the dark colored surface behind the downspout and on the underside of the brick at the recessed course indicate the color of the brick prior to the abrasive cleaning. It is unclear without additional testing whether this discoloration represents original brick color or soiling. © Richaven Architecture & Preservation, 2020. DSC\_0069.JPG.



Figure 24: Masonry detail at the east elevation of the Library reveals that the abrasive cleaning of the wall has exposed pockets in the masonry as well as the grog used in the manufacture of the brick. The mortar is also observed to be rough and the tooling of the joint worn away by the cleaning potentially making it subject to more rapid deterioration. Light cleaning, sealing and coating with anti-graffiti coatings should be considered to preserve the masonry wall systems. © Richaven Architecture & Preservation, 2020. DSC\_0076.JPG.



Figure 25: Masonry detail at the north side of the basement door on the east elevation of the Library. The brick masonry appears to have been protected by another material at the time the masonry was cleaned, as indicated by the vertical line between the smooth face of the masonry fire skin at the rough surface of the cleaned masonry. With reference to Figure 23, this detail suggests that the original color of the masonry was a traditional red colored fired brick. The amount of the brick removed in the abrasive cleaning process is also apparent. © Richaven Architecture & Preservation, 2020. DSC\_0073.JPG.



## 2.1

# Brick Masonry

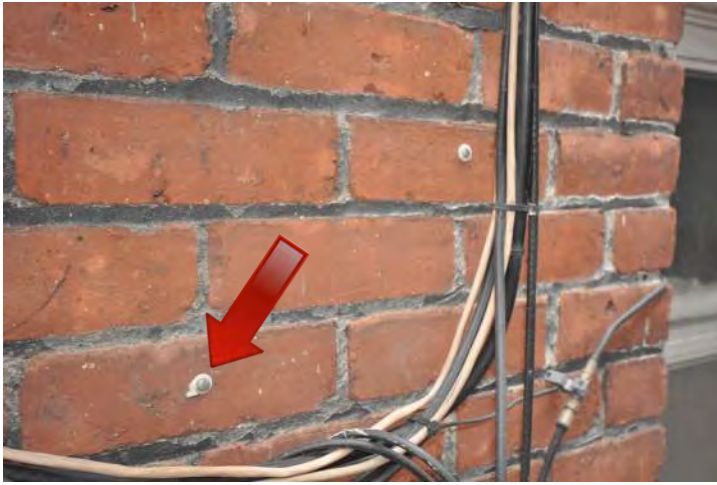


Figure 26: Masonry detail at the south elevation of the library. Telephone and data cabling is observed anchored into the wall system. Previously used anchors have not been removed, potentially leading to rust staining and rust jacking where ferrous anchors corrode. All unused anchors should be removed to prevent damage to the brick. Future anchors should be installed in mortar joints wherever possible because they are considered sacrificial and replaceable material.

© Richaven Architecture & Preservation, 2020. DSC\_0038.JPG.



Figure 28: Detail at masonry wall system that was abrasively cleaned. This detail illustrates the porous core of the bricks that are exposed to the weather. Such exposure will likely lead to accelerated deterioration of the brick masonry due to freeze thaw cycling. Long term moisture saturation of the masonry wall system is also possible and may lead to disaggregation of the brick masonry units themselves. This detail also illustrated a steel lintel angle at the top joint in the recessed course. While exhibiting minimal corrosion, it is recommended that all exposed steel is painted to prevent corrosion where possible. However, corrosion due to high levels of moisture in the masonry wall system may also lead to accelerated corrosion of the steel building components.

© Richaven Architecture & Preservation, 2020. DSC\_0023.JPG.



Figure 27: Masonry detail at a downspout on the south elevation of the Library. At this location, previously installed anchors remain in the masonry wall system and should be removed. In addition, it appears that other anchors have been removed and the masonry wall system has been damaged in the process. Repointing of the mortar joints and in-kind replacement of the brick is recommended.

© Richaven Architecture & Preservation, 2020. DSC\_0035.JPG.



Figure 29: Detail at coal chute and downspout connection at the east elevation of the Library. Further investigation of the brick at the coal chute may help determine the original brick color and finish. The "open hub" connection between the schedule 10 PVC downspout and cast iron drain pipe may lead to areas of ice that can further damage the masonry wall systems due to freeze/thaw cycling.

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## 2.1

# Brick Masonry



Figure 30: The wood blocking in the masonry wall at the exit door at the southwest corner of the building suggests that there may have been a canopy at this location at one time. The wood blocking may have been anchor points for the canopy framing. The remaining wood can absorb and hold increased moisture that can lead to insect habitation and infestation of the building. In addition, the higher level of moisture in the area can damage the masonry wall system through freeze thaw action. Removal of the wood and infilling the opening with in-kind masonry materials is recommended.

© Richaven Architecture & Preservation, 2020. DSC\_0036.JPG.



Figure 32: Detail at a basement level window at the east elevation of the Library. Severe damage to the masonry is observed due to the abrasive cleaning and likely mechanical/impact damage as well. The extent of damage at this window location make weatherproofing of the building difficult. Replacement of the damaged brick with matching in-kind materials and repointing of the joints in this area is recommended. In addition, the steel lintel angle at the head of the window is observed and is potentially exposed to the weather. Protection of the steel wall elements is recommended to prevent corrosion and rust jacking.

© Richaven Architecture & Preservation, 2020. DSC\_0084.JPG.



Figure 31: Detail at masonry wall system that was abrasively cleaned. This detail illustrates the porous core of the bricks that are exposed to the weather. Such exposure will likely lead to accelerated deterioration of the brick masonry due to freeze thaw cycling. Long term moisture saturation of the masonry wall system is also possible and may lead to disaggregation of the brick masonry units themselves. This detail also illustrated a steel lintel angle at the top joint in the recessed course. While exhibiting minimal corrosion, it is recommended that all exposed steel is painted to prevent corrosion where possible. However, corrosion due to high levels of moisture in the masonry wall system may also lead to accelerated corrosion of the steel building components.

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## 2.2

# Concrete

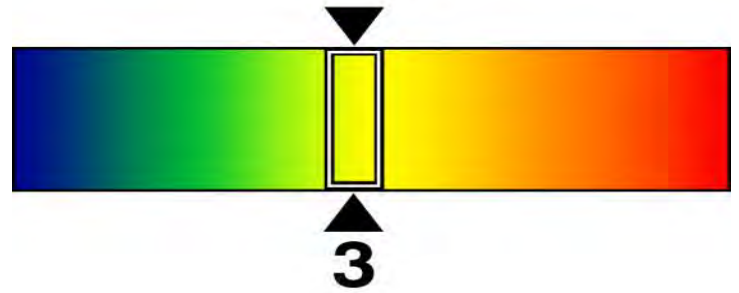
### **Building System Description:**

Concrete is used at the LaGrande Carnegie Library in 2 primary locations: the foundation system and the main entry stair system. The vertical foundation walls appear to be a reinforced concrete stem wall system using the main floor framing to laterally brace the walls against soil bearing pressure. The concrete stairs at the main entry appear to be a later addition or replacement of original concrete and include poured-in-place concrete risers and treads.

Pre-cast concrete sills, belt courses, and diamond shaped decorative elements are also observed around the building. These pre-cast concrete elements have all been painted white.

### **Observed Deficiencies:**

Concrete foundations appear to be reinforced, relatively well consolidated, generally in fair condition. However, there are some major deficiencies observed as well. The foundation walls have significant cracks that align with the cracks in the brick masonry above. The masonry cracks do not indicate seismic movement with a stair-stepping pattern. Rather the cracks are vertical or nearly vertical and are suggestive of settling of the concrete foundation system. Such cracks can permit water intrusion and should be monitored with crack gauges for ongoing movement. If no movement is observed, they can be filled with epoxy resins to prevent water intrusion. However, the potential for further damage remains unless the foundation system is further investigated. Reinforcement of the foundation may be required.



The concrete stairs are heavily damaged and require major repairs in some locations. The damage pattern appears to be caused by freeze-thaw action and is potentially exacerbated by use of ice-melt chemicals. These areas should be saw-cut and removed to restore the structural integrity and safety of the stairs.

The pre-cast concrete elements appear in fair condition with the exception of multiple cracks where uneven vertical stresses (presumed to be caused by settlement) have presented uneven loading on them.



## 2.2

## Concrete



Figure 33: The concrete steps at the north main entry to the Library exhibit severe freeze/thaw damage likely due to ice melt chemicals applied to the steps. Repair of this type of damage may be possible through small localized patches or through removal of sections of the stairs and replacement in-kind. Use of ice melt products is not recommended for this type of area. Consider use of heat melting systems under the stair.

© Richaven Architecture & Preservation, 2020. DSC\_0020.JPG.

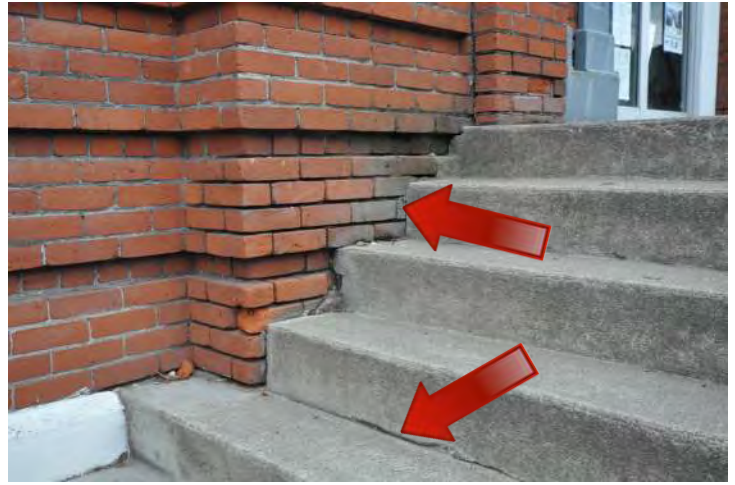


Figure 34: As noted in the caption for Figure 19 & 21, there are significant issues with the masonry wall system at the north main entry stair. In addition, concrete deterioration is observed in the form of cracks at the joint between the riser and tread of the bottom step, which allows entry of water into the system and can lead to accelerated freeze/thaw deterioration.

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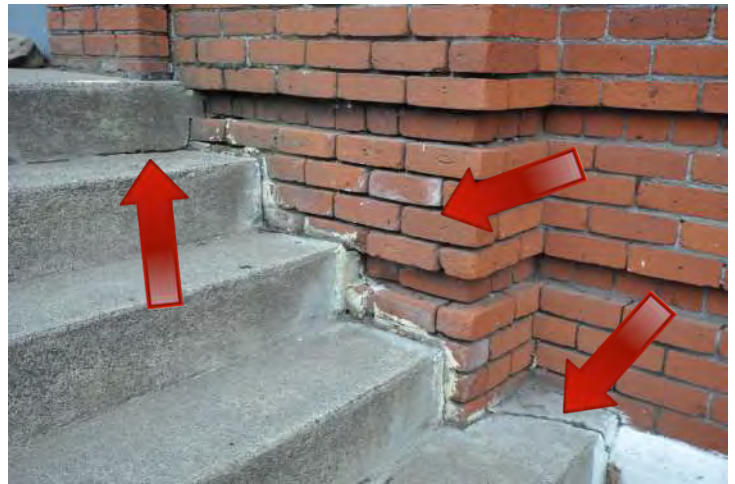


Figure 35: As noted in the caption for Figure 19 & 21, there are significant issues with the stair. In addition, concrete deterioration is observed in the form of cracks at the joint between the riser and tread of the bottom step, which allows entry of water into the system and can lead to accelerated freeze/thaw deterioration.

© Richaven Architecture & Preservation, 2020. DSC\_0018.JPG.



## 2.2

## Concrete

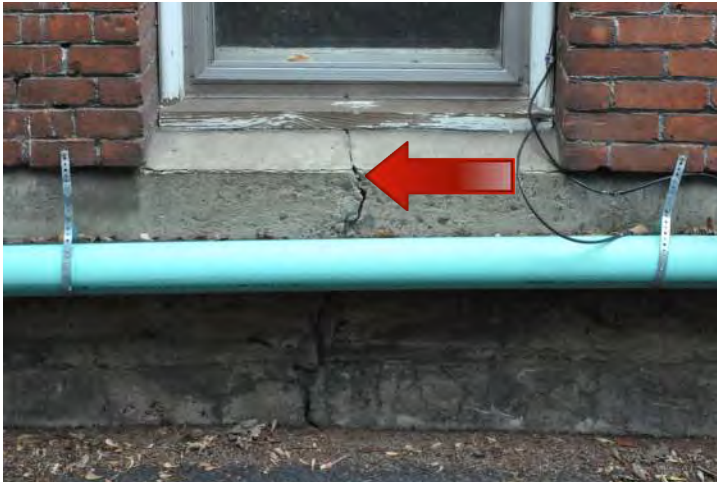


Figure 36: This crack in the concrete foundation located on the south side of the building, continues up through the brick to the top of the building. The crack is likely due to settlement of the foundation. Also note that the blue drain pipe is held by straps anchored directly into the brick units rather than into mortar joints. Locating anchors in mortar joints is less likely to damage the irreplaceable brick materials and is easier to repair in the future.

© Richaven Architecture & Preservation, 2020. DSC\_0045.JPG.

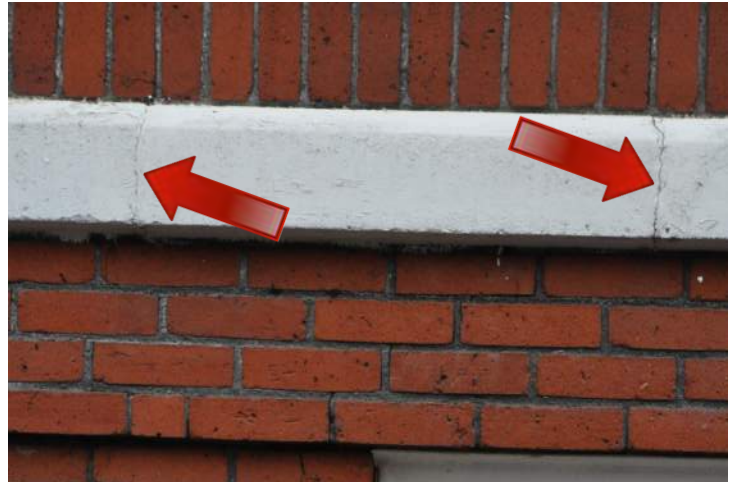


Figure 38: Two cracks in the precast concrete belt course are the result of the vertical cracks telegraphing through this building element. Such cracks should be repaired to prevent water intrusion into the masonry wall system that promotes deterioration.

© Richaven Architecture & Preservation, 2020. DSC\_0026.JPG.



Figure 37: Similar to Figure 36, this crack in the concrete foundation located on the south side of the building, continues up through the brick to the top of the building. The crack is likely due to settlement of the foundation. Also note that the blue drain pipe is held by straps anchored directly into the brick units rather than into mortar joints. Locating anchors in mortar joints is less likely to damage the irreplaceable brick materials and is easier to repair in the future.

© Richaven Architecture & Preservation, 2020. DSC\_0061.JPG.



Figure 39: Similar to the two cracks in the precast concrete belt course in Figure 38, the crack through the foundation and the precast concrete course are the result of the vertical cracks telegraphing through this building element. Such cracks should be repaired to prevent water intrusion into the masonry wall system that promotes deterioration.

© Richaven Architecture & Preservation, 2020. DSC\_0025.JPG.



## 2.3

# Roof Drainage

### Building System Description:

The roof drainage system at the LaGrande Carnegie Library consists of internal gutters with a combination of metal and PVC plastic downspouts. Metal downspouts are largely observed on the 3 primary facades while PVC is observed in less public locations. In some locations, downspouts appear to be connected to a storm sewer system.

### Observed Deficiencies:

Roof drainage systems are severely compromised in several locations and immediate repairs are recommended. Many of the drain pipes are light weight (schedule 10) PVC plastic drain pipes that are easily shattered due to freeze/thaw cycling, impacts, and other movement. The drain pipes on the south side of the building are broken in several locations allowing storm water to saturate the building and infiltrate directly into the adjacent ground where it may enter the basement of the building. Replacement of the drain pipes with galvanized steel, cast iron, or heavy gauge ABS or PVC piping (such as schedule 80) is recommended to prevent freeze/thaw action. In addition, wrapping the long horizontal sections of the drain pipes with heat tape will prevent freezing in the winter. It is also recommended that the drains are regularly cleaned out after fall leaves have fallen and before winter freezing weather occurs.

In addition to the broken pipes, the connections between the plastic pipes are often “open hub” type connections which allows stormwater to splash out of the connection and saturate the building materials. Where connections are made to below-grade pipes, they should be flexible and allow for movement as well as easy cleaning and removal of debris from the pipes.

The integral gutters at the cornice of the building appear to be a significant source of water infiltration and deterioration of the wood components of the eaves, including potentially rotting wood framing and siding and peeling paint. Repair of the integral gutters is recommended to prevent further deterioration of the wood framing materials and cornice.

Last, consideration of the amount of storm water leakage as a potential cause of the settlement of the building foundations is important. It is unknown whether footing drains are provided and whether they are separated from the downspout drain system (which is standard practice). Further investigation of the storm drainage and footing drains is recommended using camera systems to ensure that the stormwater is not accelerating building settlement.

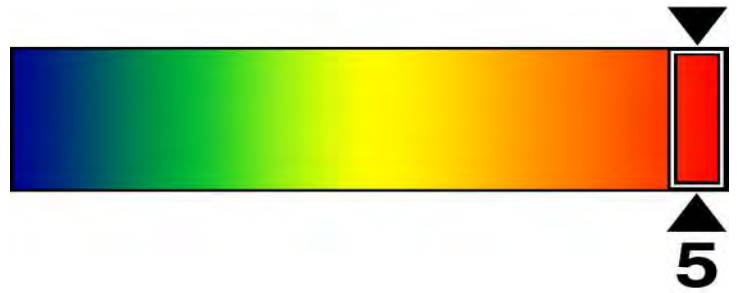


Figure 40: A vertical downspout at the southwest corner of the building is shattered due to freeze/thaw cycling abetted by debris in the pipe.  
© Richaven Architecture & Preservation, 2020. DSC\_0037.JPG.

## 2.3

## Roof Drainage



Figure 41: Typical of the drain pipes on the building, this vertical downspout on the south elevation has an "open hub" connection, light weight PVC piping, straps anchored directly into the brick, and there are signs of water related damage at the cornice.

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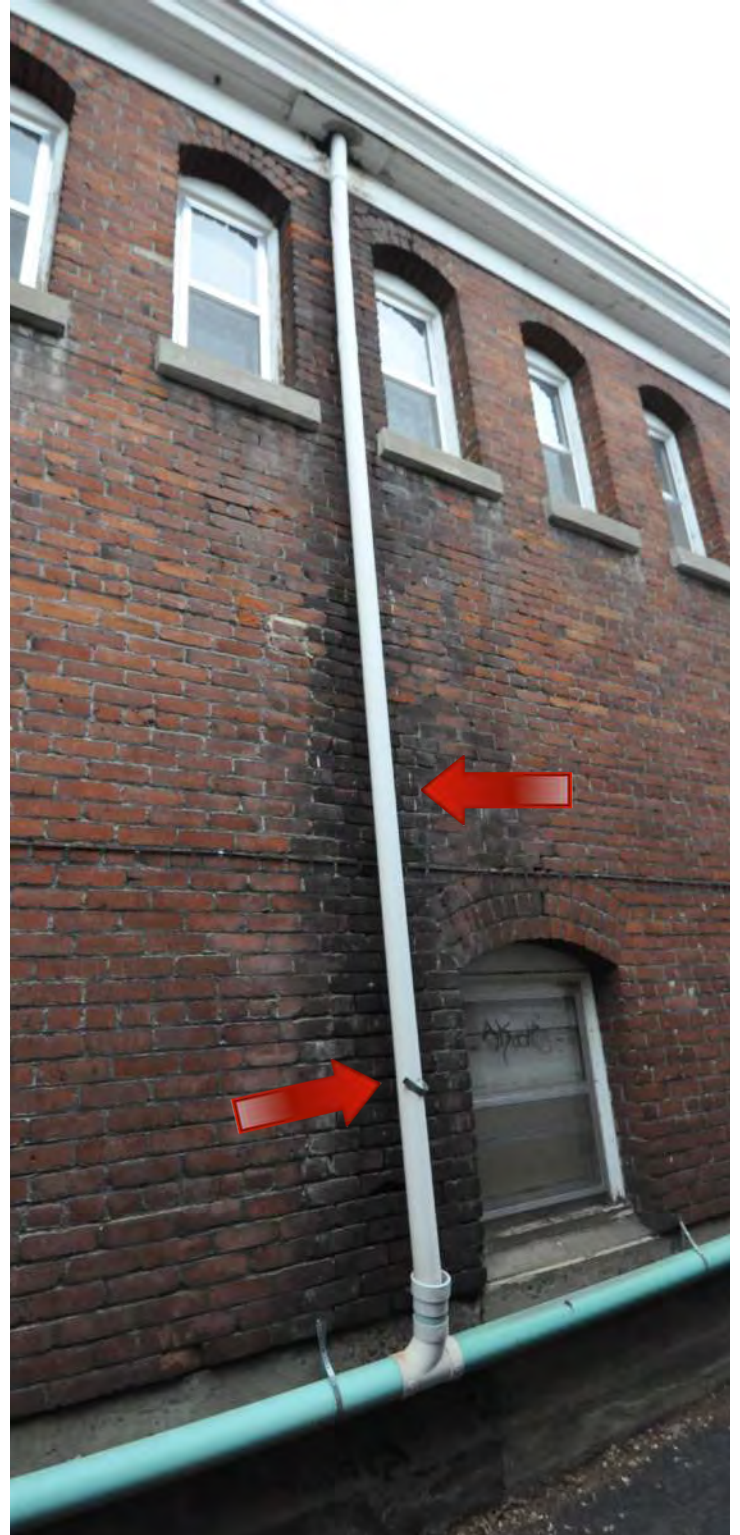


Figure 42: Similar to Figure 41, this downspout pipe also shows significant mortar erosion and brick damage due to the broken downspout leader shown in Figure 43. Also note the broken anchor strap.

© Richaven Architecture & Preservation, 2020. DSC\_0050.JPG.



## 2.3

# Roof Drainage



Figure 43: This downspout on the south side of the building shows significant damage, allowing stormwater to flow down the wall and saturate the masonry wall system. Immediate repairs to this downspout are recommended as well as repointing of the brick and wood repairs at the cornice and repair of the integral gutter to prevent leaking water into the building structure.

© Richaven Architecture & Preservation, 2020. DSC\_0058.JPG.



Figure 45: Continuing the pipe shown in Figure 43, this photo shows the erosion of the mortar into the masonry joints, as well as soiling and the missing strap anchor. Note also that the brick is cracked at the location of the anchor, compromising its integrity and reducing the structural integrity of the wall.

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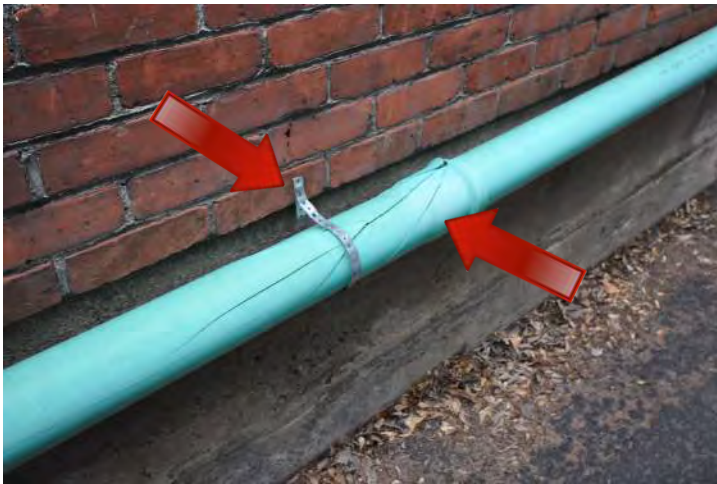


Figure 44: Similar to Figure 43, this stormwater drain pipe has shattered, likely due to freeze/thaw cycling of water that is not draining properly. This pipe should be repaired immediately to prevent further building damage, including anchoring the pipe into a masonry joint or the concrete foundation wall below.

© Richaven Architecture & Preservation, 2020. DSC\_0059.JPG.



Figure 46: Continuing the downspout shown in Figure 43 and 45, this photo shows the "open hub" connection at the bottom which allows stormwater to splash out of the connection, erosion of the mortar in the brick joints, improper anchoring into the brick units, and significant soiling of the brick masonry (black staining).

© Richaven Architecture & Preservation, 2020. DSC\_0051.JPG.



## 2.4

# Wood Windows & Cornice

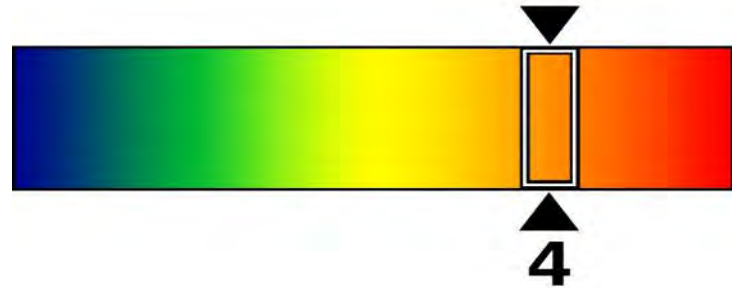
### **Building System Description:**

The original windows at the LaGrande Carnegie Library are double hung wood framed and sashes with single pane glazing. Counter weight pockets were observed at the jambs of each frame. Glazing putty was installed on the exterior side of the window sashes.

The cornices are comprised of built up wood profiles to create the dentiled cornice, fascias and internal gutters. All wood is painted white and may include lead paint. Hazardous material testing is recommended for painted areas.

### **Observed Deficiencies:**

Many of the original wood windows still remain in the building, including their wood sashes and single glazing. The wood windows are generally in fair condition, though there appears to be minimal rot on the window frames. These windows can be restored and provide an extended service life for the building. The glazing compound around each lite of glass varies from fair to poor condition. Re-glazing the windows (i.e., replacing the glazing putty) is recommended in the near future. The paint finish at all wood sashed and frames is failing and there are some areas of exposed wood.



Additional wood features at the cornice and other openings show significant peeling and deterioration of the paint finish due to excessive moisture. At the underside of the cornice, this appears to be directly related to the downspout connections since the most severe damage is in those areas. It is likely that the integral gutter connections are leaking significant amounts of water and are perhaps damaged by ice dam build-up and debris in the downspouts. Repair of the gutters is immediately recommended to prevent further damage to the wood cornice and roof structure.



Figure 47: The painted wood cornice is damaged due to water leaking from the downspout connections due to blockage and freeze/thaw cycling.  
© Richaven Architecture & Preservation, 2020. DSC\_0019.JPG.

## 2.4

# Wood Windows & Cornice



Figure 48: This downspout at the northeast corner of the building shows signs of significant and ongoing water leakage around the downspout. There is a high likelihood of rotting wood in addition to the observed paint damage at all downspouts on the building. The integral gutters and downspout connections should be immediately repaired to prevent further damage to the wood cornice and roof structure.  
© Richaven Architecture & Preservation, 2020. DSC\_0033.JPG.



Figure 49: Peeling paint and wood damage at locations of the cornice away from the down spouts indicates that there may be additional leaks in the integral gutters, water traveling horizontally on the top of the soffit boards before soaking through to the paint coatings. Further investigation of the roof system and attic spaces is recommended to ascertain if water damage is more extensive than observed from the exterior.  
© Richaven Architecture & Preservation, 2020. DSC\_0027.JPG.

## 2.4

# Wood Windows & Cornice



Figure 50: Severe damage to the cornice is observed at the downspout on the south elevation. Damage is so severe that an additional board has been installed to cover the opening. Note that the strap holding the downspout in place is broken and the downspout itself is shattered at this location. Eroded mortar at the brick joints due to the water saturation is also observed at this location.

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Figure 52: Extensive water damage on the underside of the cornice on the south elevation indicates that there is significant water leakage from the downspout running along the horizontal soffit boards.

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Figure 51: At this basement window on the south elevation of the building, deterioration of the paint finishes and glazing compound is observed. In addition, the bottom sashes of these two windows have been in-filled to allow for pipe and ventilation penetrations. These windows are immediately and fully repairable through consolidation of the wood materials, installing new glazing compound, and repainting of the windows.

© Richaven Architecture & Preservation, 2020. DSC\_0060.JPG.



Figure 53: These two basement windows on the south elevation are better preserved because of the storm windows that have been installed on the outside. Storm windows can provide additional thermal protection as well. However, interior storm windows are recommended so as to not impact the historic appearance of the building.

© Richaven Architecture & Preservation, 2020. DSC\_0039.JPG.



# 3.1

# Digital Photos



## 3.2

# Consultant Qualifications



## 3.2 Consultant Qualifications

**Richaven Architecture & Preservation has been a community leader in rehabilitation, restoration, and preservation of our built environment for over 25 years, combining a savvy understanding of Owners issues and goals, a clear mastery of the contractor's process and challenges, and deep technical proficiency in industry leading processes and treatments for historic buildings.**

Founded in 2012, Richaven Architecture & Preservation was created to focus on future-proofing existing and historic buildings. Growing out of the detailed technical knowledge and regulatory experience Mr. Rich has in rehabilitating historic buildings, the basic premise of the firm's work is to balance the need for respecting the historic character of our built environment with renewing it. The goal of future-proofing is to make the most of the single largest investment humans have made in their societies - economically, environmentally, and culturally. A holistic understanding of an historic building in terms of its significance, important character defining features, the way the building works in its physical and economic, and social environment, and the uses that it can accommodate, is required to achieve the sustainable, resilient, long lasting performance.

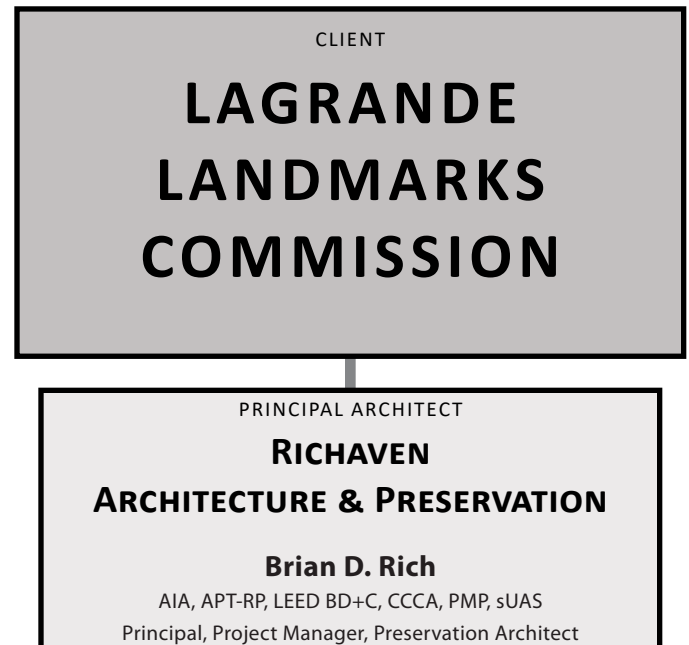
Richaven Architecture & Preservation originates in technical architectural design that grows out of understanding how buildings are constructed to achieve a specific design intent while accommodating the multi-faceted requirements of support, services, and constructibility. Richaven thrives on work that combines technical architecture with the complexities of phased scheduling, multi-jurisdictional requirements, and respecting cultural heritage and historic materials. Our experience as owner's representatives, architects, and collaborators with contractors and tradesmen result in a unique appreciation and understanding of the project goals from multiple points of view.

Richaven's pro bono and volunteer work and research enrich our understanding of historic preservation with multivalent viewpoints. Mr. Rich's deep involvement as the president of APT Northwest has built a region and international network. Practical experience managing an historic landmark is a key benefit of serving as the historic preservation expert on the University Heights Community Center Board of Directors. Mr. Rich's research on future-proofing has become a philosophy for building resilience into historic buildings.

Richaven has been providing architecture, historic preservation, and project management and construction management

services since 2012, though as described below, you will find that there is significantly more experience vested in Mr. Rich, the Principal of Richaven. Mr. Rich has completed projects totaling over \$2 billion construction value and \$4 million square feet in area, including over 90 renovations, 34 designated or eligible landmarks, 19 phased projects and 48 occupied-facility projects, garnering over 20 awards.

Richaven is a certified Washington Small Business Enterprise (SBE), Tacoma Small Business Enterprise (SBE), and King County Small Contractor Services (SCS) business. Richaven is also a self-certified micro-business per the Washington DES roster requirements.



## 3.2 Future-Proofing & Sustainable Design



## 2.2 Future-Proofing & Sustainable Design

### SUSTAINABLE & RESILIENT DESIGN

**Richaven has worked with sustainable design for over 15 years with an extensive knowledge of green rating systems, advocating for historic preservation as the quintessential form of future-proof architecture.**

Richaven has worked with several sustainable design projects over the last 15+ years, including several different sustainable design rating systems. Mr. Rich received his initial LEED AP credential in June 2004 and upgraded his credential to LEED BD+C in 2012. Believing in lifelong learning, Mr. Rich pursues continuing education far in excess of the minimum requirements for USGBC, State, and other certifications, including learning and using the Washington State Sustainable Protocol system and the Envision rating system. Mr. Rich promotes sustainable design and historic preservation as naturally compatible and self reinforcing strategies for the built environment since 2006 when he first presented on the subject to members of the King County Council. Since then, he has presented on this natural synergy to the Washington State Association of Counties (2008), Society of Industrial Archaeology (2011), City of Redmond (2012), among others.

Mr. Rich's extensive experience includes working with LEED NC, LEED for Homes, Washington State Sustainable School Protocol (WSSP), and Envision compliant projects. These projects include the Seattle University Vi Hilbert Hall (LEED for Homes), Lakota Middle School Gym Rehabilitation and New Classroom Building (WSSP Compliant and 2009 U.S. EPA, EnergyStar Certified), Shorewood High School (WSSP Compliant), Renton Park Elementary school (WSSP Compliant), Kingston High School (WSSP Compliant), Skyline High School (WSSP), The Evergreen School (LEED NC), UW Guggenheim Hall Rehabilitation (LEED NC), UW NanoEngineering Sciences (LEED NC Gold), UW Fluke Hall Renovation (LEED NC Silver), and the UW West Campus Utility Plant (Envision GOLD).

Richaven actively advocates and employs sustainable strategies in the office including maintaining up to date LEED qualifications, using sustainably resourced paper, localized heat in the work area, low power LED light bulbs, and utilizes existing space for our office.

### FUTURE-PROOFING OUR BUILT ENVIRONMENT

Recognizing that there are many factors that make buildings successful beyond keeping them standing, Mr. Rich goes beyond the current understanding of resilience to account for the multiple different aspects that keep buildings in service for centuries rather than just the 20 or 30 year design life. Today, popular concepts of resilience focus on seismic issues, climate change, and sustainable design. During his Masters degree work at the UW, Mr. Rich, had explored the deeper connection between contemporary focus on resilience in architecture and the historic built environment. Through this research, Mr. Rich developed the concept of "future-proofing" buildings based upon an extensive literature review that uncovered what people in multiple industries meant by "future-proof."

Mr. Rich developed the 12 Principles of Future-Proofing based upon this research and has published peer-reviewed articles on the subject as well as given presentations at several conferences across North America. The Principles of Future-Proofing are a broader understanding of resilient buildings and a useful tool for evaluating the resilience of historic buildings. The goal is to develop interventions that respect the historic character of our buildings while adapting them to a new and different use and preventing abrupt, destructive change and slow erosion of integrity through incremental changes.

Change is inevitable in all forms of the environment. Our built environments are going through a process of change, that, if recognized as a cyclical process, can be managed in a manner that reduces or eliminates the severe impacts and suddenness of the change. Applying the Principles of Future-Proofing to historic built environments guide the development of thoughtful interventions that minimize the destructive potential of the "release" phase of the adaptive cycle. Because:

**A building lived in...  
Is a building loved...  
Is a building lasting.**

Brian Rich, 2014



4.0

# Qualifications



## 3.2 Expertise - Architecture

From the beginning of Mr. Rich's professional experience at a building supply company and working with contractors, his career has emphasized the technical development of building projects. Mr. Rich's reinvests his construction experience to develop high quality, well-coordinated, contract documents. Mr. Rich is deeply

interested in the techniques of conserving historic building fabric and serves at the President of the Northwest chapter of the Association for Preservation Technology.



### Guggenheim Hall Rehabilitation

Seattle, WA | University of Washington

Mr. Rich served as the Project Architect at Bassetti Architects for the renovation of Guggenheim Hall. The 1929 home of the College of Engineering's Department of Aeronautics and Astronautics had never had a major renovation. Structural seismic retrofit of the entire structure was required, including pinning of the exterior cast stone facade and masonry cleaning. The main lobby and 355-seat auditorium were restored, preserving decorative plaster and wood ceilings and the Gothic tracery of the window at the main entry. The remaining portions of the interior of the building were renovated into ADA accessible classrooms, offices, labs and general assignment University spaces. All major building systems were upgraded.

Contact: Lorne McConachie, Bassetti Architects, Principal ((206) 340-9500), [lmconachie@bassettiarch.com](mailto:lmconachie@bassettiarch.com)



### Snohomish Armory Re-cladding

Snohomish, WA | Wa Military Department

The Washington Military Department contracted with Richaven to re-clad the exterior of the Snohomish Armory. This 1954 National Register-eligible armory was based on a template design developed in the 1950's. Of five similar armories, the Snohomish Armory retains the highest level of integrity. Richaven sought to preserve the integrity of the historic character by designing a re-cladding system that preserved the appearance of the cast-in-place concrete walls, the original steel windows, and the clean simple lines of the modern design while accommodating increased thermal and blast protection and security measures. The painted lettering will be reconstructed to match the original lettering.

Contact: Tom Skjervold, WMD Environmental Programs Manager ((253) 512-8466, [thomas.skjervold@mil.wa.gov](mailto:thomas.skjervold@mil.wa.gov))



### Theatre Storage Renovation & Expansion

Seattle, WA | Gilbert & Sullivan Society

The Crown Hill Center houses programs for the Gilbert & Sullivan Society and the Small Faces Early Childhood Development Center. With the growth of their programs, they sought to capture unexcavated space under the main floor of the building as new storage area. Richaven helped to develop the concept and maximize the storage area as well as access to the space with minimal impact to the exterior of the building.

The project also seeks grant funding for the work, so drawings and project information were developed toward a permit application. Richaven developed the plans for grant funding requests and construction of the project.

Contact: Catherine Weatbrook, Gilbert & Sullivan Society, Executive Director ((206) 372-2033, [president@seattlegilbertandsullivan.com](mailto:president@seattlegilbertandsullivan.com))



## 3.2 Expertise - Historic Preservation

Richaven has experience in dozens of projects working with existing buildings, including designated landmarks. Our experience includes work as a Project Manager and Project Architect guiding the overall process of design of projects working on existing buildings. The nuances of renovation versus restoration and preservation are commonly discussed in understanding and achieving the goals of the project. Mr. Rich has served on the King

County Landmarks Commission for 9 years as the Chair of the Commission and the Chair of the Design Review Committee. Mr. Rich is the historic preservation expert for the University Heights Community Center is a member of the Washington Historic Barn Advisory Committee since 2007. Mr. Rich holds a Masters Degree in Architecture and Certificate in Historic Preservation from the UW.



### Tacoma Municipal Bldg. Condition Assessment

Tacoma, WA | City of Tacoma

The 18 story tall 1931 Tacoma Municipal Building (TMB), garage, and TMB North are a combination of cast stone, wood windows, copper flashing, and some modern replacement materials. The downtown Art Deco high rise designed by John Graham was converted to City offices in 1980. In collaboration with the City of Tacoma, Richaven developed standard procedural and documentation protocols for the first-of-its-kind project. Building on prior capital projects and document research, Richaven used drone technology for up close documentation of existing deterioration which was complicated by the building height, neighboring buildings, and weather conditions, and stringent notification and approval process.

Contact: Steve Kruger, City of Tacoma Project Manager ((253) 591-5297, [skruger@cityoftacoma.org](mailto:skruger@cityoftacoma.org))



### Clarks Creek Hatchery Rehabilitation

Puyallup, WA | WA Dept of Fish & Wildlife

Mr. Rich served as principal of Richaven and as the Preservation Consultant for this project. Intense focus on fish production by the client presented significant challenges to the historic fabric of the National and Washington State Register listed site. Richaven worked with the client to educate them about the value of historic preservation and raise awareness of significant features that should be preserved. Richaven also provided input on the construction documents, including preservation details and specifications. This project required regular communication with the Washington Department of Archaeology and Historic Preservation as well as many interested preservationists.

Contact: Clint Smith, Stantec Project Manager ((425) 896-6909, [clint.smith@stantec.com](mailto:clint.smith@stantec.com))



### Old Woodinville School Rehabilitation

Woodinville, WA | Main St. Property Grp

The Old Woodinville School has been abandoned due to concerns over seismic stability for over 15 years. A proposed developer's agreement will transfer ownership of the school and adjacent Carol Edwards Center to a private developer. The original 1909 structure had additions designed by Fred B. Stephen and completed in 1936 and 1948 in the WPA Art Moderne style. This "stripped classicism" style combines the symmetry and formality of Beaux-Arts classicism with the sparseness and careful detailing drawn from European Modernism. The restoration of the Old Woodinville School is part of the Woodinville Civic Campus and the anticipated use as a themed restaurant or retail space.

Contact: Kim Faust, Main Street Property Group Project Manager ((425) 298-0240, [kfaust@mspgroupllc.com](mailto:kfaust@mspgroupllc.com))



## 3.2 Expertise - Historic Preservation

Richaven's experience with historic preservation extends to several unusual building types and investigative forensic projects. From assessment of historic military hangars and armories to fish hatcheries and looking for unusual causes of deterioration, Mr. Rich has made a specialty of understanding the root causes of material deterioration, building failures, and site issues. This practice stems from a deep understanding of building materials,

how they are made and installed, deterioration mechanisms, and best practice methods for restoring and rehabilitating them. As an expert in historic materials, Mr. Rich is the President of the Northwest chapter of the Association for Preservation Technology and taught a class on technical issues for historic buildings and materials at the University of Washington.



### Rehabilitation & ADA Compliance

Chicago, IL | Ashland St. Elevated Station

The Ashland/Lake station is typical of those built in 1892-93 for the Lake Street Elevated Railroad, designed by its engineering staff and built by the Lloyd and Pennington Company. The station has twin station houses and side platforms for boarding inbound and outbound trains. The station houses are designed in a Queen Anne style with a Victorian Gothic influence.

The inbound station house has been restored close to its 1892 appearance with floor to ceiling tongue-in-groove paneling and wood moldings, with a wood floor and peaked ceiling. Elevators from the street to the station house and to both platforms provide full accessibility to customers with disabilities. Improvements included communication, public address, and HVAC systems, tactile edging on both platforms, and new signage. Project completed while at Daniel P. Coffey & Associates, Ltd.

### Anderson Park Stone Wall Investigation

Redmond, WA | Private Client

Redmond's Anderson Park is listed on the Washington and National Registers of Historic Places and is a City of Redmond Landmark historically significant for its association with the WPA era. The 1938 project is comprised of several buildings and mortared round river rock stone walls, all of which are designated as contributing features of the site. Investigation of the stone walls was ordered because of concern that a directionally bored fiber optic cable veered under the wall and was thought to be undermining the wall. Ground penetrating radar was used to locate three major voids were located but determined not to be related to the directional boring due to their size, shape, location, and configuration.

Contact: Private Client

### Condition Assessment & Treatment Plan

Camp Murray, WA | Washington Military

Richaven completed condition assessment and maintenance plans for five National Register eligible buildings, including the 1928 Administration Building, the 1916 Arsenal, 1927 Cottage, the 1938 Centralia Armory, and the 1954 Snohomish Armory. Each of the buildings was selected for the variety of building materials and deterioration mechanisms. Research was completed to establish the history of each building, potential basis of designation, features of significance, and period of significance as a basis for evaluating critical character defining features. Technical preservation guidance was provided to support management of these historic resources - on schedule, on budget, exceeding the expectations of the client.

Contact: Tom Skjervold, WMD Environmental Programs Manager ((253) 512-8466, thomas.skjervold@mil.wa.gov)



## 3.2 Expertise - Historic Preservation

In addition to unusual building types, condition assessments and federal and state required compliance reviews for historic buildings is a core capability for Richaven. Condition assessments involve technical expertise in understanding how historic buildings perform and how their materials deteriorate. Richaven performs condition assessments that exceed the requirements of ASTM E2018-15, including in depth material analysis and treatment

recommendations that are based upon best practices for historic building fabric. Federal Section 106 and Washington 05-05 reviews are required to ensure compliance with the Secretary of the Interior's Standards for projects funded through state and federal sources.



### Condition Assessment, Planning & Owners Rep

Seattle, WA | UHeights Comm. Center

Richaven provided architecture & preservation consulting services to the University Heights Community Center including a detailed condition assessment of the 1902/1907 wood framed school building which is a city, State and Nationally designated landmark. The condition assessment included exterior, roof, and interior architectural features of the building as well as all building systems. Code analysis, including code plans, was completed based upon requirements for the 1991 Seattle Building Code which was in effect at the time the building was converted to a community center and a special SDCI Director's Rule. The building was also analyzed according to current handicap accessibility requirements.

Contact: Maureen Ewing, University Heights Executive Director ((206) 527-4278, [maureen@uheightscenter.org](mailto:maureen@uheightscenter.org))

### Condition Assessment & Maintenance Plan

Seattle, WA | On The Boards Theater

The On the Boards Theater (OtB), a nationally recognized leader in contemporary performance art, had been operating well, but it's growing revenue could not cover the increasing expenses and had no financial reserves. OtB was selected in a competitive process by the Non-Profit Finance Fund to participate in their Mid-sized Presenting Organizations Initiative. A significant part of this program included management of the building they purchased in 1988. A thorough building condition assessment was completed to determine building systems needing repair and the remaining life expectancy. The result was an overall maintenance plan that quantified the financial obligations of deferred and ongoing maintenance and supported fundraising and long term planning for building maintenance and capital projects. Mr. Rich led the condition assessment team for this historic building while at Bassetti Architects.

### Section 106 Reviews

Various Locations | FEMA Pre-Disaster Mitigation Program

The South Lake Union Armory Section 106 review was one of a series of several reviews completed for the Federal Emergency Management Agency (FEMA) Region X office as part of the Pre-Disaster Mitigation Program. Designed by Benjamin Marcus Priteca, the Art Deco / Art Moderne WPA era armory is designed with naval ship themes focusing around a large drill hall. The building is historically significant for its association with WPA era projects and as an advanced naval warfare training center during World War II in addition to it's character as an austere Art Deco / WPA Moderne design. In this instance, proposed structural seismic improvements to the building were reviewed for impacts to the historic building. Other projects reviewed include Skykomish River Flood Controls, Frances Anderson Community Center, and Tributary 0170.



## 3.2 Expertise - Theaters

From the beginning of Mr. Rich's professional experience at a building supply company and working with contractors, his career has emphasized the technical development of building projects. Mr. Rich's reinvests his construction experience to develop high quality, well-coordinated, contract documents. Mr. Rich is deeply

interested in the techniques of conserving historic building fabric and serves at the President of the Northwest chapter of the Association for Preservation Technology.



### Oriental Theatre Rehabilitation

Chicago, IL | LiventUS

Originally built in 1925 and listed on the National Register of Historic Places, the Oriental Theatre had been vacant and moth-balled for almost a decade before design work, renovation and restoration was undertaken. With an enlarged stage house the former vaudeville theater has been transformed into a 2,300 seat performing arts center suitable for large scale theatrical events such as Broadway musical theater, dance and other popular concerts.

Although much complex and detailed preservation of the lavish interior finishes and ornamentation in the auditorium and the lobbies was done, a significant amount of physical change also occurred. The lobby was enlarged, sight lines and seating were redesigned and improved, modern concession and toilet facilities were inserted.



### Palace Theatre Rehabilitation

Chicago IL | Fox Theatricals

The Palace Theatre is part of mixed-use revitalization project that also contains Hotel, Offices, Retail and Restaurant functions. The facility was transformed into a state-of-the-art, 2,250-seat Theater suitable for major Broadway musicals and related live entertainment productions.

The exterior of the theater was enhanced with new vertical and horizontal marquees at the Theater. The interior lobbies were restored with historically sympathetic colors and finishes. New restrooms and concessions were designed. The auditorium's sloped floor was restored with new setting ensuring excellent sight lines. The stage block was expanded and widened to provide for Broadway productions. A new orchestra pit and back of house spaces were also provided.



### Auditorium Theatre Rehabilitation

Chicago, IL | Auditorium Theatre

The world-renowned Auditorium Theatre, designed by Louis Sullivan, most recently was the home of many blockbuster musicals, such as Phantom of the Opera, Les Miserables and Miss Saigon. With the opening of the nearby Oriental and Palace Theaters, their expanded capability and full size stage houses, the 3800-seat Auditorium and its opera-sized stage is no longer the only house in the city for full-size Broadway musicals.

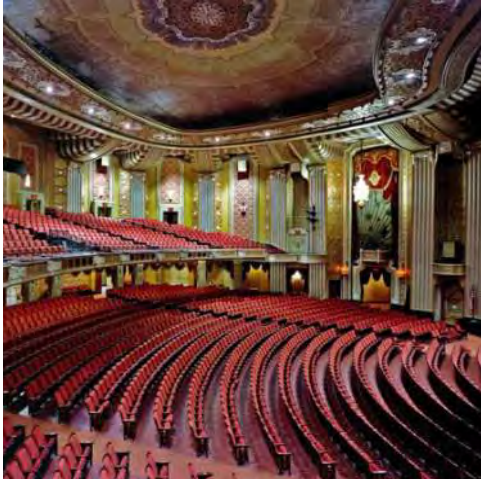
To maintain its competitive position, a facility Master Plan was developed to identify needed facility improvements and establish a long-term capital plan to implement them. This included historically accurate, museum-quality restoration analysis of existing interior features and finishes and the development of a complete restoration plan.



## 3.2 Expertise - Theaters

From the beginning of Mr. Rich's professional experience at a building supply company and working with contractors, his career has emphasized the technical development of building projects. Mr. Rich's reinvests his construction experience to develop high quality, well-coordinated, contract documents. Mr. Rich is deeply

interested in the techniques of conserving historic building fabric and serves at the President of the Northwest chapter of the Association for Preservation Technology.



### Warner Theatre Rehabilitation

Erie, PA | Warner Theatre Organization

Designed by Rapp & Rapp, the 2,250 seat theatre bearing the name of the world-famous Warner Bros. opened in 1931. Construction costs at that time were an unbelievable \$1.5 million. Furnished and decorated in the art deco motif, the elegant theatre is complemented by gold and silver leaf, gold-backed French mirrors and crushed velour. The \$13.5 million improvements allow the facility to have fully restored landmark features as well as new mechanical, electrical, plumbing and theatrical sound, lighting, and rigging systems with expanded stage house, dressing rooms and toilet facilities. Seating was replaced in a new configuration with improved sight lines. The project was accomplished in three phases, each with a maximum six-month closure period.

Mr. Rich served as an architect on this rehabilitation project.



### McCaw Hall Rehabilitation

Seattle, WA | Seattle Opera

Superior acoustics and cost savings led to the \$125 million public/private partnership to renovate the 280,000 square foot, 2900-seat, 74-year-old Seattle Center Opera House. Curving lobby walls, metal mesh screens and quiet fountains demarcate outdoor public spaces. Seismic and life-safety upgrades were completed. Building and theater system improvements include new heating and cooling, plumbing, electrical and fire protection systems, theatrical sound, lighting, and rigging systems, and expanded backstage and scene shop spaces. Interior spaces include a 388-seat rehearsal hall, concessions, increased restrooms, and other patron amenities. Mr. Rich served as the architect for the technical theater spaces.

Contact: Rob Widmeyer, LMN Architects, Principal ((206) 682-3460, [rwidmeyer@lmnarchitects.com](mailto:rwidmeyer@lmnarchitects.com))



### Building 47 Theatre Revitalization

Seattle, WA | Broadway Bound & APL

Richaven provided consultation with Broadway Bound and the Academy for Precision Learning regarding the revitalization of the Building 47 Theatre at Magnusson Park. Balancing the needs of multiple tenant clients, budget constraints, operational requirements, code requirements, fundraising schedule, and collaboration with Seattle Parks and Recreation made this project a complicated venture. The project was planned to be delivered in a collaborative design-build relationship with the contractor. Richaven also helped to develop a long term vision for use of the theatre and pool portions of the building which would be improved over time and as fundraising was completed.

Contact: Scott Sadler, Interim Executive Director of Broadway Bound ((425) 297-3184, [scott@ostaragroup.com](mailto:scott@ostaragroup.com))





## 3.2 Expertise - Construction Management

Richaven has performed project management work on projects in both formal and informal roles for over 20 years. Mr. Rich has served as the Project and Construction Manager on several academic and preservation projects guiding the development of projects through all phases of development, including monitoring project, scope, budget, quality, and schedule. Mr. Rich holds a Project Management Professional (PMP) certification from the Project Management Institute.

Richaven has over 18 years of experience in bidding, negotiation, administering construction contracts, including D-B and Progressive D-B, GC/CM, GC at risk, public low bid contracts and low bid and negotiated contracts. Mr. Rich has managed all aspects of Contract Administration and holds certifications as a CSI Certified Document Technician (CDT), a Certified Construction Contract Administrator (CCCA), and is a Dispute Resolution Board Foundation (DRBF) member.



### Seattle University Vi Hilbert Hall

Seattle, WA | Capstone Development

Richaven served as the on-site Quality Control Construction Management consultant to Capstone Development, the developer on Vi Hilbert Hall, a new student housing project on the campus of Seattle University. The 10 story high rise building required a highly technical understanding of construction techniques in a college campus environment. Richaven was tasked with ensuring that all technical aspects of the project requirements were met during construction. In depth research on each building system, products, installation methods, code requirements and developer's aesthetic requirements were required to be balanced. Project requirements were continually weighed against schedule and cost impacts.

Contact: Rick Meserve, Capstone, Construction Manager ((205) 790-6840, rmeserve@capstonemail.com)

### West Campus Utility Plant

Seattle, WA | University of Washington

Mr. Rich served as the Construction Manager for UW Capital Planning & Development for the West Campus Utility Plant project. The first Progressive Design-Build delivery implemented on the UW Seattle campus involved significant interfacing with Facilities staff, neighbors, and numerous interested faculty and staff across campus. The project included the shutdown of the chilled water system campus wide - affecting 70 occupied campus buildings. Mr. Rich achieved this shutdown without complaint through attention to detail, advance discussion and preparation with building coordinators and facilities, and prompt response to concerns about the shutdown.

Contact: Steve Tatge, UW Capital Planning & Development, Executive Director ((206) 221-4231, statge@u.washington.edu)

### Montlake Triangle Rehabilitation

Seattle, WA | University of Washington

Mr. Rich served as the Construction Manager for UW on this project. The 7.5 acre rehabilitation of the Montlake Triangle included working with several, often conflicting, requirements from the UW, UW Intercollegiate Athletics, UW Medical Center, Seattle SDCI, SDOT, Sound transit, WSDOT, Seattle Public Utilities, and King County Metro, and other AHJs. The complex, high traffic site, multiple stakeholders, funding restrictions, complex schedule, and infrastructure conflicts were resolved in collaboration with the GC/CM team to complete the project on time within the budget with the first 3-D post-tensioned concrete bridge in Washington, earning the ACEC Special Judges Award of Complexity.

Contact: Steve Tatge, UW Capital Planning & Development, Executive Director ((206) 221-4231, statge@u.washington.edu)



# 3.2 Expertise- Richaven's Past Projects

Project Name	Location	Project Type										Project Role							New / Existing		Project Delivery			Landmarks															
		Retail	Office	Medical	Higher Education	K-12 Educational	Institutional	Military	Public/Municipal	Project & Construction Mgmt.	Multi-Use	Residential	Project Designer	Team Member	Team Leader	Architect	Project Architect	Construction Administration	Project Manager (Architect)	Project Manager (Owner)	Construction Manager	Principal	Consultant	Preservation Architect	New Construction	Renovate Existing Building	Historic Preservation	Occupied Facility	Phased Project	Design-Build Project	GC-CM	Design-Bid-Build	Negotiated	Paper Project (NOT Built)	WA DAHP	Section 106	WA 05-05 Review	King County Landmarks	Seattle Landmarks
Anderson Park Stone Wall Investigation	Redmond, WA					X									X	X			X					X	X													X	
Beach Ct Apartments ADA Renovation	Seattle, WA										X				X	X			X					X	X					X									
Blakeley Building Consultation	Seattle, WA	X	X													X		X	X				X	X						X									
Clarks Creek Hatchery Rehabilitation	Puyallup, WA					X													X	X		X	X					X		X		X		X					
Crown Hill Center	Seattle, WA					X									X	X			X					X	X	X			X										
Fairchild AFB Hangar B2050 BCA	Spokane, WA						X													X	X		X	X	X					X		X							
Libbey House Condition Assessment	Coupeville, WA									X					X	X			X					X	X					X									
Martindale-Kvisvik Chicken House	Vashon, WA									X					X	X	X							X	X					X								X	
Old Newcastle/Baima House	Newcastle, WA									X					X	X			X					X	X	X				X								X	
Parkour Visions Code Consulting	Seattle, WA					X														X	X		X	X					X										
SCL North Substation Condition Assessment	Seattle, WA					X															X	X		X	X	X													
Seattle University - Vi Hilbert Hall	Seattle, WA	X	X					X											X	X		X	X				X	X											
Skykomish Temporary School	Skykomish, WA				X										X	X			X				X															X	
Sunset Garage Window Rehabilitation	North Bend, WA	X													X	X			X					X	X				X									X	
Tacoma Municipal Building BCA	Tacoma, WA	X	X					X									X		X	X		X		X	X	X													
Timberlake Church Addition/Renovation	Redmond, WA					X		X											X					X	X	X			X										
UHeights BCA, Code, Master Plan	Seattle, WA					X					X				X	X			X					X	X	X				X								X	
WMD Camp Murray BCA & MP	Camp Murray, WA						X								X	X			X					X	X	X				X		X		X				X	
WMD Centralia Armory BCA & MP	Centralia, WA						X																	X	X					X		X						X	
WMD Snohomish Armory BCA & MP	Snohomish, WA						X								X	X			X		X			X	X					X		X						X	
WMD Snohomish Armory Re-Clad	Snohomish, WA						X								X	X	X		X					X				X										X	
Woodinville Civic Center - OWS	Woodinville, WA	X								X	X				X	X			X		X			X	X			X											X



## 3.2

# Team Member Qualifications



Old Woodinville School Rehabilitation (before) is being rehabilitated to serve the new Woodinville Civic Center as a Food Hall with multiple food and beverage vendors. Richaven Architecture & Preservation, 2018-2019

## 3.2 Qualifications



### Brian D. Rich AIA, APT-RP, LEED BD+C, PMP, CCCA, sUAS *Principal and Project Manager*

Brian Rich has over 28 years' experience as a Principal, Project Manager, Project Architect, and Construction Manager working on educational, institutional, and theatre projects. This experience is interwoven with threads of preservation, technical, project management, and construction management. Mr. Rich thrives on the most complicated project constraints including working with occupied facilities, dozens of overlapping jurisdictional requirements, sub-standard archaic construction techniques, and facilities designed to outdated standards. Mr. Rich is certified as a LEED BD+C Professional and a FAA Small Unmanned Aircraft System (sUAS) licensed drone pilot.

#### PROJECT ROLE

Principal & Project Manager

#### YEARS' EXPERIENCE

28+ years

#### EDUCATION

University of Washington

- Master of Architecture, 2016

University of Notre Dame

- Bachelor of Architecture, 1994

#### CERTIFICATIONS

- APT Recognized Professional (APT-RP)
- FAA Small Unmanned Aircraft System (sUAS) Rating
- Dispute Resolution Board Foundation Certification
- PMI Project Management Professional (PMP)
- CalEMA Certified Disaster Service Worker
- CSI Construction Contract Administrator (CCCA)
- LEED BD+C Accredited Professional
- CSI Construction Document Technician (CDT)
- Registered Architect - Washington

#### AREAS OF EXPERTISE

- Architecture
- Historic Preservation
- Project Management
- Construction Management

#### Renovation, Restoration, Preservation:

Mr. Rich has experience in dozens of projects working with existing buildings, including designated landmarks. His experience includes work as a Project Manager and Project Architect guiding the overall process of design of projects working on existing buildings. The nuances of renovation versus restoration and preservation are commonly discussed in understanding and achieving the goals of the project. Mr. Rich has served on the King County Landmarks Commission for 9 years as the Chair of the Commission and the Chair of the Design Review Committee. Mr. Rich has earned a Masters Degree in Architecture and Certificate in Historic Preservation at the University of Washington. In addition, Mr. Rich is the Instructor for Arch 579: Technical Issues in Historic Preservation at the University of Washington.

#### Project Management:

Mr. Rich has performed project management work on projects in both formal and informal roles for over 20 years. Brian recently filled the role of both Project Manager and Project Architect on several academic and preservation projects guiding the development of projects through all phases of development, including monitoring project, scope, budget, quality, and schedule. Mr. Rich holds a Project Management Professional (PMP) certification from the Project Management Institute.

#### Technical Architectural Experience:

From the beginning of Mr. Rich's professional experience at a building supply company and working with contractors, his career has emphasized the technical development of building projects. Mr. Rich's reinvests his construction experience to develop high quality, well-coordinated, contract documents. Mr. Rich is deeply interested in the techniques of conserving historic building fabric and serves at the President of the Northwest chapter of the Association for Preservation Technology.

#### Construction Management Experience:

Richaven PLLC has over 18 years of experience in bidding, negotiation, administering construction contracts, including GC/CM, GC at risk, public low bid contracts and low bid and negotiated contracts. Mr. Rich has managed all aspects of Contract Administration including RFI responses, submittals, Change Order and claim review and resolution, Schedule and construction quality monitoring, punchlisting, and closeout. In addition, he has worked as a construction manager representing the Owner's interests on projects for 4 years. Mr. Rich has earned the Construction Specification Institute's certifications as a Certified Document Technician (CDT) and a Certified Construction Contract Administrator (CCCA) and is a Dispute Resolution Board Foundation (DRBF) member.



## 3.2 Qualifications

PROJECT TYPES	PROJECT MANAGEMENT SKILLS	
Civic & Public	Stakeholder relationship & retention	Superb oral, written, & visual communication
Educational	Dispute resolution	Data analysis, evaluation & interpretation
Institutional	Team collaboration & leadership	Synthesis & decision making
Transportation	Strategic & long-range planning	Budget monitoring & controlling
Performing Arts	Project organization & prioritization	Schedule monitoring & controlling

### PROFESSIONAL EXPERIENCE

- 2011-2018 RICHAVEN Architecture & Preservation** - Principal, Project Manager, Construction Manager, Preservation Architect  
 Projects: Old Woodinville School Rehabilitation (Preservation Architect), Camp Murray BCA (Principal), Seattle University - Vi Hilbert Hall (CM), University Heights Community Center BCA (Principal), Clarks Creek Hatchery (Preservation Architect), Anderson Park Stone Wall Assessment (Principal), Libbey House BCA (Principal), Baima House BCA & Preservation Planning (Principal), Sunset Garage Window Rehabilitation (Principal), Timberlake Church Addition and Renovation (for Alliance)  
 - Supervised production of code compliant construction documents, managed consultant teams, reviewed cost estimates  
 - Managed multiple rehabilitations simultaneously, consistently delivering required work product on time  
 - Led collaborative preservation and construction projects working for Owner, Design Teams, and as Preservation Consultant
- 2014-2017 UNIVERSITY OF WASHINGTON** - Construction Manager  
 Projects: Wet Campus Utility Plant (D-B CM), Montlake Triangle Project (CM), Nano-Engineering Sciences Building (Asst. CM), FLuke Hall Nano-Fabrication Lab (Asst. CM), Montlake Triangle W Monument Installation (CM)  
 - Performed quality, budget, pay application, change order, and schedule control, coordination with UW and management  
 - Managed integrated change process, balancing stakeholder requirements with budget and schedule impacts
- 2005-2011 BASSETTI ARCHITECTS** - Associate, Project Manager, Project Architect, Contract Administration & Preservation Architect  
 Projects: The Evergreen School Expansion, Lakota Middle School Gym Rehabilitation and Classroom Building, Shorewood High School, UW Guggenheim Hall Rehabilitation, On The Boards Theater Building Assessment, Jackson Park Golf Course Historic Research  
 - Managed preservation and new construction projects with budgets up to \$22 million and over 25 architects & consultants  
 - Collaborative client relationships with repeat clients, managing on-budget and on-time multi-phase occupied projects
- 2004-2005 URS CORPORATION** - Senior Technical Architect, Contract Administration Architect & Preservation Consultant  
 Projects: SeaTac C1 Baggage Screening, SCLA Airport Hanger, FEMA Section 106 Reviews  
 - Accountable for technical design development, coordination & contract administration of aviation projects  
 - Completed Section 106 Reviews for FEMA Pre-disaster Mitigation Projects
- 2003-2004 MILLER|HULL PARTNERSHIP** - Project Architect  
 Projects: TCC Science Building, SPSCC Science Building Pre-Design  
 - Coordinated design team on highly complex technical science building design and pre-design projects
- 2002-2003 NBBJ DESIGN** - Project Architect, Contract Administration Architect, Preservation Architect  
 Projects: SeaTac South Terminal Expansion and Renovation Project, Northcliffe Apartments Historic Assessment  
 - Responsible for on-time submittal and RFI review and on-site problem solving for \$320 million airport terminal
- 2000-2002 LMN ARCHITECTS** - Project Architect, Contract Administration Architect  
 Projects: UW EE/CSE (Allen Center) Building, McCaw Hall Renovation, Mercer Arts Arena Rehabilitation  
 - Responsible for systematic detail development, contract drawings, technical stage design, and contract administration.
- 1994-2000 DANIEL P. COFFEY & ASSOCIATES** - Project Architect, Contract Administration Architect, Preservation Architect  
 Projects: Auditorium, Oriental, Palace, State & Uptown Theatre Rehabilitations; Lewis, Locke & Nightingale School Rehabilitations; Ashland, 42nd & 47th St. Elevated Station Rehabilitations, State & Lake HAER Report  
 - Supervised and managed design of theatre and transportation rehabilitation projects up to \$25 million and 8 architects.



## 3.2 Qualifications

### EDUCATION

**2016 University of Washington**  
 Master of Architecture  
 Certificate in Historic Preservation  
 Tau Sigma Delta Honor Society

**1994 University of Notre Dame**  
 Bachelor of Architecture, cum laude  
 Tau Sigma Delta Honor Society

### LICENSES & CERTIFICATIONS

FAA Small Unmanned Aircraft System (sUAS) Rating (2017 - )  
 Dispute Resolution Board Foundation Certification (2016 - )  
 PMI Certified Project Management Professional (PMP) (2014 - )  
 CalEMA Certified Disaster Service Worker (2013 - )  
 CSI Certified Construction Contract Administrator (CCCA) (2013 - )  
 LEED BD+C Accredited Professional (2013 - )  
 CSI Certified Construction Document Technician (CDT) (2012 - )  
 Registered Architect - Illinois (1998 - ) & Washington (2006 - )  
 NCARB Certification (1998 - )

### SELECTED HONORS, AWARDS & PUBLICATIONS

2017 **DBIA Merit Award**  
 University of Washington West Campus Utility Plant

2016 **The HUSKY 100 Award**  
 University of Washington

2016 **Future-Proofing Critical Water Infrastructure**  
 American Collegiate Schools of Architecture - Annual Meeting

2016 **ACEC Gold Award/Special Judges Award - Complexity**  
 UW Montlake Triangle Project (Construction Manager)

2015 **Interview: Future-proofing & Historic Structures**  
 NTHP Preservation leadership Forum Blog

2015 **Future-proof Building Materials - A Life Cycle Analysis**  
 Building Technology & Educators Society Conference, Salt Lake City

2014 **The Principles of Future-Proofing**  
 Journal of Preservation Education & Research

2014 **Future-Proofing the Past**  
 Architect Magazine - AIA Feature Article

2014 **Future-Proofing & the Arctic Building - Presentation**  
 AIA Seattle - Historic Resources Committee

2014 **Panel Speaker on Sustainable Preservation**  
 U of Oregon - Preservation Week - Panel Discussion

2014 **Speaker - Resilience and Historic Preservation**  
 UW BE Connected Symposium

2012 **National Trust for Historic Preservation Honor Award**  
 WA Heritage Barn Advisory Committee

2006 **AIA NW Regional Design Honor Award**  
 Marion Oliver McCaw Hall

2004 **AIA Seattle Honor Award**  
 Marion Oliver McCaw Hall Rehabilitation

2003 **AIA What Makes it Green Award**  
 Marion Oliver McCaw Hall

2002 **AIA Chicago Special Recognition Award**  
 Cadillac Palace Theatre Rehabilitation

2001 **City of Chicago Preservation Excellence Award**  
 Auditorium Theatre

### TRAINING

**2016 Design-Build Institute of America**  
 Design-Build Certification Workshop

**2015 Dispute Resolution Board Foundation**  
 Advanced Chairing Workshop

**2004- Association for Preservation Technology Int'l**  
**2016** Stone, Terra Cotta, Masonry, Heavy Timber, Non-Destructive Investigation & Preservation Engineering Training Symposia

**2013 AIA Washington**  
 ATC 20-1 & CalEMA Safety Assessment Program Evaluator Training

**2008 Vashon Island Community Emergency Response Team (CERT)**  
 Disaster and Emergency Response Training

**2005 URS Corporation**  
 Project Management Training Program

**1998- RESTORE**  
**2002** Terra Cotta and Masonry Restoration Seminars

### SOFTWARE SKILLS

Autodesk Building Design Suite (AutoCAD & Revit)  
 MS Office (Word, Excel, PowerPoint, Outlook)  
 MS Project  
 Adobe Creative Suite (Photoshop, Illustrator, InDesign)  
 Adobe Acrobat                      Bluebeam  
 QuickBooks                          Google Sketchup  
 PMWeb                                  Submittal Exchange

### VOLUNTEER ACTIVITIES

2017- **Graduates Of the Last Decade (GOLD) Council**  
 University of Washington Alumni Association, Seattle, WA

2016- **Historic Preservation Expert, Board of Directors**  
 University Heights Community Center, Seattle, WA

2011- **President, Board of Trustees**  
 Association for Preservation Technology - Northwest Chapter

2006- **CLG Representative (2012 NTHP Honor Award)**  
 WA Heritage Barn Advisory Committee Member

2006- **Technical Committee on Sustainable Preservation**  
 Association for Preservation Technology International

2011- **Peer Reviewer**  
 Association for Preservation Technology *Bulletin*

2013 **"Fisher Plumbing" Minors Champion Team (Coach)**  
 NW Seattle Little League, Seattle, WA

2012 **"Masons" Minors Champion Team (Coach)**  
 NW Seattle Little League, Seattle, WA

2011- **Trustee & Member, Building & Landscape Committee**  
 2013 Olympic Manor Community Club

2010- **Chair, Space Planning Committee**  
 2011 The Evergreen School

2003- **Chair, Vice Chair, Design Review Committee Chair**  
 2012 King County Landmarks Commission



# 3.2 Qualifications - Past Projects

Project Name	Location	Higher Education	K-12 Educational	Institutional	Performing Arts/Theater	Project & Construction Mgmt.	Project Architect	Construction Administration	Construction Manager	Preservation Architect	New Construction	Renovate Existing Building	Historic Preservation	Occupied Facility	Phased Project	GC-CM	Design-Bid-Build	Negotiated	Paper Project (NOT Built)	WA DAHP	Section 106	Building Department	Uniform Bldg. Code	Int'l Bldg. Code	Water	Natural Gas	Electrical	Data & Comm	
Ashland & Lake Station Rehabilitation	Chicago, IL										X	X					X					X	X						
Auditorium Theatre Rehabilitation	Chicago, IL				X	X						X	X	X				X					X						
Blackstone Theater Rehabilitation	Chicago, IL				X							X	X	X				X					X						
Chicago State University	Chicago, IL	X										X		X	X		X						X						
Daniel Bagley School Rehabilitation	Seattle, WA		X			X						X	X	X	X	X													
FEMA Section 106 - Frances Anderson	Edmonds, WA									X	X	X							X	X	X								
FEMA Section 106 - Skykomish River	Snohomish County, WA									X	X	X							X	X	X								
FEMA Section 106 - South Lake Union	Seattle, WA									X	X	X							X	X	X								
FEMA Section 106 - Tributary 0170	Issaquah, WA									X	X	X							X	X	X								
First United Methodist Church	Seattle, WA			X							X								X						X				
Jefferson Park Golf Course Clubhouse	Seattle, WA			X						X	X	X							X										
Lakota Middle School	Federal Way, WA	X					X	X				X		X	X		X						X	X	X	X	X	X	X
Lewis Elementary School	Chicago, IL	X						X				X	X					X					X	X					
Locke Elementary School	Chicago, IL	X						X				X	X					X					X	X					
Marion Oliver McCaw Hall Renovation	Seattle, WA				X							X				X							X	X	X	X	X	X	X
Mercer Arts Arena Rehabilitation	Seattle, WA				X		X					X				X							X		X	X	X	X	X
Nightingale Elementary School	Chicago, IL	X					X					X	X					X					X	X					
Northcliffe Apartments Assessment	Seattle, WA								X			X	X						X										
Oliver Typewriter Building Restoration	Chicago, IL						X	X				X	X					X					X	X				X	
On The Boards Theatre Assessment	Seattle, WA				X	X							X	X					X										
Oriental Theatre Rehabilitation	Chicago, IL				X		X					X	X	X				X					X	X	X	X	X	X	X
Palace Theatre Rehabilitation	Chicago, IL				X	X	X					X	X	X				X					X	X	X	X	X	X	X
Rainier Beach Presbyterian Church	Seattle, WA			X								X	X					X					X	X					
Renton Park Elementary School	Renton, WA		X				X	X			X							X					X	X	X	X	X	X	X
Shorewood High School - 1A and 1B	Shoreline, WA		X				X	X				X		X	X		X						X	X	X	X	X	X	X
SPSCC Science Building Pre-design	Olympia, WA	X					X									X									X				
State Theater Rehabilitation	MI				X							X	X					X					X						
TCC Science Building	Tacoma, WA	X					X				X					X									X				
The Evergreen School Master Plan	Shoreline, WA		X									X		X					X				X	X					
Univ. St. Mary of the Lake - Bridge 1	Mundelein, IL											X	X					X					X	X					
Uptown Theatre Rehabilitation	Chicago, IL				X							X	X					X	X										
Uptown Theatre District Plan	Chicago, IL				X							X							X										
UW EE/CSE Building	Seattle, WA	X									X						X						X	X	X	X	X	X	X
UW Fluke Hall Nano Fabrication Lab	Seattle, WA	X				X		X				X		X	X	X									X	X	X	X	X
UW Guggenheim Hall Rehabilitation	Seattle, WA	X					X	X				X	X			X							X	X	X	X	X	X	X
UW Medical Center Expansion - Ph 2	Seattle, WA	X						X				X		X	X	X								X					
UW Montlake Triangle Project	Seattle, WA	X				X		X			X				X	X							X		X	X	X	X	X
UW MTP W Monument	Seattle, WA	X				X		X			X						X							X					
UW NanoEngineering Sciences	Seattle, WA	X				X		X			X			X	X	X									X	X	X	X	X
UW West Campus Utility Plant	Seattle, WA	X				X		X			X			X	X								X		X	X	X	X	X
Warner Theatre Planning	Erie, PA				X							X	X					X					X						







## 3.2 References

**Richaven has been lauded by numerous Owners, Contractors, subcontractors, consultants, and staff throughout his professional career. Below are a sampling of the comments about Mr. Rich's professional and volunteer work.**

*"...is well-suited to use his exceptional skills as a historic preservation architect, project manager, and construction manager working for both Owners and architecture firms."*

Steve Tatge, Executive Director, Major Capital Projects, UW Capital Planning & Development (statge@uw.edu, (206) 221-4231)

*"We found Brian to be a man of total integrity, reliable and extremely professional... very responsive to all questions/concerns... ability to catch things early... with minimum disturbances and no delays... His ability in liaising with the Architect, Subcontractors, and Seattle U, put us at ease; as we knew that we could rely on Brian's skills to ensure our project was executed smoothly."*

Rick Meserve, Construction Manager, Capstone Development Partners, LLC (rmeserve@capstonemail.com, (205) 790-6840)

*"...enormously communicative and skilled at his work... [His] skill of being able to explain a project's technical details and their real-world impact to a layperson is an incredible one... always took responsibility, never passing it off as someone else's problem to solve. His character and his genuine interest in people and their issues is what made the members at Fluke Hall connect with him and believe in his efforts."*

Kira Franz, Fluke Hall Manager, University of Washington (kiraf1@uw.edu, (206) 221-8455)

*"I am impressed by the facility feature-specific identification of maintenance challenges... excellent documentation of issues... I highly recommend them as first rate professionals in this field."*

Tom Skjervold, Deputy Director, CMFO, Washington Military Department (thomas.skjervold@mil.wa.gov, (253) 512-8466)

*"...very creative and helpful in giving the design team tools to help us meet the federal landmarks guidelines, maintain the integrity of the original barn and mansion, and meet the functional needs of the [project]... extremely proficient and detail oriented in his performance... a great team player."*

Steve Hammer, Principal, BPH Architects (steve@bpharch.com, (425) 774-4701)

*"...provided detailed, thorough and committed skills to whatever roll he was called upon to perform. He regularly synthesized code analysis, complex systems and materials into an organized set of documents... fair and reasonable advocate for contract requirements... timely and trusted... exceptional skills, knowledge and passion for historic preservation."*

Lorne McConachie, Principal, Bassetti Architects (lmconachie@bassettiarch.com, (206) 340-9500)

*"...open-minded and creative yet exercises his authority effectively and sometimes in great detail as needed... broad grasp of the industry in general and sees the bigger picture very well... curious and energetic and smart... a truly valuable and collaborative team member... a highly credible and hard-working professional..."*

Steve Harrison, Project Manager, UW Capital Planning & Development (srh24@uw.edu, (206) 616-4713)

*"... always professional, punctual, thoughtful, and thorough, whether dealing with individual citizens who owned historic properties, contractors or architects, or your fellow commissioners... balanced and analytical approach to finding solutions... communication and coordination skills are excellent... understanding of the processes, procedures, and regulations related to historic properties is exceptional... combine[s] a passion for the field with exceptionally strong research, writing, and analytical skills"*

Todd Scott, Preservation Architect, King County Historic Preservation Program (todd.scott@kingcounty.gov, 206-477-4545)

*"...top-notch architect, project manager and... well recognized as an expert in historical buildings and preservation... strong underlying capability in project management, detailed analysis and a responsive approach to seemingly endless changes in scope and purpose... deep and broad understanding of period construction techniques and practices... especially effective in applying the proper fixes to unique issues."*

Tom Corboy, Treasurer, University Heights Community Center Board of Trustees (tcorboy@gmail.com, (206) 799-2981)

*"... thoroughly knowledgeable in his craft and takes on all projects and tasks methodically and with an eye for detail... a dedicated preservationist who understands all elements of preservation and uses his knowledge... to significant effect."*

Tom Hitzroth, Chair, King County Landmarks Commission (thitzroth1@frontier.com, (425) 823-2981)

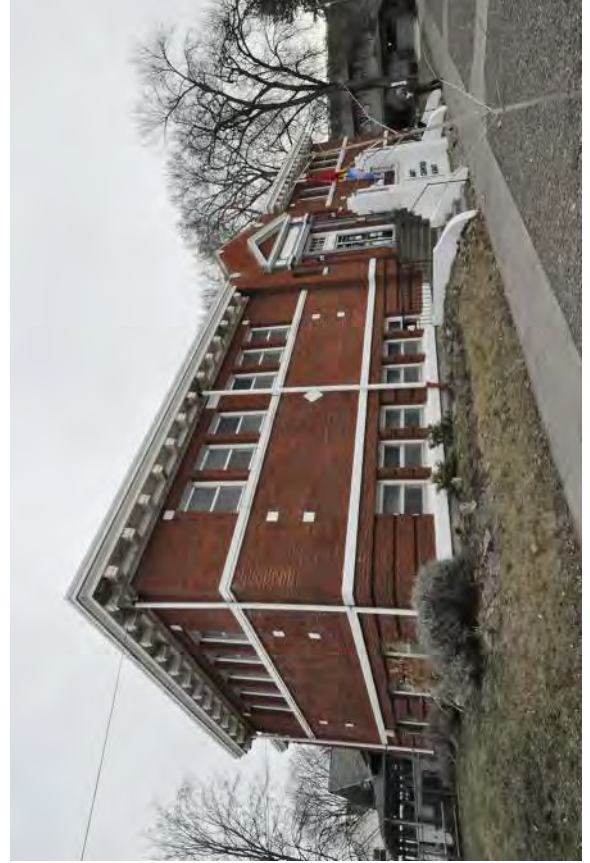




# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



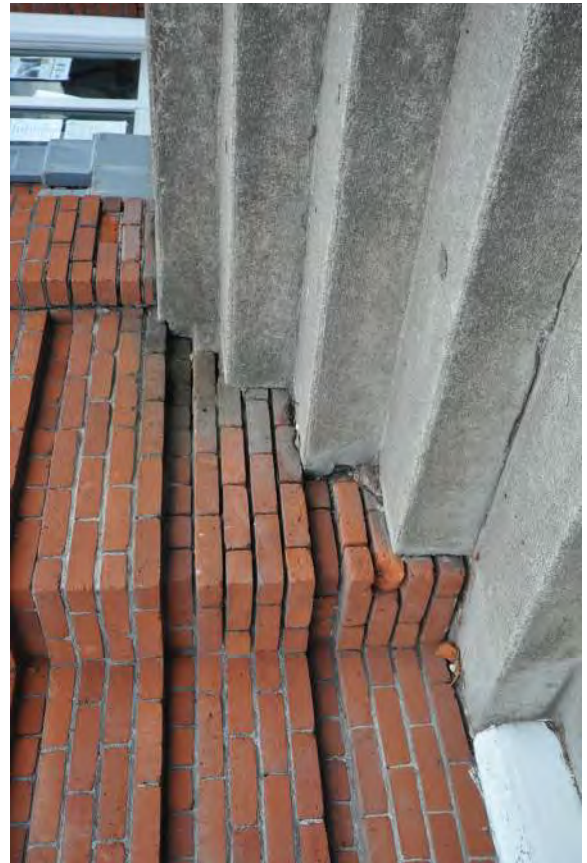
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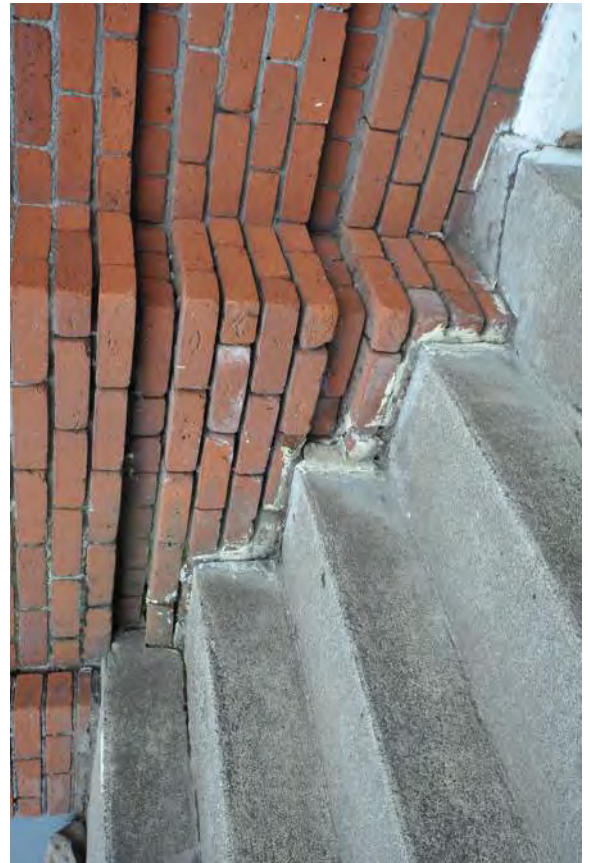
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# LaGrande Carnegie Library - Condition Assessment



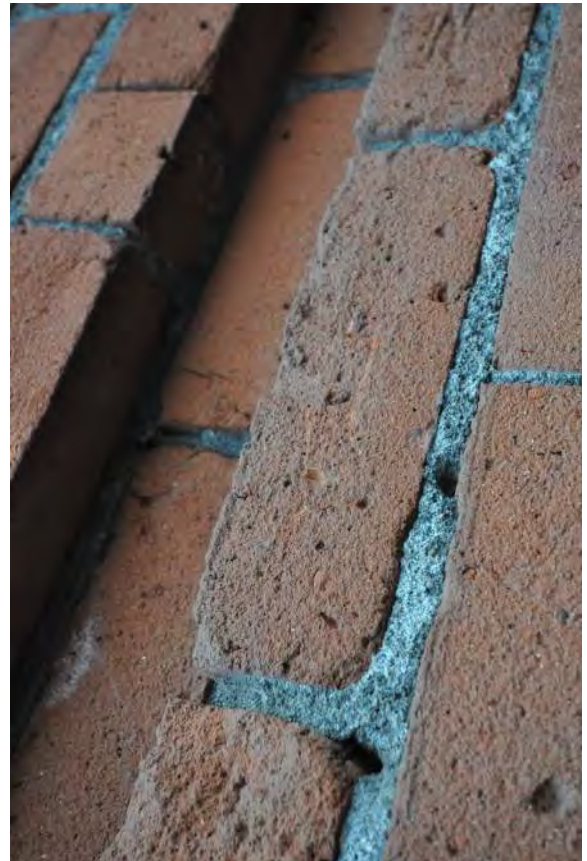
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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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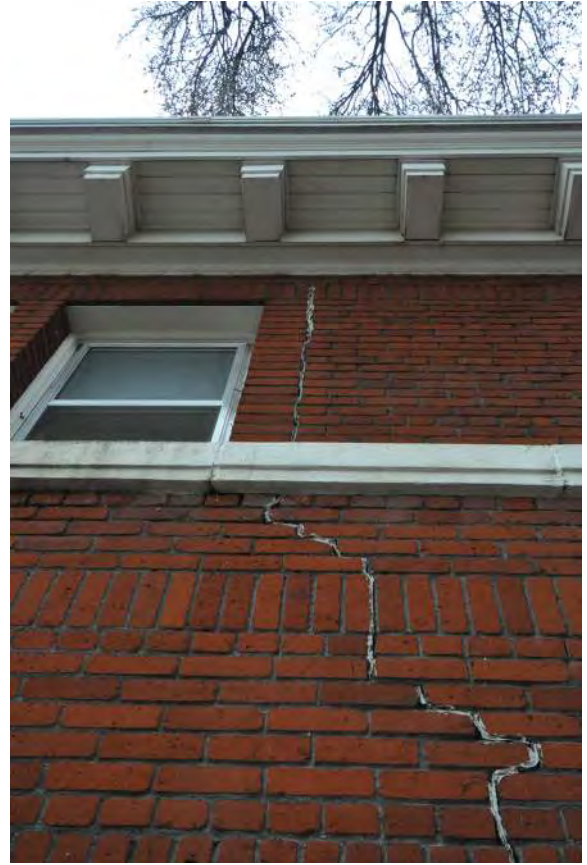


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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



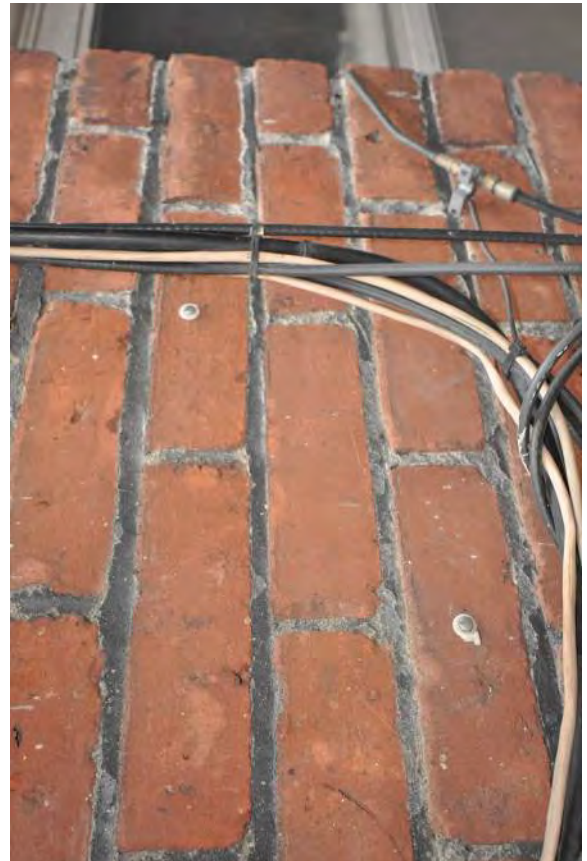
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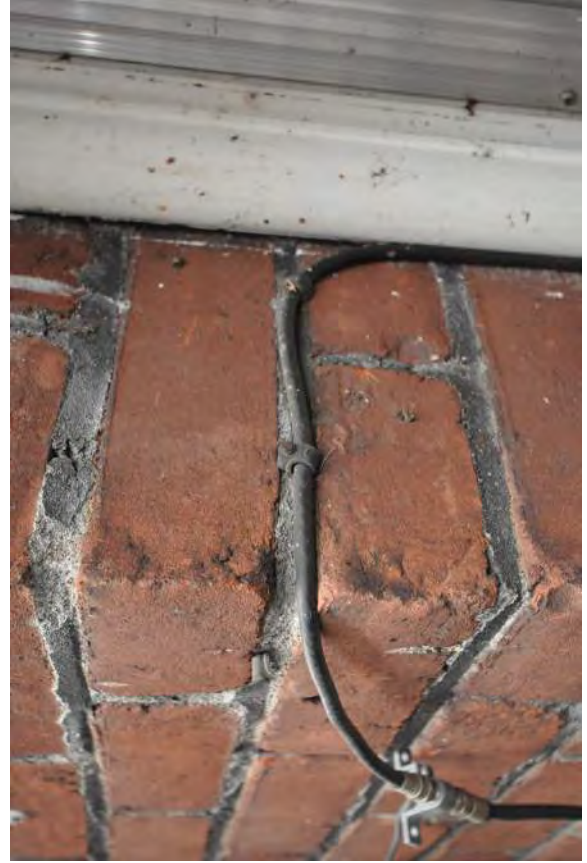


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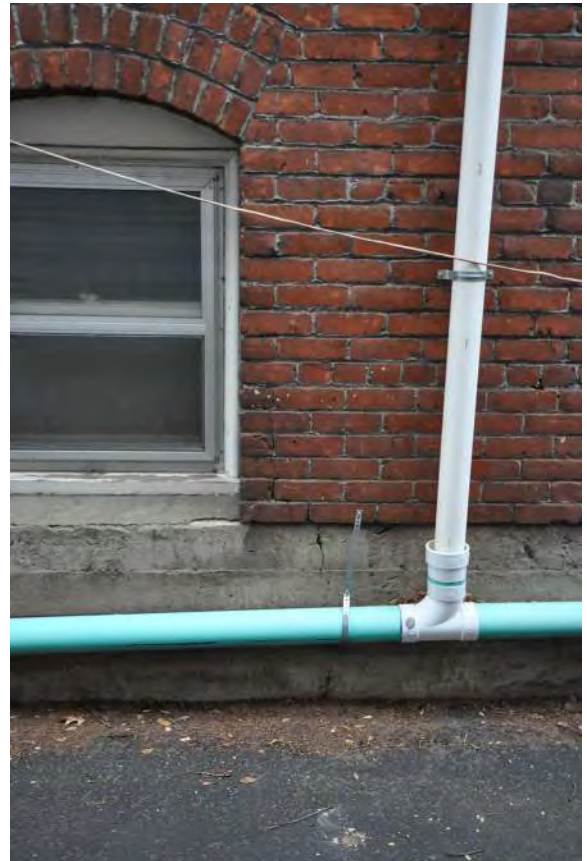
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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



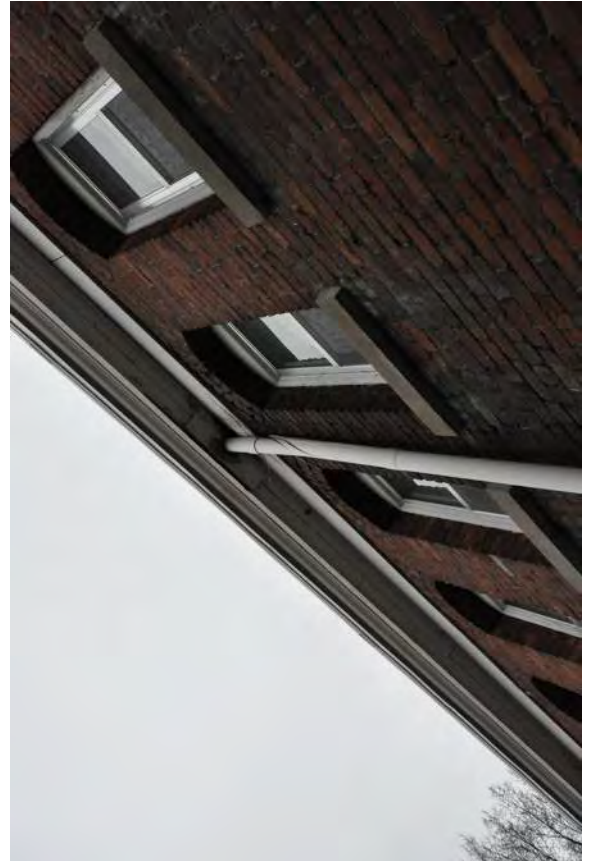
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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



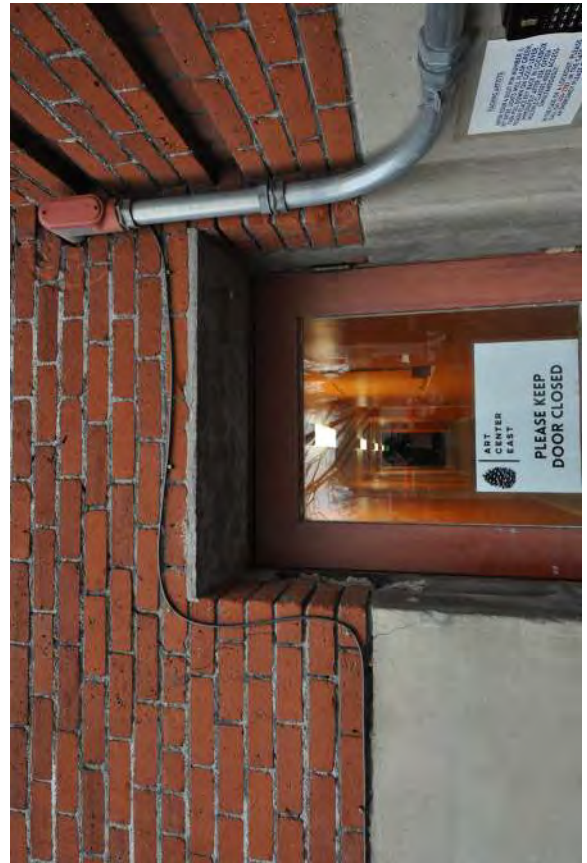
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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



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# LaGrande Carnegie Library - Condition Assessment



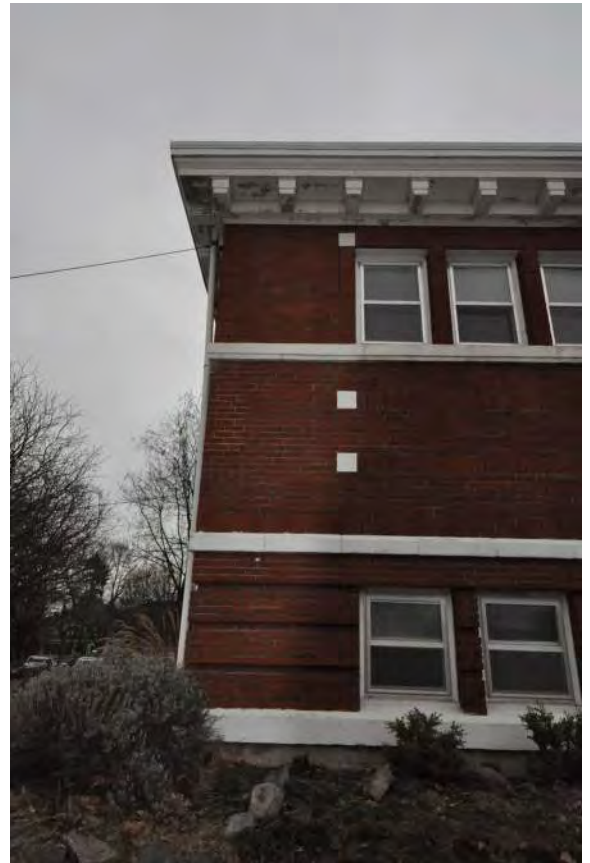
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# LaGrande Carnegie Library - Condition Assessment



DSC\_0087



DSC\_0088



DSC\_0089

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Date listed 9/30/13  
NRIS No. 13600806  
Oregon SHPO

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Enterprise Public Library

other names/site number \_\_\_\_\_

### 2. Location

street & number 101 NE 1st Street

not for publication

city or town Enterprise

vicinity

state Oregon code OR county Wallowa code 063 zip code 97828

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Christina Curran August 9, 2013  
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Officer  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action

Enterprise Public Library  
Name of Property

Wallowa Co., OR  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

Historic Resources of Downtown Enterprise,  
1888 - 1956

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

EDUCATION: Library  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EDUCATION: Library  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup>/20<sup>TH</sup> CENTURY REVIVALS:  
Classical Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: CONCRETE  
walls: CONCRETE  
BRICK  
roof: WOOD SHINGLES  
other: STONE (accents)  
\_\_\_\_\_

Enterprise Public Library  
Name of Property

Wallowa Co., OR  
County and State

---

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Completed in 1914, the Enterprise Public Library is located at 101 NE 1st Street in downtown Enterprise, a rural community in Wallowa County, Oregon (Figures 1-3). A restrained version of the twentieth-century Classical Revival style, the one-story, cross-plan brick building with a raised basement communicates its function through the "PUBLIC LIBRARY" nameplate above the central entrance door. The symmetrical front and rear façades are divided into three bays with the central bays projecting from the lateral bays (Photo 2). The concrete stem wall around the entire perimeter is punctuated at regular intervals by grouped window openings on the primary facades, and is visually separated from the brick walls of the main story by a corbelled water table. Laid in a common-bond pattern, the walls have decorative raised brick quoins and recessed panels below the windows. The fenestration is regular on the front and side façades, and features grouped one-over-one, double-hung windows with masonry lintels and sills. The projecting central bay has a pediment above the nameplate and main entrance door. Sidelights and a multi-light transom window frame the newer metal-frame entrance door that is accentuated by an ashlar coursing of Bowlby stone capped with a central granite keystone (Photo 3).<sup>1</sup> The door opens onto a concrete landing with opposing concrete steps leading down to the north and south of the landing, then west to the sidewalk. The steps have concrete sidewalls, and a metal railing and handrail. A book drop and pickup boxes are built under the landing between the stairways. Secondary entrances to the basement and main floor are on the east (rear) façade.

The interior of the 2,880 square-foot building retains a majority of its original layout, consisting of the main reading rooms, circulation area, and storage closet on the main floor, and offices, community and utility rooms, and a restroom in the basement (Figure 5). The entrance vestibule has a door on the north to the basement stairway and double doors on the east to the main floor. The circulation area, in the center of the main floor, is separated from the reading rooms by large openings. The reading rooms are in the lateral wings that are lit by large windows. Original finishes on the main floor include plaster walls, unpainted wood trim, flat arches, wood doors, and built-in bookshelves. The basement is organized around a central lobby with rooms on all sides and a hall leading to the rear exit door (Figure 5). Original features in the basement include the room configurations, trim, windows, and doors. Alterations to the building include reconfiguring the original exterior entrance staircase, installing doors at the original entrance opening, building a new ADA ramp on the back facade and rear exit stairway, installing new light fixtures, and upgrading the bathroom in the basement.

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### Narrative Description

#### Setting

On a prominent commercial lot in downtown Enterprise, the Enterprise Public Library faces west on the northeast corner of NE 1st and E Main streets with the long axis extending north-south along NE 1<sup>st</sup> Street. The IOOF Hall is north of the library across an alley, the Wallowa County Courthouse is diagonally to the southwest, and the Enterprise Mercantile and Milling Company Building (EM&M) and the current Enterprise City Hall/Fire Station are west across NE 1st Street (Figure 3, Photo 1). A one-story professional office building is directly behind the library to the east. The library covers most of the tax lot with small lawn areas in the west (front) and south sides. In 2012, a paved parking area was added to the north side of the building (Figure 4). A concrete sidewalk extends along the front façade with a planting strip between the sidewalk and on-street parking spaces.

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<sup>1</sup> Bowlby stone was locally quarried on the land near Enterprise once owned by Enoch and Lulu Bowlby. The stone is classified as a consolidated volcanic ash found in Northeastern Oregon. The lightweight gray stone is almost the weight of wood, and when wet, can be easily cut with a saw. The stone was taken from the Bowlby's quarry, cut by local stonemasons, and left to dry and harden. When dry, the stone was a suitable building material. Many of the early buildings in downtown Enterprise are constructed of Bowlby stone.

Enterprise Public Library  
Name of Property

Wallowa Co., OR  
County and State

## Exterior Description

### Plan and Exterior Walls

The Enterprise Public Library is a one-story, cross-plan building measuring 41' x 60' with a raised basement (Figures 4). The symmetrically designed building has central projecting bays flanked by two lateral wings, and a concrete stem wall extending below grade to a reinforced concrete slab (Photo 2). Above-grade windows punctuate the stem wall, providing daylight to the basement. A slight stepped, concrete water table caps the stem wall, and provides a visual anchor to the red brick walls that extend to the frieze board.<sup>2</sup> Slightly recessed decorative brick panels are below the windows on the all facades except the back. The panels are defined by a rowlock coursing with square, rock-face Bowlby stone corner accents. Raised brick quoins decorate the building corners except on the rear façade.

The symmetrical front (west) façade is divided into three bays, with the central entrance bay projecting about five feet from the surface of the side bays (Photos 2 & 3). Concrete steps, on either side of the front door, lead to the entrance portico that culminates at a pediment with a recessed tympanum. Below the pediment is an inset concrete nameplate bordered by a geometric design that states "PUBLIC LIBRARY." The stone lintels above the windows nearly touch the wide wood frieze board that extends below the projecting eaves.

The north and south side facades are identical in design with a similar wall system and façade arrangement as the front façade (Photos 5 & 8). The brick walls cap the elevated board-form concrete foundation that has a band of windows that illuminate the basement. The wall treatment is the same as the front façade with brick walls that meet the wood frieze board, brick quoins, and three windows above a recessed brick panel.

The back (east) façade has the same concrete and brick construction although less decorative in design (Photo 4, 6, & 7). The central bay projects from the end bays approximately 12' with the brick chimney in the northeast corner. The rear façade is windowless with the exception of a large arched window and small boarded over window in the central bay (Photo 6). Exit doors in the rear central bay lead to the circulation area and to the basement.

### Windows

The original, regular fenestration pattern is maintained throughout the building, although a basement window on the rear facade has been boarded over. The front and side façade windows are one-over-one, double-hung wood sash windows grouped in threes. Small vertical windows are on the north and south facades of the front central bay and single windows are below these in the raised foundation. All the windows are slightly recessed from the brick facade and are covered with exterior metal storm windows.

The grouped upper level windows on the front façade are centered in the lateral bays and have rock-faced Bowlby stone lintels and sills. Centered below the main story windows, the basement windows have stone lintels and concrete sills. Windows on the less visible side and rear facades have concrete lintels and sills. The rear façade is essentially windowless with the exception the large segmental arch window in the center bay of the main floor. This window is comprised of three, grouped, double-hung windows, slightly recessed from the brick surrounds and united by a continuous concrete sill. Below the arched window, a boarded-over opening (used originally as a coal chute) is in the raised concrete foundation.

<sup>2</sup> The water table does not extend around to the rear (east) facade.

Enterprise Public Library

Name of Property

Wallowa Co., OR

County and State

Entrances

The main entrance door opens onto a concrete landing with opposing concrete steps leading down to the north and south of the landing, then west to the sidewalk. The steps have concrete sidewalls, and a metal railing and handrail. A book drop and pickup boxes are built under the landing between the stairways. Sidelights and an original, multi-light transom window frame the newer metal-frame and glass entrance door. Originally, this opening had no door and led directly into the vestibule. The entrance is accentuated by an ashlar coursing of Bowlby stone capped with a central granite keystone in a contrasting lighter color. The words "PUBLIC LIBRARY" are inscribed in a prominent concrete panel above the entrance that is illuminated by newer, period style light fixtures (Photo 3).

Two secondary access doors are on the rear (east) façade. An ADA ramp (built in 2012) leads from the parking lot on the north to the metal door that opens to the basement hallway (Figures 4 and 7). This door is sheltered by a small gable roof structure. Concrete steps, at the south end of the ramp, lead up to a metal stairway to a secondary entrance door that opens to the circulation area on the main floor.

Roof

The central front gable and rear hip intersect the main north-south hip roof. The wood shingle roof was installed during the 2006 roof rehabilitation. During the early 1950/60s, the eaves and built-in gutters were removed from the main roof system due to deterioration. The eaves were reconstructed in 2006 with wood. The main fascia and the original front pediment fascia were covered with new metal fascias. The original tall brick chimney, built into the northeast corner of the rear central bay, extends above and intersects the eaves (Photos 4 & 6).

**Interior Description**

Summary

The Enterprise Public Library has a total square footage on the two levels of 2,980 square feet. The floor plan is organized around a central vestibule. Stairs in the vestibule lead up to the reading rooms and circulation area, and lead down to the basement level lobby, offices, community and utility rooms, and restroom (Figure 5). Most of the main rooms retain the original finishes, five-panel wood doors, plaster walls, window and door trim, wide wood baseboards, and built-in bookcases.

Entrance Vestibule

The entrance door opens into a vestibule that has a high ceiling, original fir floors (under the carpet), and stairs to the upper and lower levels. On the north side, the staircase to the basement is accessible through a single door with varnished fir surrounds and a central glass light. On the east side of the vestibule, a wide staircase leads up to double doors that open into the circulation area. The doors have central single lights surrounded by varnished fir frames (Photo 9). An original handrail, on the south side of the main stairway, and the varnished wood baseboards are intact. A framed photograph of Andrew Carnegie hangs near the door to the basement and next to library bulletin boards.

Main Floor

The main floor is divided into three areas: circulation and two reading rooms (Photo 10). A storage closet is along the west wall near the entrance doors, and a door in the southeast corner of the circulation area opens to a new exit stairway. Drop fluorescent lights have been added more recently to the high ceilings and carpet covers the original floors. Most of the walls are lath and plaster finished with varnished wood baseboards with the exception of some of the upper wall sections, which were damaged when the built-in wood gutters failed, and replaced with sheetrock in the 1950/1960s when repair work was completed on the roof (eaves removed).

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### *Circulation Area*

The circulation area includes the librarian's station and desk, a back door to the rear exit stairs, and a storage closet (Figure 5). This circulation area is a large, open rectangular space lit by the front doors on the west wall and a row of double-hung windows on the east wall. Three flat arches, framed by wide varnished fir trim, define openings into the two reading rooms and the east portion of the circulation area (Photo 11).

Built-in bookcases capped with a simple crown molding are against the east wall and a portion of the north wall. A varnished, five-panel door on the west wall opens into storage closet. A window above the built-in shelving in the closet illuminates the narrow room. Built during the historic period, the circulation desk is made of varnished Douglas fir panels secured with battens finished with a high baseboard and crown molding on the public side, and drawers with storage shelves below on the service side (Photo 11). The drawers retain the historic brass pulls. A newer surface has been added to the top of the desk.

### *Reading Rooms*

The reading rooms, on either side of the circulation area, are identical in plan and details (Photo 10). Built-in bookcases, painted white, line the walls. The windows on the end walls (north and south) and along the front west façade have varnished Douglas fir trim and are located immediately above the bookshelves. Freestanding bookcases and tables are in the interior of each room.

### Basement

A stairway on the north side of the entrance vestibule leads down to the basement that is arranged around a central lobby that has plaster walls and a concrete floor covered with carpeting (Figure 5). Doors and openings in the lobby lead to the community/lecture room, offices, restroom, storage closet, and utility room, and a hall leading to an exit door. Freestanding period library tables are in the hall. A majority of the metal door hardware is intact (Photo 14).

### *Lecture/Community Room*

A five-panel varnished Douglas fir door, on the north wall of the basement, opens into the lecture/community room. Directly west and east of the door are windows allowing a visual connection to the lobby (Photo 12). The community room is a large open room that has bookcases along the north and east walls, painted wood baseboards, concrete exterior walls, and windows on the west and north walls. Carpeting covers the floor, and heating registers are long the bases of some of the bookcases. A solid-wood children's library table, dating from the historic period, has a plaque on the top that states "Presented by Nowetompatimmin Camp Fire Girls, 1940" (Photo 13).

### *Office*

On the south side of the lobby, a painted, five-panel door leads to a room currently used as offices. Windows flank the door and originally provided a visual connection between the lobby and the office. The room has concrete walls, carpeted floors, drop fluorescence lights, and windows on the south and west walls above the bookshelves. The original moldings and baseboards are intact.

### *Utility, Exit Hall, Storage Closet, and Restroom*

The door to the utility room is on the east wall of the hall. The five-panel door opens into a small room that has American Standard oil burning furnace, ductwork, and maintenance supplies. A boarded-up opening, originally a coal chute, is along the east wall. The exit hall, directly south of the utility room, has bookshelves along the wood paneled walls, carpeted floor, and fluorescent lights. A metal door is at the east end of this hall and opens to the new (2012) ADA ramp along the rear façade. A storage closet and a new ADA restroom are on the west wall. The storage closet is a narrow room with a window on the south wall and an opening on the north wall accessing another storage area (Figure 5). The exterior walls are concrete and the interior walls are lath and plaster. The new bathroom, north of the storage closet, has new finishes and fixtures, vinyl flooring, and no windows.

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## **Alterations**

### Alterations outside Period of Significance

#### *Exterior*

In the 1950s/1960s, the eaves and built-in gutters on the main hip roof were cut-off flush with the face of the building due to deterioration and covered with T1-11 siding. In 1978, storm windows were added to the exterior of the windows. In 2004, the originally central concrete stairway was removed and replaced with a U-shaped concrete stairway, incorporating in an ADA book drop and mailboxes used for book pickup. New outside lights were installed near the front entrance during the stairway construction. The library was re-roofed in 2006 when the projecting eaves were reconstructed in wood and a metal fascia installed. The same year, the brick was repointed. In 2012, a paved parking lot was built on the north side of the building connecting to a new concrete ADA ramp along the east side of the library that leads to the basement door (Figure 4). At the same time, a new metal stairway was built on the north facade that accesses a secondary exit that opens to the main floor circulation area.

#### *Interior*

From the 1960s through the 1980s, most of the changes to the interior have been cosmetic or to the heating, plumbing, or electrical systems. These changes included rewiring, installation of a new furnace and light fixtures, plumbing improvements, recarpeting, painting, and installing new bookshelves in some of the rooms. In 2005, new carpeting and lighting were installed in the basement, and in 2006, the upstairs was recarpeted and new lights installed. A bathroom compliant with the Americans with Disabilities Act was built in the basement in 2010-11.



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**8. Statement of Significance**  
**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**  
(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

GOVERNMENT

EDUCATION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1914-1956

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1914, Date of Construction

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

\_\_\_\_\_

N/A

**Architect/Builder**

Milton S. Block, Architect

John Oberg, Contractor

**Period of Significance**

The Period of Significance (POS) spans the period between 1914-1956. The beginning date of 1914 corresponds to the library's completion date, and the end date corresponds to the end of the POS defined in the Multiple Property Document (MPD), the *Historic Resources of Downtown Enterprise, Oregon, 1888-1956*. The significance of the building spans three historic contexts defined in the MPD; the *Railroad, Automobile, and the Timber Boom, 1908-1928*; *The Decline, Depression, and WWII, 1929-1945*; and the *Post World War II Boom, 1946-1956*.

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**Criteria Considerations:** N/A

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**Statement of Significance Summary Paragraph** (Provide summary paragraph that includes level of significance & applicable criteria.)

The Enterprise Public Library meets the National Register of Historic Places (NRHP) registration requirements for Institutional Buildings under the sub-type Civic and Public Buildings established in the Multiple Property Document (MPD), *Historic Resources of Downtown Enterprise, 1888-1956*, under Criteria A and C. The areas of significance are Government, Education, and Architecture. Completed during the MPD historic context of *Railroad, Automobile, and Timber Boom, 1908-1928*, the library is locally significant under Criterion A in the area of Government for its association with the City of Enterprise, its role in the construction, and its continued financial and operational support. Also significant under the area of Education, the free public library represents the city's commitment to the education of its citizens. The building is also significant under Criterion C in the area of Architecture as a good example of a classically inspired library that retains a high degree of architectural integrity and represents the Carnegie Corporation philosophy of library design. The Period of Significance (POS) begins in 1914 with the completion of the library, and ends in 1956, the end date of the POS defined in the MPD.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance)

*Government:* The Enterprise Public Library meets registration requirements for the NRHP outlined in the MPD for Institutional Buildings subtype Public/Civic Building under Criterion A in the area of Government. In 1913, the City of Enterprise received a grant from the Carnegie Corporation for the construction of a library only after the city made a long-term commitment to the project by providing a building site, promising a no-fee facility, and continuing to support the library services and maintenance with dedicated tax funds. The city viewed the support of the new library as a civic responsibility, much like the local government's investment in schools, and fire and police protection. The building reflects the philosophies of the City Beautiful Movement promoted by cities around the nation, emphasizing the creation of urban centers that evoked feelings of permanence and beauty, inspiring people to lead better civic and personal lives. In continuous use since its completion in 1914, the library remains a gathering place for the area's citizens in the small isolated community of Enterprise.

*Education:* The Enterprise Public Library also meets registration requirements for the NRHP under Criterion A in the area of Education outlined in the MPD. As an educational center, the Enterprise Public Library provided free access to hundreds of books, newspapers, and magazines. Staff continually added to the collection in an effort to expand the holdings and meet the public demand for new information. City residents and county ranchers and farmers depended on the library to learn about current events, latest technologies, agriculture, arts and music, and other topics. Various non-partisan groups used the basement lecture rooms for educational and cultural events, making the library a community center and gathering place. As a repository of the community's history and as an educational center, the Enterprise Public Library was a visual statement of the city's commitment to its citizens' betterment.

*Architecture:* The Enterprise Public Library also meets registration requirements for the NRHP under Criterion C in the area of Architecture outlined in the MPD. The library, designed by local La Grande architects Milton S. Block is an excellent example of Civic building sub-type that retains a high degree of architectural integrity. In its original location, the library retains its historic setting next to the IOOF Hall and EM&M building, and diagonally from the prominent Wallowa County Courthouse. Built with elements of the Classical Revival style, the library retains integrity of design, workmanship, and materials in its symmetrical design, red brick facades, regular fenestration, quoins, wood-sash windows with masonry lintels and sills, stone entrance surrounds, and "PUBLIC LIBRARY" prominently displayed in the central pediment. The interior also retains a high degree of integrity in the original room arrangements, fir trim, plaster walls, and built-in bookshelves. The library represents the design philosophies of the Carnegie Corporation outlined in "Notes on the Erection of Library Buildings" in its scale, simple architectural details, entrance vestibule, adult and children's reading rooms on either side of the circulation area, open bookshelves, and a daylight basement level with lecture, utility, and

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storage rooms. Of the thirty-one Carnegie libraries built in Oregon, the Enterprise Library is one of fourteen libraries currently used for its original function.

*Integrity:* The Enterprise Public Library meets the registration requirements of integrity outlined under Criteria A and C specified in the MPD in Section F-3: Institutional Building, sub-type Civic/Public Buildings. Still owned by the City of Enterprise and in continuous use as the public library on its original site, the building retains integrity of feeling, association, and location. The library also retains a high degree of architectural integrity in its design, setting, workmanship, and materials on the exterior and interior with the exception of the reconfiguration of the front stairs and covering the original fascia details on the central pediment when the eaves were rebuilt.<sup>3</sup>

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### Developmental history/additional historic context information (if appropriate)

#### Early Library Development

Located in the south-central portion of Wallowa County in Eastern Oregon, the small community of Enterprise was founded in the late 1880s after securing the Wallowa County seat position, a mill, and store. The surrounding agricultural land became a vital part of the local economy as more people moved into the region. Incorporated in February 1889, the new city council immediately began crafting ordinances to help govern the city, promoting Main Street as the commercial center, and establishing industrial areas. Small wooden false-front commercial buildings and a few masonry edifices were erected along Main Street, with residences and the first churches built immediately adjacent to the downtown. Entertainment halls were erected, and fraternal and social organizations were founded including literary groups.

In late 1899, public-minded Enterprise citizens began discussing the need for a library. By February 1900, the Circulating Library Association was organized, consisting of Mrs. E.W. Steel, Ida Funk, D.W. Sheahan, C.H. Zurcher, and John S. Hodgin.<sup>4</sup> At that time, only Portland, Ashland, Astoria, Pendleton, Eugene, and The Dalles had organized libraries.<sup>5</sup> The association circulated a list allowing citizens to subscribe to the library for an annual fee of 50 cents, or if unable to pay, a used book could be donated. The association held an ice cream social to raise money for new books and bookcases. The collection was first housed on the second story of the Bowlby Building in downtown.<sup>6</sup> Two years later, the library moved to the upper story of the Berland Building, and then again in 1908, after the Enterprise Improvement League secured a rent-free room in the Opera House.

A 1909-10 "Report to the Oregon Library Commission" summarized of the success of the small Enterprise library by stating, "The town of Enterprise in Wallowa County has a small library which was purchased and is maintained by subscription and funds raised in various ways by citizens. After paying expenses such as small room rent and librarian's salary, the proceeds have been devoted to the purchase of new books. The people interested in the library are in hopes that they will be able to cultivate the library spirit in the community to the extent that the citizens will place sufficient importance upon the matter to vote a small part of the city tax for the maintenance of a free library."<sup>7</sup> In early 1911, the city took over the operation of the library. At that time, the collection was on the third floor of the County Courthouse.

C.T. Hockett, physician and Enterprise City Council member, led a successful campaign to have the city take over the library. Realizing the need for a public library and more permanent building, the city authorized a ½-mill tax for support of a city library on January 13, 1911. The city appointed an Enterprise Library Board of Directors at that time, with Dr. Hockett as president and Bertha Millard as the first librarian.<sup>8</sup> The board drafted

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<sup>3</sup> Architectural integrity according to the MPD registration requirements is further explored in Section F, page 15.

<sup>4</sup> *Enterprise Record Chieftain*. "Recalls the Beginning of the Public Library," 27 November 1913. "Biennial Report of the Oregon Library Commission," 1909.

<sup>5</sup> "Biennial Report of the Oregon Library Commission," Legislative Assembly Regular Session, 1915." Salem, OR

<sup>6</sup> The Bowlby Building is located at 107 W. Main Street in downtown Enterprise, OR.

<sup>7</sup> "Biennial Report of the Oregon Library Commission, Legislative Assembly Regular Session, 1911." Salem, OR.

<sup>8</sup> Millard served as the Enterprise librarian from 1911 to 1959.

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by-laws, established hours of operation, ordered books and magazines, set up other regulatory policies, and made the library free to all by eliminating the yearly fees. The board ordered shades, bookcases, and office chairs from G.I. Ratcliff Co., a local "Furniture and House Furnishing Goods" store, and purchased a thousand book pockets for one dollar from J.K. Gill in Portland.<sup>9</sup> In a letter dated February 22, 1911, former library association member John S. Hodgkin touted the success of the Enterprise Public Library by stating the library "has exerted an appreciable influence on the habits of members, which I think has contributed in no small way towards giving Enterprise a reputation for culture not possessed by some small towns."<sup>10</sup>

Community members held plays, teas, and dinners to purchase a building for the library. The fundraising efforts paid off in April 1911, when the City of Enterprise purchased a small building across from the Wallowa County Courthouse for use as the library building and city hall. At that time, there were about 250 books in the collection. Two years later, in February 1913, the Enterprise Library Board held a special meeting to discuss obtaining funding from the Andrew Carnegie Corporation to help erect a sole-purpose public library building.

### **Carnegie Corporation Library Program**

Through the Carnegie Corporation, steel magnate Andrew Carnegie sponsored a program that financially supported construction of libraries as free public institutions. Between 1886 and 1917, Carnegie funded hundreds of library buildings all across the United States and other countries. His philanthropic giving was based on the belief that schools, hospitals, civic and cultural organizations, and libraries were assets to communities. He believed that free public libraries played an important role in social betterment of the people they served and had the power to change lives.

In large and small communities, libraries were considered the civic center and a repository of a community's history and culture. Libraries were a visual commitment to education, to the future of the community, and often, gave towns an appearance of stability. The Progressive and City Beautiful movements, popular during this period, went hand-in-hand with Carnegie's philosophy about the importance of libraries and the buildings that housed them.

In 1901, Carnegie hired a team of architects to advise the corporation on the design, materials, character, and scale of public libraries. For exteriors, the architects recommended economical designs without extra ornamentation, masonry construction, formal entry, and a central flight of stairs. Guidelines for the interiors included open shelving so books were accessible to all, circulation desks near the entrance doors and in view of the reading rooms, and community or lecture rooms. As more requests for library grants were made, Carnegie instructed James Bertram, his secretary and Carnegie Corporation Library Program administrator, to write instructions to further standardize Carnegie design specifications. In 1911, Bertram wrote "Notes on the Erection of Library Buildings."

According to the leaflet, a Carnegie library should be a rectangular building with a basement and a main floor. The main floor should be between 12'-15' high to accommodate the open bookshelves, with windows elevated at least 6'-7' from the floor to allow for continuous bookshelves along the walls. The circulation desk had to be located near the front entrance to allow for proper library supervision. The leaflet further stated that Carnegie libraries should not have fancy entrances with extensive use of materials but should be unassuming leading into small vestibules, not grand entrance halls with wasted space. Basements should have 9-10' ceilings, located about 4' below the natural grade, and used for lectures, storage, staff rooms, and utility. Library plans should be dignified and plain, and be practical to make library administration easy. Bertram sent the pamphlet to all communities requesting library grants from the Carnegie Corporation.

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<sup>9</sup> Bills submitted to the city for the purchase of goods for the library, dated July 21, August 15, and December 9, 2011. Enterprise Library Board minutes. Ratcliff Furniture is still in business today in downtown Enterprise.

<sup>10</sup> Letter dated February 22, 1911 from John D. Hodgkin, an attorney, to Mrs. Holmes of the Oregon State Library. Enterprise Library Board minute collection, Enterprise Public Library.

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To be eligible for a grant from the Carnegie Corporation, a community had to demonstrate a need, provide a building site, promise the facility would be free to everyone, and promise to support library service and operations with tax funds equal to ten percent of the grant funds. These stipulations ensured that the libraries were a civic responsibility much like schools and fire/police protection. When all the stipulations above were met and Bertram approved the plans, the funds were sent to the grantee for disbursement, usually in installments according to completed work. After the project was completed, a photograph and reduced copy of the plans were submitted to the Carnegie Corporation. From 1909 to 1916, thirty-one (31) Oregon towns followed Carnegie Corporation's guidelines and received funding for the construction of new library. The City of Enterprise followed Carnegie's protocol in both funding and building their new library downtown.

### **The New Enterprise Carnegie Public Library**

If the city committed to annually fund \$500 for operations and maintenance, the Carnegie Corporation would donate \$5,000 for the construction of a library building. Library board President Hockett presented the proposal to the board that made a motion to accept the offer. The proposal was forwarded to the City Council for approval. The library board also appointed Dr. Hockett to a committee that would recommend a suitable building site for the new library.

A heated discussion ensued at the June 23, 1913, City Council meeting when councilor Hockett presented the finding of his site selection for the new library. He recommended the purchase a lot northeast of the Wallowa County Courthouse Square owned by G.I. Ratcliff. Opposing councilors thought that the library should be built either on the courthouse square or west of the courthouse nearer the center of town (Figure 3). The issue was tabled until the next meeting, which was held on the seventh of July. At that meeting the discussion continued for and against the proposed site. Councilor Daniel Boyd argued, "all the public buildings in the city have been placed east of River Street and that more than half of the residents live west of that thoroughfare. . . The library should be located at the center of population, which would put it west of River Street" (Figure 6).<sup>11</sup> Once again Councilor Hockett argued in favor of the Ratcliff property stating that the library should be close to schools since a majority of patrons were pupils. With a three to one vote, the city purchased the Ratcliff lot for \$1,500.

In July 1913, the Library Board held another special meeting to approve the plans for the new library presented by La Grande architect Milton S. Block, and business partner, C.W. Bunting. A July 24, 1913 *Enterprise Record Chieftain* newspaper article states, "The building plans for the new Carnegie library at Enterprise were approved the first of the week by the state library board, and have been sent to the Carnegie foundation in New York. If this corporation also finds them satisfactory, the local board will proceed at once to have the building erected." The plans specified a brick building facing west that had lecture and utility rooms in the basement, and reading rooms and a central circulation area on the main floor.

The Carnegie Corporation approved the library plans in August 1913 with a caveat that the city prove that the construction cost would not exceed the \$5,000 grant amount. Library Board president Hockett phoned La Grande architect Block and Bunting and urged the architects to get the detailed specifications completed so bids could be solicited for the construction, and result wired back to the Carnegie Corporation. Plans were completed and five firms bid on the project. On August 23, 1913, the library board reviewed the bids and recommended awarding the project to local contractor John Oberg who bid \$4,125 satisfying the Carnegie Corporation's cost concerns. The August 28, 1913 *Enterprise Record Chieftain* announced "Library Contract Given to Oberg." The article states, "The ground around the building will be graded up to two feet, it was decided to give the structure a more commanding position. And thus the excavation will be very shallow. This will give easy entrance into the high basement."

Contacting Oberg discussed the use of stone or brick for the library's exterior. Brick was readily available and cost \$500 less than the local quarried Bowlby stone that required months of drying time before use. The library board and the city selected brick construction with stone accents. After more additional discussion ensued

<sup>11</sup> *Enterprise Record Chieftain*. 10 July 1913, "Library Ground Bought by City."

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about the siting of the building, the plans and contract were approved. Work on the building site started immediately with the hope the building would be completed by November 1, 1913.

Construction progressed rapidly in the fall and by September, the site work was completed, foundation poured, and walls almost in place. At this time, the library was once again at the forefront of the Enterprise City Council meeting when bids came in for heating, plumbing, and furnishings raising the construction cost over the \$5,000 grant. Committed to the project, the Enterprise City Council approved additional funding for completion of the building including construction of a sidewalk and parking area. By this time, the roof was almost finished, and contractor Oberg began choosing interior light fixtures and hardware.

The new Enterprise Public Library was completed for a cost of \$5,912 (Figures 7 & 8). The library board and City Council made joint motions to accept the new building at a special meeting on March 31, 1914. Contractor Oberg stated that he was pleased with the new library even though he lost money on the job, having bid several hundred dollars too low. The library board approved payments to architect Block, contractor Oberg, Oregon Sheet Metal (heating system, coal burning), Enterprise Electric Company, Ratcliff Furniture Company, EM&M Company (window shades), and plumber J.W. Graves.

The City Council quickly claimed one of the basement rooms for their twice-monthly meetings. Other non-partisan groups were welcome to use the community rooms. On March 12, 1914, the *Enterprise Record Chieftain* newspaper announced that the library's collection and furniture had been moved into the new building (Figure 8). The article states, "That the new library will be of great value to the community there can be no doubt. It will lead to the collection of many valuable books and will be a great educational facility in the town and surrounding country. It will be a meeting place for citizens. The building adorns the court house square, which it faces, contributing much to the substantial appearance of the town."

Proud of the new building, patrons flocked to the library that had two large, bright reading rooms with the circulation desk in the middle, and a basement that had community/lecture rooms for public use. The library board immediately began adding to the collection; one of the first purchases was the entire \$100 set of the International Encyclopedia. At the end of 1914, the library had a collection of 1,472 books with 18 magazine subscriptions.<sup>12</sup> As the collection grew, new lending and book collection policies were established. A library card system was initiated in 1916 as a way to better track lent books. As a result, a thousand borrower's cards and two thousand catalog cards were printed. In the month of October 1916, 1,264 people used the library and 50 new library cards were issued. A drinking fountain was added near the southwest corner of the library lot (Figures 7 & 9).

As the United States entered World War I, libraries all over Oregon joined the Library War Service under the direction of the Oregon State Library to help in the war effort. The Enterprise Library donated funds, books, and volunteers to relief effort. The library became a link to news of the war and how communities might help the government and troops. Organizations such as the Red Cross and other women's groups held meetings at the library to help address the needs of the service men and women. Enterprise volunteers prepared books for use by military personal by inserting pockets in the books and writing cards, and then sending them to collection sites for distribution. Enterprise donated \$125 to the War Libraries Fund Campaign of 1917, one of the larger donations for a town of its size.<sup>13</sup> As the war ended, regular library service resumed, and by the end of 1918, the Enterprise library's collection increased by 605 books; the library board purchased 409 books and citizens donated another 196 books.<sup>14</sup> At that time, the librarian's salary was \$40 a month.

Each year the library's collection grew as patronage increased. The basement room was also used extensively and in September 1924, the library board established new policies for the use of the rooms according to the

<sup>12</sup> "Biennial Report of the Oregon Library to the 29th Legislative Assembly, Regular Session, 1917." Salem, State Printing Department, Salem, OR.

<sup>13</sup> "Biennial Report of the Oregon Library to the 30th Legislative Assembly, Regular Session, 1919." Salem, State Printing Department, Salem, OR.

<sup>14</sup> *Enterprise Record Chieftain*. "Add 605 Books to Library in 1918, Total Now is 2,750." 9 January 1919.

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stipulations of the Carnegie Corporation. The agreement with the Carnegie Corporation stated the community rooms could only be used by non-religious, non-political organizations of a public educational nature. The board further stipulated that groups could not move the furniture, play music, or serve refreshment, and all arrangements for use of the room had to be scheduled through the library board.<sup>15</sup> The board charged a small fee for the janitor's time, and for heating and electricity costs associated with the after hours' room use. By 1928, the Enterprise Public Library was ranked tenth in the state for its collection and activity. The community was proud of the fact that, "There are only nine that are better than ours, while it is maintained on far less than most libraries of its size."<sup>16</sup>

The September 28, 1933 edition of the *Enterprise Record Chieftain* reported that the library had a circulation of 19,777 books and magazines with 1,567 readers. The Great Depression had an impact on the Enterprise Library usage. Instead of buying books in the pre-Depression years, more people frequented the library to borrow books. The state library reported that the rapid change in the social and economic climate created an unparalleled demand for books on economics, the New Deal, money, and labor issues.<sup>17</sup> As a gathering place and an institution of learning, the library played a key role in Enterprise during the Depression, as many businesses closed, people lost their homes, and extra income was used strictly for living expenses. The local Works Project Administration used the library "basement lecture room to hold regular meetings and training sessions. These government programs were often lifelines to many residents locally and nationally.

The City Council ceased using the downstairs' lecture room in May 1933, when new quarters were found. In September, the Library Board approved improvements to the building including applying a new Kalsomine (tinted white wash) to the walls, and repainting and repairing some of the exterior features. That same month, the library was the subject of a speech at a Lion's Club dinner presented by J.D. Walker (a later library board member) who stated that the Carnegie Public Library was perhaps the most valuable public institution in Enterprise.<sup>18</sup> In 1937, better lights were installed, and in 1941, the bookshelves re-varnished. As the country prepared for World War II, so did the Oregon State Library and the public libraries around the state.

The Enterprise Public Library took part in the popular wartime Victory Book Campaign. Books were collected locally and then sent to the state library for distribution to men and women in military camps. The Enterprise library held regular children's story hour during the war as a way to help wives and children of service men. By the end of the 1940s, the library had an estimated 20,000 volumes with 1,466 cardholders.<sup>19</sup> The library continued to add to the collection and start new programs for the citizens of Enterprise and the surrounding agricultural community. Bertha Millard maintained her position as librarian until the mid-1950s, directing the daily activity of the library since 1911.

In May 1964, the Wallowa County Library was established by a vote of the people. The county library office was housed in the lower level of the Enterprise Public Library with satellite stations sited in smaller outlying towns. Each station was open ten hours a week and received books from the headquarters in the Enterprise Public Library. The Wallowa County library maintained offices in the basement until relocated in the mid-1980s.

Although the library services have changed with new technologies, the Enterprise Public Library maintains its traditional informational services while also supporting technological-based services. Still owned by the City of Enterprise, the library continues its historic function as a gathering place and a place of learning, free to all area residents. In 2012, the collection numbered over 14,000 volumes available to over 3,000 patrons. Under the current Director, Denine Rautenstrauch, annual circulation transactions totaled more than 21,000.

<sup>15</sup> Enterprise Public Library Minute Book. 8 September 1924.

<sup>16</sup> "History of the Enterprise Public Library." March 1928. Enterprise Public Library archives.

<sup>17</sup> *Biennial Report to the Oregon State Library to the 38<sup>th</sup> Legislative Assembly, 1935.*

<sup>18</sup> *Enterprise Record Chieftain.* 28 September 1933.

<sup>19</sup> *Enterprise Record Chieftain.* 10 February 1949.

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## Oregon Carnegie Libraries

From 1901 to 1915, twenty-five (25) communities in Oregon received grant funds for the construction of thirty-one (31) public libraries.<sup>20</sup> The first Carnegie library grants were given to the communities of Eugene (1901), Portland (1901), and Grants Pass (1903). Over half of the Carnegie libraries in the state were funded from 1910 to 1915 with grants ranging from \$5,000 (Enterprise and Hermiston) to \$25,000 for the Pendleton and Baker City public libraries, and a \$27,500 grant for the Salem Public Library in Oregon's capital city. From 1907 to 1915, Carnegie granted funds for the construction of libraries in the smaller Eastern Oregon communities of Enterprise, Hermiston, Hood River, La Grande, Milton, Ontario, Pendleton, The Dalles, and Union. The Carnegie Library in Hermiston had the distinction of being the smallest city in Oregon to receive library funding from the Carnegie Corporation.

The earlier Carnegie libraries were given more design and plan latitude since the oversight by the Carnegie Corporation was minimal in the early period. By 1907, municipal governments were required to submit plans for approval before funds were released, and after 1911, copies of "Notes on the Erection of Library Buildings" were sent to the applicant before the design process started. The "notes" were meant as additional guidelines for grantees, stressing efficiency and practicality through recommended plan layouts. During this period, Carnegie library grants averaged from \$7,000 to \$15,000, often dictating more modest, utilitarian library designs with less stylistic detailing.

Designs for Carnegie libraries across Oregon were inspired by various revival styles popular in the late nineteenth and early twentieth centuries, especially those designed in the Classical Revival style. The 1893 Columbian Exposition introduced the Classical Revival style to the populous, and it quickly became a favorite for public buildings. The style became a symbol of democracy, education, freedom, and opportunity; particularly important themes in library development and design.<sup>21</sup> Many of the ideals introduced in the Columbian Exposition about architect and planning were further developed in the City Beautiful Movement that swept the nation after the turn of the twentieth century. The movement founders believed that utilizing political and economic structure helped create beautiful, spacious, and orderly cities. Open spaces and parks were integrated into the urban fabric often giving public buildings more grandeur. These classically-inspired buildings gave an air of permanency to smaller towns that were promoting their cities as beautiful, cultured, and stable places to live in hopes of attracting growth. Built in the height of this progressive era in city planning, the Enterprise Public Library represents the ideals of the City Beautiful Movement, the influence of the Carnegie Corporation, and stylistic trends that favored classical architecture for public buildings

## Enterprise Public Library Design Elements

Architect Milton S. Block, along with business partner Clarence W. Bunting, received the contract for the design of the Enterprise Public Library. After getting approval from the Oregon State Library Board, the plans for the library were forwarded to the Carnegie Corporation for final review. Architect Block, a native of Illinois born in 1882, moved to Baker City, Oregon prior to 1900, and later moved to Portland where he worked as an architect for several years. By 1913, Block had moved back to the Eastern Oregon town of La Grande after receiving design contracts for both Carnegie libraries in Enterprise and La Grande. His business partner, C.W. Bunting, was a salesman by trade and might have been Block's office manager and contract assistant. The Enterprise plan was approved in July 1913; the same month funds were released for the construction of the La Grande Public Library.<sup>22</sup>

<sup>20</sup> Carnegie granted Pacific University in Forest Grove, Oregon funds to build a library on campus. Although, the Pacific University Library was not built by a city or county government, this library is often added to the list of Carnegie libraries in Oregon.

<sup>21</sup> Theodore Jones. *Carnegie Libraries Across America*. (John Wiley & Sons, Inc., 1997), p. 67.

<sup>22</sup> The La Grande Public Library was a classically detailed building. The library was larger and more decorative than Block's design for the Enterprise library. La Grande received a \$12,500 library grant from the Carnegie Corporation.



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Block designed the Enterprise library following the guidelines in the Carnegie Corporation's 'Note for the Erection of Library Building' authored by program director James Bertram. These guidelines were written to help smaller communities design efficient, affordable, serviceable, and buildable libraries. Bertram recommended six floor plans that would meet the programmatic needs of a library, yet give the community and architect latitude on style choices, and exterior and interior details (Figure 10). Each of Bertram's six floor plans (labeled A through F) differed in room arrangement and size but all had similar room functions that included vestibules, reading rooms, circulation areas, lecture and staff rooms, and utility and toilet rooms.

It appears that architect Block designed the Enterprise library with elements of Bertram's Plan A (Figure 10). Plan A shows a rectangular plan with a central exterior staircase leading up to a vestibule with stairs to the main floor circulation area, and to the basement rooms. The main floor of the Enterprise library follows Plan A layout with children and adult reading rooms on either side of the circulation area. The basement plan varied somewhat from Bertram's plan but included similar rooms; a lecture room, toilet, hall, utility room, and a corridor to a basement exit door.

Block also referred to the written guidelines of the Carnegie foundation by incorporating a raised daylight basement into the one-story building design, groups of windows elevated enough to incorporate high bookshelves against the interior reading rooms, a central stairway leading to an entrance vestibule that had stairs to the main floor and basement, masonry construction, hip roof, and a modified rectangular form.

Bertram left the stylistic details of the exterior design to the community and architect, believing that these features should express the individuality of the town as long as the design was kept plain and dignified. Architect Block chose design elements of the popular Classical Revival style. Although a simplified, restrained version of the style, the library design had distinctive elements in its symmetrical form, cross-shape plan with projecting front and back central bays, hip roof, front pediment, quoins, brick construction, masonry window sills and lintels, accentuated entrance, and lawn surrounding the building.

John Oberg, the contractor for the new library, was proficient at masonry construction, often combining brick, stone, and concrete into one design. Oberg worked closely with architect Block and the city, weighing in on the choice of construction material.<sup>23</sup> Brick was chosen over stone because of the extensive drying time required for the Bowlby stone to cure after cutting.<sup>24</sup> The red brick was readily available, and locally made. Stone accents, however, were used around the entrance, and for the front window sills and lintels. The stone accents complimented the nearby Wallowa County Courthouse, the most prominent stone building in downtown. Oberg used his skills as a mason successfully in the library construction.

## Registration Requirements

The Enterprise Public Library meets eligibility for the NRHP outlined in the registration requirements in the *Historic Resources of Downtown Enterprise, 1888-1956* MPD. The library has local significance under Criterion A in the areas of Government and Education, and under Criterion C for Architecture. Below is a discussion of the general and specific registration requirements set forth in the MPD, Section F-3; Institutional Buildings; subtype Civic/Public Buildings.

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<sup>23</sup> John Oberg was a Swedish emigrant of 1907, and began working in Enterprise in the early 1910s as a contractor specializing in masonry construction. He was one of the earliest contractors to erect entire buildings of concrete.

<sup>24</sup> Some of the early buildings in Enterprise's downtown were constructed of Bowlby stone including the Bowlby Building, Wallowa County Courthouse (1909-10), the Enterprise Hotel (1903), the Fraternal Hall (1908), the Litch Building (1909), the Enterprise Mercantile and Milling Company Building (1916), and the Chieftain Building.

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## Description of Institutional Property Building Types

### *General Registration Requirements*

To be eligible for listing under this property type a building must: a) be located within the geographic area defined in Section G; b) have been originally used for a civic or commercial use, or converted into such use during the historic period; and c) have been built between 1888 and 1956. The Enterprise Public Library meets all the general requirements of the MPD. The building is a) located in downtown Enterprise on NE 1<sup>st</sup> Street, b) in use as a library, its original civic function, and c) built in 1914, within the POS.

### *Specific Registration Requirements*

To be eligible under Criterion A in the area of Government and Education, a library building must retain a strong association with Enterprise's early growth and development during the early 1900s when the principles of the City Beautiful Movement were shaping towns across the nation. Additionally, the library must maintain integrity of association, feeling, setting, and location because of their public use. Completed in 1914, during the historic context *Railroad, Automobile, and Timber Industry Boom: 1908-1928*, the Enterprise Public Library reflects the philosophies of the City Beautiful Movement emphasizing the creation of urban centers that evoked feelings of permanence and beauty through classical architecture, inspiring people to lead better civic and personal lives. The City of Enterprise viewed the support of the new library as a civic responsibility, much like the local government's investment in schools, and fire and police protection. The library is a testament to the city's commitment to the principles of the movement in creating a better city with a free public library for the education of its citizens. The Enterprise Public Library meets these requirements as an excellent example of a public library funded by the Carnegie Corporation that reflects one of the most prosperous periods in Enterprise's history.

To be eligible under Criterion C in the area of Architecture, a library building must retain a high level of architectural integrity of design, materials, workmanship, feeling, association, setting, and location. Designed with elements of the Classical Revival style, the library retains architectural integrity of the design, materials, and workmanship in its symmetrical façade organization, hip roof, regular window fenestration with large grouped windows, brick construction, projecting entrance with stone surrounds, central pediment, brick quoins, name plate, and interior room arrangements and finishes. The library retains integrity of location and setting on its original site surrounded by front and side lawn areas, and near other historic buildings dating from the same time period. Integrity of feeling and association has been maintained as the building is used for its original purpose as a library. The new addition of the ADA ramp and secondary exit stairs also meet the registration requirements that the additions should be subordinate to and in back of the historic building.

## Evaluation of Significance

### *Criterion A*

Under Education and Government as defined in the MPD, Section F-1 *Significance*, the Enterprise Public Library is significant for its strong association with Enterprise's early development and the City Beautiful Movement as noted in the historic contexts Section E of the MPD. Spanning three historic contexts, from 1914 to 1956, the library maintained its role as an important educational and community center. The library's completion in 1914 corresponds to a prosperous period in Enterprise's history when the new courthouse was erected, agricultural commodities received high returns, the first railroad through Enterprise was completed, and the automobile made its appearance in the community. Enterprise business and community leaders became actively involved in bettering the community for all the residents, and providing amenities found in larger towns. The citizens desired civic and public buildings that showed the city's prominence in the county. The Enterprise Public Library exemplifies the pride in establishing a public library in the town during the progressive era. The library became an educational center for the local residents' desire to better their lives through learning. No other new public or civic buildings were erected in the downtown after the Carnegie Library was completed in 1914. The library has been in continuous use since its construction and continues to serve the community today.

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*Criterion C*

Under Architecture as defined in the MPD, Section F-1 *Significance*, the Enterprise Public Library is locally significant as a good example of a Carnegie funded public library designed with elements of the Classical Revival style. The library retains salient features of the style in its symmetrical façade organization, hip roof, regular window fenestration, brick construction, prominent entrance with stone surrounds, recessed entrance, and brick quoins. The library's interior layout also reflects the influence of the Carnegie Corporation on the layout of small libraries. The Enterprise library is similar to one of the recommended floor plans published in the Carnegie Corporation's "Notes in the Erection of Library Buildings." The Enterprise Public Library is the only building of this sub-type constructed in the community.

Evaluation of Integrity

*Criterion A*

To be eligible in the area of Education and Government, the historic resources must retain a strong association with Enterprise's early growth and development, when the principles of the City Beautiful Movement were shaping the community during a time of tremendous development in the downtown Enterprise. Along with conveying the historic period, the Enterprise Public Library, at a minimum has to retain the original window and door openings, roof form, height, decorative details, and symmetrical form, and significant interior details, room arrangements, and lawn area to be considered under Criterion A. The Enterprise Public Library is significant for its long history and continued use as library and gathering place within the POS, and retains sufficient integrity to convey the historic period.

*Criterion C*

The historic resource eligible under this criterion has to retain a high degree of architectural integrity of design, materials, workmanship, feeling, association, setting, and location. Designed with elements of the Classical Revival style, the library's features and details identified above remain essentially unaltered on the interior and exterior. The addition of the ADA ramp and exit doors on the back of the library are not visible from the primary facades and are subordinate in scale to the original library, thus meeting the registration requirements outlined in the MPD. Additionally, although the front staircase has been reconfigured and the fascia on the pediment covered during the roof rehabilitation, the building retains sufficient architectural integrity to meet the registration requirements and convey the historic period and design.

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## 9. Major Bibliographical References

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- "Wallowa Co., The Land of Beauty & Opportunity." Enterprise Chamber of Commerce publication, c 1960.

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**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Oregon State Archives  
Oregon State Library

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>11</u>	<u>478537</u>	<u>5030233</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area includes Tax Lot 1200, further defined as part of Lot 3, Block 3 in the Original Plat of Enterprise, Township 2S, Range 44E, Section 2. The tax lot measures 60' wide (north-south) and 75' long (east-west), and includes the library, and lawn and parking areas, which encompass the entire tax lot.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated area covers the entire tax lot that has been in continuous ownership by the city since the property was purchased in 1913. The tax lot is the historic boundary of the property.

**11. Form Prepared By**

name/title Sally Donovan, M.S.  
organization Donovan and Associates date February 7, 2013  
street & number 1615 Taylor Avenue telephone (541) 386-6461  
city or town Hood River state OR zip code 97031  
e-mail sally@donovanandassociates.net

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Enterprise Public Library

**City or Vicinity:** Enterprise

**County:** Wallowa

**State:** Oregon

**Photographer:** Sally Donovan

**Date Photographed:** Fall 2012 and Spring 2013

**Description of Photograph(s) and number:**

**Photo 1 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0001  
Looking north from NE 1st and E Main streets with the historic EM&M Building opposite the library and Enterprise IOOF Hall in background. West (front) and south facades visible.

**Photo 2 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0002  
West façade (front), looking east.

**Photo 3 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0003  
West façade, looking east at central entrance.

**Photo 4 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0004  
North façade and part of east facade, looking southwest with parking lot in foreground and Wallowa County Courthouse in background.

**Photo 5 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0005  
North façade, looking south. East façade, looking southwest at large arched rear window.

**Photo 6 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0006  
East façade, looking southwest at large arched rear window.

**Photo 7 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0007  
South and east (rear) facades showing 2012 ADA ramp and rear door to main library level, looking northerly.

**Photo 8 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0008  
South façade, looking north.

**Photo 9 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0009  
Entrance doors from interior of circulation area, looking northwest.

**Photo 10 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0010  
Looking at south reading room from circulation area.

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**Photos Continued**

**Photo 11 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0011  
Circulation desk looking east.

**Photo 12 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0012  
Basement lobby looking north at door opening to former lecture/community room (under north wing).

**Photo 13 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0013  
1940 children's library table and chairs in lecture/community room (north side of basement).

**Photo 14 of 14:** OR\_WallowaCounty\_EnterprisePublicLibrary\_DowntownEnterprise\_1888-1856\_MPD\_0014  
Detail of original door knob in former lecture/community room.

---

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

---

name City of Enterprise  
street & number 108 NE 1<sup>st</sup>, Street telephone (541) 426-4196  
city or town Enterprise state OR zip code 97828

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, D



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National Park Service

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### List of Figures

- Figure 1:** Enterprise, Oregon, USGS Topographic Map Enterprise Quadrangle
- Figure 2:** Tax Lot Map
- Figure 3:** Area Map
- Figure 4:** Site Plan
- Figure 5:** Basement and Main Floor Plans
- Figure 6:** 1917 Sanborn Fire Insurance Map updated to 1941 of downtown Enterprise
- Figure 7:** Historic photographs of the library exterior c. 1914 (Enterprise Library collection)
- Figure 8:** "Library is Moved to New Building" (*Enterprise Record Chieftain*, March 12, 1914)
- Figure 9:** Top Photograph: Interior of library with long-time librarian Bertha Millard and reading room in background, "The History of Wallowa County." Bottom Photograph: Current photograph of the original drinking fountain, now located on the lawn of the Wallowa County Courthouse. The fountain was originally near the southwest corner of the library tax lot (see fountain in historic photograph, Figure 7).
- Figure 10:** Suggested library floor plans from "Notes for the Erection of Library Buildings," Carnegie Corporation, 1911.

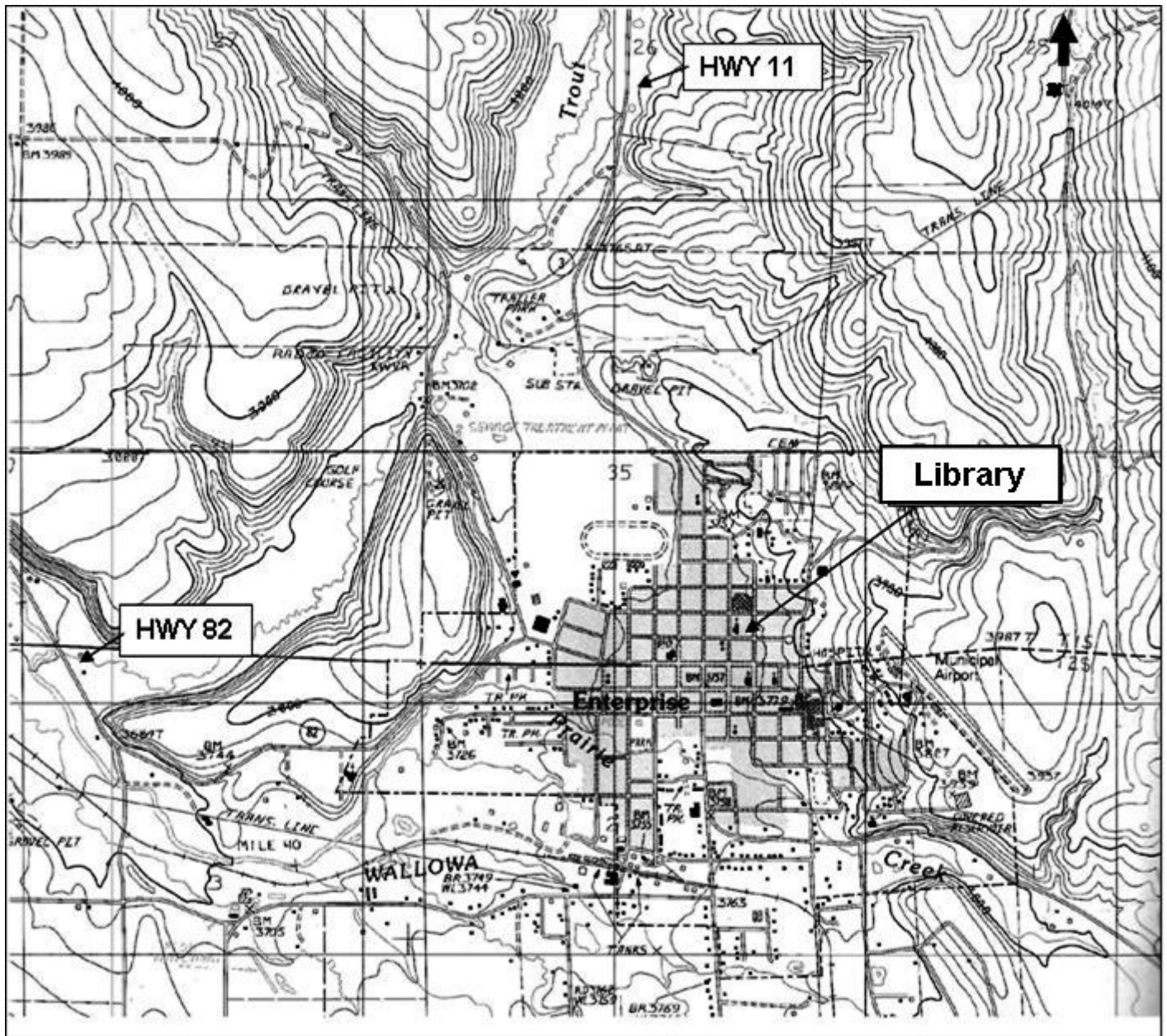
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Figure 1: Enterprise, Oregon, USGS Topographic Map Enterprise Quadrangle



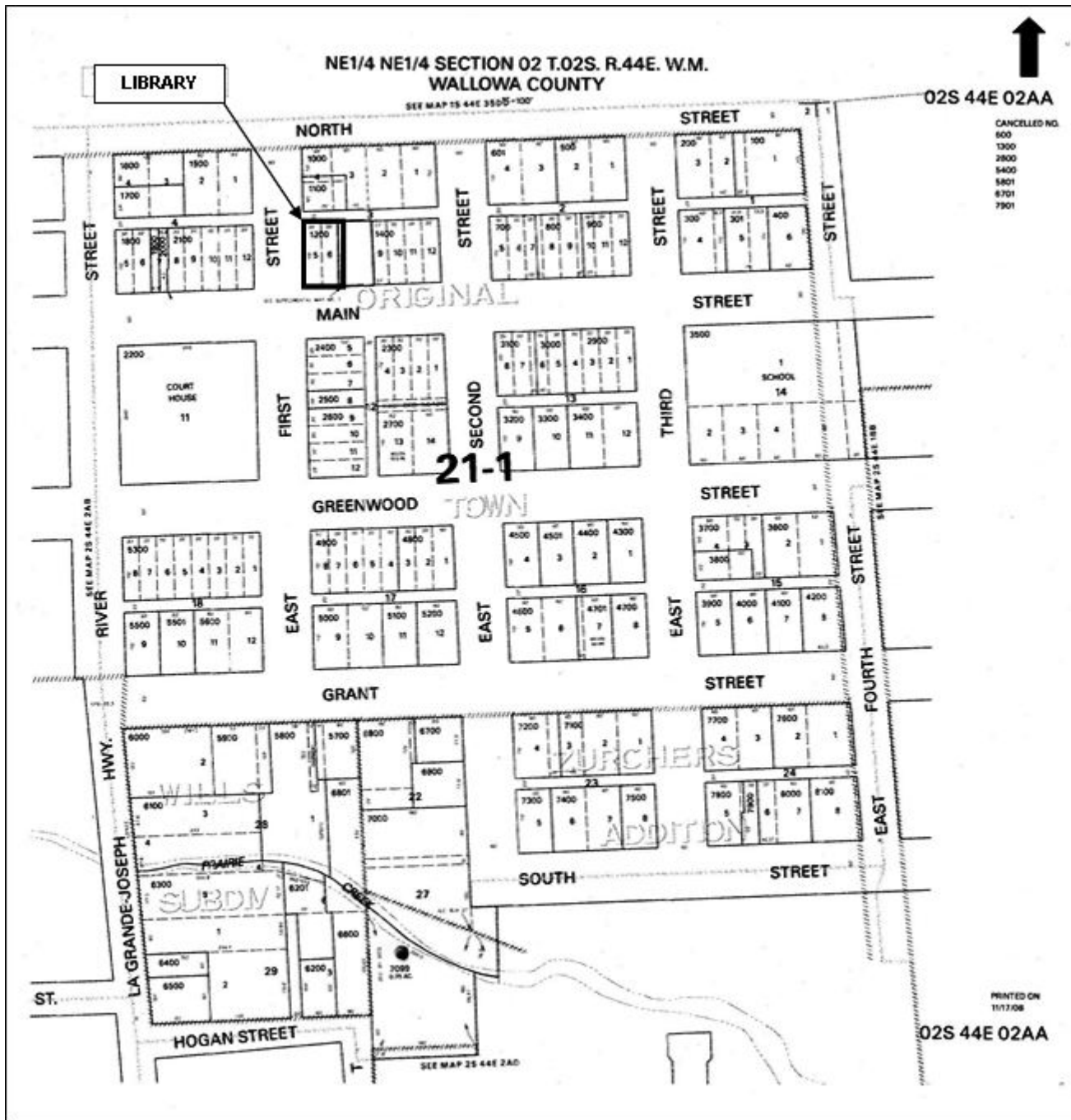
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Figure 2: Tax Lot Map



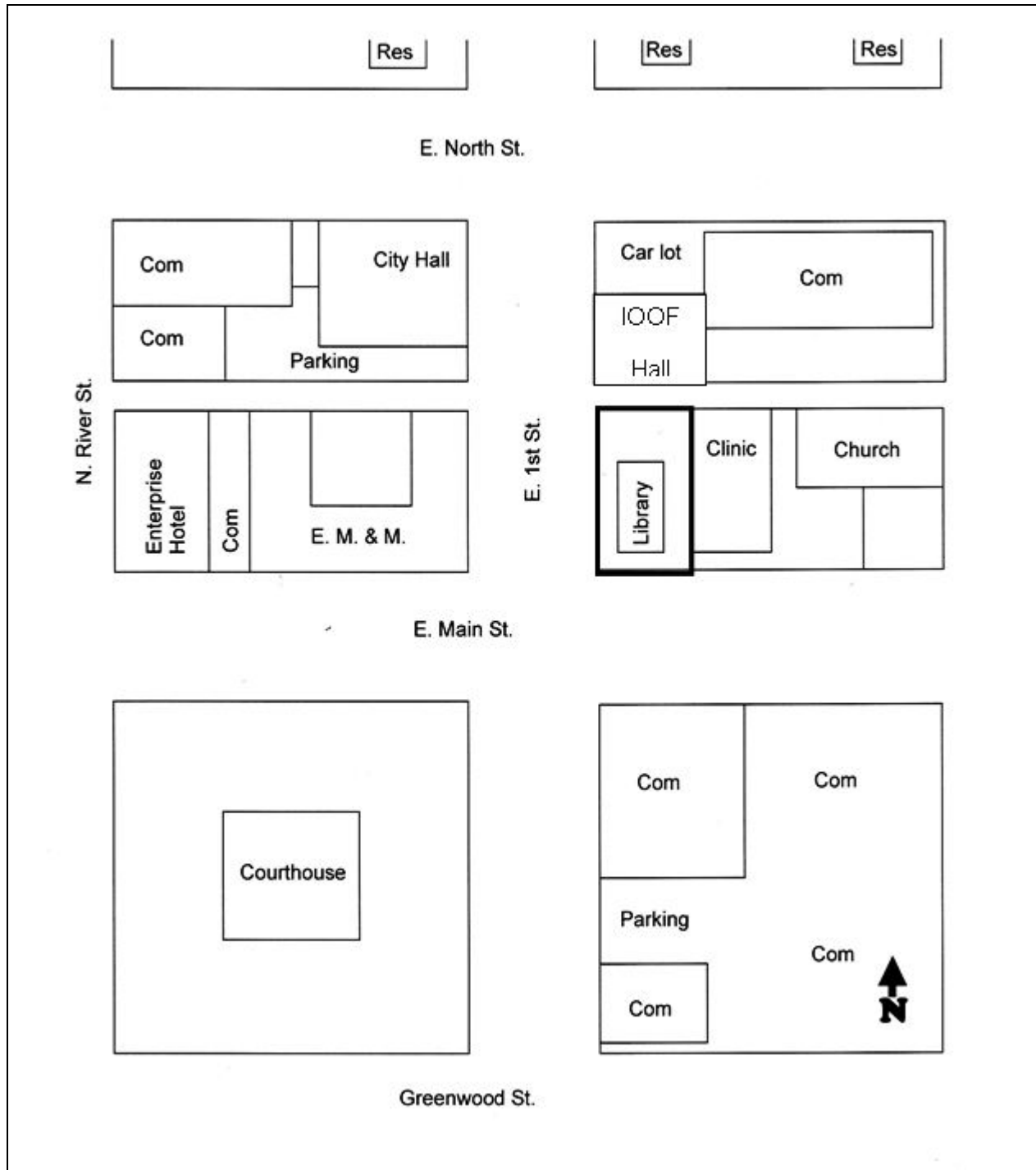
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**Figure 3:** Area Map. Enterprise Public Library in relation to the City Hall, IOOF Hall, Wallowa County Courthouse, and EM&M Co. buildings in downtown Enterprise



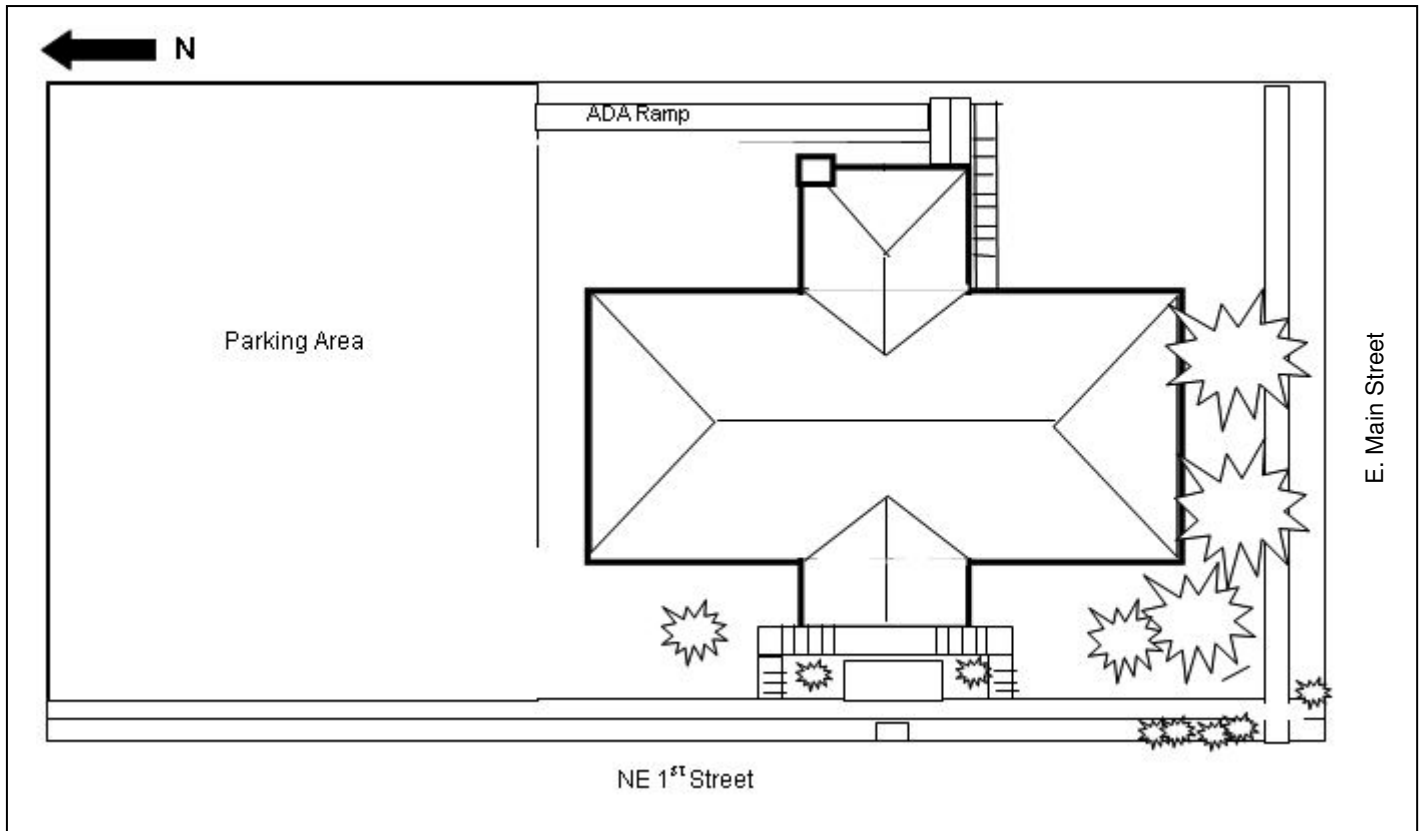
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Figure 4: Site Plan



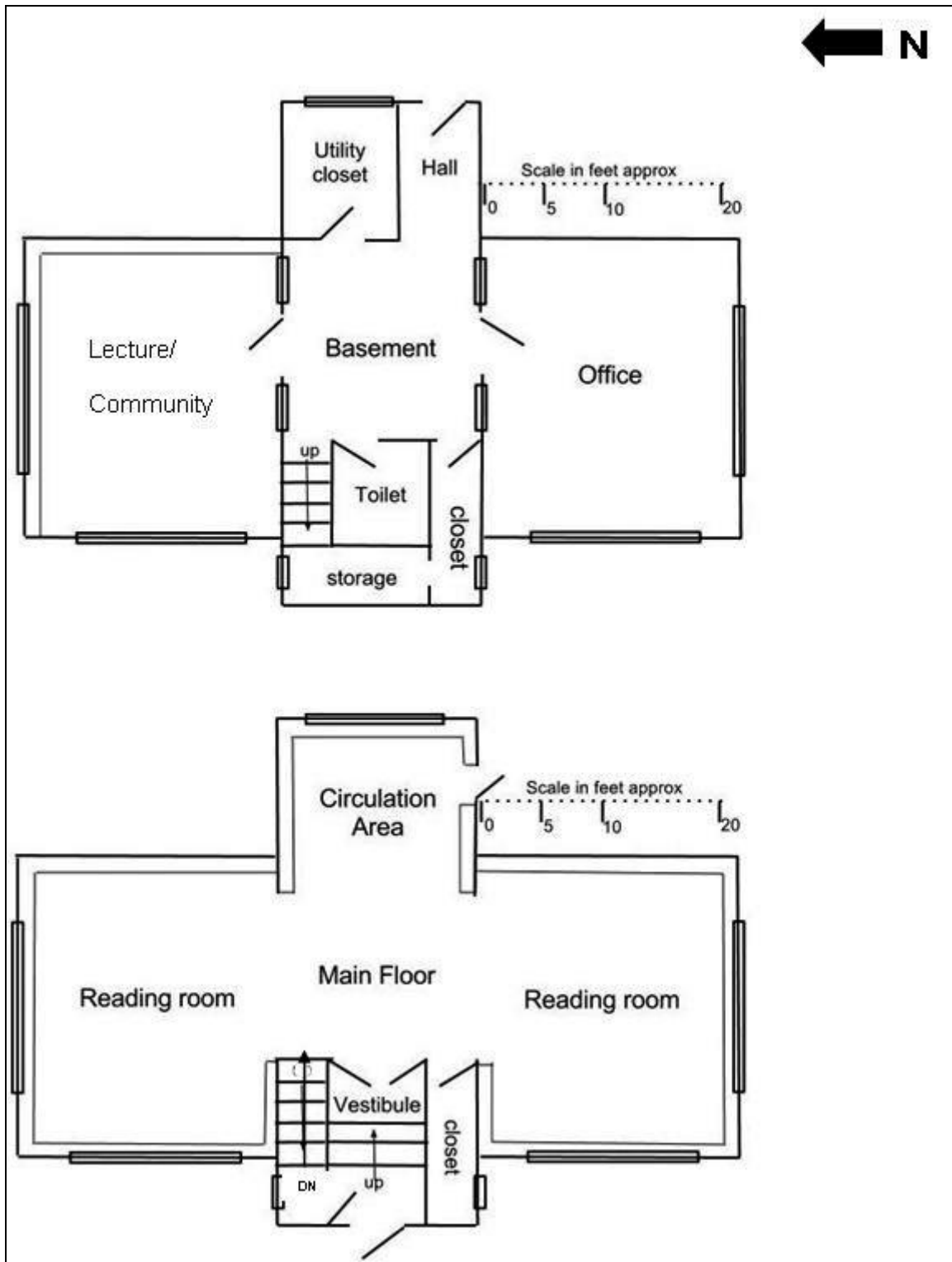
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Figure 5: Basement and Main Floor Plans



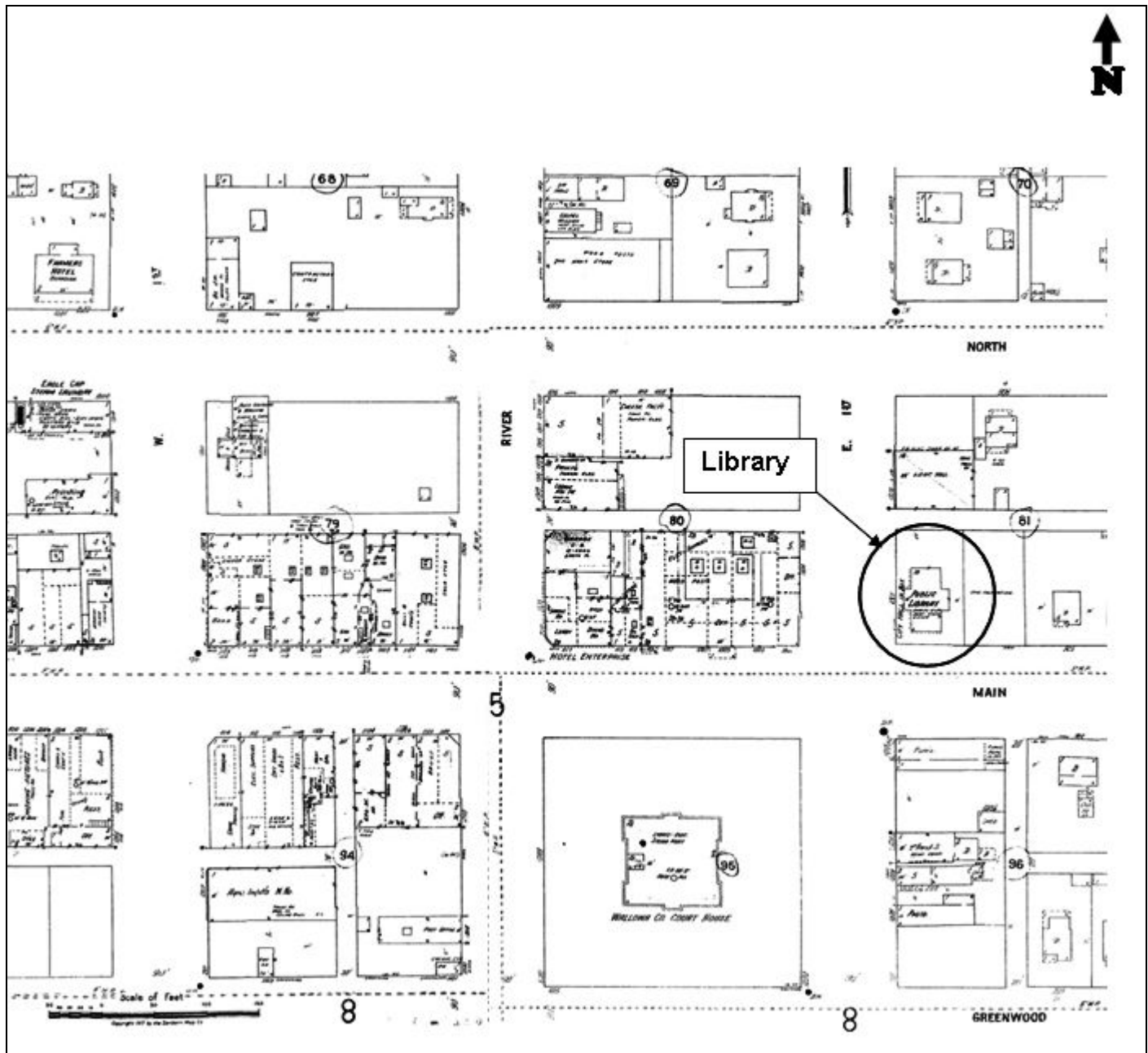
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Figure 6: 1917 Sanborn Fire Insurance Map updated to 1941 of downtown Enterprise



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**Figure 7:** Historic photographs of the library exterior c. 1914 (Enterprise Library collection)





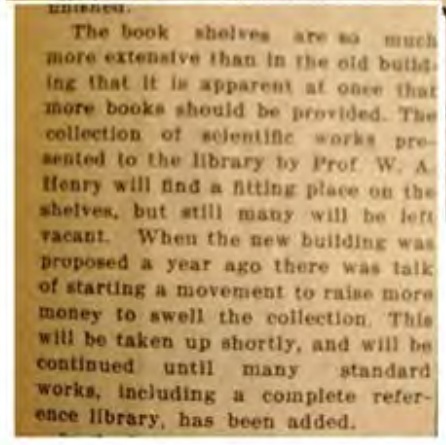
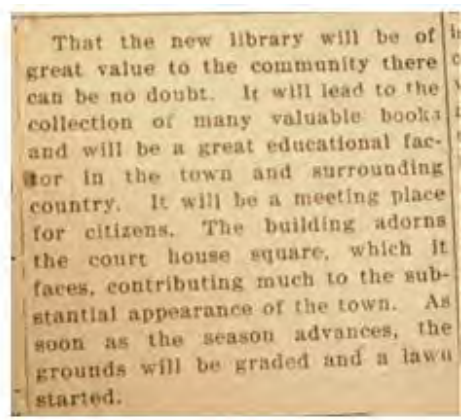
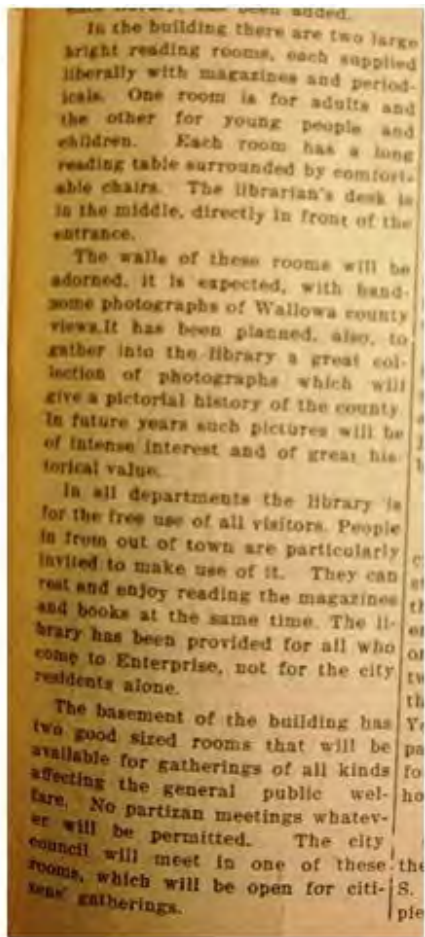
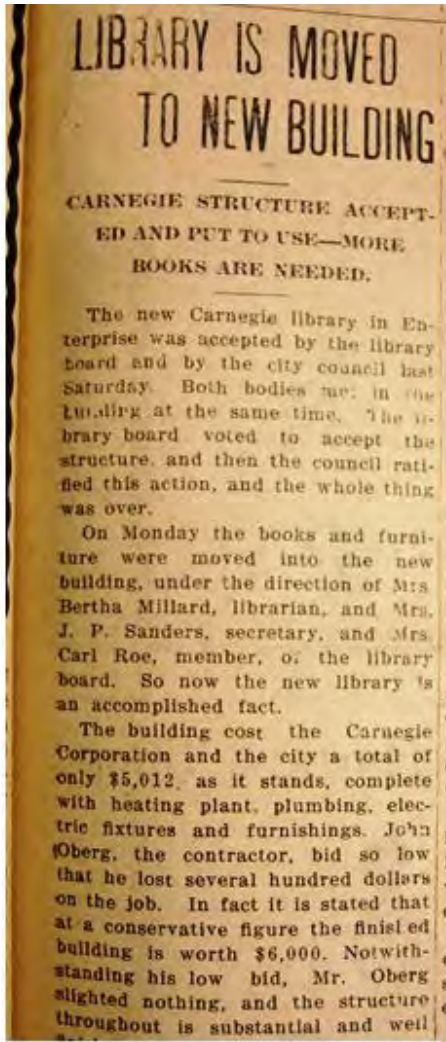
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Figure 8: "Library is Moved to New Building" (*Enterprise Record Chieftain*, March 12, 1914)



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**Figure 9:** Top Photograph: Interior of library with long-time librarian Bertha Millard and reading room in background, "The History of Wallowa County." Bottom Photograph: Current photograph of the original drinking fountain, now located on the lawn of the Wallowa County Courthouse. The fountain was originally near the southwest corner of the library tax lot (see fountain in historic photograph, Figure 7).



Bertha Millard inside City Library



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Historic Resources of Downtown Enterprise, 1888-1956
Name of multiple listing (if applicable)

**Figure 10:** Suggested library floor plans from "Notes for the Erection of Library Buildings," Carnegie Corporation, 1911. Plan 'A', the first floor plan resembles the layout of the Enterprise Library.

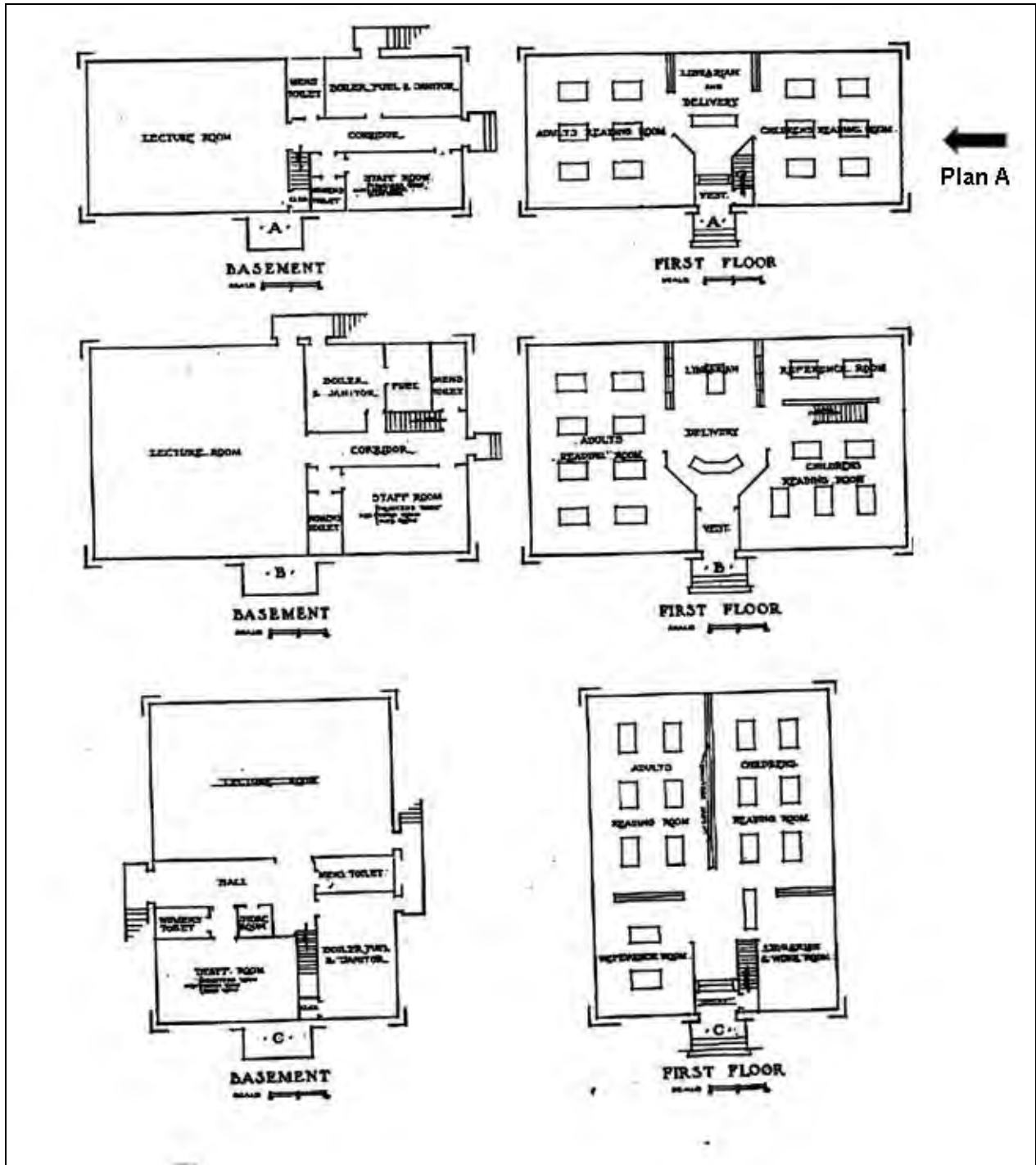




Photo 1 of 14: Looking north from NE 1st and E Main streets with the historic EM&M Building opposite the library and Enterprise IOOF Hall in background. West (front) and south facades of library visible.



Photo 2 of 14: West façade (front), looking east.



Photo 3 of 14: West façade, looking east at central entrance.



Photo 4 of 14: North façade and part of east (rear) facade, looking southwest with parking lot in foreground and Wallowa County Courthouse in background.



Photo 5 of 14: North façade, looking south.



Photo 6 of 14: East façade, looking southwest at large arched rear window in center wing.



Photo 7 of 14: South and east (rear) facades showing 2012 ADA ramp and rear door to main library level, looking northerly.



Photo 8 of 14: South façade, looking north.



Photo 9 of 14: Entrance doors on west wall of circulation area, looking northwest.



Photo 10 of 14: Looking at south reading room from circulation area.





Photo 11 of 14: Circulation desk looking east.



Photo 12 of 14: Basement lobby looking north at door opening to former lecture/community room (under north wing).



Photo 13 of 14: 1940 children's library table and chairs in lecture/community room (north side of basement).



Photo 14 of 14: Detail of doorknob in former lecture/community room, looking south.