



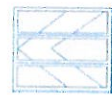
# Cottage Grove Armory

Schematic Design Project



## FINAL REPORT

March 13, 2015



Keating  
Engineering, LLC



March 13, 2015

City of Cottage Grove  
400 Main Street  
Cottage Grove, Oregon 97424

Re: Schematic Design Project  
Cottage Grove Armory  
628 East Washington Street  
Cottage Grove, OR 97424

It is our pleasure to present this summary report of our work on this Schematic Design Project for the Cottage Grove Armory.

This report is a compilation of our efforts, working closely with City staff, consultants, your appointed Armory Steering Committee and community residents. This process began in August 2014, and is recently concluded.

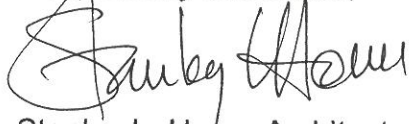
In the following pages, you will find proposed Armory floor plans as well as exterior images. You will also find reports from the Structural and Mechanical Engineers who were integral to our team. Finally, in the Appendix you will find supporting and explanatory documentation of our process as well as background information on which our work was built and acknowledgement of financial supporters of this project.

This work has been guided, reviewed and endorsed by the Armory Schematic Design Steering Committee. It has been shared with a number of community groups.

We welcome your questions and the opportunity for further discussion. We look forward to your adoption and endorsement as the basis for funding proposals, design development and implementation.

Thank you for this opportunity to work together.

Respectfully Submitted,

  
Stanley L. Honn, Architect



David McClean, Architect

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COB# 39223

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## Process Description: Armory Schematic Design

Our mission in this process has been to use a community-based design process to define the Armory for its next life as a resource for the Cottage Grove community.

Architects Stanley Honn and David McClean were selected by the City of Cottage Grove in July 2014 to lead this process, supported by their consulting Structural and Mechanical Engineers.

Representatives of many stakeholders in the Armory's future (Appendix A) were appointed by the City Council as an Armory Schematic Design Steering Committee in September 2014. They were asked to partner in this process and to be the voice of the community in discussions, deliberations and choices in shaping the Armory's future.

This group initially met in the Armory on September 11, 2014. At that time, the Architects had re-measured the Armory, producing as-built drawings and the core of a digital model of the Armory that would be developed and explored as the process unfolded. The Architects had also conducted initial site consultations with the Structural and Mechanical Engineers on the design team.

Simultaneous tasks were delegated to various members of the project team (Appendix B). Steering Committee members were asked to reach out to their respective groups for continuing input and comment as the process unfolded.

Similar facilities in Oregon were reviewed or visited to learn from their experiences. The results of the 2010-2011 survey (Appendix K) were considered as input in this process.

When options for kitchen development became a key design element for the future of the Armory, an ad-hoc focus group was formed to visit similar facilities and provide direction regarding kitchen options being considered.

The Steering Committee met monthly through January 2015. Community Open Houses were hosted at the Armory to share progress and solicit input in October and November 2014. City staff updated the city website periodically with Armory redevelopment information. Staff from the state Historic Preservation Office were kept informed of progress on this project, attended one of the Open Houses and ultimately expressed their support for the project as shown.

At its January 2015 meeting, the Steering Committee adopted by consensus the proposal contained in this report.

Subsequently, this proposal has been shared with supportive community groups as requested.

This report concludes this phase of services.

Our mission in this process has been to use a community-based design process to define the Armory for its next life as a resource for the Cottage Grove community. The drawings which follow portray the Armory as envisioned for this next era of its life. The comments below highlight some of the features and considerations included therein.

#### Historic Preservation

As a designated Historic Structure in a designated Historic District, redevelopment is constrained to maintain the character of the current exterior and interior appearance while adapting the structure for its future uses.

The proposed Armory retains the character of the existing appearance while incorporating modifications to accommodate proposed uses.

#### Accessibility

The Armory currently is accessible for physically-impaired users only by a temporary wooden ramp on the north side to a secondary north entrance to the Drill Hall. A major concern in Armory redevelopment is to provide full ADA-compliant access throughout the structure, and to include ADA-compliant restrooms and service areas throughout.

The proposed Armory provides a new street-level northeast entry with stairs and elevator to provide access to all levels. In addition, the new ramped access on the west side and circulation throughout the building provide ADA-compliant access to each space while preserving the existing ceremonial southeast entry stair with only minor modifications. The elevator at the northeast entry is sized to accommodate carts to allow moving tables and related furnishings to all levels of the facility, as well as to accommodate EMT gurneys in the event of an emergency.

The proposed northeast entry is detailed to integrate with the existing exterior building massing, detailing and finishes while being sufficiently distinct from the existing structure to avoid detracting. This new entry further provides an important pedestrian connection to the historic downtown Main Street district.

#### Uses and Activities

The Steering Committee identified a list of 61 historical or proposed uses and activities for consideration in redeveloping the Armory. At the conclusion of this project, that list had been modified as shown in Appendix C. Some uses or activities require specific accommodation, while others can occur utilizing the inherent flexibility in the building layout. Some uses were struck from the list as shown, reflecting the Committee consensus to decline to accommodate them.

#### Drill Hall

An early consensus was to preserve intact the open space of the Drill Hall, even while providing for a wide variety of activities. As shown in Appendix D, several proposed layouts for various uses were explored to determine feasibility, impact on egress and restroom fixtures required. Each of the uses diagrammed there should be accommodated by the proposed layout.

The interior connecting stairs from the main level of the Drill Hall to the Balcony, as well as from the Drill Hall to the Lower Level, are shown as restored and widened sufficiently to provide legal access.

#### Balcony

The Balcony is shown without restoration of the original tiered seating (which was removed prior to the City's purchase of the Armory). The flexibility this provides for displays and alternate uses, as well as for accessibility for users, were main concerns in this decision. Sections of relocatable bleachers are shown at the sound end to increase seating capacity for some uses, while being stored at the southwest corner when not in use. Also shown on the Balcony level is a modest elevated Sound Booth for A-V controls.

#### Kitchen/Food Service

Food service and support of the intended uses and activities resulted in the Kitchen as shown on the lower level as well as secondary support areas on the Main Level. Kitchen options under consideration were distilled to the 5 categories shown on Appendix E, with the option to provide a full Banquet Kitchen deleted by consensus. To support banquets and food service in the Drill Hall, the southwest corner of the Lower Level is developed as a service and staging area with stair and small elevator to the Main Level. On the Main Level, in the Quartermaster's Room, additional staging and support is provided for both the Drill Hall and the Company Room when used for smaller groups in meetings and small banquets. Also on the Main Level, the northeast meeting rooms include a modest wet corner for coffee service and support of small group use of these spaces.

#### Meeting and Multi-Purpose Rooms

Multiple options for meeting rooms are shown, reflecting the considerable concern for flexible use of the entire facility and the variety of intended users. The Company Room on the Main Level and the Legion Room on the Lower Level are preserved intact for meetings and out of respect for their historical uses. The Commanding Officer's Room is preserved on the Upper Level as a ceremonial and display room. The Banquet Room on the Lower Level offers additional meeting space, adjacent to the proposed kitchen facility. Additional spaces are created on the Lower Level for meetings, conference and film screening. On the west side of the Lower Level, a larger divisible space provides for youth activities, exercise studios or similar uses accessed primarily from the new lower west entrance.

#### Restrooms

Accessible restrooms on each level are created to accommodate expected uses on those levels and to meet current Code requirements. The Lower Level restrooms with their historic original finish materials are modestly modified to serve the Lower Level. Additional Lower Level restrooms on the west side serve adjacent uses.

#### Zones

The building circulation is developed to allow limited areas of the facility to be available to specific users without allowing access to the entire structure. The new northeast entry with adjacent office for supervisory staff allows that entry to be unlocked while adjacent doors remain locked to limit building access to unauthorized users. A similar locked door at the base of that stairwell restricts access to the Lower Level. Interior doors by the

Kitchen and Studio space on the Lower Level allow flexible use of these areas while providing a level of building security.

#### Storage

Space is provided for storage of furnishings and equipment needed to support the uses and activities anticipated. Tables, chairs, carts, screens, and food service equipment are examples of items needing storage for general building use. The kitchen area includes storage for equipment, supplies and foodstuffs to support kitchen uses. Archival storage is provided for an historic film collection, as well as City records and files.

#### Structural

The following report from the Project Structural Engineer outlines observations and concerns regarding the existing structure as well as concerns raised by proposed changes. A more complete analysis will be required during Design Development to address these issues. Remediation will be included in construction documents.

#### Mechanical

The following report from the Project Mechanical Engineer describes measures and equipment to service the proposed Armory and its varied uses. A key assumption by consensus was to make every effort to emphasize natural ventilative cooling and avoid providing air-conditioning to the Drill Hall space, depending instead on the presence of openable windows, the addition of low-velocity high-volume fans for air circulation and a central, dedicated outside-air unit to provide Code-required ventilation. Issues to be resolved include staff time to perform night-flushes of the space and to maintain building security with openable windows. The savings in initial cost as well as operating cost compel consideration of this approach.

These issues will also need to be revisited and confirmed during Design Development, with the resulting measures included in construction documents.

A complete fire sprinkler system throughout is assumed for Code compliance.

#### Historical Displays

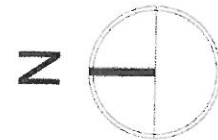
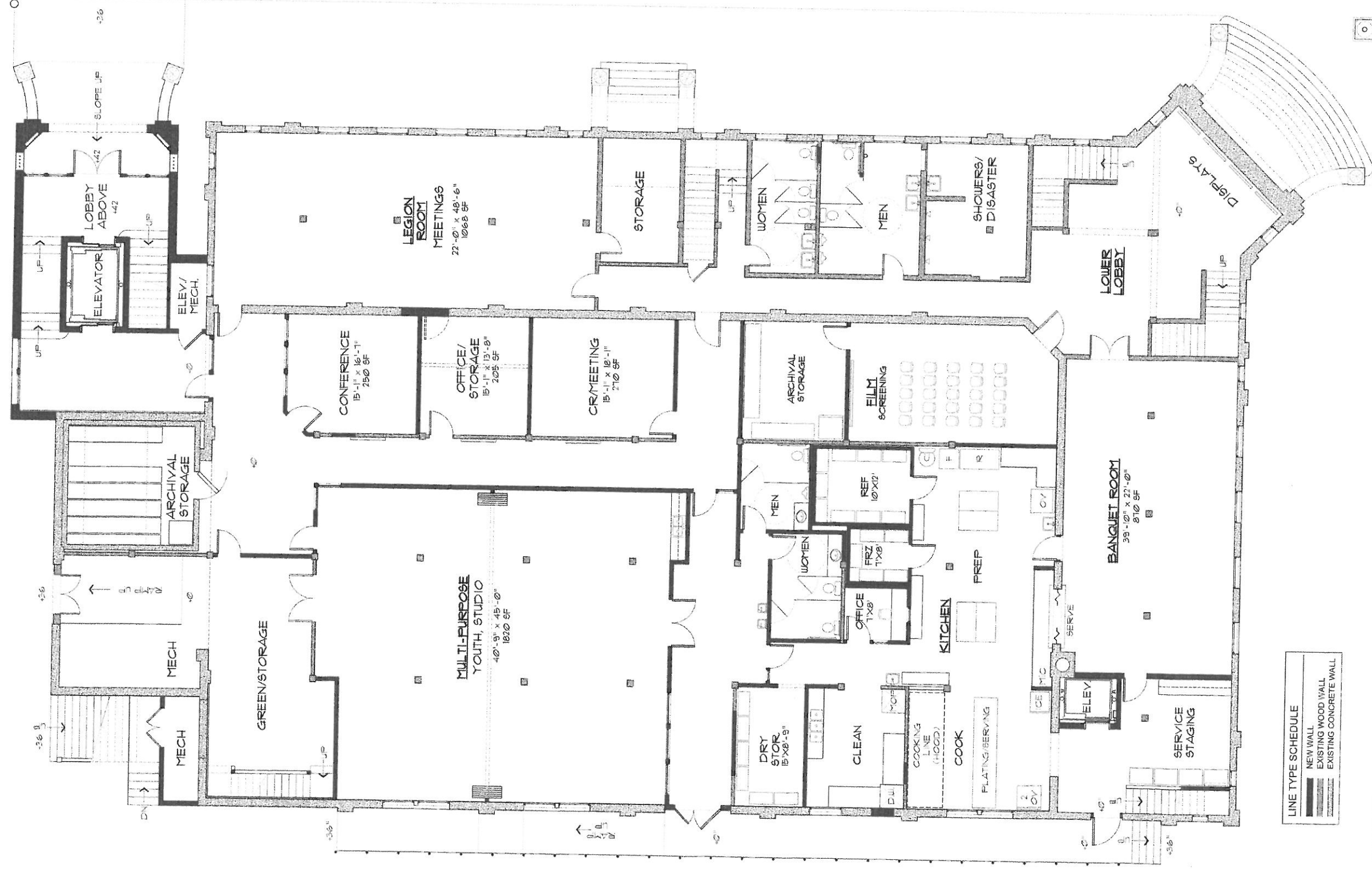
As an historic structure, multiple opportunities are available to reinforce a sense of history throughout the facility.

The southeast corner entry will remain as the iconic image for the Armory, again with minor modification.

On the Main Level, displays can be integrated in the Main Lobby, the Captain's Room, the new northeast Entry, hallway walls, meeting rooms and Drill Hall walls.

On the Balcony level, the Commanding Officer's Room is preserved for ceremonial use and to host historical displays. On the Lower Level, the Legion Room and the Banquet Room in particular offer opportunity for display, as well as the Conference Room and adjacent lobby.

Existing National-Guard-related wall graphics on the lower level and in the Quartermaster's Room need to be relocated to appropriate new locations as part of this project. These include signatures and names of employees as well as company logos and insignias.



LINE TYPE SCHEDULE

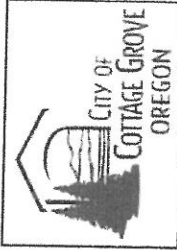
	NEW WALL
	EXISTING WOOD WALL
	EXISTING CONCRETE WALL



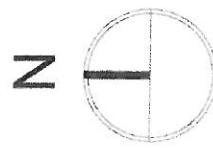
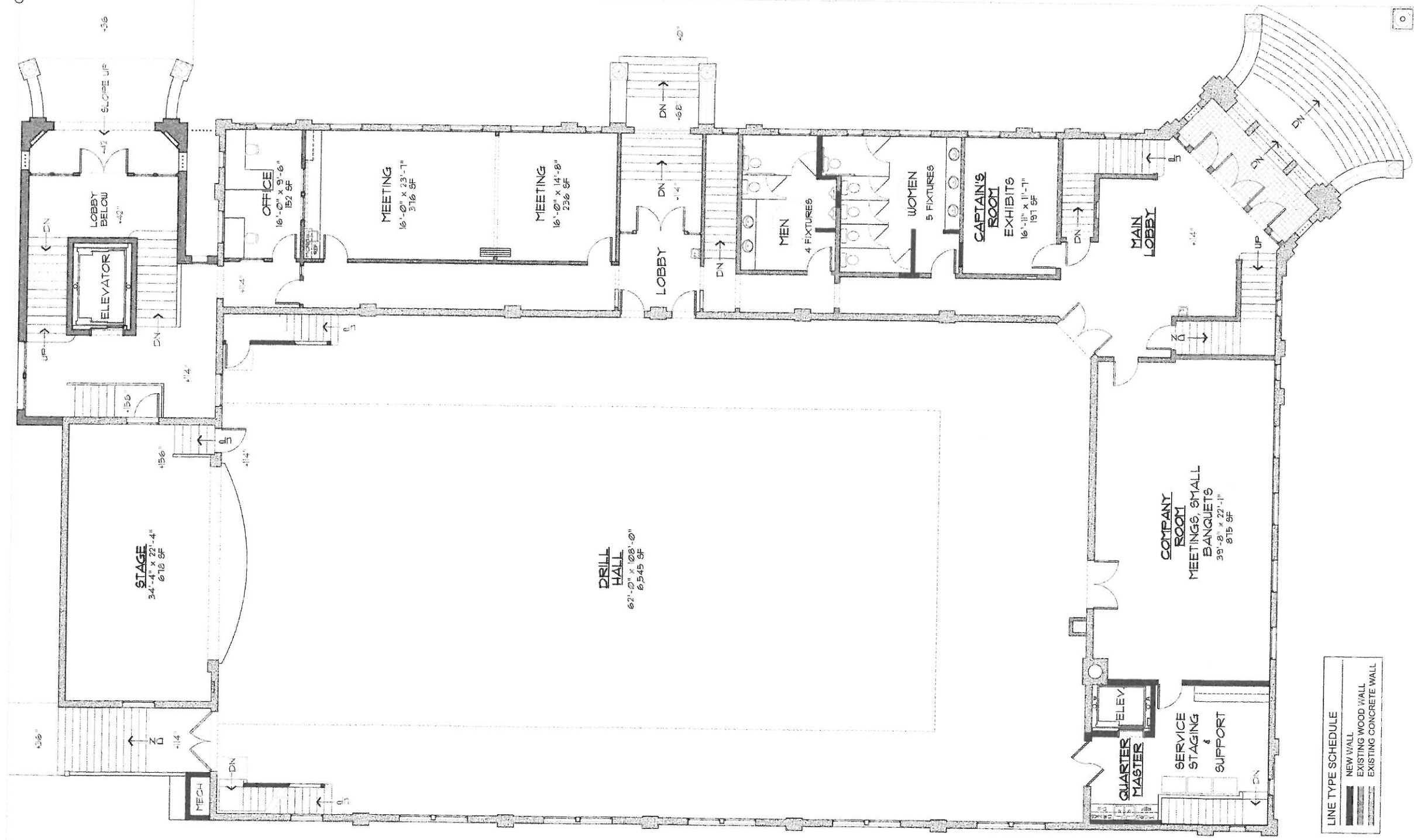
*Honn*  
DESIGN &  
CONSTRUCTION

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COTTAGE GROVE ARMORY  
SCHEMATIC DESIGN PROJECT  
**LOWER LEVEL**



MARCH 13, 2015



LINE TYPE SCHEDULE

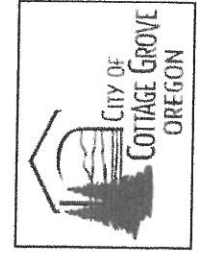
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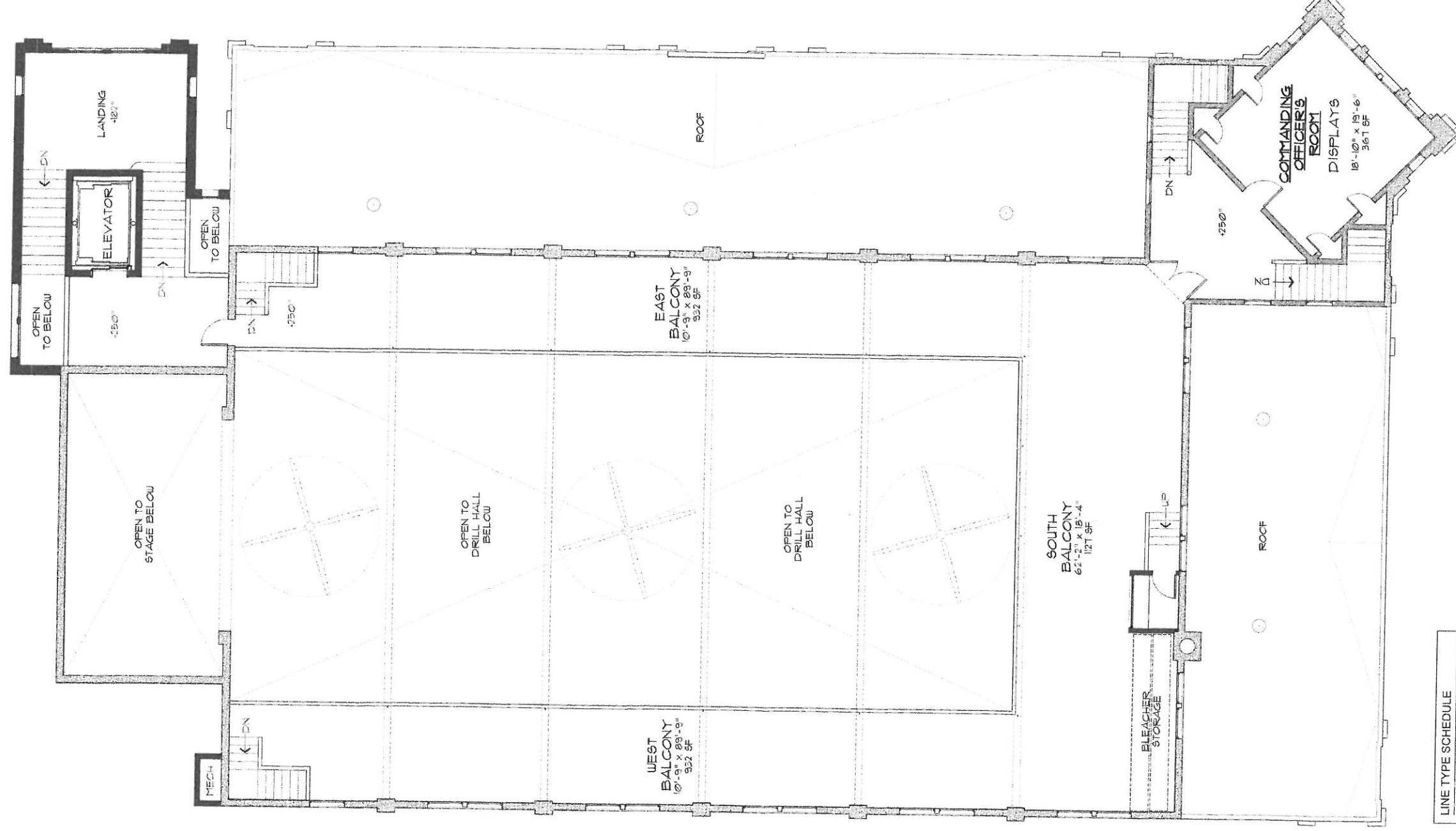
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SCHEMATIC DESIGN PROJECT  
**MAIN LEVEL**



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LINE TYPE SCHEDULE

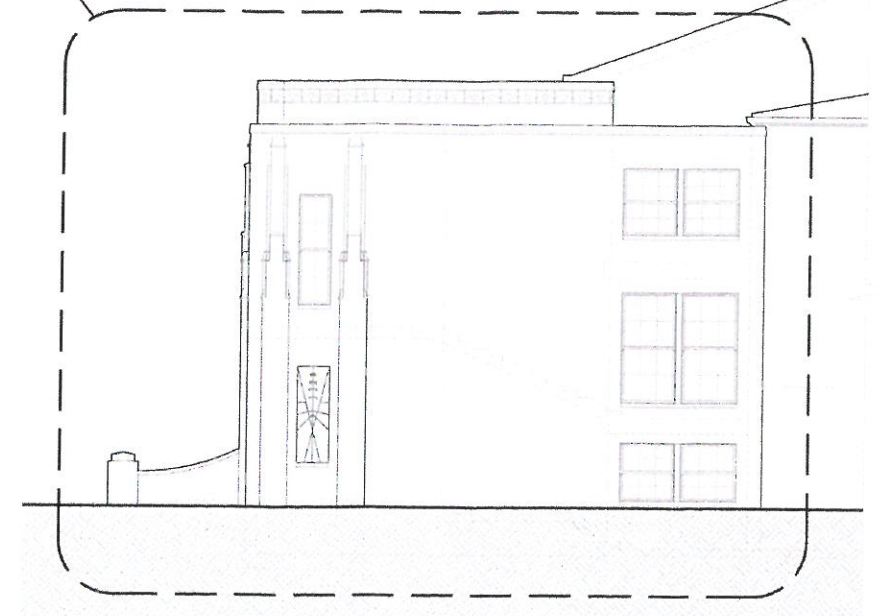
	NEW WALL
	EXISTING WOOD WALL
	EXISTING CONCRETE WALL





S O U T H

PROPOSED  
ACCESSIBLE  
ENTRY



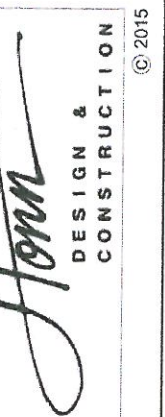
N O R T H



E A S T



COTTAGE GROVE ARMORY  
SCHEMATIC DESIGN PROJECT  
**EXTERIOR ELEVATIONS**

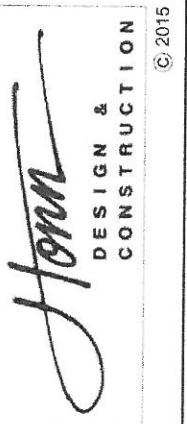


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COTTAGE GROVE ARMORY  
SCHEMATIC DESIGN PROJECT  
PARTIAL ELEVATIONS



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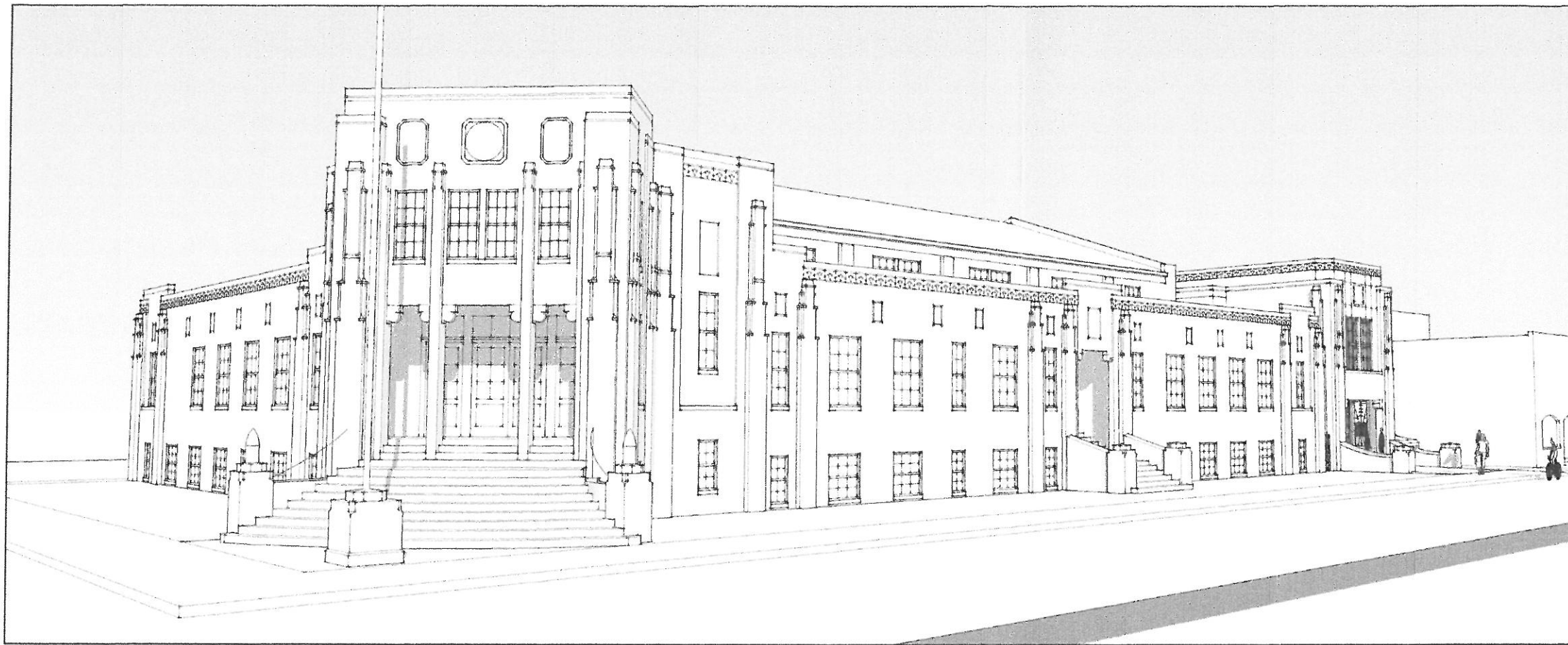
E A S T

N O R T H

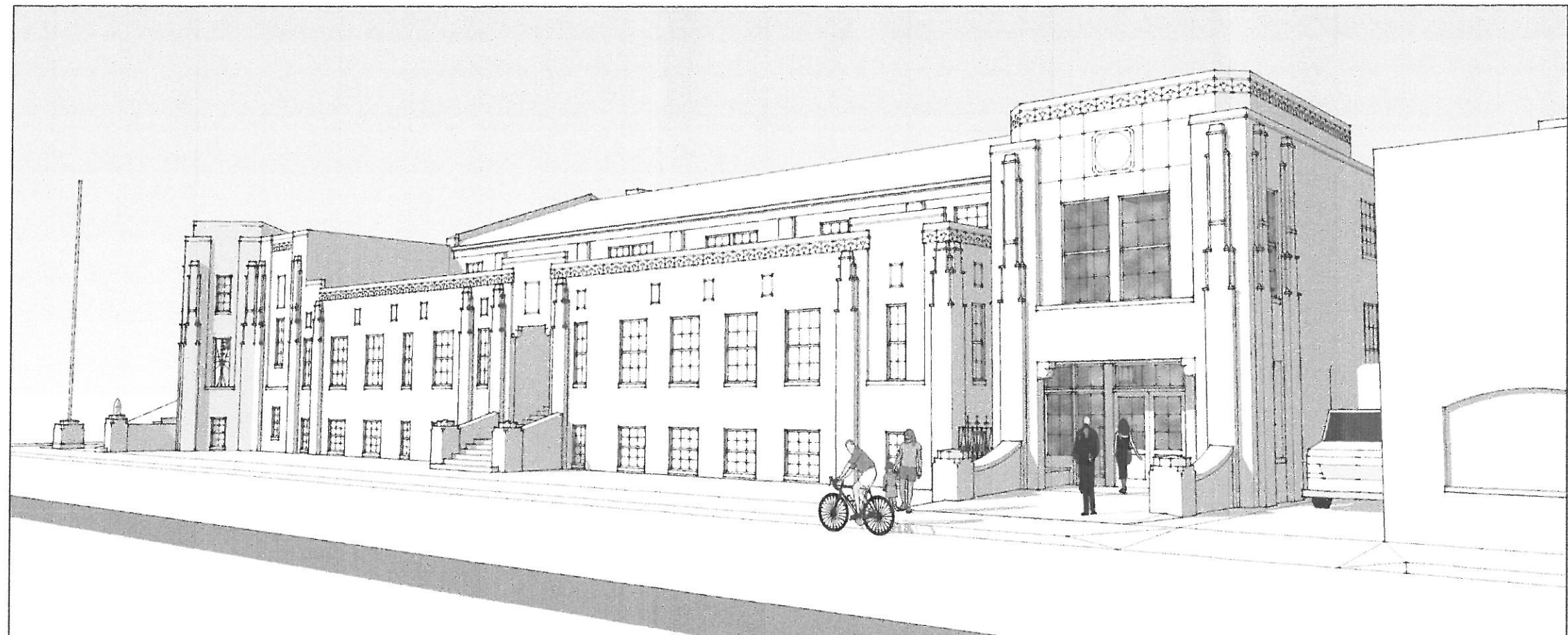
PROPOSED ACCESSIBLE ENTRY



MARCH 13, 2015



SOUTHEAST



NORTHEAST

MARCH 13, 2015



COTTAGE GROVE ARMORY  
SCHEMATIC DESIGN PROJECT  
EXTERIOR IMAGES



# Cottage Grove Armory - Schematic Structural Report 2015

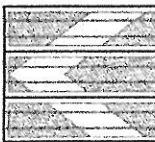
## Abstract

There are several areas of concern with regard to re-engineering the former Cottage Grove Armory building. These can be broadly categorized into the items that *must* be resolved to comply with the 2014 Oregon Structural Specialty Code (OSSC) Chapter 34 (Existing Buildings), which applies to the new work, and those items which are *not* mandated by code, but that the City of Cottage Grove may wish to include to strive for a greater longevity and better safety in the event of a significant wind storm or earthquake.

Generally, the OSSC requires that any re-purposed building element that can be over-stressed 5% more than the existing loading condition must be brought up to current design standards, and that, otherwise, elements that have only been damaged (or subject to decay) and then repaired, must be restored to their original conditions. There are many factors which affect these considerations, but few of them apply to this case, as the building was built, classified and used in a way that the code considers equivalent to the planned conditions of its re-use, and is therefore not considered to be more hazardous. Basically, since the building is not undergoing a “change of use” as defined by the OSSC, and has never fallen into disuse for a period of time, it can be re-used without wholesale changes, except insofar as it is altered, where then the altered portions need to be evaluated. In the interests of public safety, it is prudent to do a sufficient analysis on the major elements to verify that the building will perform well and not present any dangerous conditions to the users. The city may further decide to consider doing upgrades to protect this building in the event of a major wind or earthquake.

The OSSC strength requirements are usually not difficult to address when considering beams and columns, as there are often many options in dealing with overstress conditions, such as providing additional support or adding columns in strategic locations. It becomes much more difficult when the lateral force systems are impinged on. The parts of the building that resist the force of wind or earthquake are often widespread throughout the building, and usually involve the exterior walls where finishes are in place and reconstruction is complex and expensive.

It should be noted that the design of reinforced concrete, which comprises the exterior walls and the lateral force resisting system for the entire building, has advanced a good deal since the 1930's when this building was constructed. The walls are in no serious distress, and there is nothing to indicate an obvious problem, but the analysis of the concrete and reinforcing may possibly indicate that it does not meet present standards as it is. The code will not mandate a change (unless the exterior walls are reduced in strength by 5% or more when cutting in new openings), but the City may wish to use this building during times of natural disasters, and take steps to ensure its survival during another Columbus Day storm, or for the potential for subduction-zone earthquakes, by reinforcing these walls anyway.

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Notated Areas of Concern

The floor plan sketches which follow this report indicate area of the building that, depending on the proposed uses and physical modifications, require further structural investigation and/or analysis:

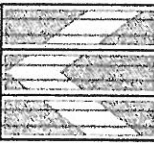
**A.** The wall pilasters (engaged columns) that support the large timber trusses will be subject to some bending stress during a large lateral force event. These should be investigated with Ground Penetrating Radar (GPR) and rebound hammer (sometimes called a “Schmidt” hammer) to ascertain the allowable design stress available. There are only 10 of them, and it would possible to add steel columns on the interior faces to ensure against potential failure.

**B. & C.** The large wooden trusses, which carry both roof and potentially substantial balcony loads, need to be examined and calculated to verify their design capacity. There is observable separation occurring between the chord laminations in more than one truss, perhaps indicating an inadequate shear connection between the chord layers for the loads encountered. Beginning in the early- to mid- 1930's a series of split-ring connectors would have been inserted between these laminations to provide sufficient shear resistance. Based on my observation it appears that these trusses, constructed just prior to the common adoption of the split-ring connector, rely entirely on nails for shear resistance. A solution to all effected trusses might be the installation of steel tensile rods running the length of the each lower chord. The South truss (**C.**), in particular, supports a great deal of balcony loading, and may require more substantial analysis and remediation.

**D.** The gable end wall on the South side of the Drill Hall is proportionally tall and, based on observation and expected reinforcing, is undersupported for anticipated lateral loads (wind and seismic) perpendicular to the plane of the wall. A solution to this inherent weakness might be the installation of a series vertical steel posts continuous from the basement floor to the roof. These posts would run vertically just inside the wall and be fastened periodically to the concrete. These columns would work in tandem with the existing wall to assist in absorbing the anticipated loads.

**E.** The Proposed Schematic Design includes the widening of the existing stairs from the Main Level floor to the Upper Level Balcony for emergency egress and access purposes. This widening, along with the re-introduction of the stairway access from the Drill Hall floor to the Lower Level, will require structural analysis.

**F.** The balcony framing is unique in that it is suspended by the roof trusses via steel rods. These rods each penetrate a wood beam which in turn carries the balcony floor. Given the lack of redundancy in this system and the potential for very high loads (large groups of people) on the balcony at any given time it is necessary to evaluate each component of this assembly to assure that it can withstand the anticipated loads. Areas of this framing will need to be uncovered to accomplish this task.

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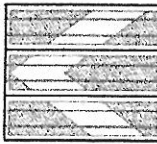
- G. The new entry addition and elevator shaft will need to be evaluated independently as the design develops.
- H. The existing chimney on the North gable end wall is cracked in many places and needs to be evaluated for its structural soundness. Most likely these cracks were initiated through the expansion and contraction of the concrete due to the heat of the boiler exhaust. These cracks allowed water penetration to the steel reinforcement within in the concrete chimney. The subsequent rusting of the rebar further expanded the cracks and worsened the problem. This is a common situation that occurs most noticeably on reinforced concrete bridges in wet, and particularly salty (coastal) areas. Treatments for this problem can include removal of the chimney or stabilization and incapsulation (wrapping) of the chimney.
- I. A new elevator shaft and stairway are proposed to provide direct access between the Main Floor and the Kitchen area. This will introduce a penetration in the Main Level floor which will require structural analysis.
- J. The gable end wall on the north side of the Drill Hall is proposed to include enlarged penetrations for egress access as well as new penetrations for mechanical systems as part of the Schematic Design Project. This wall is also the weakest element of the Lateral Force Resisting System (LFRS), and as such will require analysis to determine its load capacity for both wind and seismic events. Structural reinforcing may be required to alleviate existing weaknesses as well as for new and modified openings.

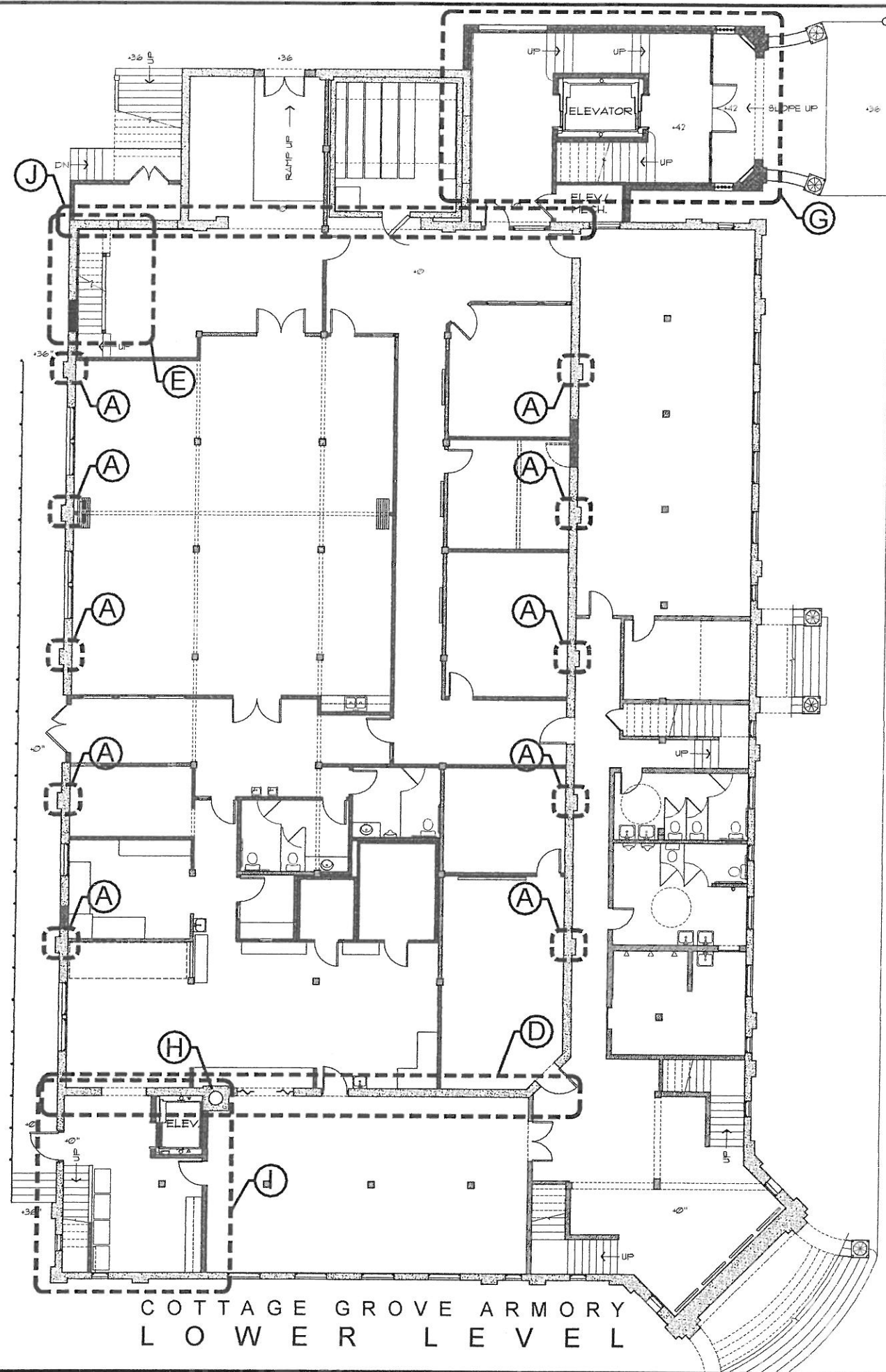
Other Areas of Concern

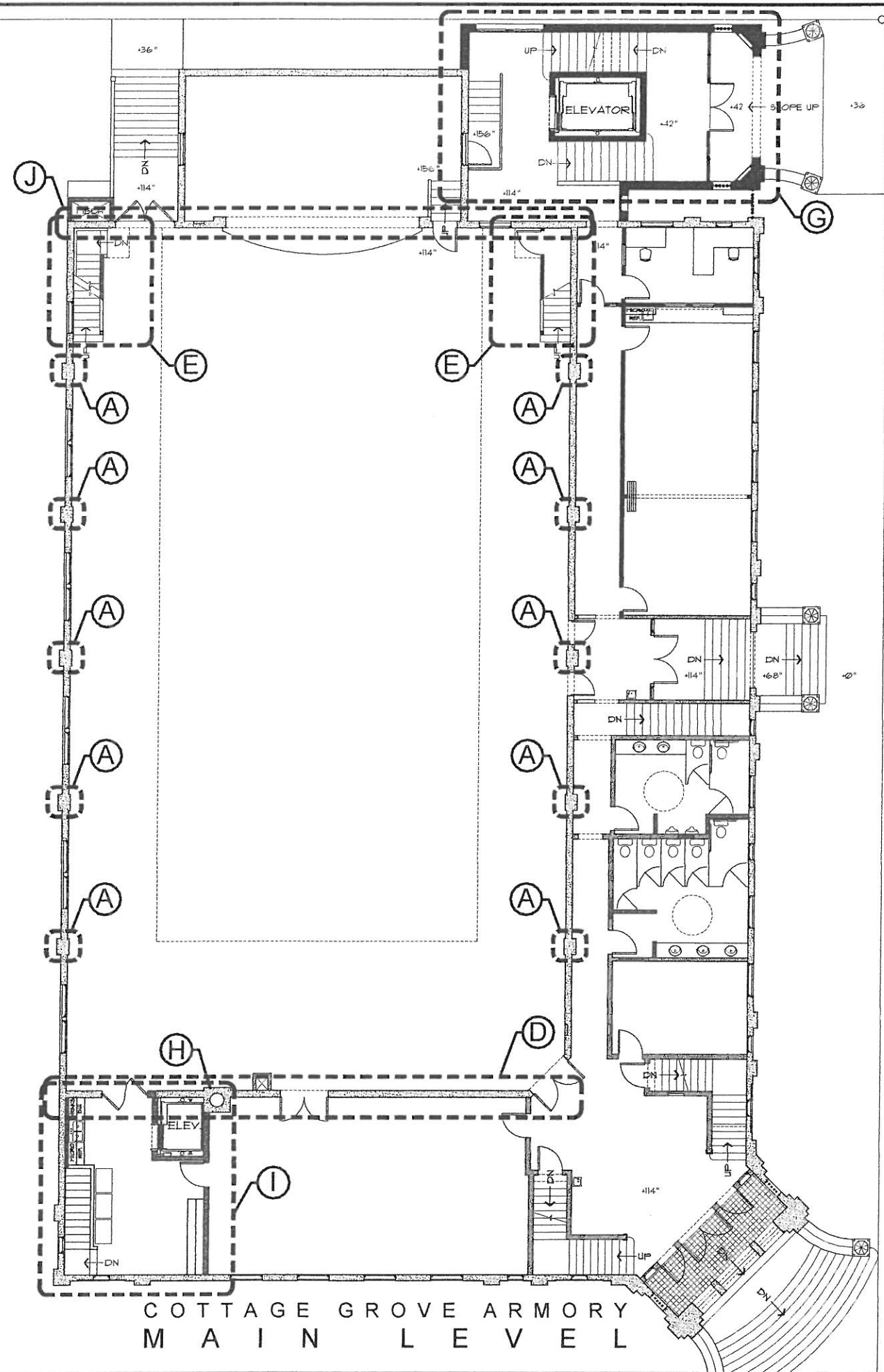
Aside from the items mentioned above there was noted concern regarding the hairline cracking which is seen in a number of areas of the concrete walls. In general the cracking in the concrete facade seems to be superficial rather than an indication of structural inadequacies. I believe the cracking stems primarily from cold joints in the pour-in-place construction technique. Such inconsistencies may stem from the quality of the on-site mix (according to historic records, the concrete was mixed in small batches on a modified Ford Model T truck) as well as curing shrinkage, improper rebar placement, and thermal stress. Deficiencies in any of the areas mentioned could result in the cracking that we see today.

Minor cracking found in the pilasters (see item A. above) may be the result of some structural deflection. This could be the result of the roof trusses being overloaded during a single event - perhaps a heavy snow or large crowd in the balcony. This load may have caused the bottom chord of the trusses to deflect (as noted in items B. and C. above), bending the tops of the pilasters inward. This does not appear to have caused any critical damage to the structure, however. The potential for future occurrences like this should be reduced with the reinforcement techniques outlined above.

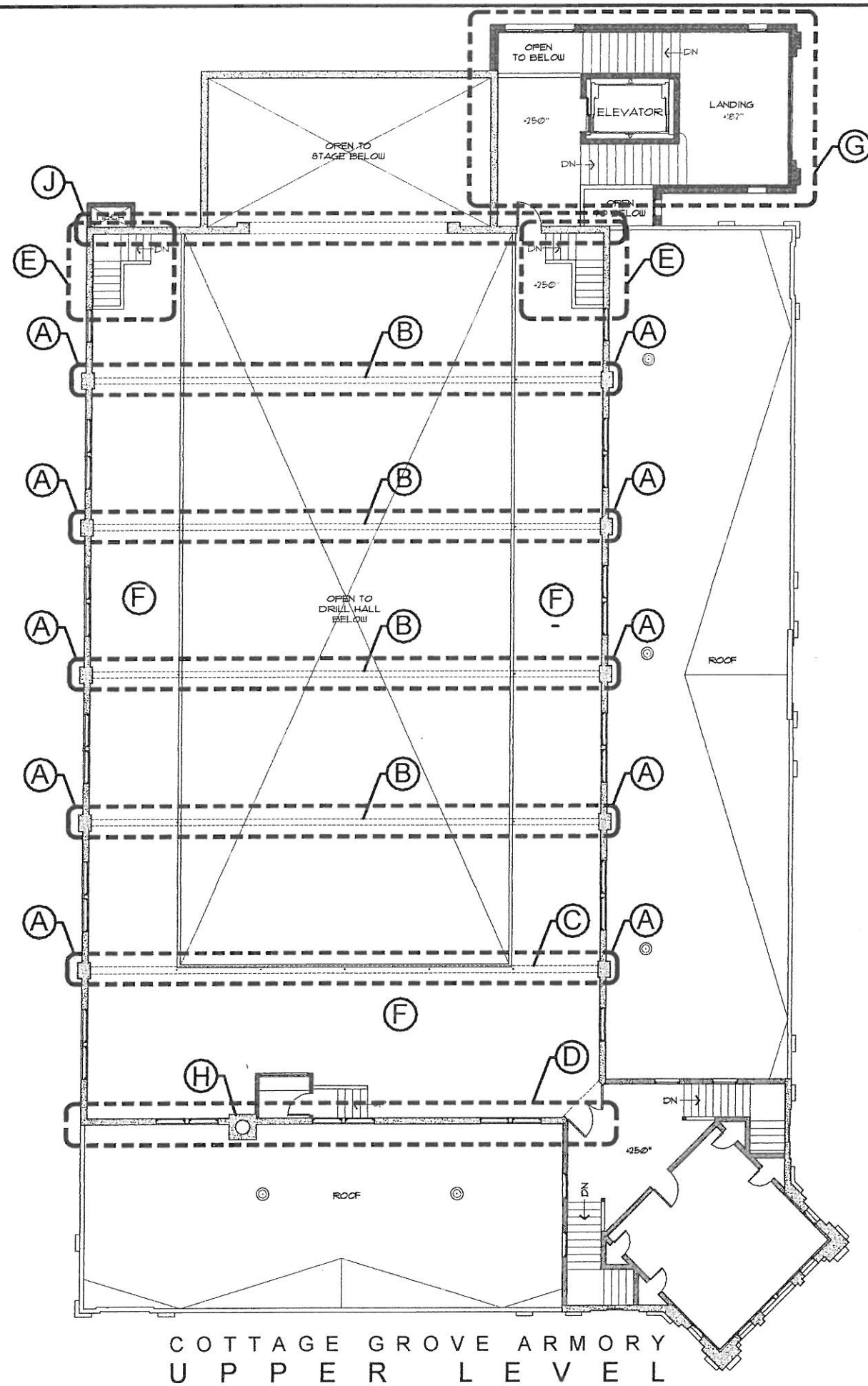
-End of Report-

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COTTAGE GROVE ARMORY  
M A I N L E V E L





# **Cottage Grove Armory Schematic Mechanical Report - Draft**

March 12, 2015



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## **1.0 Project Description**

### **1.1 General Building Description**

The project scope is the renovation of the Cottage Grove Armory Building.

### **1.2 Project Goals**

While the building will not be designed to meet the requirements for a USGBC LEED certification, the City of Cottage Grove has expressed interest in energy efficiency where it does not conflict with the primary stated goal of preserving the historic nature and character of the building.

### **1.3 Codes and Standards**

2014 Oregon Structural Specialty Code

2014 Oregon Mechanical Specialty Code

2014 Oregon Energy Efficiency Specialty Code

ASHRAE Standard 62.1-2010 – Ventilation for Acceptable Indoor Air Quality

ASHRAE Standard 55-2010 – Thermal Environmental Conditions for Human Occupancy

ASHRAE Standard 90.1-2010: Energy Standard for Buildings Except Low-Rise Residential Buildings

### **1.4 Heating Systems**

Primary heating of the building will be accomplished by gas-fired condensing hot water boilers, located in the Green/Storage Room in the lower level. Heating water will be distributed to radiant heaters and coils throughout the building via insulated copper tubing or steel pipe.

Two boilers are recommended to exceed the peak heating load. With one boiler out of service there will still be enough capacity to partially heat the building on a design day.

Proposed are two 850,000 input Btuh Lochinvar FTXL boilers with 10:1 turndown. These have a small footprint and can be located in the Green/Storage Room or any lower level room, preferably near an exterior wall. With zero clearance on left and right, the two boilers may be installed side-by-side. Boilers can be direct vented out the wall.

Supply water temperature will be reset between 90 and 180 degrees based on outside air temperature.

Radiant heaters are proposed to be Runtal steel panel radiators, wall or ceiling mount, as applicable. Large amounts of surface area will be required to meet the high heating load due to single pane glass and



uninsulated concrete walls. Heating water piping will be routed discretely or in chases to maintain the original character of the building

Heating will also be provided as needed by the dedicated outside air unit (see below), which will have a heating coil fed by the boilers.

**1.5 Cooling Systems**

Selected spaces will be provided with mechanical cooling. Those spaces include the following:

Lower Level

Banquet Room (870 sf)

Main Level

Office and Meeting (764 sf)

Company Room (875 sf)

Upper Level

Commanding Officer's Room (367 sf)

These rooms will be heated, cooled and ventilated by Mitsubishi, Daikin, or equal ducted split system heat pumps. Indoor fan coil units will be located above a dropped ceiling within the space, or in an adjacent room. Individual offices with operable windows may use wall-mount ductless indoor units. Outdoor units will be mounted on the flat roof nearest the indoor unit. Refrigerant piping will be routed within interior walls or chases from the indoor to outdoor units.

These systems will have their own dedicated control systems which could communicate with the building management system (BMS) at an added cost.

**1.6 Mechanical Ventilation Systems**

Outside air for Code-required ventilation will be distributed to occupied spaces by a central, dedicated outside air unit (DOAS). The unit will be located in or near the Green/Storage Room and will be equipped with medium efficiency filters, heat recovery heat exchanger and bypass, heating coil, and supply and return fans with variable speed drives. Since the building is expected to often be partially occupied and have an irregular operational schedule, modulating dampers will be used to shut off the air to unoccupied spaces, thereby conserving energy.

Spaces to be served, and estimated air quantity are as follows:

Drill Hall, Stage and Balcony – 2600 cfm

Multi-Purpose (Youth, Studio) – 850 cfm

Legion Room – 350 cfm

Remaining lower level rooms – 350 cfm



The unit will conserve energy by exhausting room air and exchanging heat from that air to the incoming outside air. During very cold weather the hot water heating coil will boost the temperature of the delivered air supply. The heating coil will also be sized to provide a quick warm up when needed.

Fresh air will be ducted to the spaces. Routing of ductwork must be carefully designed to maintain the historic feel of the facility.

Variable volume terminal units will be provided to enable portions of the system to be shut off when unoccupied. CO2 sensors will also determine if ventilation air can be reduced to partially occupied spaces.

In hot weather the heat exchanger will provide some cooling by reducing the temperature of the incoming air.

**1.7 Exhaust Systems**

Exhaust will be required by Code for the following spaces:

- Kitchen – grease hood and dishwash hood
- Restrooms
- Showers

Additionally the sound booth, on the south balcony, will be exhausted by a local fan to provide cooling for the booth occupants.

Kitchen exhaust fans will be wall-mounted, just outside the kitchen, and will discharge horizontally, maintaining required clearance between discharge point and building openings. Makeup air will either be fan-forced or introduced by gravity. Makeup air will either be tempered with a hot water heating coil, gas-furnace, or heat will be added to the kitchen separately as needed to prevent cold conditions.

Restroom and shower exhaust fans will be located indoors and will discharge out the building through the roof.

**1.8 Natural Ventilative Cooling**

A Natural Ventilation system will be cost-effective if it consists primarily of operable windows that do not require automatic controls. Generally the drawback to using windows for natural ventilation is that they compromise building security. The existing windows on the lower level already have security screens to prevent unwanted intrusion, but there is not a good pathway for air to travel from the lower level through the main level and out the upper level.

Windows on main level need security screens if they are to be kept open overnight for high flush cooling purposes. During events they can be opened for natural cooling. With the main level windows being the source



of incoming air, the proposed outlets are at the north and south gable ends of the hall. Operable dampers or windows will allow stack effect to relieve the building of warmed air.

Low speed, high volume ceiling fans such as Big Ass Fans are an effective way to promote the movement of air through the space. Their function changes based on rotational direction. In the winter they may push air down to prevent stratification and, in the summer, downward air movement will generate a cooling effect. Rotating in the opposite direction they can assist the stack effect and help draw air through windows and out the gable vents. Two or three fans located in the upper reaches of the drill hall are proposed.

### 1.9 Direct Digital Controls

The building management system (BMS) should be as simple and user-friendly as possible, however it should have the capability of operating all equipment according to predefined schedules which may be overridden locally, or remotely through the internet. Operation of the DOAS and associated terminal units will best be accomplished through a direct digital control system (DDC). Manufacturers are now marketing basic, affordable systems.

# HIGH EFFICIENCY BOILERS

**FTXL**  
FIRE TUBE BOILER

**SMART SYSTEM™**

**CON-X-US™** REMOTE CONNECT CAPABLE

CASCADING SEQUENCER

LOCH-N-LINK® USB DRIVE SETUP

5 INPUTS FROM 399,999 TO 850,000 BTU/HR

10:1 TURNDOWN RATIO

COMMON VENT AND PVC DIRECT VENTING

FLOW RATES FROM 10 TO 150 GPM

SMALL 6.2 SQ. FT. FOOTPRINT

4 PUMP CONTROL

WIRELESS OUTDOOR SENSOR CAPABLE

Lochinvar

FXT

**98%** AHRI CERTIFIED  
**THERMAL EFFICIENCY\***

\*See back page for efficiency by model

 **Lochinvar**  
HIGH EFFICIENCY BOILERS & WATER HEATERS



## THE NEW 98% STANDARD

Lochinvar redefined the fire tube boiler category with its KNIGHT® Wall-Framed and CRUISER® lines. For residential and light commercial applications, the FTXL® adds another level. FTXL offers best-in-class AMB Infrared Efficiency and footprints, plus remote connectivity that puts the Smart SYSTEM™ central unit fingertip, displayed.

### REDUCE INSTALLATION COST WITH VARIABLE FLOW TECHNOLOGY

FTXL can operate at a range of flow rates, from 10 to 100 GPM, with a variable flow rate. This means it can be used in a wide range of applications, from 10 to 100 GPM. The variable flow rate allows the boiler to operate at a lower flow rate when the demand is low, and at a higher flow rate when the demand is high. This results in a more efficient boiler that can save money on installation and operating costs.

### SMOOTH-RUNNING, MODULATING COMBUSTION

FTXL boilers have a smooth-running, modulating combustion system. This means the boiler can adjust its output to match the demand, resulting in a more efficient boiler that can save money on installation and operating costs. The modulating combustion system also helps to reduce noise and vibration, making the boiler a more pleasant addition to any home or business.

### MINIMUM SUPPLY PRESSURE, INSTALLER-FRIENDLY

FTXL boilers have a minimum supply pressure of 1.5 psi, which is lower than most other boilers. This makes them easier to install and maintain, saving money on installation and operating costs. The low minimum supply pressure also helps to reduce noise and vibration, making the boiler a more pleasant addition to any home or business.



FTXL Boilers exceed IECC Optional Standards C406.2 calling for thermal efficiencies of 97% or higher



### PEACE OF MIND, WHEN IT MATTERS MOST

FTXL boilers are designed with safety in mind. They have a built-in safety system that automatically shuts down the boiler if it detects a problem. This helps to prevent accidents and ensures that the boiler is always operating safely. The safety system also includes a pressure relief valve that automatically opens if the pressure inside the boiler becomes too high.

### THE SMALLEST FOOTPRINT, EASY TO INSTALL & SERVICE

FTXL boilers have a compact design that makes them easy to install and service. They are only 18 inches wide and 30 inches high, which means they can fit in most spaces. The compact design also makes them easy to move and install, saving money on installation and operating costs.

### FLEXIBLE VENTING OPTIONS

FTXL boilers can be vented through a roof or a wall, making them a versatile choice for any home or business. They can also be vented through a chimney, which is a common option for many homes. The flexible venting options make FTXL boilers a great choice for anyone looking for a boiler that can fit in their space.

TO LEARN MORE, LOG ON TO [WWW.FTXLBOILER.COM](http://WWW.FTXLBOILER.COM) TODAY!

CON-X-US™

## INTRODUCING BOILER PLANT CONTROL, FROM ANYWHERE.

FTXL features the next generation of Lochinvar's all-in-one SMART SYSTEM operating control with a re-designed multi-color LCD interface. SMART SYSTEM provides outstanding functionality, and can be integrated directly into a Building Automation System via ModBus and other communications protocols. And now, the CON-X-US mobile communication platform allows SMART SYSTEM to go where no other boiler has gone before.!

SMART SYSTEM

CON-X-US provides the ability to monitor and manage multiple FTXL boiler plants without ever stepping into the mechanical room. CON-X-US will send alerts via text or e-mail notifying of changes in system status, and anytime, from anywhere, a user can check system status and re-program any boiler function. Once downloaded, the free CON-X-US mobile application allows far remote access to all SMART SYSTEM functions using any Internet-capable device..

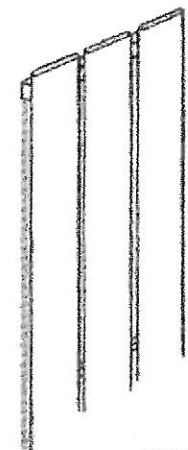


LOCHINVAR  
FLASH  
Use a USE  
easily mai  
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FTXL boile  
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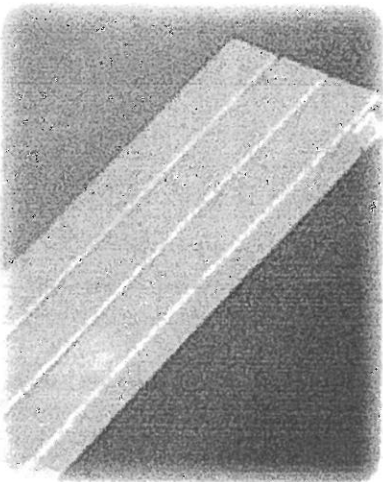
Model Type RV

SPECIFICATIONS



RV-3

RV panel radiators are manufactured in the USA from cold rolled steel, and mounted vertically. The panels are finished in a gloss powdercoat and available in many standard colors and over 100 optional colors. RV panels are made in heights from 20" to 29'-6" and widths from 3" to 70". Standard piping connections are 1/2" NPT for inlet and outlet piping, and 1/8" NPT for vents (3/4" NPT inlets and outlets are available by special order). For more complete RV panel specifications, please refer to the Runtal technical pages.



BTUH/FT RATINGS

Energy efficient as well as space saving, RV panels are Runtal's radiant vertical panel. RV panels are useful in foyers and large public entryways, and they provide more comfort at lower room temperatures than convective heaters.

BTUH/ft Ratings @ 65°F EAT					
MODEL	WIDTH inches	DEPTH inches	215°F	180°F	140°F
RV-2	5.7	1.6	400	290	160
RV-3	8.6	1.6	600	430	250
RV-4	11.5	1.6	800	570	330
RV-5	14.4	1.6	1000	710	410
RV-6	17.3	1.6	1200	850	490
RV-7	20.2	1.6	1400	990	570
RV-8	23.1	1.6	1600	1130	650
RV-9	26.1	1.6	1796	1264	724
RV-10	29.0	1.6	1996	1405	808

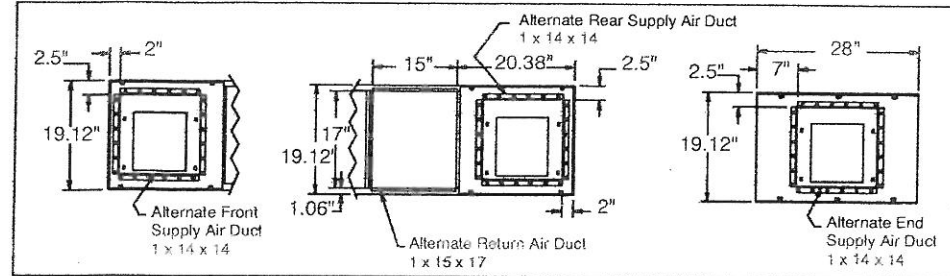


RV-4

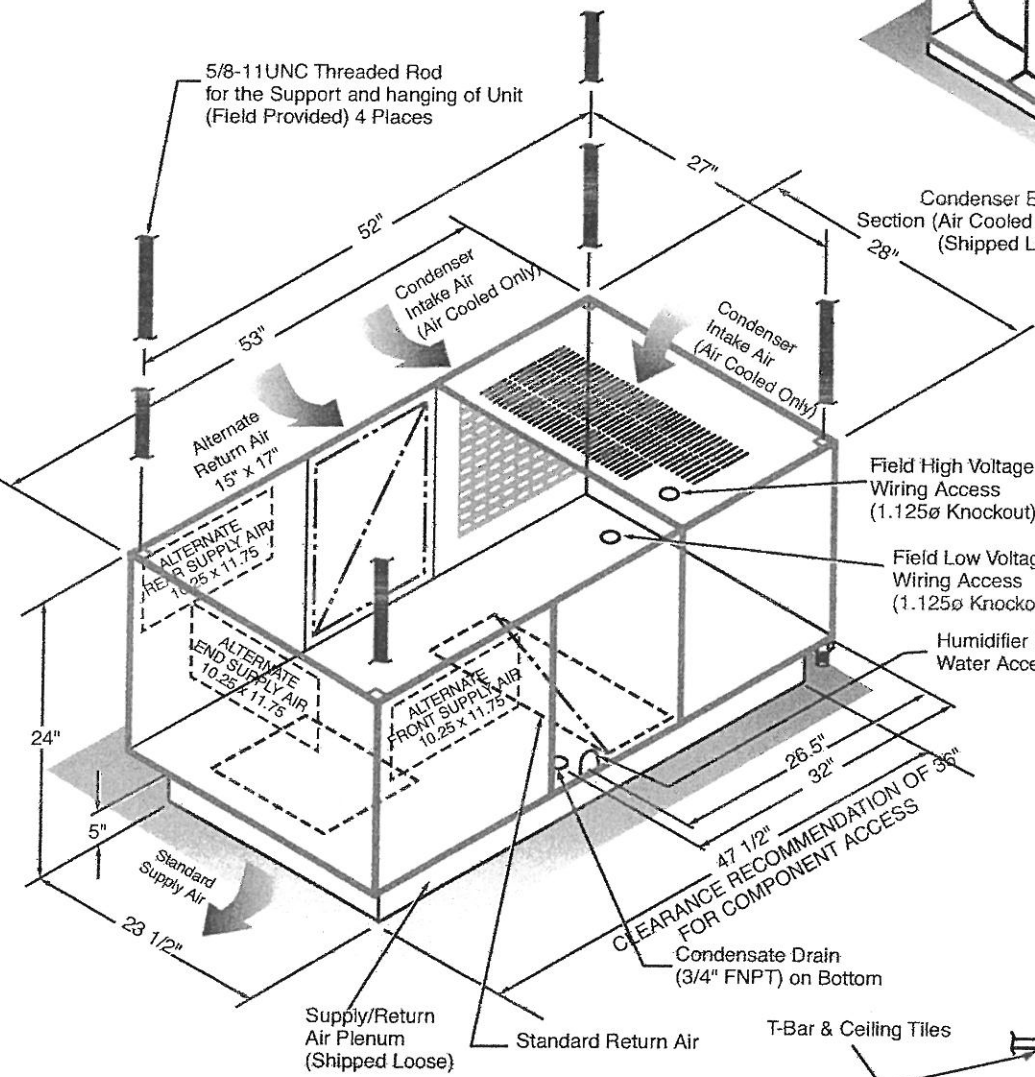
MOUNTING SYSTEMS

RV panel radiators are wall mounted with a bracket system that allows for an easy and cost effective installation. All necessary brackets are included with each panel and recessed wall mounting systems are also possible. Please see the RV technical pages for more complete mounting details.

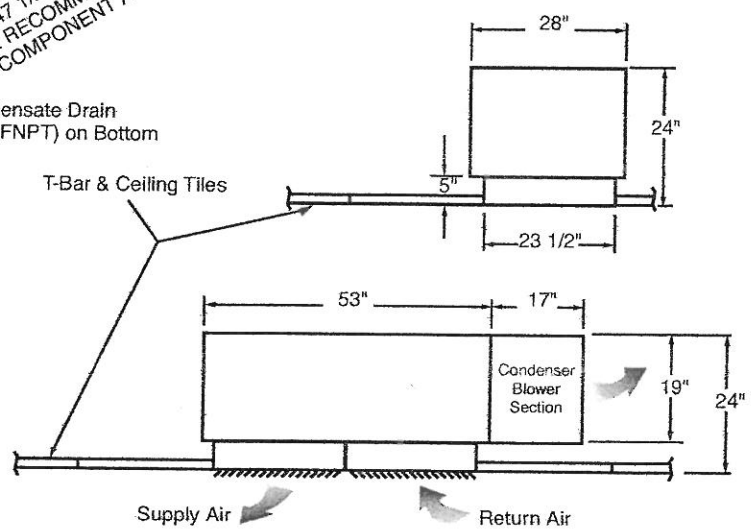
Various average water temperatures (AWT) are shown here for convenience, but for more specific conditions use the appropriate correction factor with the 215°F rating. See the technical pages for the correction factor best suited to the design conditions.

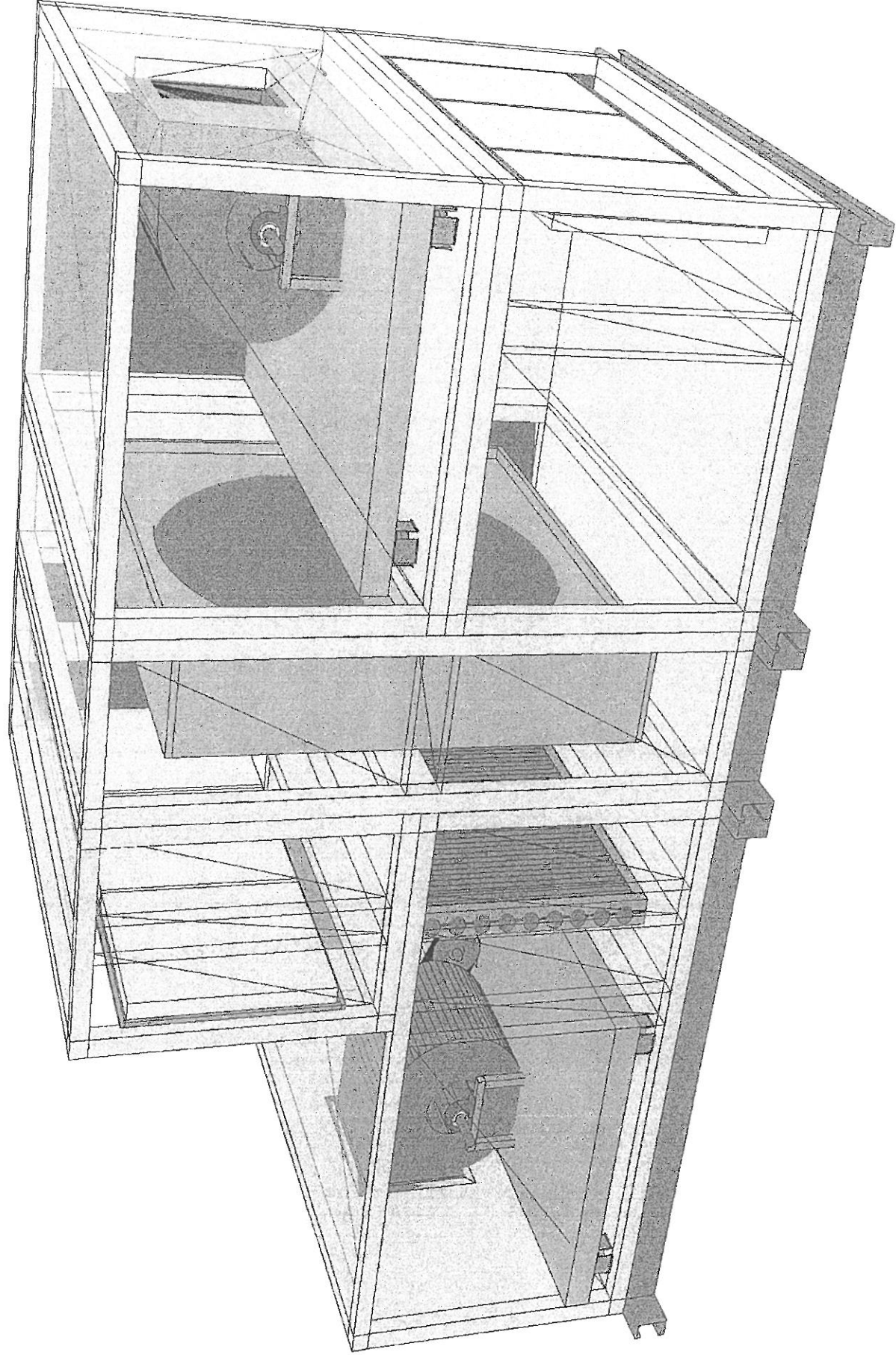



**MINI CEILING SYSTEM**  
**DIMENSIONAL DATA**  
 1, 1.5, 2, 2.5 TON



**NOTE:** Units for ducted outside condenser air will have a side flange connection and solid top panel. Units must be tagged for ducting when ordered. Otherwise, units will ship as pictured.





<b>Product Drawing</b>		Unit Tag: DOAS-1		Sales Office: Oregon Air Reps (Portland)		 13600 Industrial Park Blvd, Minneapolis, MN 55441 www.DaikinApplied.com     Software Version: 10.41
Product: Vision Air Handler		Project Name: Cottage Grove Armory		Sales Engineer:		
Model: CAH010GHAC		Mar. 12, 2015	Ver/Rev:	Scale: NTS	Tolerance: +/- 0.25"	
				Sheet: 1 of 1	Dwg Units: in	

## MEMORANDUM

TO: Mayor and City Council

FROM: Howard P. Schesser, Community Development Director

SUBJECT: APPOINTMENT OF MEMBERS TO THE ARMORY  
SCHEMATIC DESIGN STEERING COMMITTEE

DATE: September 3, 2014

### Background

The City in August awarded Honn Design & Construction with the project team leadership of Stanley L. Honn and David McClean to develop a schematic design for the Cottage Grove Armory redevelopment using a community-based design process. The first step in the project work is to establish a Steering Committee. Several people have been invited to join the Mayor to assist in collecting community input into the design process. The proposed Armory Schematic Design Steering Committee consists of the following people who represent a wide variety of interests in the community:

Lloyd Williams,	Cottage Grove Historical Society
Tori Raade,	Youth Advisory Committee
Gary Williams,	Ex-Mayor
Sharon Jean,	Vision Keepers
Travis Palmer,	Chamber of Commerce
Paul Tocco,	Buster's Café
Alan Baas,	SLSD School Board/Vision Keepers
Jeff Gowing,	City Council
Becky Venice,	Cottage Grove Museum
Faye Stewart,	Bohemia Foundation
Alice Doyle,	Bookmine/Loghouse Plants
Richard Meyers,	City Manager
Howard Schesser,	Community Development Director
Amanda Ferguson,	City Planner/Historic Planner

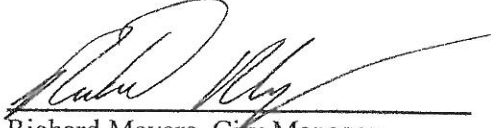
Invitations have also been sent to a representative of the Oregon National Guard Alumni Association #162, South Lane Ballet, and the SLSD Music Program. The first meeting of the committee is this Thursday on September 11<sup>th</sup>.


### Recommendation

That City Council concurs with the Mayor's appointments.

Cost

None

  
Richard Meyers, City Manager

  
Howard P. Schesser, Community  
Development Director

**From:** Amanda Ferguson <planner@cottagegrove.org>

To: 'Howard Schesser' <hshesser@cottagegrove.org>; Stan Hana <sthan@gmail.com>

**Subject:** new Armory Steering Committee members

**Date:** Tue, Sep 30, 2014 1:39 pm

---

Here is for the Council resolution, Howard:

Garrett Bridgens, Director of Communications and Community Outreach for SLSD

541-942-3381 x. 135

[Garrett.bridgens@slane.k12.or.us](mailto:Garrett.bridgens@slane.k12.or.us)

Terrisa West, artist, property manager for the CG Hotel, board member of the Opal Center

541-225-7746

[Tw.trashion@gmail.com](mailto:Tw.trashion@gmail.com)

Bert Wheeler, National Guard, retired

*Amanda Ferguson*

*City Planner*

*City of Cottage Grove*

*[Planner@cottagegrove.org](mailto:Planner@cottagegrove.org)*

*(541) 942-3340*

**COTTAGE GROVE ARMORY: SCHEMATIC DESIGN PROJECT TASKS**

REV 11/18/14

<b>2014</b>	<b>ARCHITECTS</b>	<b>MECH/STR ENGR</b>	<b>CITY STAFF</b>	<b>STEERING COMM</b>	<b>PUBLIC</b>
<b>AUG</b>	Contract Site Measure Start CAD As-Builts Think Strg Comm Visit Other Sites Confer SHPO staff	Site Visit	Contract  Think Strg Comm Solicit Strg Comm Publicity: ASC	Letters Received	
<b>SEPT</b>	Background Info Finish CAD As-Builts Review Old Studies Prep Meeting Matls Confer SHPO staff	Initial Analysis	Propose Strg Comm  Publicity: OpenHouse Meeting Prep Confer SHPO staff	Commit to Serve  (11) Initial Org Meeting	(8) Council Appoints  (19/20) Open House w/ Quilt/BridgeFest
<b>OCT</b>	ASC Meeting Matls Baseline Drawings Public Meeting Matls: Drawings + Images Confer SHPO staff		Website Info Comment	(23)ASC Meeting #2	'Severed Armory'
<b>NOV</b>	Compile Info Confer SHPO staff Revise Schematics Public Meeting Matls: Drawings + Images (24) Council Update	Analysis Update	Council Memo  Comment Website Update Publicity: Council Update Memo	(31)Halloween/ArtWalk (4) Election Day (11)Veterans' Day Input  (6)ASC Meeting #3 (13)Open House #1	
<b>DEC</b>	Compile Info Revise Schematics Drawings + Images	Edit Analysis	Council Update Memo  Website Update Comment Council Update Memo	(27)THANKSGIVING  4)ASC Meeting #4 (11)Open House #2	+ Input (25) CHRISTMAS
<b>2015</b>					
<b>JAN</b>	Final Schematics Drawings + Images Written Report	Written Report	Endorsement Website Update	(15)ASC Meeting #5 Council Recommendation	(1) NEW YEARS DAY (19) MLK JR DAY
<b>FEB</b>	Council Presentation? Council Presentation?		Council Presentation Council Presentation	(26)Council Adoption? (9) Council Adoption?	

# PROPOSED ARMORY USES AND ACTIVITIES

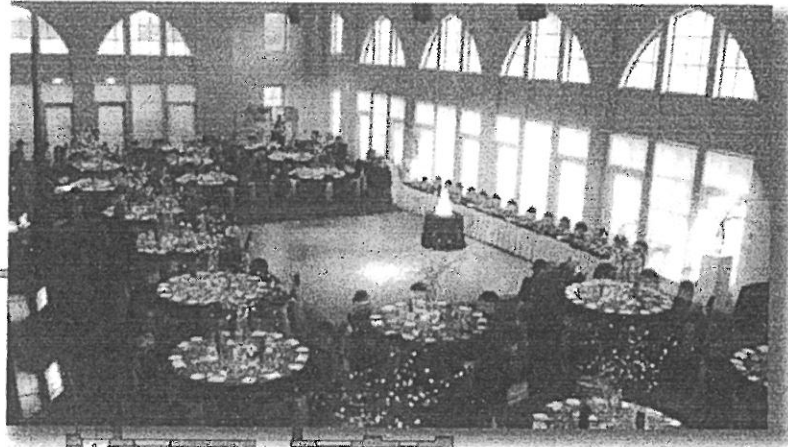
Initial Meeting: Brainstorming Notes

Cottage Grove Armory Steering Committee

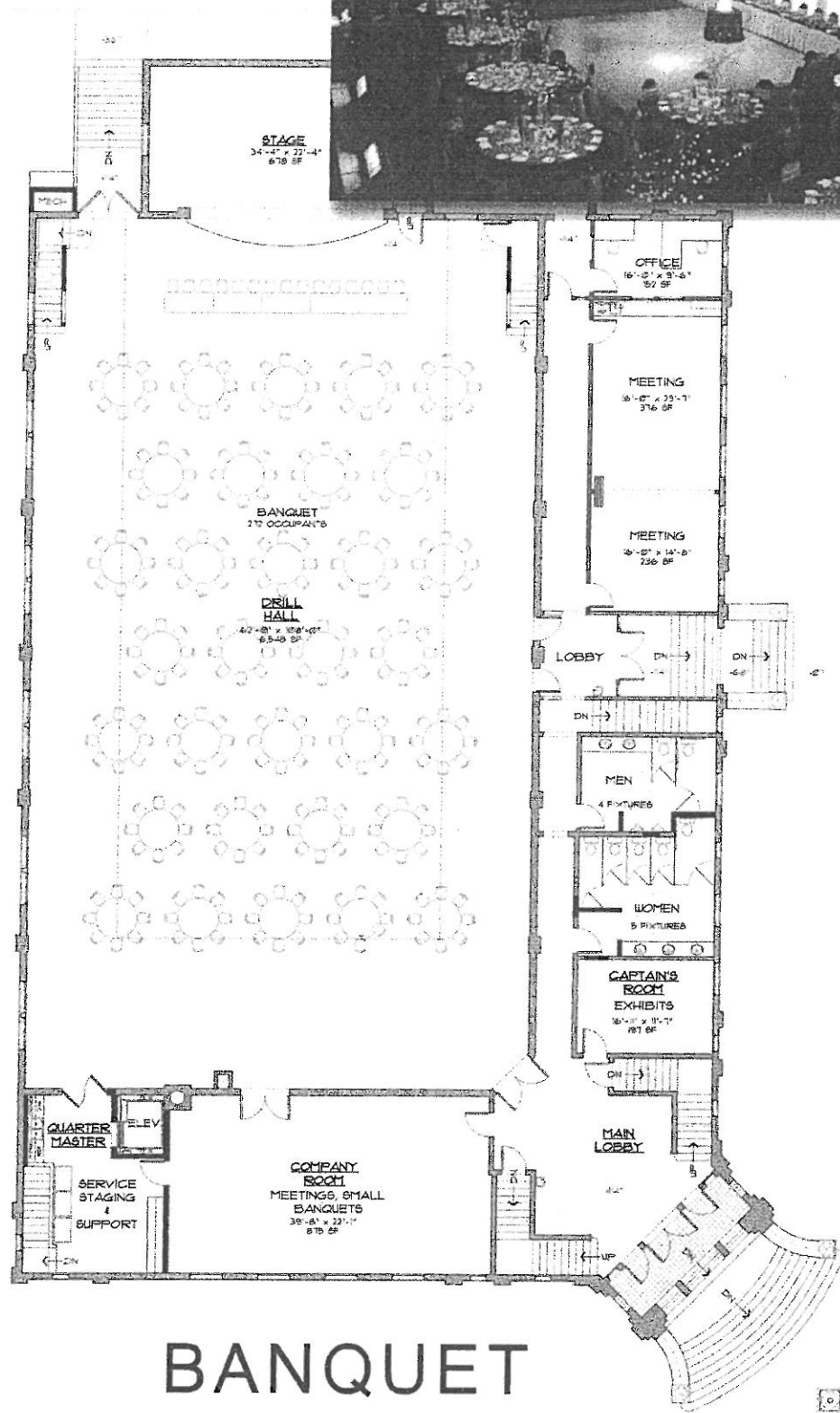
~~September 11, 2014~~

January 15, 2015

- |  |  |
|--|--|
| 1. Wrestling + Boxing  | 31. Community Theatre                            |
| 2. Historical Films with Archival Film Storage   | 32. Roller Skating / Roller Derby                |
| 3. Archival Storage – General  | 33. Dinner Theatre                               |
| 4. Banquets: Chamber of Commerce,<br>Community Fdn, Hospital, Relief Nursery<br>Celebrations, Awards, Fund-Raisers | 34. Severed Armory                               |
| 5. Conferences + Conventions   | 35. Paranormal Tourism                           |
| 6. Weddings  | 36. Holiday Bazaar                               |
| 7. Dances: Prom, School, Formal, Square  | 37. Santa Claus                                  |
| 8. Commercial Kitchen: Rentable  | 38. Home & Garden Show                           |
| 9. Backup for Park Concerts  | 39. National Guard Historical Displays           |
| 10. Music Venue  | 40. Solar Demonstration                          |
| 11. Dance Classes  | 41. Training for Police, Fire and Rescue         |
| 12. Athletic Classes   | 42. Farmers' Market                              |
| 13. Shuffleboard   | 43. Retain Murals: Identity & Memorial Aspect    |
| 14. Gun Shows  | 44. Ping Pong                                    |
| 15. Memorial Day, Veterans' Day Celebrations   | 45. <del>Shooting: Laser or Real</del>           |
| 16. Expo   | 46. <del>Indoor Driving/Batting (Baseball)</del> |
| 17. Camporees – scouts, etc  | 47. Miniature Golf                               |
| 18. Basketball + Volleyball: recreational  | 48. Volleyball                                   |
| 19. Art Gallery + <del>Studios</del>   | 49. Badminton                                    |
| 20. Tournaments: Dodgeball, Chess, others  | 50. Sports Tourism                               |
| 21. Fiddlers Contest   | 51. Science Fairs                                |
| 22. Red Cross Emergency Shelter  | 52. Remote Control (RC) Racing                   |
| 23. Political Forums / Debate Venue  | 53. Blood Drives + Vaccination Clinics           |
| 24. Soup Kitchen   | 54. Town Hall Meetings                           |
| 25. Community Center Function  | 55. Parties: Graduation, Costume                 |
| 26. <del>Business/Non-profit Space</del>   | 56. Public Displays: Standing, Rotating          |
| 27. Youth Center   | 57. Dumbwaiters                                  |
| 28. School Dances  | 58. <del>Homeless Shelter / Services</del>       |
| 29. Artist Incubator (Ed, <del>Production + Retail</del> )   | 59. <del>City Hall / Offices</del>               |
| 30. Local Film Museum ( <i>The General, Animal<br/>House, etc</i> )  | 60. <del>Drop-In Showers</del>                   |
|  | 61. <u>Formal Ceremonial Room: Mayor, etc</u>    |
|  | 62. <i>Fashion Show</i>                          |
|  | 63. <i>Art Classes</i>                           |
|  | 64. <i>Cooking Classes</i>                       |
|  | 65. <i>Misc Other Uses</i>                       |



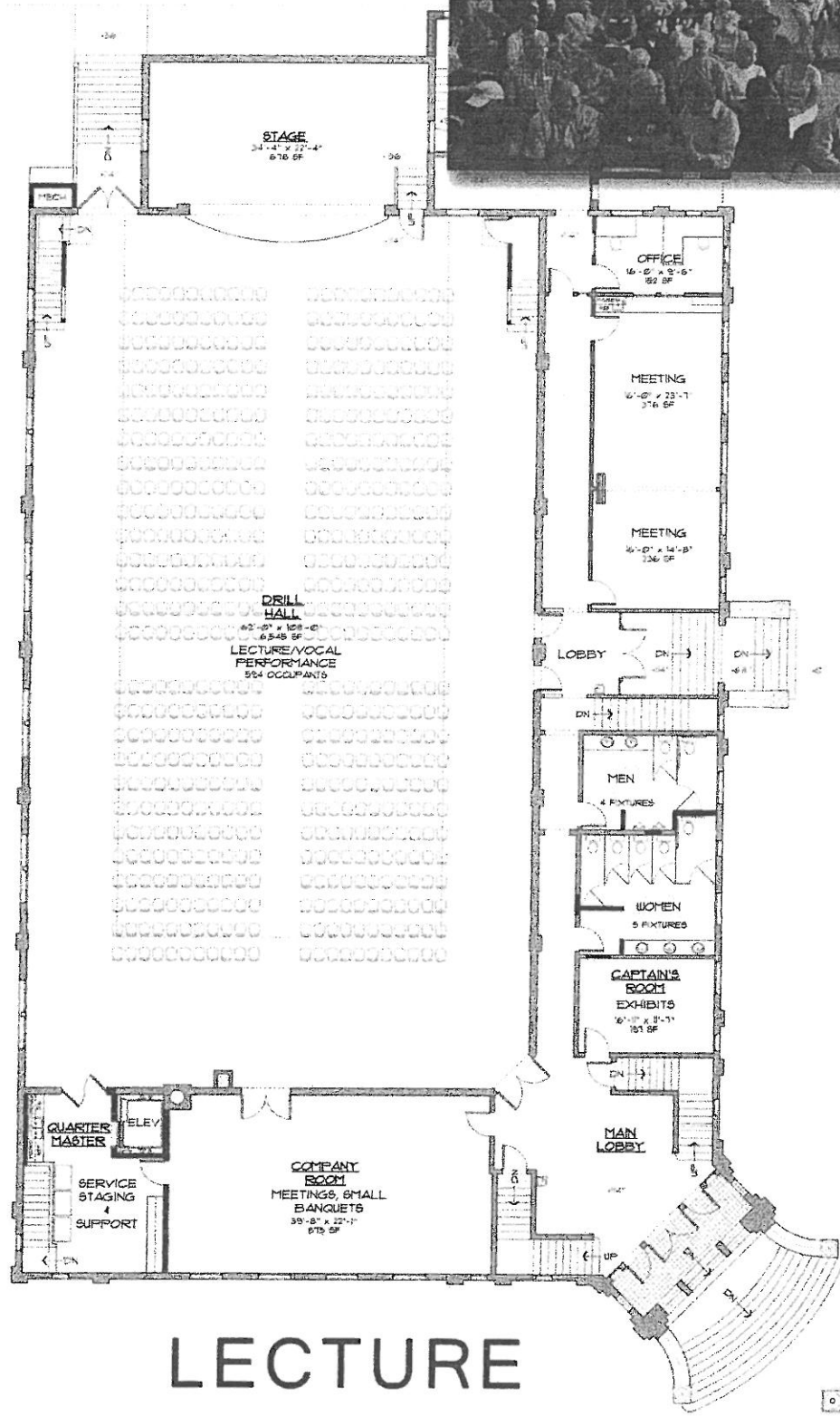
Wedding  
Banquet



## BANQUET DRILL HALL OPTION



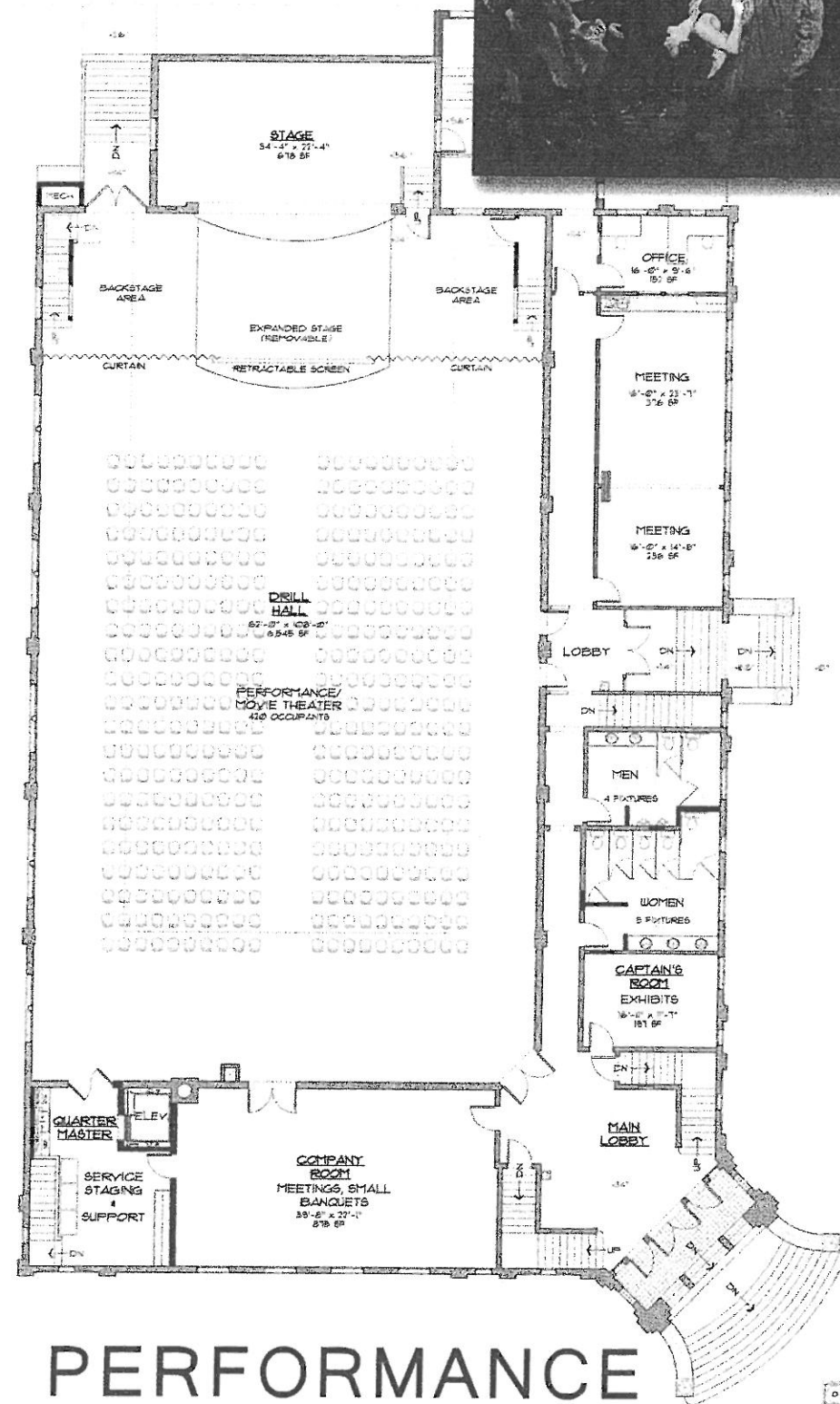
Town  
Hall  
Meeting



LECTURE  
DRILL HALL OPTION



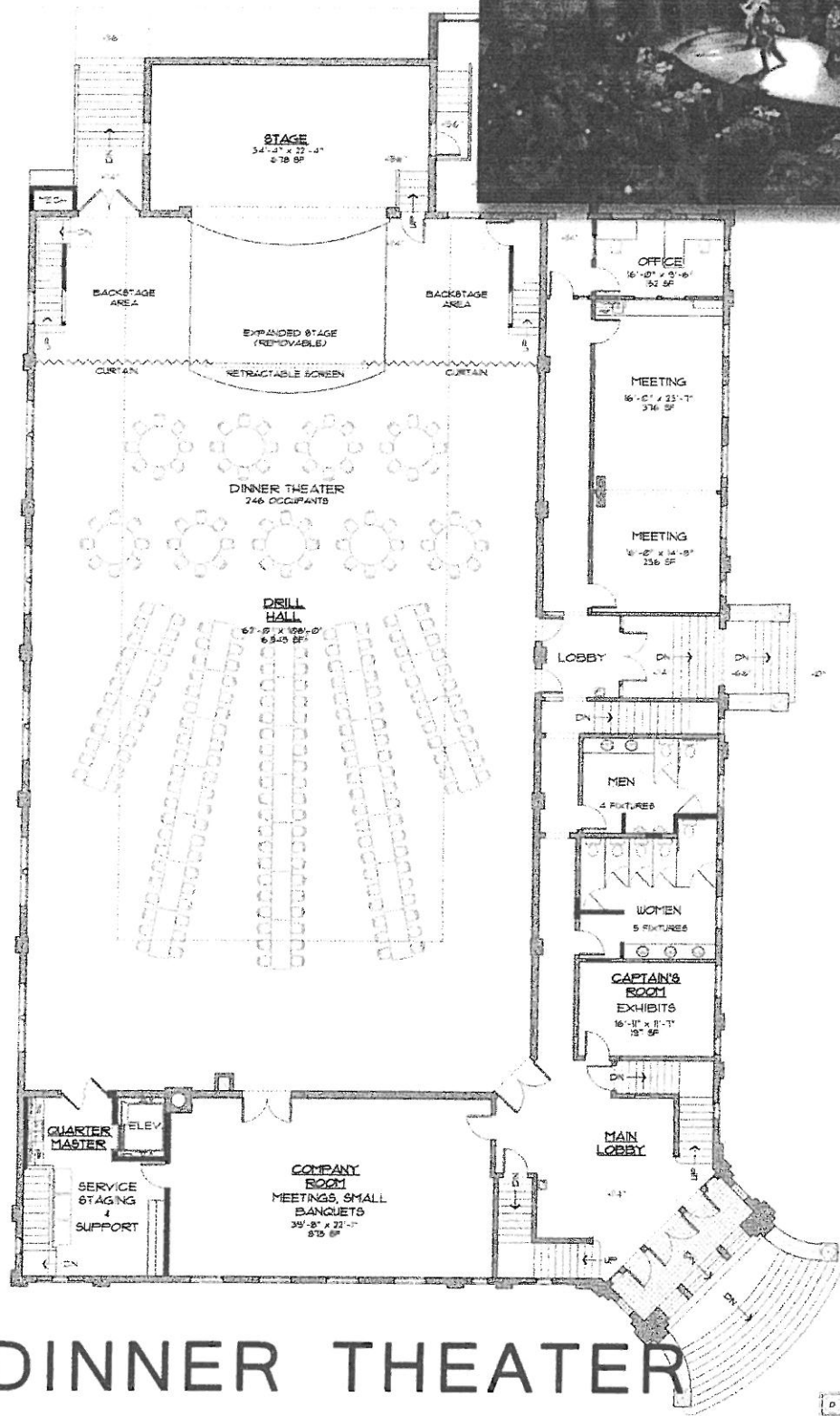
Musical



# PERFORMANCE DRILL HALL OPTION



Dinner  
Theater

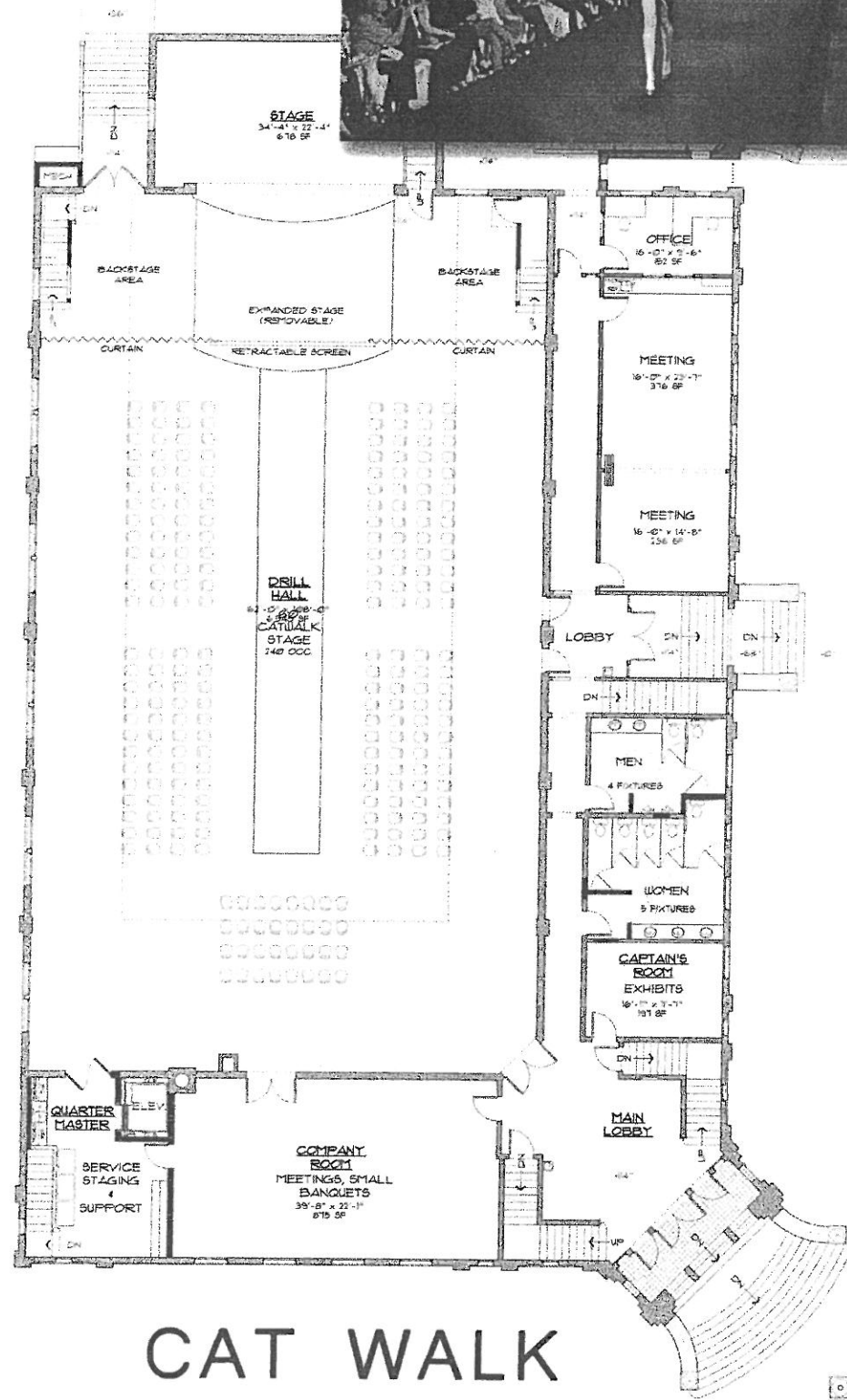


# DINNER THEATER

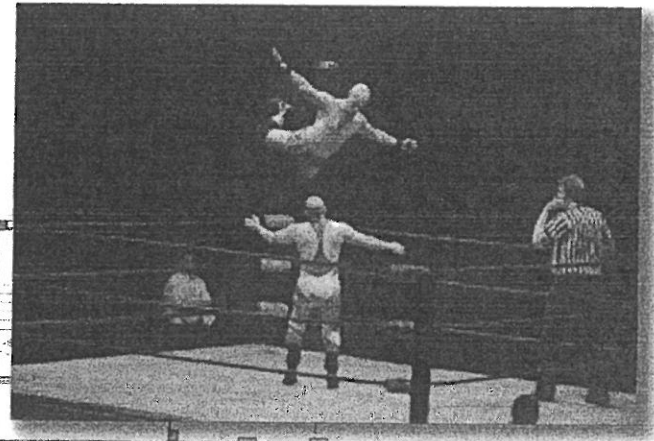
## DRILL HALL OPTION



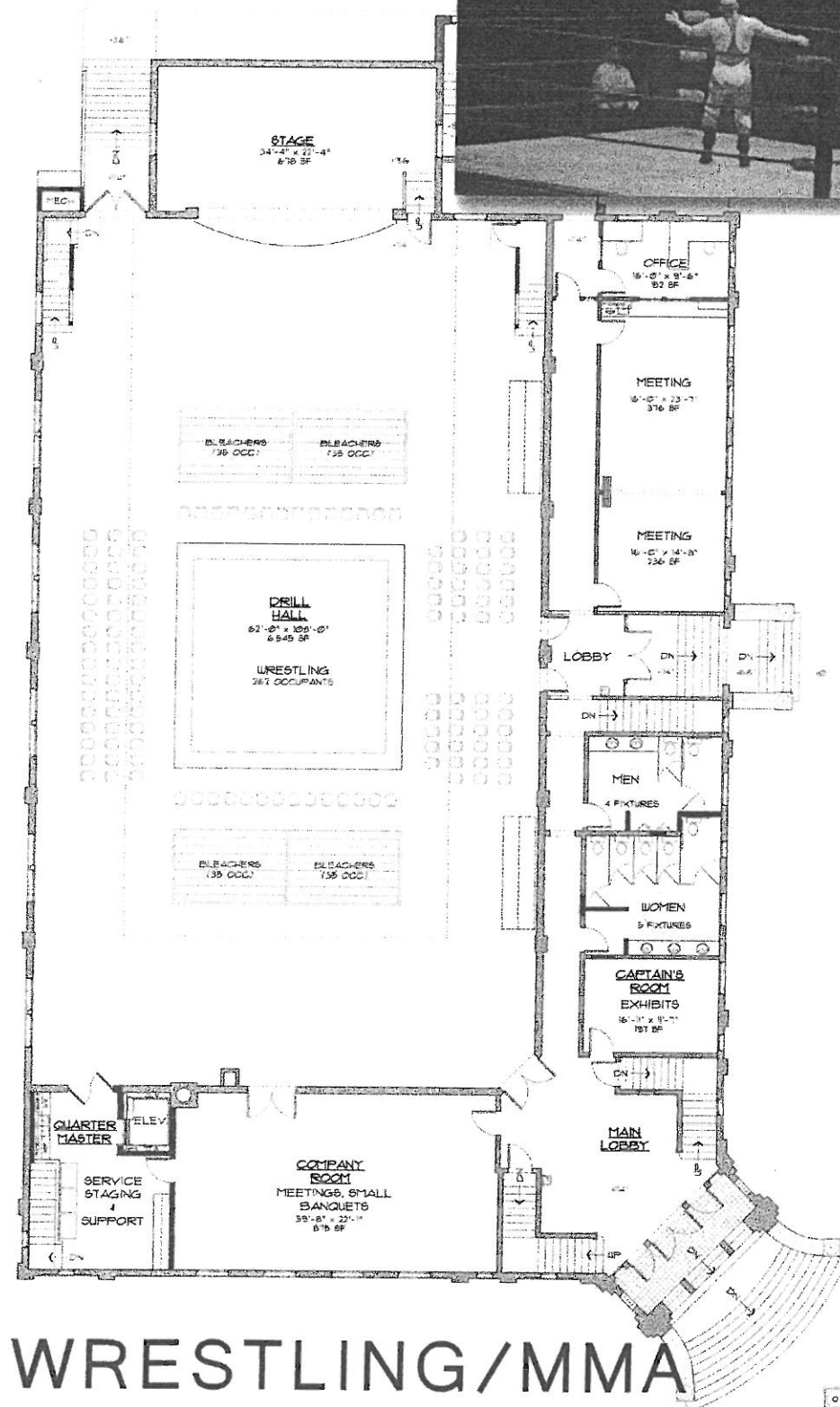
Fashion  
Show



# CAT WALK DRILL HALL OPTION



Pro  
Wrestling  
Match



# WRESTLING/MMA DRILL HALL OPTION

KITCHEN OPTIONS  
COTTAGE GROVE ARMORY  
OCTOBER 2014

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SMALL GROUP KITCHEN (300 – 500 SF)

Meal preparation for on-site consumption  
Service clubs, groups, Armory clients (meetings, events, etc)

Small/Medium groups: 8 – 30 guests  
Least equipment: large residential/church kitchen  
Reach-in refrig + freezer  
Modest equipment, dry storage: reach-in refrig/freezers  
Undercounter dishwasher OK: servingware + utensils

---

TEACHING KITCHEN (1,000 – 1,500 SF)

Cooking-related classes (4 – 12 students):  
Themes (gluten-free, French, kid-friendly, etc)  
Food types (salsas, seasonals, sushi, etc)  
Skills (canning, cake decorating, etc)

On-site prep: extra prep space needed  
Modest equipment, storage: reach-in refrig/freezers  
Modest cleanup: servingware + utensils

---

CATERING SUPPORT KITCHEN (1,000 – 2,000 SF)

Food mostly prepped and pre-cooked offsite  
Warming, finishing and servingware cleanup on-site

Small / Medium / Large groups: 12 – 500 guests [?]  
Multiple ovens important  
Little dry goods storage; reach-in refrig/freezers  
Fast servingware dishwasher; limited utensil cleanup

---

RENTAL / INCUBATOR KITCHEN (2,000 – 2,500 SF)

Focused food item prep, cooking and preserving on-site  
Transport to off-site for storage and sales

Intensive prep on-site: individual or small group (1-4)  
On-site ingredient storage needed(USDA): dry + refrig/freezer: walk-ins  
Specialty equipment furnished by tenant  
Little servingware; primarily utensil cleanup

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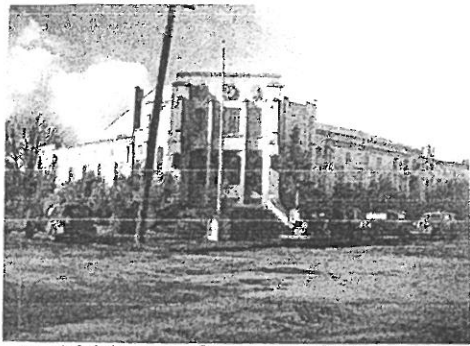
~~BANQUET KITCHEN (2,000 – 3,000 SF)~~

~~Meal prep (limited menu) for large groups (50 – 250) [?]~~

~~On site prep, cook, cleanup~~

~~Considerable dry and refrig/freezer storage: walk-ins~~

~~Fast dishwasher needed~~



## Cottage Grove Armory

### Fact Sheet

The Armory building was constructed in 1931, is a total of 33,080 sq ft and sits on a 19,481 sq ft lot.

The cost of construction was \$61,000. The citizens of Cottage Grove contributed, during the Great Depression, \$15,000 in taxes toward the construction.

In 2009, the Oregon Military Department put the building up for sale at a price of \$760,000.

The City acquired the building in 2010 for \$395,000, purchasing it on contract from the Military Department in a 10 year purchase, 0% interest, the first payment was \$1 and the second and third annual payments are \$19,750. The remaining annual payments are \$50,785.

The Armory is located within Cottage Grove's National Historic District downtown and is a primary contributor along with 10 other buildings downtown. As a primary contributor renovation of the building must be done in compliance with State Historic Preservation rules. In 2012 the City was successful in getting the Armory listed on the National Register of Historic Places.

The building was designed by the architectural firm of Hunzicker, Smith & Phillips of Eugene.

The gym is essentially a concrete structure inside the building. The gym walls go from the lower floor all the way to the upper floor with the outer offices constructed outside the walls.

All materials in the building were purchased locally except for the floor tiles in the downstairs bathroom and the areas of flooring also downstairs. The maple wood flooring is original and locally milled. The building has had very little changes or modifications over the years.

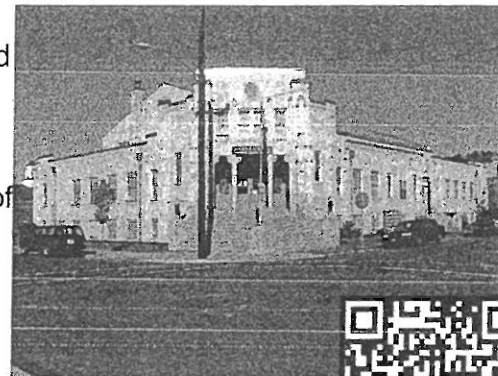
On the main floor (13,880 sq ft) is the stage and drill hall (gym) and 6 various sized rooms with a private restroom in one office (the only restroom on this level). The upstairs (5,320 sq ft) comprises the balcony and the Commanding Officers room. The lower level (13,880 sq ft) includes the kitchen & mess hall, showers and restroom, boiler room and several other various sized rooms.

Initially, the City took steps to protect the structure and interior of the building. Some work has begun to rebuild windows on the south side of the building. With the completion of the accessibility ramp on the north side of the building, some limited uses of the main floor can occur.

Since getting the building listed on the National Register of Historic Places and have begun applying for grants to design and perform the restoration. We will continue to explore funding sources to fully restore this gem for community use.

The City sought public input to help determine the possible uses of the building through tours and surveys in April and May of 2010.

Currently the City is envisions the building as a multi-use community program and event facility. There has been early interest express by several youth programs to use the building. Historically the building has been used for a variety of conferences, performances and community events.



Visit [www.cottagegrove.org/Armory](http://www.cottagegrove.org/Armory) for more information and update

## STATEMENT OF SIGNIFICANCE

Prior to the construction of the Cottage Grove Armory the property was occupied by a dwelling and barn between 1893 and 1907. Sanborn Maps of 1912 illustrate that a frame grocery store was located on the corner of Washington and 7th Streets between 1912 and 1920. These structures were probably demolished or moved to make way for the construction of the Armory in 1927.

The Armory's designer was Phillips, partner in the architectural firm of Hunzicker, Smith & Phillips, of Eugene. This firm had designed other armories in Oregon. The new armory made the old armory quarters on the ~~second~~<sup>1st</sup> floor of the Eakin & Bristow building obsolete at West Main and North River Road. The armory was constructed between 1927 and 1929, with dedication in April of 1931.

The building was constructed for \$60,000 by local laborers and with local materials. The subcontractors on the job included: J.H. Chambers and Son, lumber; Cottage Grove Manufacturing, millwork; Schofield Stewart, plumbing and heating; Gettys and Graber, gravel; Malcolm Horn, cement; Twin Oaks Lumber company, interior plaster, which had been donated by the architect.

With information gained from the blueprints of the building it appears that most of the interior spaces remain intact. The main auditorium (62x109 feet) has a stage at the north end and a balcony running along three sides. The basement has a lower lobby directly below the main lobby. A dining room, with kitchen, opens to the west from the lower lobby. The shiplap sided rifle range in the basement has been modified by the addition of wire cages that are used for storage of military equipment. The basement originally contained a meeting room for the American Legion and its auxiliary. The first floor weapons vault has been removed, with this space converted into an office. The exterior of the building is almost entirely intact with one window on the east elevation replaced with an aluminum sash.

The National Guard was once a social organization where people paid dues to belong. Around the turn of the century the National Guard became associated with the federal government. The Cottage Grove unit began as Company "E" 4th Oregon Infantry in 1907. It was converted in December 1911 to 6th Company of the Oregon Coast Artillery. Another change occurred when the unit became Company "D" 186th Infantry in December of 1921. It changed again to Battery "E" 249th Coast Artillery in April of 1926. Cottage Grove soldiers from this armory have served in World War I and II, the Vietnam War and Desert Storm. The National Guard not only serves its country, but also its community. Recruits assist in flood and fire control and local clean-up projects. The armory reflects this commitment to the local community. In the 1990s the first floor drill area was used for the coronation of the Bohemia Days queen. In the 1930s the auditorium was used for ballroom dancing and roller skating.

The property is significant locally, and to the State of Oregon, as one of a number of armories designed by the Hunzicker firm of Eugene. The property has always had a strong association with local families because many Cottage Grove youth have joined the National Guard over the years. The armory is a familiar landmark to the community and is the most intact example of the Art Deco style located in the city. The Hart building at 722-726 Main street is the only other example of Art Deco architecture in Cottage Grove.

## \$60,000 Armory To Be Ready For Occupancy By March

COTTAGE GROVE (Jan. 23, 1931) — Cottage Grove's \$60,000 armory will be ready for occupancy about the first of March, according to announcement of Charles Stevens of Stevens, Niblock & Leabo, contractors. The only work remaining is that of laying floors, hanging doors, casing windows and completion of painting.

Colonel Alvin C. Baker and Captain Willis E. Vincent, representing the adjutant general's office, who were here last week, praised the armory as one of the best in the state. An inspection of the building readily attests this opinion.

Entrance is gained through an imposing doorway opening on Seventh St. and Washington Avenue, or through a side entrance on Seventh St. Entering through the main entrance, one finds a lobby which connects with officers' rooms for captain and lieutenant on the right and the company room on the left. Straight ahead is the drill floor, the main auditorium. This is 62 feet by 109. At the north is a stage. A balcony runs around three sides of the auditorium. It is possible that dressing rooms may be built underneath the stage, though this is not called for in the contract. A plaster finish, which was donated gratis by the contractors, adds greatly to the appearance of the interior.

Adjoining the company room is supply sergeant's room, fitted with shelves and cupboards for storage purposes. North of the side entrance is the battery room to be used as a recreational center. An orderlies' room is south of the side entrance and adjoins the officers' rooms.

In the basement is a room for the American Legion and one for its auxiliary. Cloak rooms and rest rooms also are provided. Storage rooms, shower rooms and a fuel and furnace room also are included. A rifle range, 18 feet by 127, adjoins the fuel room. A lower lobby is directly beneath the main lobby. A dining room, which extends along the south side of the building, opens from the lower lobby. A kitchen, completely equipped with built-ins, adjoins the dining room on the north. The kitchen is wired for an

electric range and provision has been made for a wood stove.

On the second floor is the commanding officer's room which faces southeast.

Entrance is gained to the balcony by the main stairway or by two side stairways. In all there are 10 stairways in the building.

The building will stand as a monument to Cottage Grove labor and Cottage Grove material, all local labor, with the exception of two or three experts for tile setting and for roof work, being employed and all local material, with the exception of a few items, being used. The contractors are a local firm.

Lumber for the building as well as for the mill work was produced by the J. H. Chambers & Son Sawmill. It is all vertical grain, old growth fir. Mill work was produced by the Cottage Grove Manufacturing Company. The Twin Oaks Lumber Company sold the cement. The heating plant was installed by Schofield Stewart. Gravel was bought from M. A. Horn.

To give an idea of the extent of building operations 4800 sacks of cement, 230,000 feet of lumber, 14,500 feet of maple flooring, 1800 pounds of white lead and 20 gallons of linseed oil were among the materials used. An average of 21 men has been employed during the construction. Over \$8000 has been paid out in wages. The building is 151-1/2 feet by 86-1/2 feet.

Maple flooring will be used throughout the building. Lavatories and shower rooms will be tiled or will have tiletex floors. A five-ply Johns-Manville roof, which is guaranteed for 20 years, roofs the building. The outside is finished with cement paint and an art tile trim adds to the attractiveness of the building.

Oregon Historic Site Record

LOCATION AND PROPERTY NAME					
address:		628 Washington St Cottage Grove, Lane County		historic name:	Cottage Grove National Guard Armory
assoc addresses:				current/other names:	Cottage Grove Armory
location descr:				block/lot/tax lot:	
				twmshp/rng/sect/qtr sect:	17S 3W 31
PROPERTY CHARACTERISTICS					
resource type:	Building	height (stories):	2.0	total elig resources:	1
elig evaluation:	eligible/significant			total inelig resources:	0
prim constr date:	1927	second date:	1929	NR Status:	Listed Individually & in Hist District
				date indiv listed:	03/07/2012
primary orig use:	Military Facility			orig use comments:	
second orig use:	Administrative Facility				
primary style:	Art Deco			prim style comments:	
secondary style:				sec style comments:	
primary siding:	Concrete: Other/Undefined			siding comments:	
secondary siding:	Concrete: Other/Undefined				
plan type:				architect:	Hunziker, Smith, & Phillips
				builder:	Stevens, Niblock, & Leabo
comments/notes:					
Part of a draft MPS from 2004					
GROUPINGS / ASSOCIATIONS					
Survey/Grouping Included In:		Type of Grouping		Date Listed	Date Compiled
Cottage Grove Downtown Commercial Historic District		Listed Historic District		01/28/1994	
Oregon National Guard Armories, 1911-1957		Thematic Grouping			2004
SHPO INFORMATION FOR THIS PROPERTY					
NR date listed:	03/07/2012	106 Project(s)		Special Assess	
ILS survey date:		SHPO Case	Date	Project(s):	None
RLS survey date:		10-2488	10/11/2010	Federal Tax	
			Agency Effect Eval	Project(s):	None
			no effect		
			04/10/2002		
			adverse effect		
ARCHITECTURAL / PROPERTY DESCRIPTION					
(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)					
<p>The Cottage Grove National Guard Armory is located at 628 Washington Street in Cottage Grove's commercial district. The community armory is situated on the corner of Washington and South 7th Street, and is near other civic buildings, including Old City Hall and the public library. There are no significant landscape features on or near the armory property. The building has a rectangular footprint, and rests on a poured concrete foundation. Cast-in- place concrete walls are finished with a poured concrete exterior, and six-over-six double hung windows with wood sash are typical of the building, although there is at least one aluminum sash replacement window. Art Deco embellishments decorate the building, including brackets and cast concrete chevrons at the cornice, stylized cast concrete elements above second-story windows, and, most spectacularly, a two-story canted entrance with curved stairs, decorative buttresses, four doors with metal screens on the side openings, and four second-story windows, all capped by the state seal. A two-story, gable-roofed element housing the drill hall dominates the building, and is flanked by one-story flat-roofed administrative components on the south and east facades. All roofing is built-up. The six-bay east and west facades feature three levels of windows (including those that light the basement), and secondary entrances are located on the north, east and west facades. A one-story stage wing abuts the north end of the building. The basement originally housed stable for a cavalry unit and amenities, including a banquet room and an indoor rifle range, which were elements typical of armories built nationwide before World War II. Currently this area houses storage cages. The 62x109' drill hall occupies much of the first floor and appears to remain intact. A stage is located at the north end of the drill hall, and a second-story balcony, now used for storage and offices, flanks the space on three sides. The drill hall ceiling is open-beamed. The rest of the first floor is composed of what was originally the battery Club Room, on the south facade, and the Company room, occupying the northeast corner of the building, both now partitioned into offices, as well as three smaller, original offices along the east facade. Additional offices are located on the second floor. Acoustical tile ceilings and, in some cases, carpet have been installed in the offices and hallways. Nine inch square black and green asbestos tiles cover the floors in the dining hall/mess hall. There are no associated buildings on this property.</p>					
HISTORY					
(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)					
<p>The following information is compiled from "History of the Cottage Grove National Guard Unit and Armory" by Waffien Aney, Oregon Army National Guard Historian, 2004. A. THE OREGON MILITIA AND OREGON NATIONAL GUARD IN COTTAGE GROVE Oregon adopted a new militia law establishing a state and federally supported Oregon National Guard in 1885. The Third Regiment of the Oregon National Guard mustered in and served in The Philippines during the war with Spain and the early months of the Philippine Insurrection in 1898. Cottage Grove did not contribute a unit to this effort. Cottage Grove organized its first National Guard unit in April of 1907, Separate Company E under the command of CPT James C. Johnson. Company E became part of the Fourth Infantry Regiment, Oregon National Guard in July of that same year. The Fourth Infantry Regiment disbanded in 1910 to become the Oregon Coast Artillery. The Cottage Grove unit became the 6th Company, Coast Artillery Corps, Oregon National Guard. Cottage Grove also became headquarters for the 3rd Battalion of Oregon's Coast Artillery in August 1916. The battalion commander was MAJ Harry K. Metcalf, former battery commander and a veteran who had served with the Oregon volunteers in the Spanish-American War and Philippine Insurrection. War was raging in Europe by 1917. President Wilson called the 6th Company and 3rd Battalion into federal service in August 1917. Oregon's coast artillery did not maintain its integrity — its units were made part of other artillery units, particularly the 65th and 69th Heavy Artillery Regiments. These regiments served during campaigns in France and Belgium. A variety of home guard type units sprang up in Oregon during World War I, with almost every county taking part by organizing a County Defense Force unit. The 41st Division, organized during World War I as a training and replacement division, became the post-war National Guard division encompassing Oregon, Washington, Idaho, and Montana. Company D of the 186th Infantry Regiment was organized and federally recognized in Cottage Grove in January 1922. The Cottage Grove unit went back to being a coast artillery battery and recovered its original unit letter designation in April of 1926 by becoming Battery E of the 249th Coast Artillery, Oregon National Guard. The unit came under the command of CPT LaSells D. Stewart in August of 1930, a World War I overseas veteran, innovative engineer, lumberman, and community leader. During this period, the unit conducted field training at Fort Stevens and Fort Canby on the mouth of the Columbia River while quartering at Camp Clatsop (now Camp Rilea). War had broken out in Europe and Asia and it looked as if the United States could get involved by 1940. President Roosevelt ordered into federal service in August 1940 for one year 4 National Guard divisions, 18 National Guard coast artillery regiments, and 4 National Guard observation squadrons. Oregon's 249th Coast Artillery, including Cottage Grove's Battery E, was among those ordered into federal service, effective September 16. The regiment took up quarters at Camp Clatsop and began training at nearby Fort Stevens. Battery commander CPT La Sells Stewart was promoted to major in battalion headquarters. His son, CPT Faye Stewart, took over command of the battery. The U.S. Congress extended this period of service in September 1941 and on December 7, 1941 the U.S. entered World War II. The 249th Coast Artillery Regiment remained on the Pacific Coast throughout the war serving a harbor</p>					

defense role. The unit was inactivated in September 1945, a month after World War II was over. The Oregon State Guard replaced the federalized National Guard during World War II. The Sixteenth Battalion was headquartered in Cottage Grove under the command of LTC LaSells Stewart. Company A and B of the Sixteenth Battalion also formed in Cottage Grove. Oregon started reorganizing its National Guard soon after the end of World War II Cannon Company of the 186th Infantry Regiment, 41st Infantry Division, Oregon Army National Guard, organized in Cottage Grove in August 1947. This unit was reorganized and redesignated in 1952 as Company B of the 186th Infantry Regiment. There was a general reorganization of Oregon Army National Guard units to the Army's new "Pentomic" concept in 1959. The Cottage Grove unit was reorganized and redesignated as Company B, 2nd Battle Group, 186th Infantry, 41st Infantry Division, Oregon Army National Guard. A truck loaded with dynamite and fertilizer exploded in downtown Roseburg in August of 1959, killing 13 and devastating 8 full blocks. The Roseburg National Guard unit responded within 90 minutes and the Cottage Grove unit was in Roseburg within 12 hours . The 41st Infantry Division reorganized again in 1963 under the Army's new ROAD (ReOrganized Army Division) concept. The Cottage Grove unit became Detachment 1 of Headquarters and Headquarters Company, 1st Battalion, 162nd Infantry, 41st Infantry Division, Oregon Army National Guard. The 41st Infantry Brigade was formed from elements of the 41st Infantry Division in both Oregon and Washington two years later, in November 1965. This brigade received intensified and advanced training as part of the U. S. Army's Select Reserve Force (SRF). The Cottage Grove unit became Company A of the 2nd Battalion, 162nd Infantry (SRI), 41st Infantry Brigade, Oregon Army National Guard. Training progressed to the battalion and brigade level and the brigade was the principal player in a 1967 combined forces exercise at Yakima Firing Center, Washington. The 41st Infantry Division disbanded, with colors retained by the new all-Oregon 41st Infantry Brigade in 1968. The Cottage Grove unit became Detachment 1 of Company C, 1st Battalion, 186th Infantry, 41st Infantry Brigade, Oregon Army National Guard. Defense of Alaska became part of the mission of the 41st Infantry Brigade and Company C trained in Alaska in 1973 and 1976. In other years, the unit performed annual field training at Yakima Firing Center, Camp Rilea or Fort Lewis. The brigade was designated as a "Round Out" unit for the U.S. Army's 7th Infantry Division In 1975 stationed at Fort Ord, California. For annual training, the brigade traveled to Camp Roberts and Fort Hunter-Liggett in central California to train with parts of the 7th Infantry Division. The Cottage Grove unit reorganized in 1979 to become Headquarters and Headquarters Company of the 2nd Battalion, 162nd Infantry, the designation it retains to the present. The 41st Brigade left the command and control of the 7th Infantry Division in 1985 and was designated as a Separate Infantry Brigade (SIB) with the capability to be a self-contained effective combat element. The unit did annual field training in amphibious operations in 1986 and 1990 at Coronado, California. A battalion task force went to Korea in March 1988 to participate in Team Spirit Exercise. A detachment of the company was organized in Eugene in September 1992, The Cottage Grove unit retained the battalion headquarters and staff sections, a communications platoon, a medical platoon, and a staff section platoon. The 41st Separate Infantry Brigade was named as one of 15

RESEARCH INFORMATION

Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	

Local Library:	University Library:
Historical Society:	Other Respository:

**Bibliography:**

Aney, Warren W. 2004 History of the Cottage Grove National Guard Unit and Armory. Prepared for the Oregon Military Department, Salem, Oregon. Aney, Warren W. n.d, (Manuscript in preparation). A Militar3 History of the Oregon Country. Anonymous. 1938 HistoricalAnnual, National Guard of the State of Oregon, 1939. Army and Navy Publishing Co, Baton Rouge, LA. / Anonymous n.d. ORARNG Unit Histories Excel Spreadsheets. Two 3.25 inch computer disks. On file at the Oregon Military Department, Salem, Oregon. Archaeological Investigations Northwest, Inc. 2001 Integrated Cultural Resource Management Plan for the Oregon Army National Guard (Draft copy). Archaeological Investigations Northwest, Inc., Portland, Oregon. Coming, Howard McK. 1989 Dictionary of Oregon History (2d edition). Binford & Mort Publishing, Portland, OR. Cottage Grove Sentinel 1931 a \$60,000 Aimory to be Ready For Occupancy by March. January23. 193 lb Cottage Grove's New Armory Building is to be Dedicated with Elaborate Exercises Saturday. April 10. Hoskinson, SSG Ole and SFC Ed Spear. 1993 Volunteers, 2-162 Infantry. Headquarters, 2-162 Infantry, Cottage Grove, OR. Knuth, Priscilla. 1967 "Picturesque" Frontier: the Army's Fort Dalles. Oregon Historical Society, Portland. LaVios, George A. 1992 Re: Downtown historic resources survey (letter dtd 16 October 1992). Office of Planning and Development, City of Cottage Grove, OR. McArthur, Lewis A. 1992 Oregon Geographic Names (6th edition). Oregon Historical Society Press, Portland, Oregon. Norris, COL David A. 2001 The Oregon State Defense Force in peace and war. Oregon State Defense Force, Clackamas, OR. Oregon Adjutant General 1863- 1864 Biennial Report of the Adjutant General. State of Oregon, Salem, 1861- 1872 Biennial Report of the Adjutant General. State of Oregon, Salem. 1889- 1940 Biennial Report of the Adjutant General. State of Oregon, Salem. The Oregon Guardsman 1928 History of the Oregon National Guard.'August 15:3. Oregon Military Department (OMD) 1909 General Staff Minutes. Manuscript on file at the Oregon State Archives, Salem, Oregon. Spears, Ed 2003 Personal, telephone, and e-mail communications with Warren W. Aney, Military Historian, Oregon Army National Guard. Victor, Francis Fuller 1894 The Early Indian Wars of Oregon. State Printer, Salem, Ore. Voss, David K. 1993 National Register of Historic Places Nomination Form, Downtown Cottage Grove Commercial Historic District. Wiley, Mike 2003 Personal, telephone, and e-mail communications with Warren W. Aney, Military Historian, Oregon Army National Guard. Zucker, Jeff, Kay Hummel, and Bob Høgfoss 1983 Oregon Indians; Culture, History and Current Affairs. Western Imprints, Oregon Historical Society, Portland.

EXISTING CONDITIONS  
REPORT

FOR

**The City of Cottage Grove**

For the

**Cottage Grove  
Armory**

Located at

**628 East Washington Avenue**

February 5, 2010

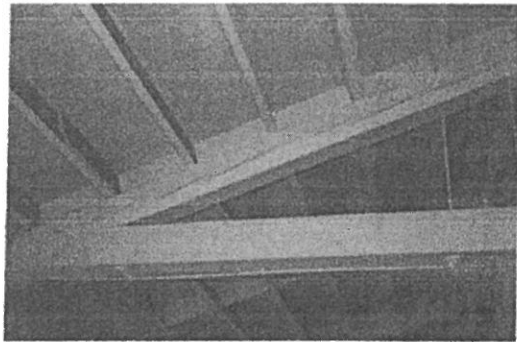


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Atelier Architecture PC conducted a walking tour of the Cottage Grove Armory with representatives from the City of Cottage Grove, Howard Schesser and Amanda Fergusson. Also present was a representative from the Oregon State Historic Preservation Office, Joy Sears. The purpose of the tour was to determine the overall integrity and viability of the building when considered as a purchase for the City of Cottage Grove and future use.

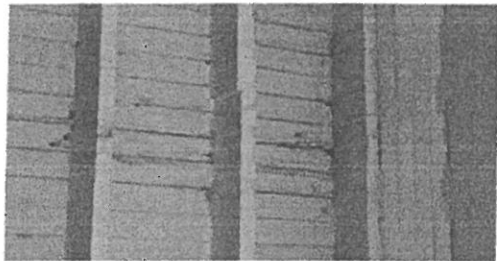
Representatives from selected construction trades were invited to attend this and subsequent tours of the facility. The selected trades represented included Gary Froelich – Ang Engineering, Brian Robinson – Robinson Plumbing, Jared Eck – Comfort Flow Heating; Jeff Brooks - Oregon Electric Service; Roger Sievert - River Roofing; David Hill – Third Generation Painting and Amy McAuley – Oculus Fine Carpentry. Each representative was requested to tour the existing facility and provide comment and pricing as to requirements necessary to restore the building to a fully functioning facility maintaining the historic integrity of the building. The building is generally in sound condition. Several areas were noted as needing attention and repair. These are discussed in greater detail below.

**STRUCTURAL**



Overall the structural integrity of the building appeared to be sound. Seismic upgrades for the facility were not considered as it has not been determined the type of tenant or facility which would be suitable or viable for the building. An area of structural concern is the large areas of checking in the beams supporting the roof diaphragm over the auditorium area.

The strength of the existing beams is degraded by the checking and splice plates or saddles should be installed to maintain the integrity of the roof structure.



While reviewing the roof structure from the observation deck level above the auditorium floor several areas of current and previous moisture intrusion were noted. The areas of staining were above the reach of the equipment available and the areas were therefore not checked for moisture or dry rot decay and damage.

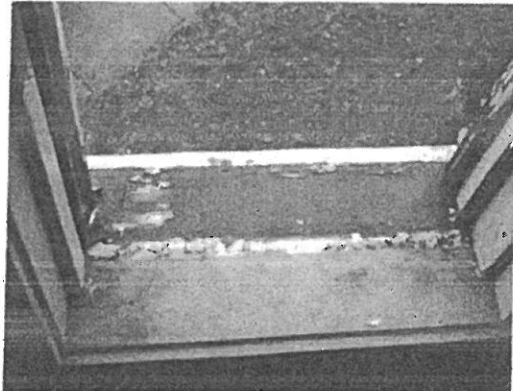
**ROOF**

The existing parapet and metal flashing appeared to be in sound interlocking and properly lapped condition for proper moisture flow and intrusion protection. The flat roof areas were protected by a built up roof membrane with a cap sheet. The

visible membrane seams appeared properly lapped for direction of needed flow and appeared to be in sound condition. Not all seems were inspected for the purpose of this report. The flat roof areas were in need of maintenance. Several areas of moss growth were noted. These areas will lead to a more rapid degradation of the roof membrane if not properly cleaned and maintained in the future.

The sloped roof area above the Auditorium was protected by a light weight three tab composition shingle membrane. Several areas of blow off were noted and determined to be the cause of moisture intrusion on the interior viewing deck. It was determined that this area should be re-roofed. A 50 year, Class A laminated fiberglass shingle of to protect from future blow off is recommended. The existing roof membrane could be left in place and a new layer of heavy weight composition shingles be placed on top of the existing. This is not the preferred method of installation for long term life of the roof membrane.

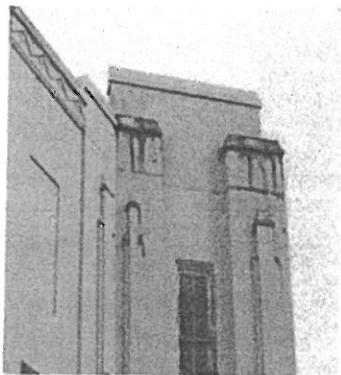
**WOOD WINDOW SYSTEM**



The existing wood windows are in three basic categories of disrepair. Category I contains windows with minimal damage with sound wood, missing or cracked glazing putty. Category II windows in addition to the above have cracked wood joints small amounts of decayed wood and/or severely weathered wood. Category III windows have severe dry rot and/or complete failure of window elements and operation.

**EXTERIOR COATING**

The existing exterior finish system is in need of serious repair to prevent damage to the cast in place concrete exterior wall assembly. Several areas of cracking at what appear to be concrete cold joints were noted. Extensive areas of finish degradation and separation from the concrete substrate were visible. Areas of moisture intrusion at the cold joint cracks were noted along with mold growth. Dirt buildup and topical mold growth were apparent at the areas of stepped concrete detailing. The entire surface area of the exterior building needs to be power washed and cracks filled with knife grade elastomeric coating in preparation for a new elastomeric exterior finish system. Once windows are repaired two coats of semi gloss latex enamel should be applied.





#### **ADA ACCESSIBILITY**

No areas of the building are currently ADA Accessible. All entrances to the building are by stairway and above or below existing grade. The rear stairway at the northwest corner of the building is not safe for usage and should be replaced. Lawn areas adjacent to the main entrance provide the greatest chance to provide

ramp access without deteriorating the architectural integrity of the historic building. Once inside the facility an elevator, shaft and enclosure will need to be constructed to provide access to all floor areas. Furthermore none of the existing toilet facilities currently provide accessible fixtures. None of the existing doors are provide with accessible lever handles for operation. It is assumed that due to the historic nature of the building that this type of upgrade would not be required to occupy the building.



#### **PLUMBING**

Due to the age of the historic Cottage Grove Armory the water, waste and vent piping has spent its viable life expectancy. The piping should be replaced to the extent possible without detracting from the historic nature and finishes of the building. This is inclusive of both piping and fixtures. There appears to be no active storm water drainage collection system on the site. All downspouts were noted to be open at grade and draining onto the adjacent surfaces. Standing water was visible at several down spout locations.

#### **BOILER SYSTEM**

The existing boiler system was found to be non-functioning. At some point in recent history the system failed and has not been repaired. The piping was inspected at the point of connection to the boiler and found to be extensively corroded. A total replacement of the boiler and piping system is recommended at this time.

#### **COOLING SYSTEM**

No cooling system exists within the building due to its age and uses of the building over the years. No comment.

**ELECTRICAL SYSTEM**

The general circuitry and service panels of the building were sound. It was however determined that the Main Power Distribution Panel was missing the 600 amp main breaker. The exterior fixtures were intact. The interior fixtures will need to be upgraded to provide adequate levels of lighting and appropriate quality of light. The final extent of lighting reconfiguration can not be determined at this time as no tenant or occupancy type has been determined for the facility. This upgrade will require adjustment to the circuitry of the existing service panels. Another area of impact to the electrical system will be the addition of the ADA compliant elevator. A hole-less hydraulic type elevator is recommended for this facility. This will require the installation of a new 60 amp/208 volt feeder. Several other minor modifications and repairs were noted during the review of the facility. The minor alterations included, but are not limited to exposed wiring, missing or broken fixtures, unsupported devices and conduit.

**ESTIMATED BUDGET**

The following chart is a summary of pricing information submitted by the individual companies that toured the Cottage Grove Armory.

DESCRIPTION	VALUE
Elevator	\$61,000.00
Structural	TBD
Hoist way/Lobby	\$18,500.00
Roofing	\$19,500.00
Exterior Coating	\$56,000.00
Window Repair/Renovation	\$87,925.00
ADA Ramp	\$25,000.00
Exterior Stair	\$22,000.00
Plumbing Piping	\$102,400.00
Plumbing fixtures	\$25,600.00
Boiler	\$40,000.00
Hydronic piping	\$82,000.00
Misc. Electrical	\$6,642.00
Electrical Service	\$20,381.00
Subtotal	\$566,948.00
Contingency @ 20%	\$113,389.60
GC OH&P @ 15%	\$102,050.64
TOTAL	\$782,388.24

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Armory Tours Survey

Summary

Design Survey

Collect Responses

Analyze Results

CURRENT VIEW

+ FILTER

+ COMPARE

+ SHOW

No rules applied

Rules allow you to FILTER, COMPARE and SHOW results to see trends and patterns. [Learn more »](#)

SAVED VIEWS (1)

Original View (No rules applied)

+ Save as...

EXPORTS

SHARED DATA

No shared data

Sharing allows you to share your survey results with others. You can share all data, a saved view, or a single question summary. [Learn more »](#)

Share All

RESPONDENTS: 149 of 149

Export All

Share All

Question Summaries

Data Trends

Individual Responses

All Pages

PAGE 1

Q1

Customize

Export

Have you been in the Armory before?

Answered: 149 Skipped: 0

Yes

No

0%

10%

20%

30%

40%

50%

60%

70%

80%

90%

100%

Answer Choices	Responses
Yes	59.06% 88
No	40.94% 61
Total	149

PAGE 2

Q2

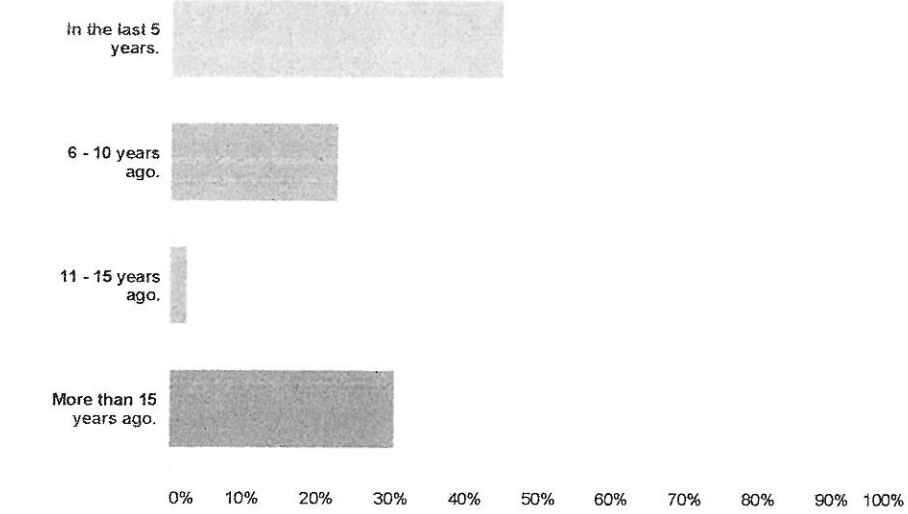
Customize

Export

If yes, how long has it been since you've been in the armory?

Answered: 89 Skipped: 60

54



Answer Choices	Responses
In the last 5 years.	44.94% 40
6 - 10 years ago.	22.47% 20
11 - 15 years ago.	2.25% 2
More than 15 years ago.	30.34% 27
Total	89

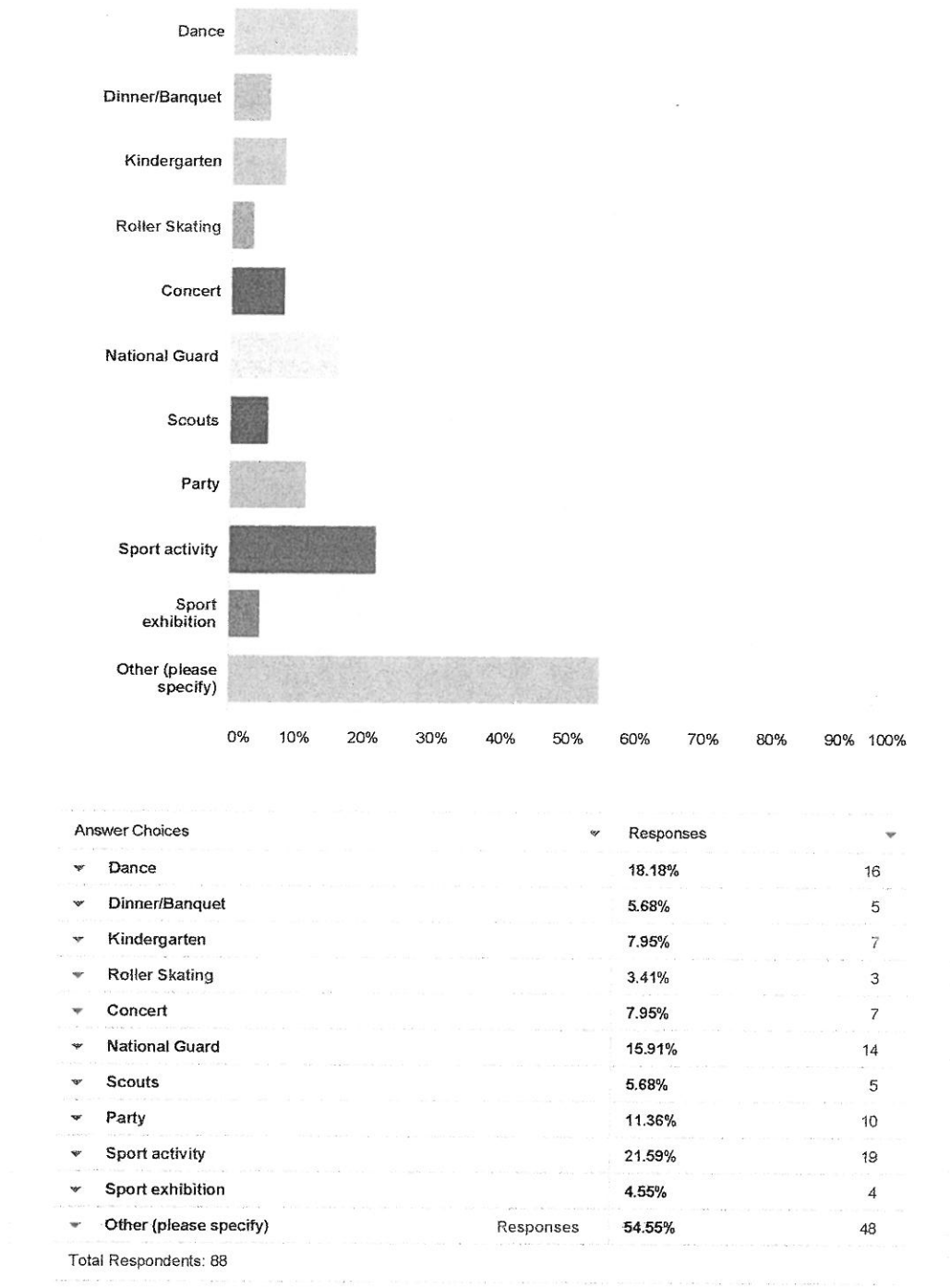
Q3

Customize

Export

If you have been to the Armory before, what kind of events have you attended in the past in the Armory?

Answered: 88 Skipped: 61



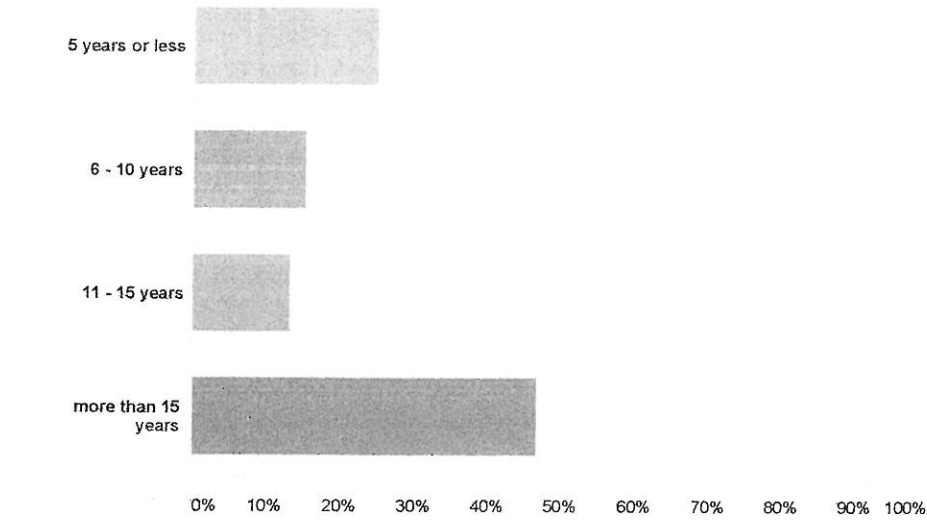
PAGE 3

Q4

Customize Export

### How long have you lived in Cottage Grove?

Answered: 137 Skipped: 12



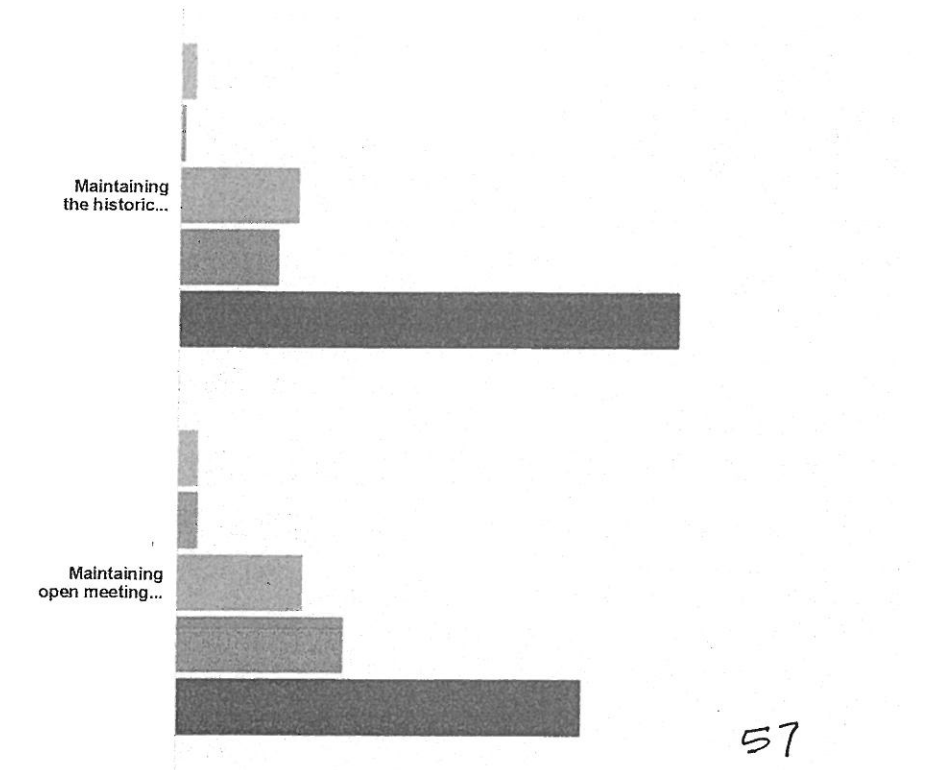
Answer Choices	Responses
5 years or less	24.82% 34
6 - 10 years	15.33% 21
11 - 15 years	13.14% 18
more than 15 years	46.72% 64
Total	137

Q5

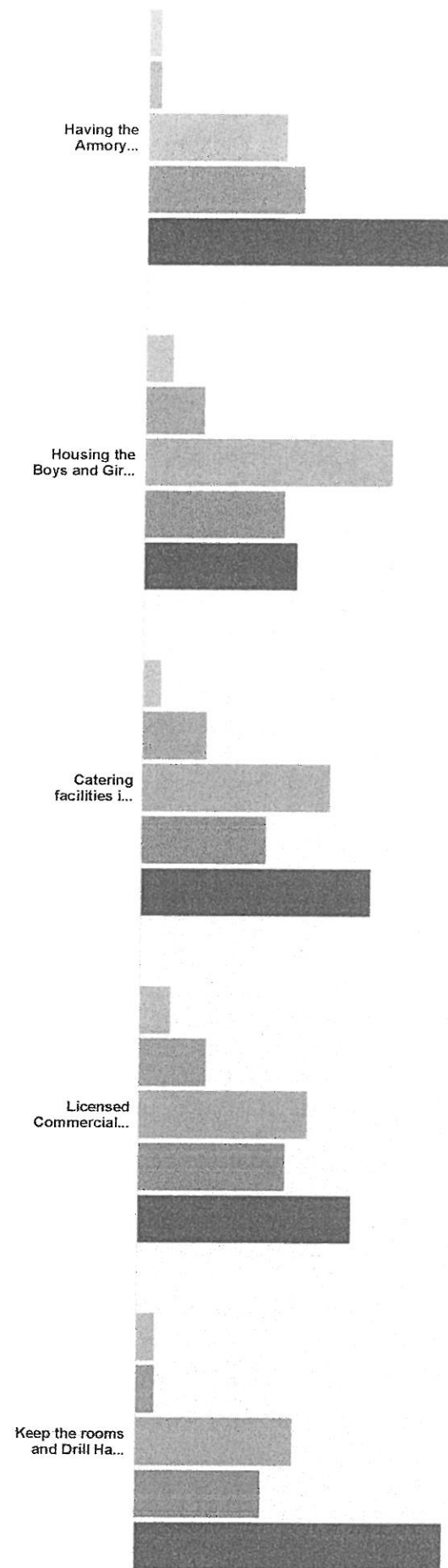
Customize Export

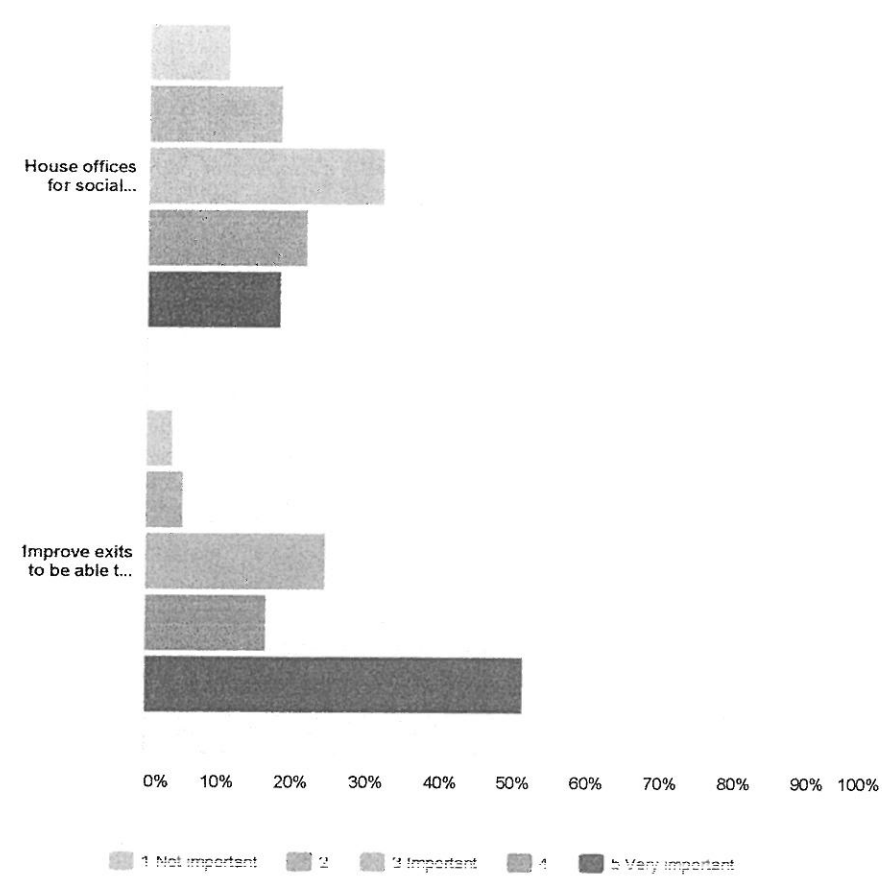
On a scale of 1 to 5 how important are the following in the renovation and future use of the Armory?

Answered: 144 Skipped: 5



57





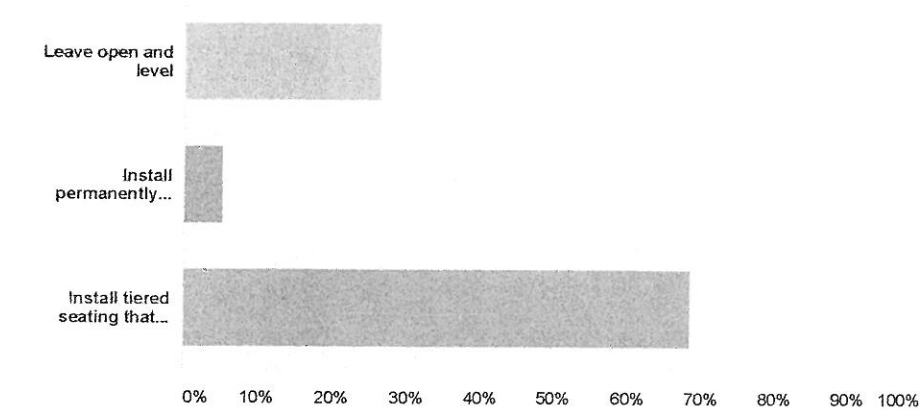
	1 Not important	2	3 Important	4	5 Very important	Total
▼ Maintaining the historic character of the building	2.10% 3	0.70% 1	16.08% 23	13.29% 19	67.83% 97	143
▼ Maintaining open meeting and event space	2.82% 4	2.82% 4	16.90% 24	22.54% 32	54.93% 78	142
▼ Having the Armory available for youth activities	2.08% 3	2.08% 3	22.22% 32	25.00% 36	48.61% 70	144
▼ Housing the Boys and Girls Club in dedicate space at lower level	4.32% 6	9.35% 13	39.57% 55	22.30% 31	24.46% 34	139
▼ Catering facilities in the kitchen	2.94% 4	10.29% 14	30.15% 41	19.85% 27	36.76% 50	136
▼ Licensed Commercial kitchen facilities	4.96% 7	10.64% 15	26.95% 38	23.40% 33	34.04% 48	141
▼ Keep the rooms and Drill Hall (gym) available for meetings, events or activities	2.86% 4	2.86% 4	25.00% 35	20.00% 28	49.29% 69	140
▼ House offices for social services organizations on lower level	10.79% 15	17.99% 25	31.65% 44	21.58% 30	17.99% 25	139
▼ Improve exits to be able to	3.55% 5	4.96% 7	24.11% 34	16.31% 23	51.06% 72	141

Q6

Customize Export

Should the balcony be left open as is now or should tiered seating be installed.

Answered: 133 Skipped: 16



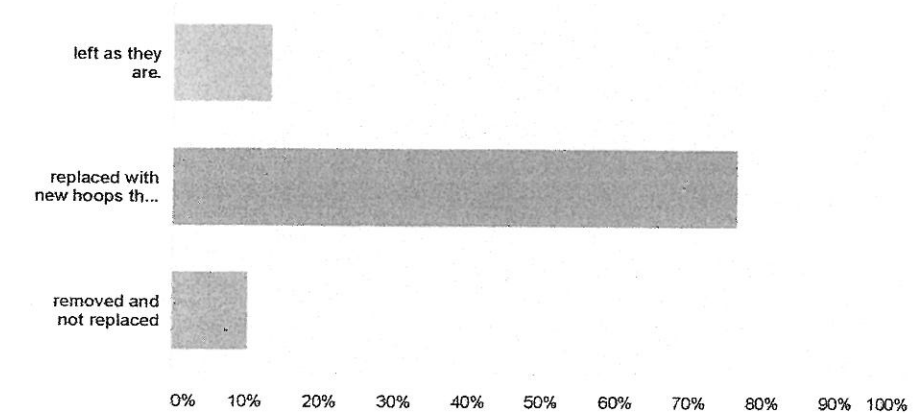
Answer Choices	Responses
Leave open and level	26.32% 35
Install permanently tiered seating	5.26% 7
Install tiered seating that retracts against the walls	68.42% 91
Total	133

Q7

Customize Export

The basketball hoops should be

Answered: 136 Skipped: 13



Answer Choices	Responses
left as they are.	13.24% 18
replaced with new hoops that can be folded into the rafters on both ends of the court	76.47% 104
removed and not replaced	10.29% 14

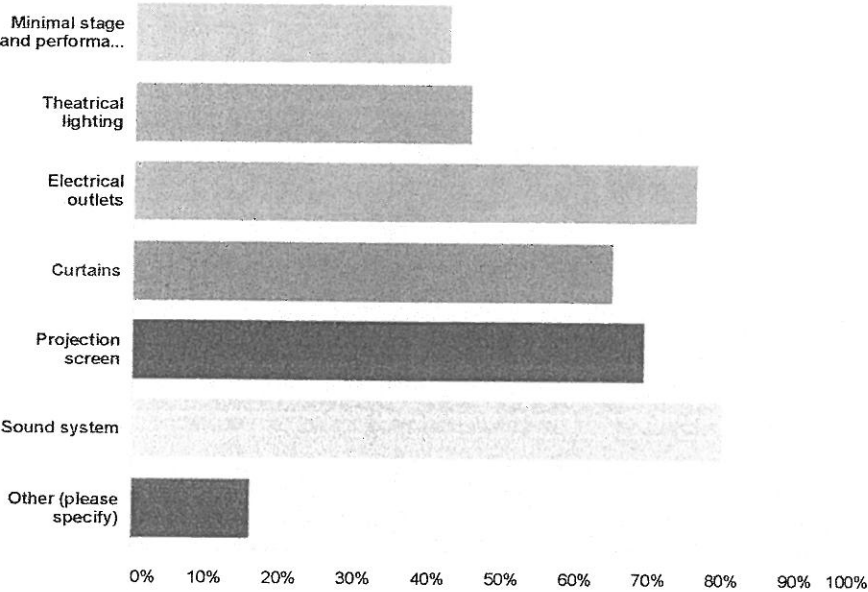
600

Q8

Customize Export

What kind of improvements should be incorporated into the stage?

Answered: 139 Skipped: 10



Answer Choices	Responses
Minimal stage and performance lighting	42.45% 59
Theatrical lighting	45.32% 63
Electrical outlets	76.26% 108
Curtains	64.75% 90
Projection screen	69.06% 96
Sound system	79.86% 111
Other (please specify)	Responses 15.83% 22

Total Respondents: 139



# Cottage Grove Armory

## Schematic Design Project



Thanks to the following for their support of this process:

Oregon State Historic Preservation Office (SHPO)

National Trust for Historic Preservation

Cottage Grove Rotary

Woodard Family Foundation

Pacific Power Foundation

Cottage Grove City Staff

Community Volunteers (such as you!)



Keating  
Engineering, LLC

