

**SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM
Application Form/Certification**

Instructions: Please fill out the form completely. Type or print in ink. Be sure to read the paragraph above the signature line before signing. Submit this form along with the Preservation Plan and all supplementary material as indicated on the enclosed checklist. **Incomplete applications will be returned.**

1. Property Information

Historic Name of Property: SPARTA BUILDING

Property Address:
Street: 12 NORTH RIVERSIDE

City: MEDFORD County: JACKSON (029) Zip: 97520

National Register District and rank (if applicable): Medford Downtown HD, Site #362.0

Date Listed on the National Register: 21-January-1994, NRIS #93001508

2. Property Tax Information:

Tax Account Number: 1-036917-1 Does owner reside in property? Yes No

Current Assessed Value: \$241,850.00 Current Real Market Value (RMV): \$478,680.00

Application Fee (Assessed Value x .001): \$241.85

3. Preservation Plan Overview:

Current Use: Residential Res./Multi-family Commercial Agricultural Industrial

FIRST TERM: SECOND TERM:

Estimated Cost of Rehabilitation:
\$ 507,600

4. Owner Information:

Owner Name: George Kramer Organization/business: _____

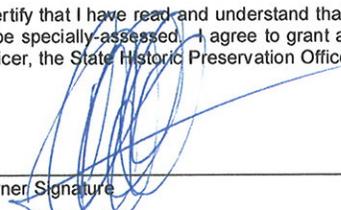
Address: PO Box 387 City: Oregon City

State: Oregon Zip: 97045

Phone: 503.656.7000 E-mai: _____

Representative: George Kramer Phone: 541-482-9504, george@preserv eoregon.com

I certify that I have read and understand that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer's staff, and the Historic Assessment Review Committee.

Owner Signature:  Date: 2-22-11

SHPO Use Only

X	Application submission received and reviewed: <u>Susan Haylock</u> <u>2/28/2011</u> SHPO Authorized Signature and Date
✓	Property is approved for Special Assessment: <u>Christina Cuno</u> <u>3-31-11</u> SHPO Authorized Signature and Date
	Date Special Assessment Begins: _____ Date Special Assessment Ends: _____

Navigation

[Account Sequence](#)

[Map TL Sequence](#)

Assessment Year 2010

[Print Window](#)

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Assessment Info for Account 1-036917-1 Map 371W30BB Taxlot 9200
Report For Assessment Purposes Only Created February 07, 2011

Account Info		Tax Year 2010 Info			Land Info	
Account	1-036917-1	Pay Taxes Online			Tax Code	49-50
Map Taxlot	371W30BB 9200				Acreage	0.16
Owner					Zoning	
Situs Address		Tax Report		Details	C-C	
12 RIVERSIDE AVE N MEDFORD R		Tax Code 49-50			Land Class	
ER		Tax Type	Due Date	Amount	UNK 0.16 Ac	
Mailing Address	OREGON CITY OR, 97045	Advalorem	11/15/10	\$3,826.25	Property Class	201
Appraiser	63	Tax Rate		15.8208	Stat Class	553
		District Rates		Details	Unit ID	158085-1
		District Amounts		Details	Maintenance Area	6
		Tax Rate Sheet		Details	Neighborhood	000
					Study Area	00
					Account Status	ACTIVE
					Tax Status	Assessable
					Sub Type	NORMAL

2011-1745

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 875,000	Jan 12, 2011	2011-1745	Details

+ **Value Summary Detail** (For Assessment Year 2010)

- **Market Value Summary** (For Assessment Year 2010)

Code Area	Type	Acreage	RMV	M5	MAV	AV
49-50	LAND	0.16	\$ 93,110	\$ 93,110	\$ 47,050	\$ 47,050
49-50	IMPR	0.00	\$ 385,570	\$ 385,570	\$ 194,800	\$ 194,800
Value History Details			Total:	\$ 478,680	\$ 478,680	\$ 241,850

Improvements

Site	Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
	1	49-50	0		553	Restaurant	Commercial	6750	100 %	Details

Images / Plans

Image type	Item Number	Image Files	
RESIDENTIAL	1	5	PDF

+ **Improvement Comments**

Commercial

Space: A Square Feet: 6750 Year Built: 1912 Use: 553 - Restaurant Name: EL MARINERO
 Floor: Wood Wall: Metal Partition: None Roof: None Foundation: Concrete
 Cover: Vinyl Cover: Metal Cover: None Cover: None Ceiling: T-Bar

Commercial Land

Site	Size
COMMERCIAL SITE	1
COMMERCIAL LAND (Sqft)	6534

Commercial Comments

Comment
HISTORIC VALUE FROZEN TO JULY 1, 2008

+ **Appraisal Maintenance**

- Account Comments

Per the State Historic Preservation Office the property was accepted onto the 15 year special assessment for historic properties.>>3/21/08: NCIV for 1-1-2008. Tenant improvement only. #63>7/23/08: Per State of Oregon Preservation Office, special assesment as a historic property exemption expired 7-1-2008. #67>>4/21/09: NCIV for 1-1-2009, repairs to 2nd floor not started on 1-1-2009, continue review to 2010. #63>>

- Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
CARTOGRAPHIC ACTIVITY		2010	
HISTORIC		2008	
BOPTA ORDER-REDUCTION 309.120		1991	
BOPTA ORDER-REDUCTION 309.120		1984	

Tax Notations

Tax Account	Description	Code	Date Added	Date Removed	Tax Year
1-036917-1	Potential additional tax liability.	POTENTIAL TAX	Jan 01, 2001		

Close Window

Print Window



CERTIFICATE OF LIABILITY INSURANCE

OP ID M7
COFFM-2

DATE (MM/DD/YYYY)

03/02/11

PRODUCER (OR) Heffernan Insurance Brkrs 5100 SW Macadam, Suite 440 Portland OR 97239 Phone: 503-226-1320 Fax: 503-226-1478	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED Oregon	INSURER A: Ohio Casualty	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BK053760487	10/01/10	10/01/11	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$ 1,000,000 \$ 100,000 \$ 5,000 \$ 1,000,000 \$ 2,000,000 \$ 2,000,000
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	BAO53760487	10/01/10	10/01/11	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ 1,000,000 \$ \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	\$ \$ \$
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE AGGREGATE	\$ \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below Y/N <input type="checkbox"/>				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ \$ \$
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

12 N. Riverside Ave.
Medford, OR 97501

*10 days notice of cancellation applies for non-payment of premium.

CERTIFICATE HOLDER

OPRD - 01

Oregon Parks & Recreation Dept
State Historic Preservation
Office
725 Summer St, NE, Ste. C
Salem OR 97301

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30* DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2009/01)

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
03/02/2011

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE OF PROPERTY INSURANCE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

AGENCY (OR) Heffernan Insurance Brkrs 5100 SW Macadam, Suite 440 Portland, OR 97239 Mark Herring, CRM, CIC, LUTCF		PHONE (A/C, No., Ext): 503-226-1320	COMPANY Travelers Property Casualty Co Of America	
FAX (A/C, No.): 503-226-1478	E-MAIL ADDRESS:		LOAN NUMBER POLICY NUMBER QT6601192R52ATIL11	
CODE: AGENCY CUSTOMER ID # COFFM-2	SUB CODE:			
.LC			EFFECTIVE DATE 01/05/11	EXPIRATION DATE 01/05/12
			<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 12 N. Riverside Ave. Medford, OR 97501	Building being remodeled.
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COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Limit at Location New Construction Deductible: \$25,000 Existing Building Deductible: \$1,000 100% Co-Insurance Replacement Cost Valuation	\$2,000,000	

REMARKS (Including Special Conditions)

Proof of coverage.

*10 days notice of cancellation applies for non-payment of premium.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE ADDITIONAL INTEREST NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

ADDITIONAL INTEREST

NAME AND ADDRESS Oregon Parks & Rec. Dept. State Hist. Preservation Office 725 Summer St. NE, Ste. C Salem, OR 97301	<input type="checkbox"/> MORTGAGEE <input type="checkbox"/> LOSS PAYEE	<input type="checkbox"/> ADDITIONAL INSURED
	LOAN # AUTHORIZED REPRESENTATIVE 	

Historic Name: Sparta Building

Street: 12 North Riverside City: Medford County: Jackson (029)

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

1	<u>Architectural feature: Sparta Building, General Project</u> <u>Approximate date of feature: 1910, as modified</u>	
<p>Describe existing feature and its condition: The Sparta Building is a two-story bearing masonry structure that is prominently located at the NE corner of Main and Riverside streets. It was designed by Frank Chamberlain Clark and built by Elmer Childers for John Root, a prominent are investor. The building was completed in 1910. The first floor initially housed a series of auto dealers, with offices on the upper floor. In 1926-27 the upper floor became the studios of KMED, which remained there for many years. The Sparta Building was listed on the NRHP in 1992 and is a primary resource in the Medford Downtown Historic District.</p> <p>In recent years the main floor of the Sparta Building has housed a series of restaurants. Serial modifications to the exterior, especially the storefronts, have diminished the building's character while inappropriate interior changes, over time, have largely obscured the building's history. The upper floor, converted to residential use in the 1950s, was severely damaged by fire in the 1970s. Despite some ill-advised efforts at renovation, the upper floor has remained vacant for nearly four decades. A small basement for storage and utilities is located at the SE corner, accessed via an internal stairway.</p> <p>This project has been reviewed and approved by both the Medford Urban Renewal Agency and the City of Medford Landmarks and Historic Preservation Commission. The application packet for those reviews is attached.</p>		<p>Proposed treatment and impact on existing feature: As documented in the following Items, the current project includes both interior and exterior restoration and upgrades that restores the historic character of the Sparta Building for a proposed mixed restaurant/office use. Inappropriate surface materials that obscure the storefronts facing Main and Riverside will be removed to allow the reconstruction of historically-based, full-height window systems that reflect the original designs. The prominent corner entryway, including the re-exposed and restored full-height Ionic columns that have been hidden from view for more than 50 years, will be rebuilt to provide primary access to the first floor use. A second entryway, at the NW corner, will provide access to an elevator lobby for the rehabilitated upper floor office areas.</p> <p>In addition to improved ADA access, through the construction of first floor ramps and a new elevator, the building will structurally upgraded to provide improved seismic performance. New, energy efficient HVAC, lighting, and low-flow plumbing fixtures are also an element in this project.</p> <p>Existing interior finishes will be removed, to re-establish the original volumes and allow for the installation of new systems. New finishes will take advantage of the restored full height volumes and will reflect period-appropriate treatments. Where original materials remain, they will be retained and restored to the degree possible. New HVAC will be installed in exposed ductwork. New period appropriate pendent lighting will be augmented by task and surface lights as required in public spaces.</p>
Photo no.: <u>ALL</u>		Drawing no.: <u>ALL</u>

2	<u>Architectural feature: STOREFRONTS</u> <u>Approximate date of feature: circa 1950, as modified</u>	
<p>Describe existing feature and its condition: The original, full-height, storefronts lining Main and Riverside were removed/modified after WWII. Transom glazing was removed and infilled with cementitious panels that reduced overall height. Original marble bulkhead areas were removed and replaced with substandard frame/plasterboard walls. Originally the bearing masonry columns were exposed, some clad in glazed white brick, were encased in plasterboard and then, for most part, transformed into interior features with new glazing applied on the outside, completing modifying the original rhythm of the exterior.</p> <p>Storefront /first floor alterations included modification to all entries, as described in Item 4.</p>		<p>Proposed treatment and impact on existing feature: Existing storefronts will be entirely removed to reopen the original, full height proportions as documented in available images, supported by physical evidence on-site. New storefronts systems, set within the restored masonry columns, will include full-size transom panels made of ribbed glass (evocative of the original prismatic glass design) to be set within reinforced leaded-came channel. New storefront glazing will rise from new bulkheads, to be clad with black ceramic tile as show in the attached design. A small red detail band is included for accent.</p> <p>As discussed in Item 5, below, several storefront bays, while glazed, will be modified by internal steel cross-bracing, elements of the proposed structural upgrade.</p>
Photo no.: <u>4-11</u>		Drawing no.: <u>E1, P1</u>

Preservation/Renovation Plan

Historic Name: Sparta Building

Street: 12 North Riverside City: Medford County: Jackson (029)

3	Architectural feature: <u>ENTRYWAYS</u> Approximate date of feature: <u>1910, as modified</u>	Proposed treatment and impact on existing feature: All existing entries will be either entirely removed and rebuilt or reconstructed to improve access and provide a more historically based design. At the main, corner, entry, new stain-grade wood and glass entry doors will be installed within a stained Fir glass/bulkhead system designed to match with the original and coordinate with the rebuilt storefronts. Existing (original) stained Fir beadboard was located above the now removed dropped ceilings and will be salvaged as possible for re-use as the ceiling of this slightly recessed area. Original terra cotta columns will be re-exposed through demolition of the brick piers. Damaged area will be repaired with compatible materials. Missing capitals will be replaced with powder-coated sheet metal elements (W.F. Norman, 4589C, see literature) that are largely compatible with the original designs. Exposed flanking columns will be re-surfaced in glazed white brick and compatible brackets (W.F. Norman 190A) will be installed consistent with historic images. Non-historic entries at Bay 5B (SE Corner) will be rebuilt to provide access to kitchen service/basement and the secondary egress to the upper floor office spaces. These doors will be painted wood/glass compatible with the period. The secondary restaurant/bar entry at Bay 6A will be retained, modified on the interior to provide code-compliant ADA-access. This work will include minor modification to the entry ramp area. The entry at 7A will also be rebuilt, to create an attractive, functional entry to the elevator lobby. The existing concrete step will be removed and integrated into the proposed internal ADA ramp. Attached literature documents the proposed projecting canopy at this location.
Describe existing feature and its condition: Historic images of the Sparta Building show a prominent, deeply recessed, entry at the corner highlighted by twin Ionic columns of glazed terra cotta. Secondary entryways, each below a projecting metal/glass canopy were located at the NW and SE corners, providing access to the upper floor. Period photographs document modification to the corner entry, reducing the original recess in several steps until by the time of WWII the columns were integrated into a near flat entry system. Later brick piers encased the columns, requiring the removal of the 3-D Ionic capitals. Projecting canopies from secondary entries were removed, as these areas were also simplified. The present entry systems are generally substandard, with aluminum/glass modern entry doors or non-historic painted wood. A modern door at the extreme SE, providing access to the upper level, was damaged by a SWAT team and is currently boarded over. A newer, non-original, glass-block and stucco panel entry with a vaguely streamlined design was created as a secondary entry to the restaurant/bar area in the 1970s or 1980s.		
Photo no.: <u>4-11, 15</u>	Drawing no.: <u>E1, P1, See Medford LHPC Application, attached</u>	

4	Architectural feature: <u>UPPER FLOOR EXTERIOR</u> Approximate date of feature: <u>1910, as modified</u>	Proposed treatment and impact on existing feature: Original white glazed brick will be cleaned with gentle means to remove rust and other staining. Crazed and damaged areas will be repaired as needed. Exposed substrate (where the glazed area has spalled or been damaged) will be cleaned and coated with white epoxy paint to create a weather seal. The existing cornice will be retained and will provide a detailed model for the reconstruction of the missing element, to be also built of sheet metal. The unified feature will be cleaned and painted in neutral colors.
Describe existing feature and its condition: The exterior of the Sparta Building is clad in a glazed white face brick on both street-facing elevations, with engaged pilasters flanking the rounded, corner, window. Red brick is visible on the rear (North and East) elevations. Glazed brick is in generally good condition, with some evidence of rust staining and crazing. A detailed sheet metal cornice originally rimmed the parapet. Circa 2005 the element facing Main Street was failing and a previous owner removed the feature and disposed of it. The original cornice remains, in good condition, at the corner and lining North Riverside. Some evidence of earlier painting of this feature remains, although its original color is not determined. Upper floor windows, originally 1/1 wood sash, with the exception of the rounded window at the corner, were removed and replaced with metal-clad wood sash of similar design by a previous owner, circa 2000.		
Photo no.: <u>4, 6-10, 12-14</u>	Drawing no.: <u>E2, P2</u>	

Preservation/Renovation Plan

Historic Name: Sparta Building

Street: 12 North Riverside City: Medford County: Jackson (029)

5	Architectural feature: <u>Seismic Upgrades</u> Approximate date of feature: <u>n/d</u>	
Describe existing feature and its condition: Built over a century ago, the existing building envelope offers little in the way of lateral support or mechanical ties between vertical and horizontal members as required under current building code.		Proposed treatment and impact on existing feature: The Sparta Building will be structurally reinforced to meet current standards. This work will include the installation of mechanical ties at joists and rafters and the installation of a full floor diaphragm, to be installed below the second floor joists, prior to the installation of the new main floor ceiling as described in Item 7, below. New lateral bracing of X-pattern tube steel will be installed in several bays as shown in plan. These features will be visible, both through the storefront glazing and from the interior.
Photo no.: <u>n/a</u>		Drawing no.: <u>P1</u>

6	Architectural feature: <u>Exterior Signage</u> Approximate date of feature: <u>n/d</u>	
Describe existing feature and its condition: Historic images show a variety of signage types, mounting styles and location to identify the varying uses of the building. Existing signage, all non-historic, advertising the last occupancy of the first floor consists of an internally illuminated can at the corner, above the entry door, and a non-illuminated projecting plaque suspended from a wrought-iron type wall mounted bracket, located over the entry at Bay 6A. Historic photos and some physical evidence document the original installation of building identification and directional signage at the stringcourse band above the corner entryway. This signage not only named the building, but reflected its location at the major intersection of Medford's main street and the Pacific Highway.		Proposed treatment and impact on existing feature: New projecting signage will be installed to identify the primary restaurant tenant. This sign, envisioned as a projecting neon blade was submitted and approved in concept by the Medford Landmarks & Historic Preservation Commission, subject to review of the actual design once a tenant is identified. A small hanging plaque, supported by the relocated wrought iron bracket now on the building, will be mounted over the proposed canopy at Bay 8A, to identify the Sparta Building office areas. (See the attached design). New 3D metal letters in Helvetica type will be installed at the cornice stringcourse to identify the building. Black cut vinyl letters and "pointing hand" details will be installed to replicate the original building identification and directional signage. Other signage will be limited, including the option of back-painted glazing at the SE upper floor access. Some integrated detail, including the building address or name, may be installed at the main, recessed entryway.
Photo no.: <u>4, 5-9, 11, 13</u>		Drawing no.: <u>n/a, See Medford LHPC Application, attached</u>

Preservation/Renovation Plan

Historic Name: Sparta Building

Street: 12 North Riverside City: Medford County: Jackson (029)

7	Architectural feature: <u>Interior Treatments-Main Floor</u> Approximate date of feature: <u>n/d</u>	
Describe existing feature and its condition: Original finishes are largely unknown, documented only be minimal physical information on site and one known historic image (See Figure 5). That image, taken circa 1920, shows wood floors, tall (13' high) plastered ceilings, with to stained or painted wood column/beam systems providing support. The generally open floor plan takes full advantage of the transom windows and large storefront glazing, augmented by widely spaced, simple exposed bulb and hood pendant lighting. Subsequent changes included the installed of at least two dropped ceilings (the last of typical T-Bar) that reduced the volume considerably to hide HVAC systems. Most of the columns remained, but were encased with a series of substandard partition walls that cobbled up the interior plan to create a series of small rooms, kitchens, storage and restroom facilities associated with the several bar/nightclub/restaurant uses that have occupied this area. Most of the floor was either removed or overlaid with vinyl and recently mortar-set terra cotta tiles. As the result of these serial changes and modifications, very little original material remains, especially below ceiling level.		Proposed treatment and impact on existing feature: The interior of the main floor will be largely gutted to re-establish the original open, tall ceiling, plan for public areas with the kitchen/storage and other facilities reconfigured as shown in the proposed floor plan. The majority of the first floor will continue the restaurant use, with the NW corner area transformed into the elevator and entry lobby for the upper story. Finishes will, generally, be simple and consistent with the original character. New plaster walls with compatible plaster finish will be installed on the ceiling and new partition walls. Existing columns and beams (Figures 17, 19) will remained exposed, clad in paint grade trim modeled after the originals. New period appropriate trim, lighting and other details in public spaces will support the historic character. Flooring will be mixed, with wood and commercial carpet in public areas. Service areas and reconfigure public restroom flooring will be of tile or vinyl.
Photo no.: <u>5,16-19</u>		Drawing no.: <u>E1, P1</u>

8	Architectural feature: <u>Interior: Elevator/Stairwell/ADA</u> Approximate date of feature: <u>n/d, Serially Modified</u>	
Describe existing feature and its condition: Prior to construction, the existing access to the upper floor was of non-historic stairwells located in Bay 8A and 5B, both built of unfinished plywood treads and risers and appearing largely as utilitarian/construction service features. The stairwell at 8A including a long landing that obscured the transom panel parallel to Riverside and entered the upper floor in Bay 7A, effectively isolating an area of the upper floor from any realistic use. The entire stairwell in this area was removed as part of the demolition prior to the present project.		Proposed treatment and impact on existing feature: A new elevator and stairwell will be constructed to provide code-compliant, attractive, access to the upper floor. The configuration of the stair flight allows for better utilization of the upper floor while minimizing impact to the transom areas, keeping this first floor "lobby" space as a generally open, full-height volume. A new ADA ramp from the redesigned entry way will provide access. The rear stairwell, to provide a second method of egress from the upper floor, will be rebuilt in the same general configuration to create a more attractive exit. Interior finishes in these spaces will be of plasterboard and trim, generally consistent with the first and second floors.
Photo no.: <u>n/a</u>		Drawing no.: <u>All</u>

Preservation/Renovation Plan

Historic Name: Sparta Building

Street: 12 North Riverside

City: Medford

County: Jackson (029)

9	Architectural feature: <u>Interior Treatments, Upper Floor</u> Approximate date of feature: <u>n/d</u>	
Describe existing feature and its condition: Early photos of the KMED studios, occupying the upper floor after 1926, document simple interiors with wide board window trim and tall, 3-part base. Flooring appears to be linoleum. Existing interiors are widely varied, with some areas of early-appearing plaster over wire mesh or lath. Other areas, especially in the hall, have doorskin wainscot, below plaster walls. Still other areas show evidence of the incomplete effort of a prior owner to renovate this area into residential units, characterized by unfinished drywall. There is no remaining historic trim, as any surviving window trim was removed with the installation of the current, non-historic, window sash as mentioned in Item #4.		Proposed treatment and impact on existing feature: The upper floor will be largely rebuilt, returning the space to the original office usage. Existing, non-historic finishes and treatments will be removed or redesigned to better reflect the building's history. As shown in the attached plan, the original double-stacked corridor will remain, creating thirteen units that range size from 203 square feet to 933 square feet. Interior treatments will be of simple compatible design, with paint grade trim, baseboard and other detailing based upon historic models.
Photo no.: <u>20-22</u>		Drawing no.: <u>E2, P2</u>

10	Architectural feature: <u>SYSTEMS</u> Approximate date of feature: <u>n/d, Serially Modified</u>	
Describe existing feature and its condition: The existing utilities, including plumbing, HVAC and electrical, are largely old, outdated, and inefficient. Upper floor HVAC is essentially non-existent, while AC/Plumbing are either substandard (surface mounted EMT) or inadequate. The existing kitchen area, on the main floor, will be retained and reconfigured. Existing restrooms are not only poor located but are of inefficient design and do not meet ADA requirements. The existing roof of the Sparta Building, hot mopped tar, is old and failing. Original-appearing skylights of metal frame and glass remain, providing light to the upper floor hallway.		Proposed treatment and impact on existing feature: All new plumbing, HVAC and electrical systems will be installed. Some aspects on the main floor will be retained and augmented to meet modern needs. As noted in plan, existing restroom facilities will be removed to create a more open first floor plan. New facilities will be created to the rear/center of the first floor as shown. Kitchen areas will be rebuilt, reusing some fixtures, but reconfigured to create a more functional layout. A new roof will be installed, following removal of the existing the repair of any damage to the underlayment. The skylight will be repaired as needed and retained.
Photo no.: <u>n/a</u>		Drawing no.: <u>All</u>

Historic Name: **Sparta Building Building**

Street: **12 North Riverside**

City: **Medford**

County: **Jackson (029)**

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 2. Assessor's Plat Map
Jackson County, 371W30BB, Tax Lot 9200
Annotated

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 10. Current Image, Looking NE, across Main/Riverside intersection
December 2010



Figure 11. Current Image, Storefront Detail
December 2010

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 12. Current Image, Looking NW, from Main Street
Note missing cornice, damaged doors



Figure 13. Current Image, North Riverside Elevation, Sign Bracket, Cornice
February 2011

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 14. Current Image, Corner, Upper Story
February 2011

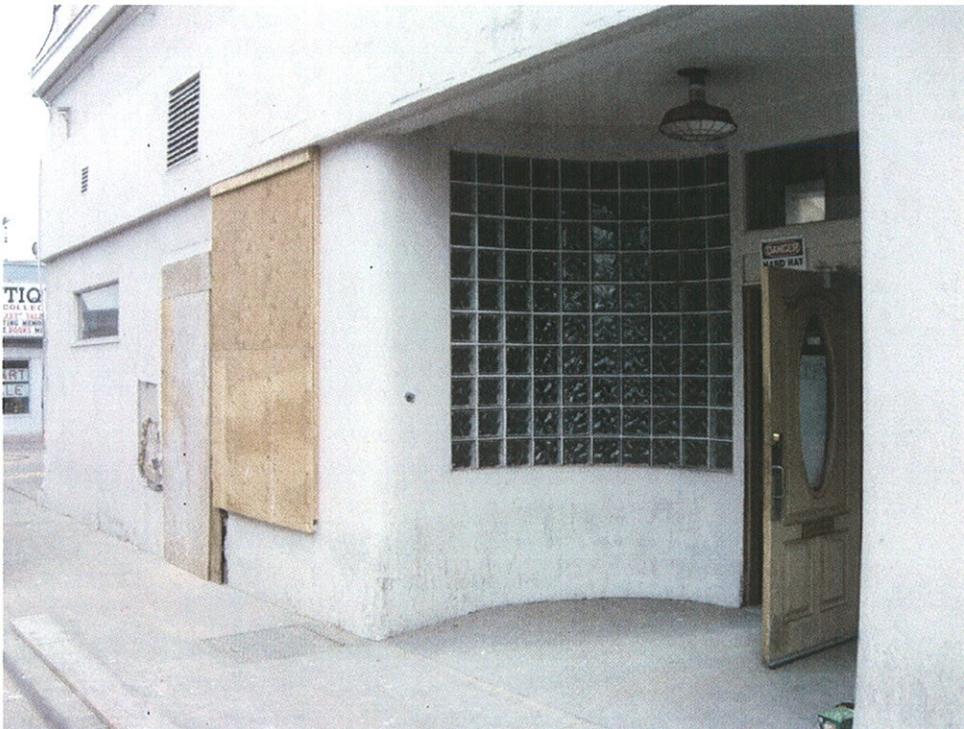


Figure 15. Current Image, North Riverside Entries, Looking North
(Note Non-historic “bar” entrance, blocked-in access is where office entry will go)

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 16. Current Interior, MAIN ENTRY, looking SE
Showing revealed Fir soffit, re-exposed Ionic Columns (Note damage)



Figure 17. Current Interior Image, First Floor, Looking NW toward Riverside
Note exposed transom band area, remaining columns, full-ceiling height

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 18. Current Interior, Storefront Bulkhead detail
Note non-original framing, original column



Figure 19. Current Interior Image, Looking NW, to "Bar" Entry" from rear dance area

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 20. Current Interior. Upper Floor Hallway (rotated left)
(Showing work by prior owner)

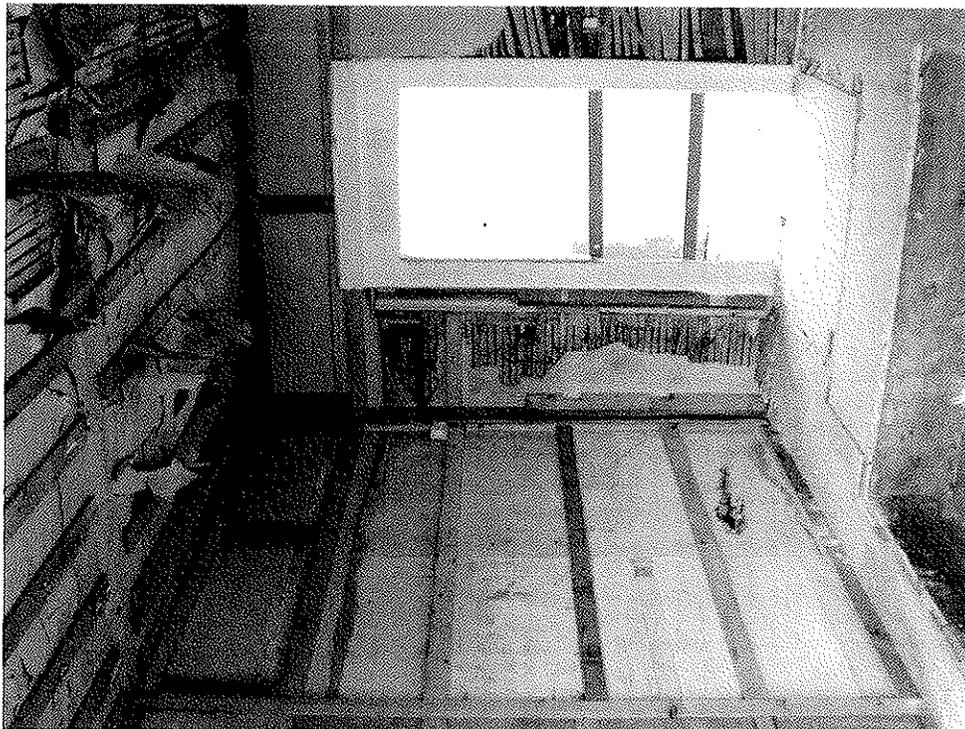


Figure 21. Current Interior. Upper Floor Room (Typical) (rotated left)
(Showing partial work by prior owner)

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 22. Current Interior, Upper Floor Skylight

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 8. Historic Image, Corner Detail c1920

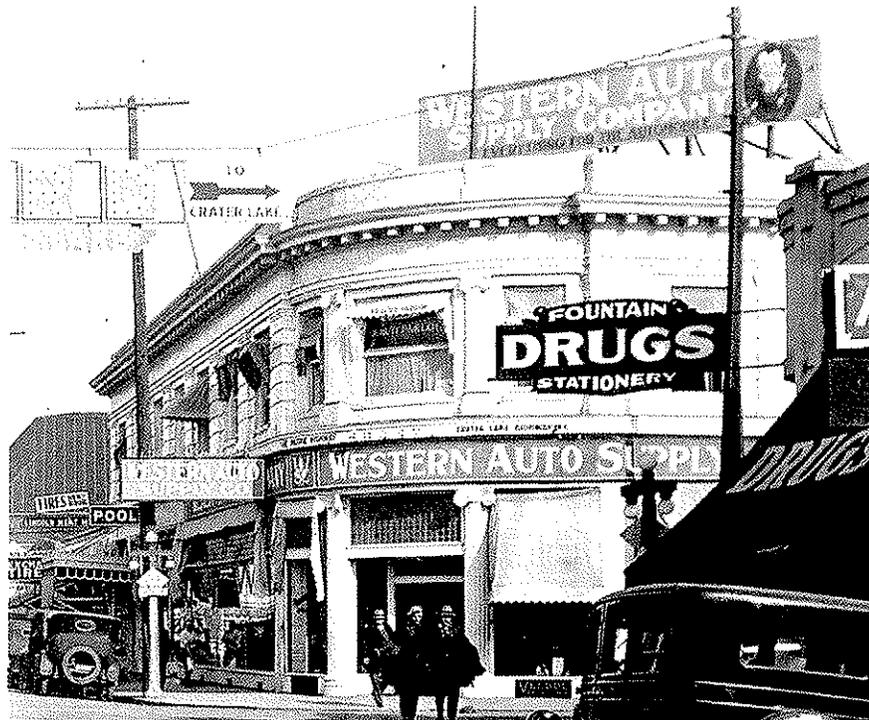


Figure 9. Historic Image, Corner Detail, c1927
Current Image
Author Collection

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 6. Historic View, c1920 (Busy Corner Motor Company)
Author Collection



Figure 7. Historic Image, c1930 (Note KMED Towers)
Author Collection

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES



Figure 4. Historic Image, c1913 (C. E. Gates Ford)
Author Collection

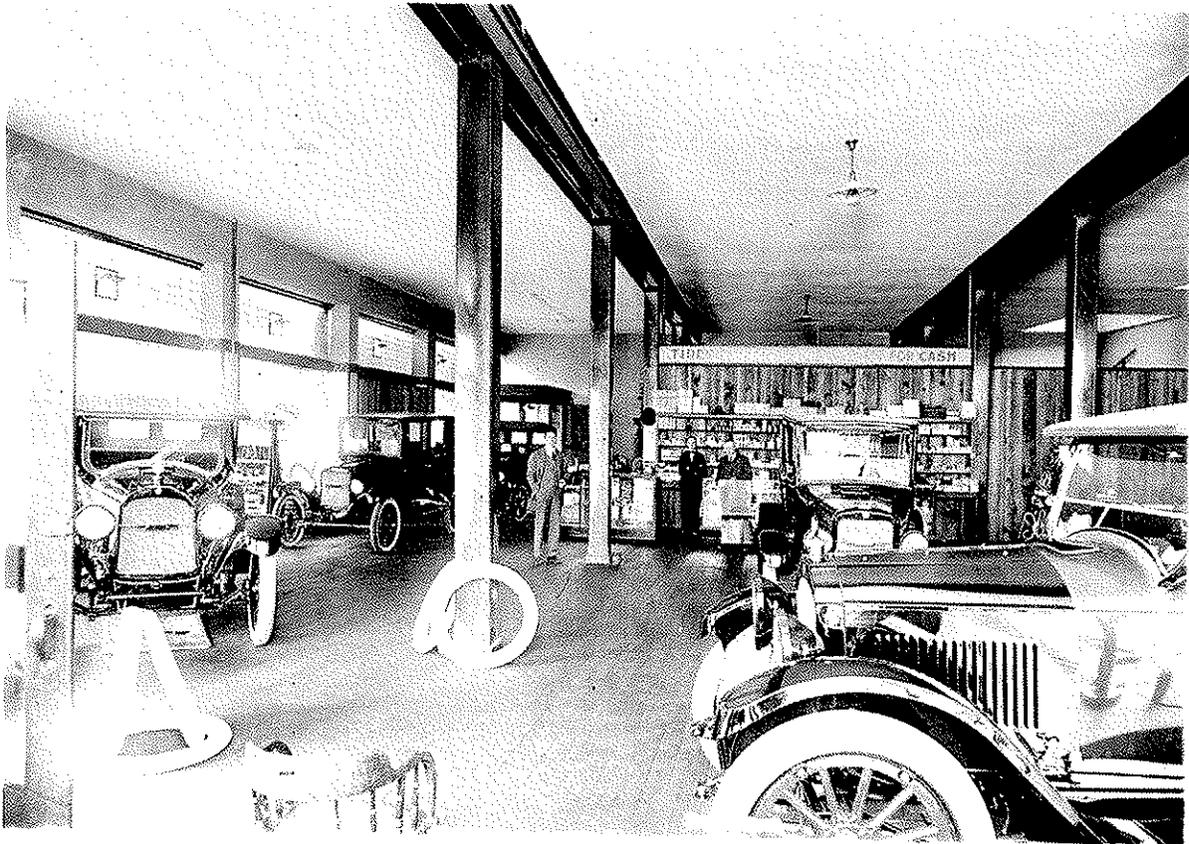
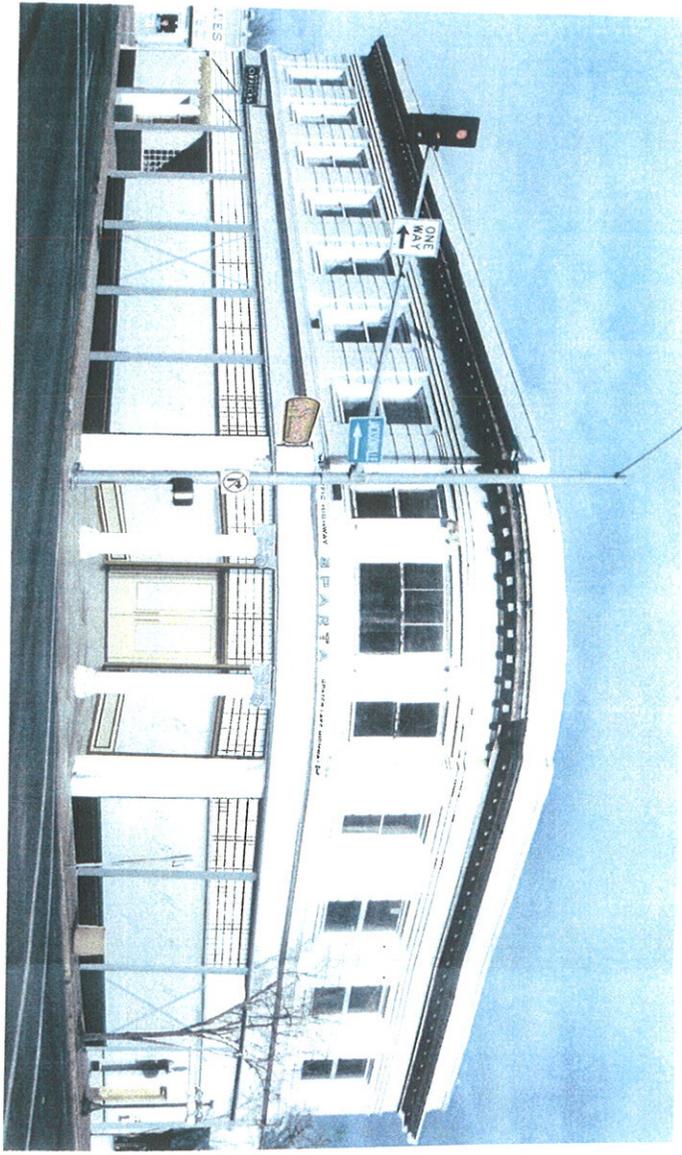


Figure 5. Historic INTERIOR c1920 (Busy Corner Motor Company)
SOHS Image #7941

SPECIAL ASSESSMENT APPLICATION-SUPPLEMENTAL FIGURES

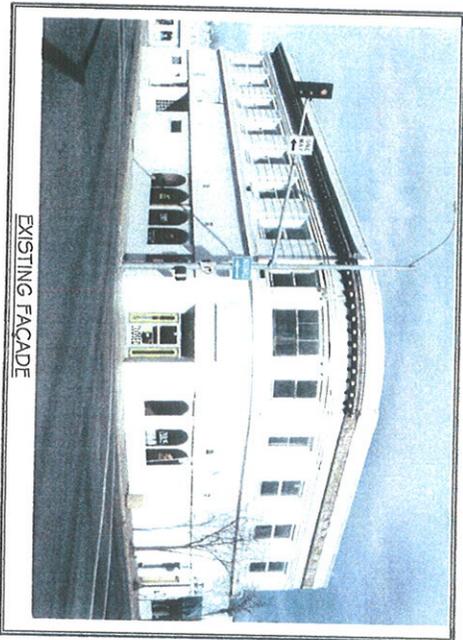


Figure 23. Exterior Columns (following removal of exterior skin)
22-February-2011

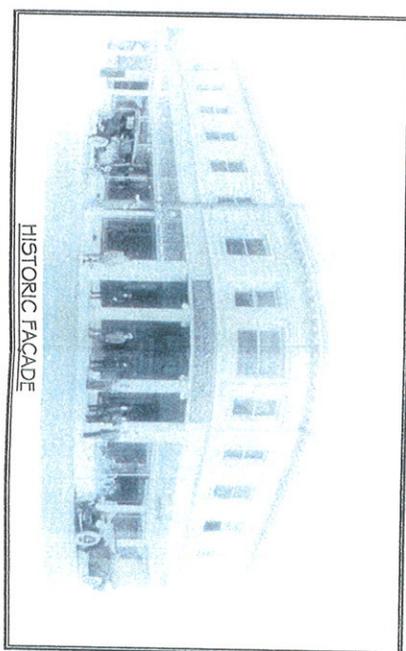


1. REMOVE existing panels above storefront window
2. REMOVE existing entry system at corner.
3. RE-EXPOSE original columns and decorative elements as survive. INSTALL new capitals.
4. INSTALL missing cornice elements, East Main Elevation
5. INSTALL new transoms (multi-leaded panels) in original transom locations
6. INSTALL new black/red ceramic tile bulkheads below storefront windows.
7. INSTALL new wood/glass recessed entry system.
8. REPAIR/REBUILD existing eirnes facing North Riverside.
9. REPAIR/REPAINT upper masonry and wood trim.
10. INSTALL replica building identification signage at corner entryway.
11. INSTALL new projecting neon sign for tenant identification.
12. INSTALL new projecting canopy at N. Riverside office entry
13. INSTALL new projecting sign at N. Riverside office entry

*All colors and treatments subject to
MURA review and approval*



EXISTING FAÇADE



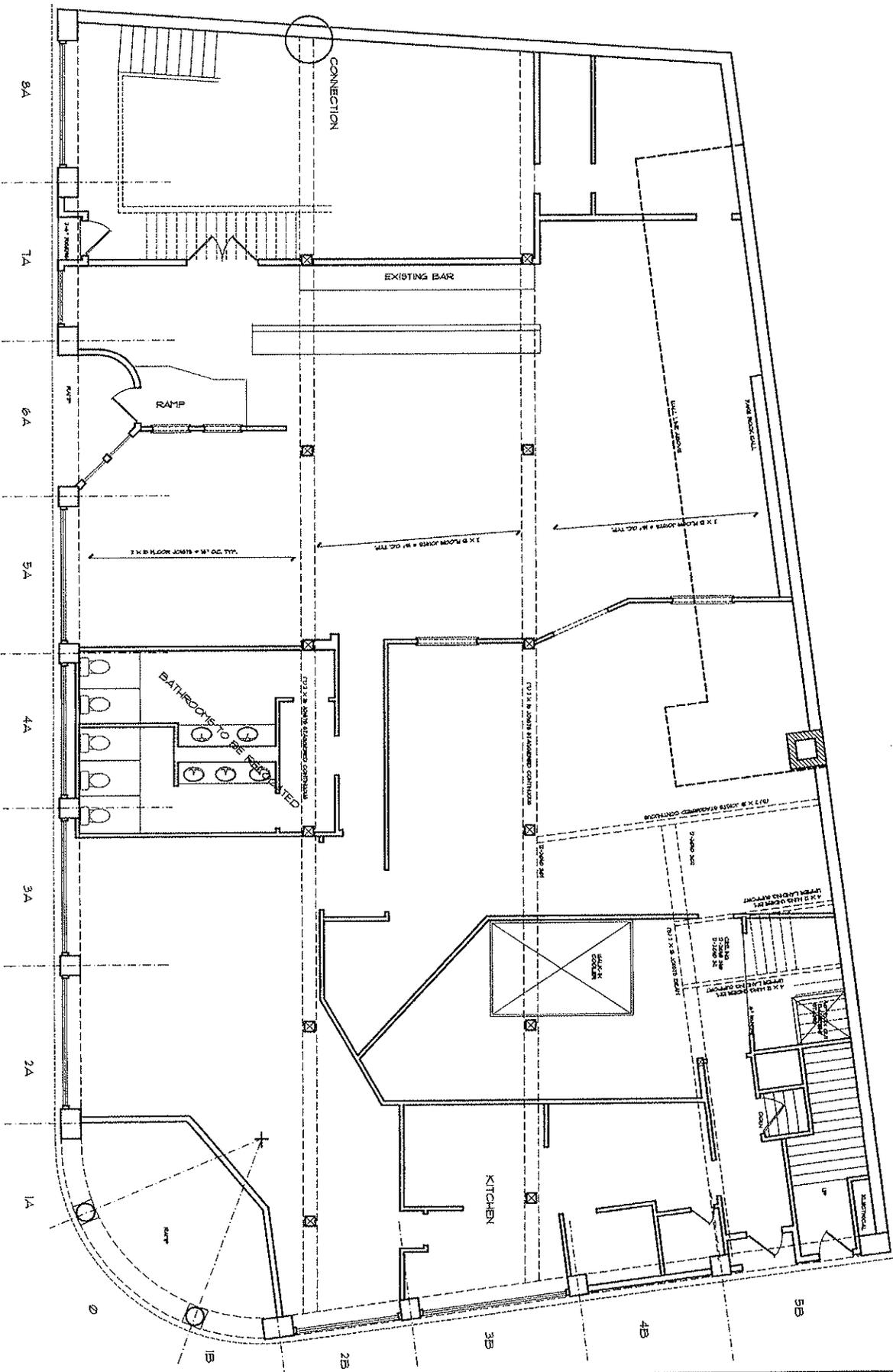
HISTORIC FAÇADE

MURA FAÇADE IMPROVEMENT PROGRAM
PROPOSED FAÇADE REHABILITATION

SPARTA BUILDING
12 NORTH RIVERSIDE
TATER RENTALS/CARL COFFMAN, APPLICANT

DECEMBER 2010

PREPARED BY GEORGE KRAMER, M.S.
FOR THE METROPOLITAN URBAN REPAIR AGENCY.



SCALE: 1/8" = 1' X 1/4" PAPER
 1/4" = 1' X 1/2" PAPER

**EXISTING FIRST FLOOR PLAN
 NORWAY DEVELOPMENT**
 LOCATION:
 SPARTA BUILDING
 N.E. CORNER: MAIN & RIVERSIDE
 CITY OF MEDFORD

WATSON DESIGN WORKS INC.
 303055001 Land
 303055242 Firm
 1 WATSON DR. MEDFORD, MA 01855

REVISION	DATE

E1

TITLE NUMBER: 10181-NORWAY
 DATE: 10.30.2010
 SHEET:



SCALE: 1/8" = 1' X 1" PAPER
 DATE: 10/30/2010

**EXISTING SECOND FLOOR PLAN
 NORWAY DEVELOPMENT**
 LOCATION:
 SPARTA BUILDING
 N.E. CORNER: MAIN & RIVERSIDE
 CITY OF MEDFORD

WATTON DESIGN WORKS INC
 303.551.0011 Land
 303.551.2542 Fax
 17417TONCONDCASTNET

REVISION	DATE

708 NUMBER
 10/31-NORWAY
 DATE 10/30/2010

E2

