

# Council Business Meeting

September 21, 2021

<b>Agenda Item</b>	Community Center and Pioneer Hall Ad-Hoc Committee Recommendations	
<b>From</b>	Scott Fleury PE Kaylea Kathol Rachel Dials George Kramer	Public Works Director Senior Project Manager Recreation Superintendent Historic Preservationist
<b>Contact</b>	<a href="mailto:Scott.fleury@ashland.or.us">Scott.fleury@ashland.or.us</a> <a href="mailto:Kaylea.kathol@ashland.or.us">Kaylea.kathol@ashland.or.us</a> <a href="mailto:Rachel.dials@ashland.or.us">Rachel.dials@ashland.or.us</a>	541-552-2412 541-552-2419 541-552-2260

## **SUMMARY**

Before the Council are a set of recommendations for moving forward to reopen the Community Center and Pioneer Hall. The recommendations come from the previously established Ad-Hoc Committee.

## **POLICIES, PLANS & GOALS SUPPORTED**

City Council Goals (supported by this project):

- Address Climate Change

CEAP Goals:

- Strategy BE-2. Encourage increased building energy efficiency and conservation.
- Strategy BE-3. Maximize efficiency of City facilities, equipment & operations.
- Strategy BE-5. Prepare and adapt buildings for a changing climate.

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- Deliver timely life cycle capital improvement projects
- Maintain and improve infrastructure that enhances the economic vitality of the community
- Evaluate all city infrastructure regarding planning management and financial resources

## **PREVIOUS COUNCIL ACTION**

[June 16, 2020](#) – Staff updated Council on structural, mechanical, electrical, and plumbing (MEP) deficiencies at Pioneer Hall and structural deficiencies at Community Center. Council directed staff to develop a plan to address deficiencies for both buildings.

[October 6, 2020](#) – Staff recommended addressing deficiencies at Pioneer Hall and Community Center via release of a formal public solicitation for professional engineering and architectural services via a Qualifications Based Selection (QBS) Request for Proposal (RFP). Council approved staff's recommendation.

[April 20, 2021](#) – Staff provided Council with a professional services contract with associated scope and fee for the rehabilitation project, as the next action based on previous Council direction.

[May 18, 2021](#) - Council, with unanimous approval, voted to create an ad hoc committee to review, analyze and make recommendations to Council on alternative means of repair for each of the two buildings and

requested that the creation, appointment of members and scope of work be brought forward at the earliest available Council meeting.

[June 16, 2021](#) – Council approved the formation of the Community Center and Pioneer Hall Ad-Hoc Committee along with the formal charge of duties.

### **BACKGROUND AND ADDITIONAL INFORMATION**

Mayoral appointments to the Ad-Hoc Community Center/Pioneer Hall Review Committee include the following:

- Chris Brown, Architect
- George Kramer, Historic Preservation Consultant
- Gil Livni, Residential/Commercial Developer/Contractor
- Shaun Moran, City Councilor
- Stefani Seffinger, City Councilor

Staff liaisons – Scott Fleury, Public Works Director

Rachel Dials, Recreation Superintendent, Ashland Parks and Recreation Commission

### **Committee Scope of Work:**

The committee was charged with developing recommendations for the least cost options for the timely repair and reopening of each building, either concurrently or in sequence. Recommendations or options that restrict or alter the historical uses of the buildings shall contain descriptions of those limitations. Likewise, options that expand or enhance potential legal uses of either building shall be described in the final report.

After establishment of the Ad-Hoc Committee, staff worked with its members to establish multiple meetings, associated agendas and meeting materials. Meetings included site visits and inspections of both facilities by the Committee and their respective engineers.

The ad-hoc Committee met three times to complete their charge:

[Meeting #1 - June 25, 2021 Minutes](#)

[Meeting #2 - July 14, 2021 Minutes](#)

[Meeting #3 - August 23, 2021 Minutes](#)

### **Committee Findings:**

The attached report provides the recommendations of the ad-hoc committee. Pursuant to the committee's charge, the recommendations only address structural repairs and limited accessibility improvements.

### **FISCAL IMPACTS**

A range of cost estimates are included in the committee's report.

### **STAFF RECOMMENDATION**

Staff has no recommendations.

### **ACTIONS, OPTIONS & POTENTIAL MOTIONS**

### **REFERENCES & ATTACHMENTS**

Attachment #1: Ad-Hoc Committee Report

# **Winburn Way Ad Hoc Committee**

## **Winburn Way Community Center/Pioneer Log Cabin**

**REPORT TO THE ASHLAND CITY COUNCIL**  
**21-September-2021**

Mayor Akins and Members of the Ashland City Council,

The following report details the findings and recommendations of the Winburn Way Ad Hoc Committee, appointed in June 2021 to develop least-cost recommendations for the timely repair and reopening of two historic, city-owned, buildings on Winburn Way, opposite Lithia Park. The committee is composed of Chris Brown, AIA, architect, George Kramer, M.S., HP, historic preservation specialist, and Gil Livni, a licensed Oregon building contractor, with Stef Seffinger and Shaun Moran, Ashland City Council, as ex-officio members. The committee's efforts were supported by Eric Snyder, P.E., structural engineer. Kaylea Kathol and Scott Fleury, of the Public Works Department, provided staff support. The Ad Hoc Committee held three public meetings between June 23 and August 23, 2021, with additional site visits by individual members to assess current condition in depth.



Pioneer Log Cabin and Women's Civic Club, c1923

## **COMMITTEE CHARGE**

The Committee's scope of work was to evaluate the buildings, review previous studies, assess the buildings and develop least-cost recommendations to repair and reopen them for public use, reporting back to council with options and estimated costs for the work involved.

## **CURRENT CODE STATUS**

As documented in the Committee's minutes per Adam Hanks, former Interim City Manager, and City Building Official, Steve Matiaco, there is no proposed change of use or occupancy for either structure from the previously existing (Hanks, 25-June-21). "Matiaco represented that because no occupancy change was anticipated, there would be no requirements to bring any other systems up to code." Upon questioning by Mr. Livni, Matiaco confirmed that without an occupancy change, neither seismic strengthening nor sprinklers are required at either building (Matiaco, 14-July-21). The Community Center was closed due to concerns raised by the 2019 Marquess structural evaluation. The Pioneer Log Cabin is currently occupied but closed during snow events.

Given the lack of occupancy change, all work proposed for the two buildings is largely voluntary, provided it addresses the identified structural concerns raised in previous reports.

## **RECOMMENDATIONS - Winburn Way Community Center**

The Winburn Way Community Center, originally built as the Women's Civic Improvement Clubhouse, was completed in October 1922, aided by a donation from Jesse Winburn. The Community Center was individually listed on the National Register of Historic Places in 1989. The single story wood frame structure rises from a post and pier foundation with a perimeter skirting of parged stucco. Interior spaces include the large, main auditorium with a curved roof, smaller meeting areas, kitchen, and service spaces. An unfinished attic, accessed by a non-original straight flight stairway, is used for casual storage.

### *North Wall-Out of Plane Issue*

The 2019 Marquess report identified the deflection of the north wall as a major area of concern. On-site review and analysis of the 1985 structural upgrade indicates that this situation was present in 1985 and addressed and stabilized with the addition of two metal tie-rods, inserted below the chords over the auditorium and tied to the wall plate. Evaluation of the current condition, with no cracks in the drywall, no twisting or gaps in wood trim, or other indication of movement suggest that this problem has been stabilized and is not a concern.<sup>1</sup> The Ad Hoc Committee, supported by the engineer's report, believes there is no further need to address this issue. During future repair, the turnbuckles on the tie-bars should be assessed/tuned to determine if they have loosened and, if needed, tightened to

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<sup>1</sup> Window operation could not be evaluated due to the presence of strand board over all openings. Windows are assumed to be operable without any binding or other indications of continued wall movement.

continue to secure the wall against movement (see Strong-Ties, below). No other effort to return the north wall to plumb is recommended.

#### *Roof Structure*

The roof is idiosyncratically framed and subject to multiple recommendations for improvement as per Eric Snyder, P.E. and detailed in his memo, attached. The primary solution involves the construction of a steel moment frame to span the main auditorium and create additional support for the existing timber trusses. This will involve installing a series of columns along the perimeter of the auditorium, with steel beams below the truss and phantom bearing wall at the rear (west) end of that space, with new footings at grade, through the existing wood floor. Installation of the moment frame will be mitigated by painting all elements white, to blend into the ceiling, and applied trim to match existing treatments. All verticals here will be plumb, meaning that some form of tapered blocking will be needed between the columns and the north wall for aesthetics. Careful evaluation of the westernmost beam run to minimize impact to the proscenium is recommended (see Figure 1).

Additional beams, pony walls and other modifications will occur above the ceiling, in the attic area, with minimal visual impact to the historic spaces below. This work will provide additional support for the existing rafters and hips, augmenting or replacing existing members (see Figure 3). As per Eric Snyder, P.E., this proposed work will increase the capacity of the roof to code for snow loads, 25 psf, identified as an issue in 2019.

#### *Foundation*

Previous studies noted some settlement between the concrete footings and support piers in the main auditorium area. These can be addressed by a mixture of shims, where the gap is less than 1/2" or all new posts, for gaps larger than that. It is noted that access to the understructure, through the rear mechanical room, is very good, with ample height and generally dry and good conditions.

Diagonal wall sheeting has been cut and there is currently no lateral shear transfer from the main floor to grade. While a new continuous foot/concrete stem wall system could be added, we do not recommend this as required or necessary. As per Snyder, we recommend installed diagonal X-bracing between columns and Simpson-type strapping.

#### ***SUGGESTED WORK*** (not related to the 2019 Structural Evaluation)

The following work items were identified as "good sense" options that can be pursued as part of general upgrades to the Winburn Way Community in connection with the structural repair project. This work is NOT REQUIRED to reopen the building.

- A. Strong-Ties: To take advantage of work on site, we recommend that Strong-Ties (Simpson clips) be installed sill and plate connections in both the attic and basement

areas to provide additional connection. Lateral shear transfer should be addressed with the installation of x-bracing and strapping at the foundation.

- B. ADA Restroom: Lack of an ADA-compliant restroom was identified as a building need. We recommend that the storage area immediately east of the women's restroom on the main floor be converted into a single stall unisex restroom. Water and sewer are located in a common wall, for ease of construction.
- C. Attic Stairwell: To improve access to the existing men's and women's rooms by opening up the hallway, we recommend removal of the current, non-historic, attic stairwell and its replacement with a folding stair. This will have the additional benefit of reducing access to the attic area and inhibiting its continued use for casual storage. All material currently in the attic should be removed (retaining any historic fixtures or other building elements).
- D. Rear Entry Steps: The existing rear entry steps are of 2x wood on an unknown foundation with severe settlement and deterioration. These steps should be removed and replaced with new work, either cast concrete or pressure-treated wood and non-combustible deck material (Trex, or similar) (see Figure 2)
- E. Retaining Wall & Fire Break: The sloped site at the rear of both buildings creates a sloughing issue that leads to large debris piles of dirt and leaves (see Figure 4). Staff reports that this area is also prone to unauthorized access, creating a hazardous situation that complicates debris removal and maintenance. The banked debris against the wood foundations of both the Community Center and Log Cabin increase decay by trapping moisture, provide an access point for vermin, and, most importantly, represent a significant fire danger. All of these issues are further exacerbated by unauthorized access. The Ad Hoc Committee strongly recommends that the slope be excavated, and an engineered concrete retaining wall be installed approximately three feet (36") away from the foundation, with a new concrete slab/walkway to provide separation (see Figure 12). The slab will be designed with drainage to reduce water into the basement/foundation and should extend at the northwest corner to correct and improve access to the WWCC basement.

To reduce unauthorized access behind both buildings, new security gates (black steel, of suitable design) should be installed at the NW and SW corners with a shared gate to be located between the facades on Winburn Way (see Figure 5).

*Reducing unauthorized access and removing debris/fire hazard from the rear of the buildings is considered the single most important element of securing the future of these historic structures. The Ad Hoc Committee unanimously recommends that this work item be pulled from the larger repair project and contracted **as soon as possible** to reduce fire risk.*

## RECOMMENDATIONS – Pioneer Log Cabin

The Pioneer Log Cabin, funded by Gwin S. Butler, was completed in 1921 (not 1890, as previously reported) and was initially used as a “museum” of Oregon pioneers. Adjacent to Lithia Park and the Ashland Downtown Historic District, the Pioneer Log Cabin is considered *eligible* for listing in the National Register of Historic Places but is not, in fact, formally listed. Built of bearing log on a post and pier foundation, the main building consists of a large meeting space, with a kitchen and service areas to the rear. The roof is idiosyncratically framed with a round-log rafters. A typical wood framed addition was built at the SW corner in 1988.

The majority of issues identified by previous studies relate to a proposed change in occupancy that triggered a seismic evaluation and recommended upgrade. Those changes are no longer anticipated. Meeting code for 25 psf snow load would require extensive re-construction of the roof or the installation of an interior moment frame (wood) to transfer roof loads to grade. Neither is recommended or considered necessary.<sup>2</sup> Because there is no proposed change of occupancy upgraded to the roof is not required. The Log Cabin is currently in use. All proposed work is, therefore, suggested but not mandatory to improve the building performance.

### **SUGGESTED WORK** (not related to the 2019 Structural Evaluation):

The following work items were identified as “good sense” options that can be pursued as part of general upgrades to the Pioneer Log Cabin as the city determines appropriate.

- A. **Strong-Ties:** To take advantage of work on site, we recommend that Strong-Ties (Simpson clips) be installed as recommended at plate connections in the attic of the original log volume, augmented with gussets at existing (non-original) collar ties. Further evaluation may justify adding rafters to augment the existing. It is possible the roof sag predates the installation of the collar ties, which stiffen the roof, and may have addressed and stabilized the roof in its current condition in 1988. Additional reinforcement as recommended will increase capacity, but we do not represent that these actions will result in a full-code upgrade.
- B. **South Wall Window:** Log movement at the SE corner apparently results from the installation of a new window, installed without sufficient pinning to keep the logs in place. As per the engineer, this should be corrected with an inserted steel bar or a PT 4x4 on each side of the window rough-opening, screwed and clipped into place to inhibit further movement. The existing window can be reinstalled into the reinforced opening (see figure 9)

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<sup>2</sup> According to most sources 25 psf of new snow is approximately 17 inches thick, with “wet snow” weighing more (see [www.jlconline.com](http://www.jlconline.com), “Snow Loads on Roofs,” by Christopher DeBlois). US Climate Data ([www.usclimata.com](http://www.usclimata.com)) reports the average annual snowfall in Ashland as one inch. The highest recorded **annual** snowfall in Ashland since 1948 is approximately seven inches (<https://wrcc.dri.edu>). Upgrade to the Pioneer Log Cabin roof structure, via a moment frame similar to that proposed for WWCC, may be an appropriate upgrade the next time the roof is replaced.

C. Retaining Wall & Fire Break: (see E, above, as this recommendation should continue the entire length of the Log Cabin as well). A new gate/fence should be installed between the adjacent neighbor wall and the SW corner of the Log Cabin addition to reduce access to the rear and side areas of the building (See figures 7 and 8).

**ESTIMATED COSTS**

The following cost estimates reflect current costs for materials and labor (2021), including BOLI and related soft costs. Actual costs may vary, depending on the status of the construction sector at the time of contracting.

ITEM	DESCRIPTION	LOW	HIGH
<b>Winburn Way Community Center</b>			
1	Install wood and steel moment frame/roof repair over auditorium, including drywall as needed, footings, etc.	\$ 65,000	\$ 80,000
2	Unisex ADA Restroom in former storage	\$ 20,000	\$ 25,000
3	Rebuild Hall, remove stairs, install fold-down access, repaint and repair trim, etc.	\$ 8,000	\$ 12,000
4	Replace rear entry steps (may be combined with retaining wall work if concrete)	\$ 2,500	\$ 3,500
5	Basement StrongTies/sill clips, re-shim/replace footings, add x-bracing and strapping for lateral shear as needed	\$ 20,000	\$ 25,000
<b>Pioneer Log Cabin</b>			
1	Install StrongTies at plate connections, enhance roof framing with collar ties and gussets	\$ 15,000	\$ 20,000
2	Reinforce south wall window opening	\$ 5,000	\$ 8,000
<b>Engineering/Soft Costs</b> (includes retaining wall)		\$ 15,000	\$ 25,000
<b>TOTAL STRUCTURAL/Functional Upgrades to reopen</b>		<b>\$ 150,500</b>	<b>\$ 198,500</b>
<b>RECOMMENDED UPGRADE TO REDUCE FIRE HAZARD</b>			
	Excavate & install rear retaining wall behind both buildings, including concrete pad at WWCC basement entry, fencing and gates to reduce access	\$ 65,000	\$ 80,000
<b>TOTAL RECOMMENDED PROJECT COSTS</b>		<b>\$ 215,500</b>	<b>\$ 278,500</b>



**SUMMARY**

We would like to express our gratitude to the Council, and especially to Councilors Seffinger and Moran, for allowing this evaluation to proceed. It was heartening to determine that both these historic structures were in better shape than anticipated after reviewing the prior studies and meeting with staff. We believe we have outlined a program of minimally invasive, cost-effective methods to address issues and have given the city a path that can quickly return both buildings to full public use. We appreciate the staff support in preparing this report and are available to assist as the city moves forward toward construction.

Respectfully Submitted,



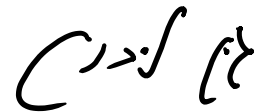
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Chris Brown, AIA  
Arkitek:Design & Architecture



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George Kramer, MS, HP  
Kramer & Company



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Gil Livni  
Magnolia Construction

**ATTACHMENTS:**

- Current images (Figures 1-9)
- Snyder memorandum
- Interior rendering, WWCC brace frame
- Section, Proposed Retaining wall and walkway
- Historic Newspaper Articles



Figure 1. Winburn Way Community Center, Main Space, Proscenium Arch

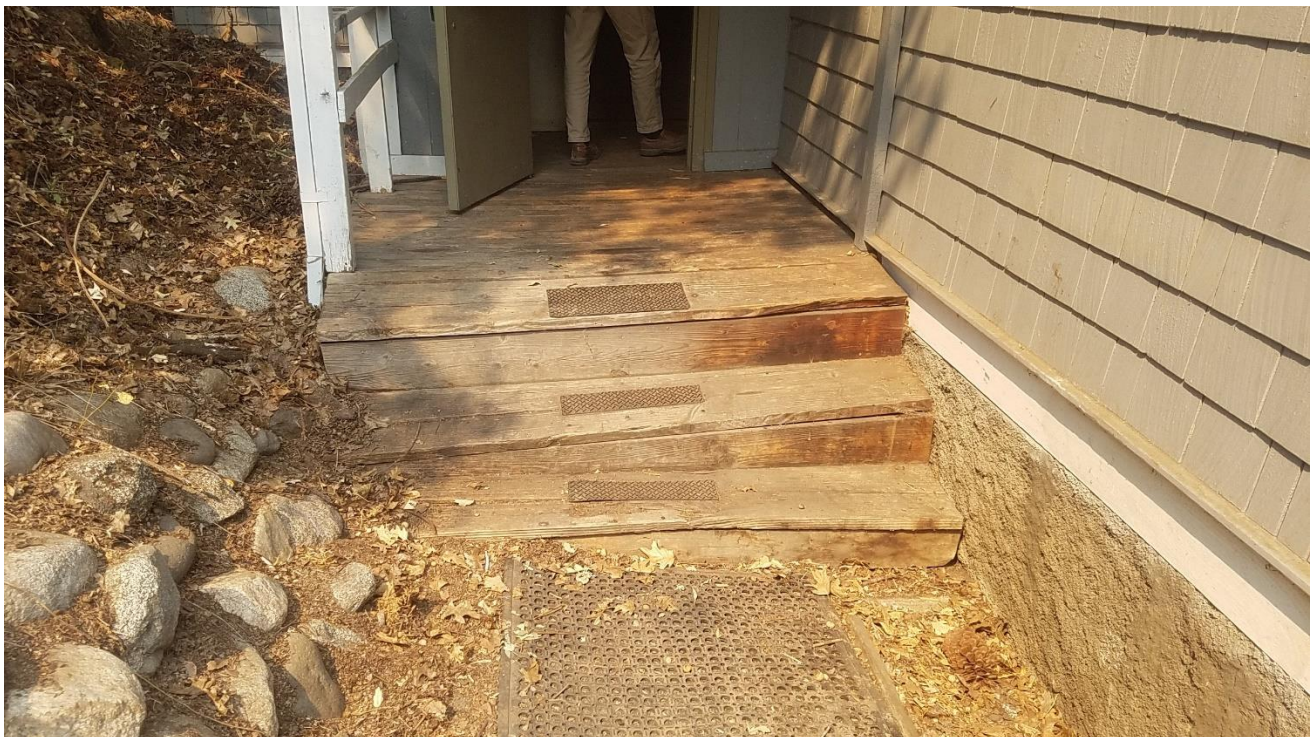


Figure 2. Winburn Way Community Center, Rear Entry Stair (note hillside at left)



Figure 3. Winburn Way Community Center, Over-stressed hip support



Figure 4. Winburn Way Community Center, Rear Sloughing Conditions



Figure 5. Winburn Way Community Center, Proposed Gate Location



Figure 6. Pioneer Log Cabin, Main Meeting Area

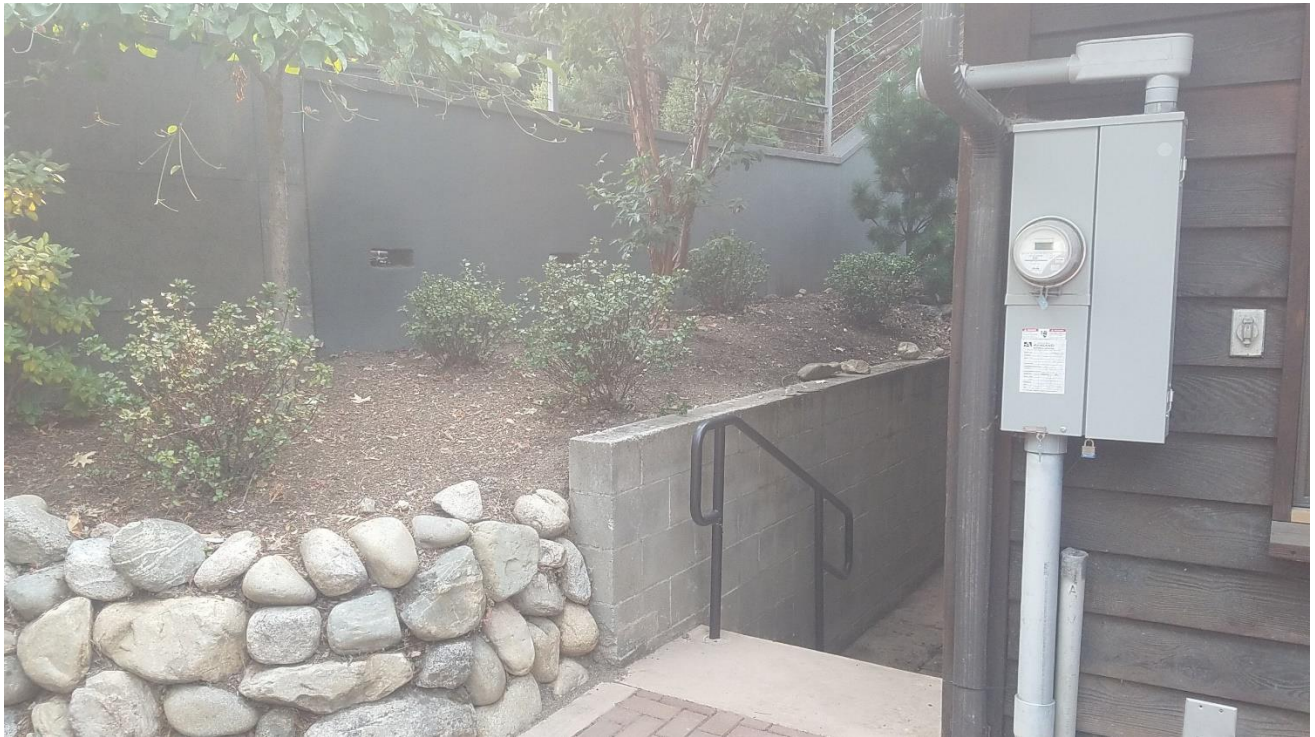


Figure 7. Pioneer Log Cabin, Proposed Gate Location



Figure 8. Pioneer Log Cabin, Rear Sloughing Conditions



Figure 9. Pioneer Log Cabin, "Unpinned" Logs at SE Corner Window



Structural Evaluation Memorandum  
Snyder Engineering Company  
Eric A. Snyder, P.E.  
August 2021



**Snyder Engineering Company**  
415 E Pine St  
PO Box 3351  
Central Point, OR 97502

To: Mr. Gil Livni  
*helmansprings@gmail.com*

Re: **Initial Assessment of Ashland Community Ctr  
59 Windburn Way, Ashland, Oregon**

8/10/2021



Dear Mr. Livni:

Per your request, I am providing an assessment of recommended structural repairs for the Ashland Community Center. This assessment is based on my walk-throughs of the building, and examination of existing drawings, prepared by Joyce C. Ward in 1985. It is the aim of this assessment to identify areas of concern that should be addressed with structural improvements. This assessment should not be considered a final design, which will involve development of the concepts outlined below.

The Ashland Community Center was constructed in 1922, and underwent significant renovations in 1985. I have a copy of the Architectural drawings from the 1985 renovation work, and have used those drawings as well as my site observations as basis for this assessment. Additionally, some concerns have been brought to my attention.

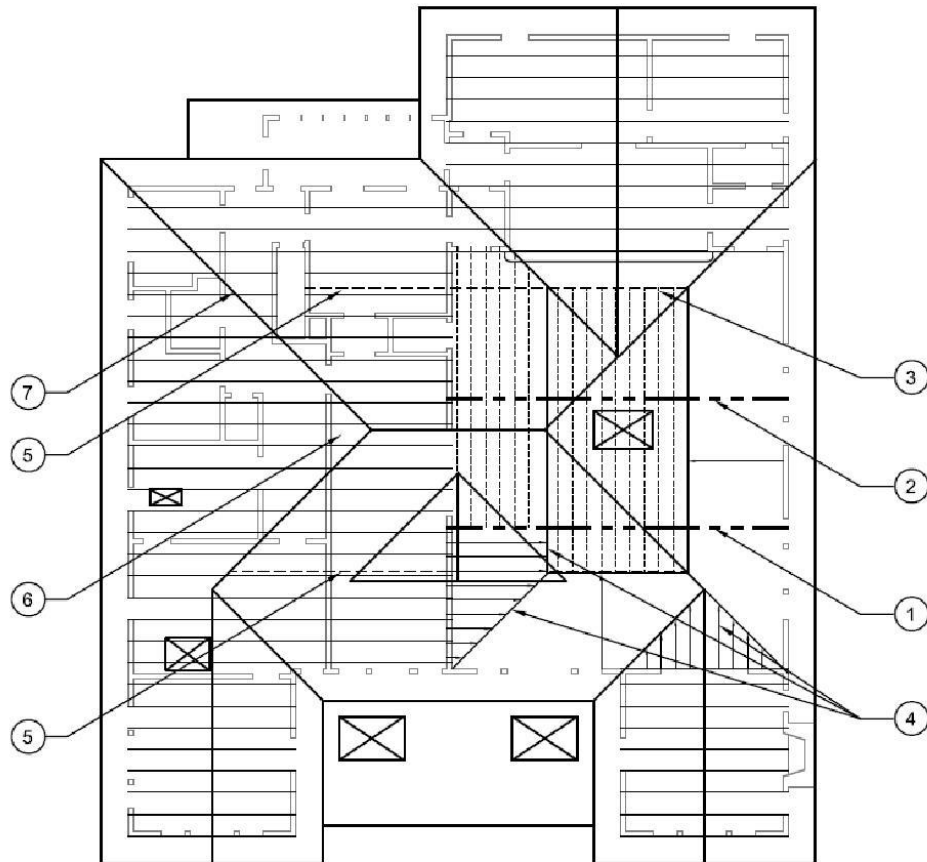
These include:

1. The North Wall and foundation wall are out of plumb, a situation that likely existed and may have in part motivated the 1985 repairs.
2. Portions of the roof over the "Main Hall" are sagging, potentially as much as 15 inches.
3. Portions of the ceiling over the "Main Hall" are sagging on the interior, particularly the west end of the hall, adjacent to the stage.
4. Roof Framing members are over-spanned, and / or improperly supported.
5. Exterior diagonal wall sheathing that fastened to the foundation was previously cut off above the foundation walls, and does not provide lateral shear-force transfer from the building to the foundation.
6. There are gaps between support posts and footings below the main floor framing, resulting in over-spanned floor framing members.

These above concerns have been considered when making my assessments.

Eric A. Snyder, P.E.

Please refer to this sketch showing the approximate As-Built ceiling framing of the Ashland Community Center.  
Keynote comments are listed on page 4.

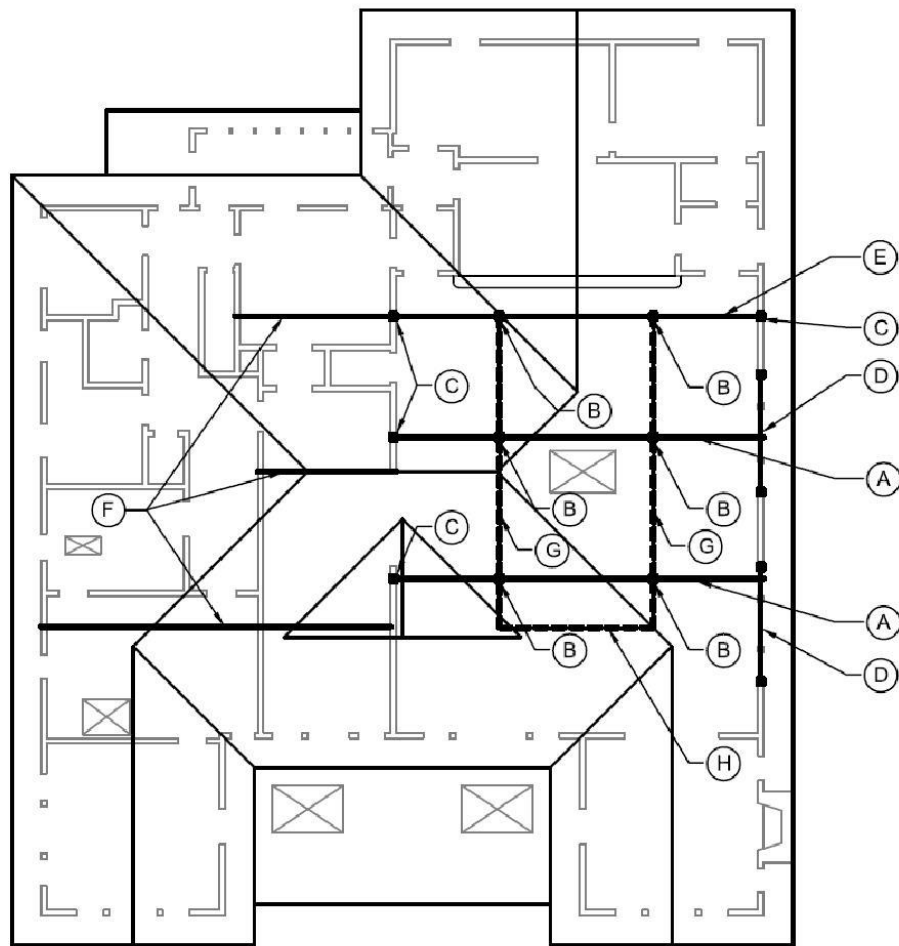


**Legend:**

- Ceiling Joists, Flat above Wall Plate
- Ceiling Joists, Sloped Along Length
- - - - - Ceiling Joists, Flat, but Installed Between Sloped Truss Top Chord
- Existing Truss
- - - - - Rafter-Supporting Pony Wall, Approximate Location
- Walls Below

Eric A. Snyder, P.E.

Please refer to this sketch for all references made in the Keynote recommendations:





Eric A. Snyder, P.E.

(D) should be installed plumb on the interior, and extend through the existing floor to new pier pads below.

### 3: Existing Phantom Bearing

Analysis:

There is a phantom bearing wall in the vaulted ceiling of the Main Hall, a couple of feet back from the stage. This phantom bearing occurs where ceiling joists have insufficient length to extend to the intended support beam, spanning over the stage, because of a spacial conflict with the roof framing. In addition to the ceiling joists, some rafters on the south end of the Main Hall are also “supported” along this phantom bearing line. This condition is causing the ceiling to sag below, and is potentially dangerous.



Recommendation:

Similar to my previous recommendation, there is a lack of sufficient space in the ceiling and roof cavity to address this structural deficiency above the ceiling. Therefore, I'm recommending another beam to be located below this phantom bearing line (E) in the Main Hall below. This beam should be supported by

Eric A. Snyder, P.E.

new steel columns in the north and south walls (C), and have a pony wall constructed above to meet the ceiling, and support the insufficiently-supported roof and ceiling framing above. Effort should be made to lift the sagging ceiling with jacks, before constructing the pony wall. As with the above recommendation, support (C) will be placed to the interior of the north wall, and extend through the existing floor to a new pier pad below. To avoid obstructing the stage, the cross beam Gil Livni and I have discussed options to either arch the cross beam, or to otherwise step it up higher toward the interior of the room.

#### 4. Sloped Ceiling Joists with No Support

##### Analysis:

Several of the sloped ceiling joists over the Main Hall appear to rely on existing 2x4 rafters for their top support. This occurs at the south-east end of the Main Hall, just to the east of Truss (1), where ceiling joists run up the vaulted ceiling slope, and somehow tie into rafters. Based on my initial analysis, it appears that a similar condition is likely occurring (although is not visible) where the northeast dormer intersects the ceiling of the Main Hall. The load path of this framing, from ceiling joist, into rafters, into hip/valley, to wall, should be simplified as much as possible, as the valleys and rafters are already over-spanned.



Eric A. Snyder, P.E.

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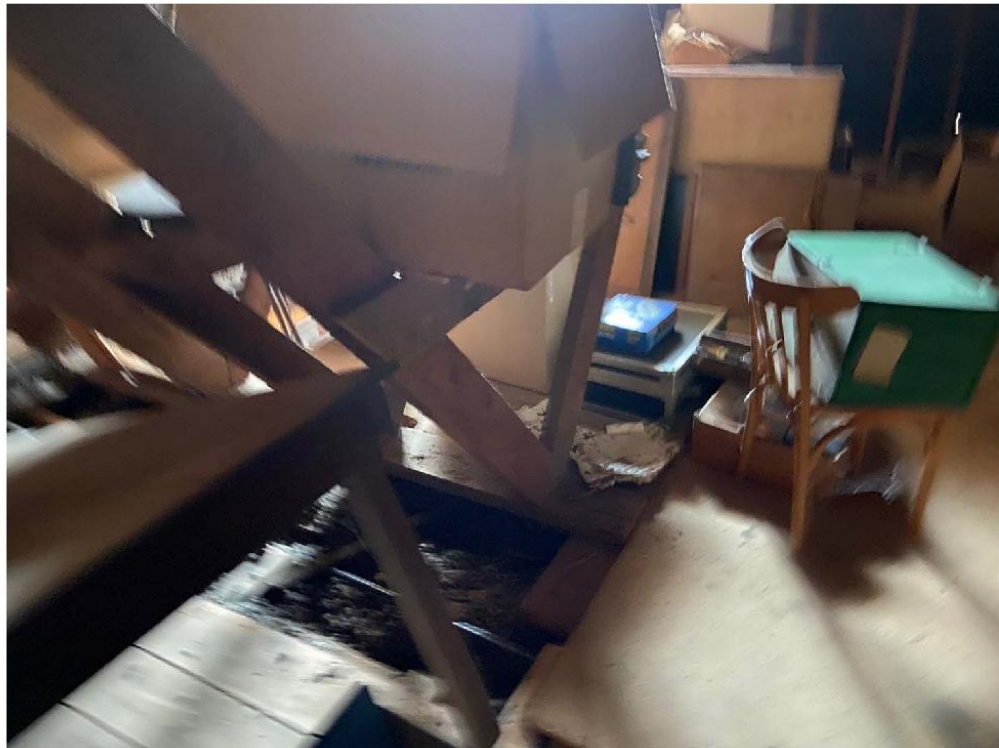
Recommendation:

For general added roof support in this area, I'm recommending adding some new wooden beams (G) to span between the trusses. These beams can be used to support the over-spanned rafters on the north side of the Main Hall. I would have them extend to the east, cantilevering over Truss (1) to support a perpendicular beam (H) to support rafters.

5 & 6: Existing Attic Pony Walls and Diagonal Kickers

Analysis:

Between my site observations and CAD sketch, it is unclear that existing pony walls (5) or diagonal braces (6), that have been constructed in the attic space to support the rafters have a load path below the ceiling. They appear to span across open rooms, with no clear load transfer to the foundation below that.





Eric A. Snyder, P.E.

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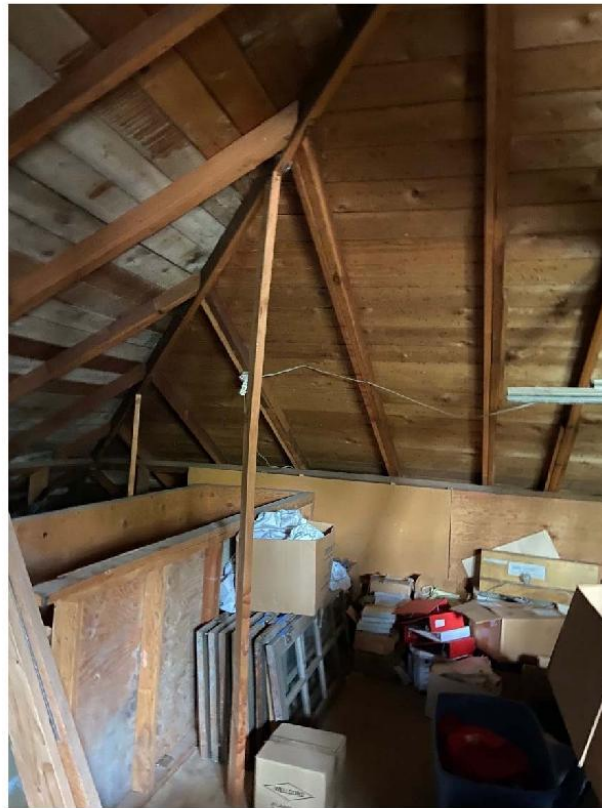
Recommendation:

It may be necessary to add a support beam (F) along the side of these pony walls. This can be done in the attic space, above the ceiling, and will likely consist of 2x12 members spanning between walls below. Further investigation is required to determine the exact recommendation.

7. Support for Hips

Analysis:

Existing supports for hips are insufficient.



Eric A. Snyder, P.E.

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Recommendation:

Strengthen or replace existing 2x4 support post(s) below hips. It is likely that adding additional plies and creating a "Tee" shape will be sufficient.

8: Previous Removal of Diagonal Wall Sheathing

Analysis:

Dale Shostrom, a General Contractor familiar with this building has expressed a concern that the exterior diagonal wall sheathing has been previously cut, and there is no longer shear transfer from the walls to the foundation. Upon gaining access to the crawl space, below the building, it was revealed that, with the exception of the rear (west) wall of the building, there is no lateral shear transfer from the main floor to the earth. The perimeter of the building sits on posts that I'd estimate to be approximately 48" tall. There is a stucco façade on the exterior, but it offers no lateral strength.



Recommendation:

In speaking with Gil Livni, we discussed that a continuous footing and either concrete stem walls or plywood-sheathed pony walls would need to be added to meet current code. If this is not a requirement, then at a minimum, we could vastly improve the lateral-force resistance of the perimeter wall by bracing between posts. At a minimum, I would recommend installing diagonal X-Bracing between columns, consisting of 2 x 6 flat members, and strapping these to the existing 6 x 6 columns using Simpson strapping.

Eric A. Snyder, P.E.

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o: Gaps Between Footings and Posts in the Crawl Space

Analysis:

It has been reported that several posts in the crawl space are no longer making contact with the footings that they are intended to be supported by.

Recommendation:

Gaps less than a half inch can be filled with shims. Gaps greater than a half inch should have a replacement post installed.

In Closing:

This is an initial analysis of the structural deficiencies that have been identified at the Ashland Community Center building, that is being presented for consideration in your determination of a strategy and budget for restoring this building to use.

Respectfully Yours,



Eric A. Snyder, P.E.  
Principal  
2107-1501



**Snyder Engineering Company**  
415 E Pine St  
PO Box 3351  
Central Point, OR 97502

To: Mr. Gil Livni  
*helmansprings@gmail.com*

Re: **Comments on Pioneer Hall**  
**73 Windburn Way, Ashland, Oregon**

8/11/2021



Dear Mr. Livni:

Per your request, I am providing comments on the Structural Seismic Assessment Report, previously done on Pioneer Hall, by Marquess & Associates. Per the statement in their Assessment, they provided a condition assessment, gravity assessment and Tier 1 and Tier 2 seismic assessment.

It is my understanding that this assessment was conducted as part of an investigation into the necessary structural improvements required for changing the use of the building from a community center, into an overnight shelter. This change of use is now no longer being considered.

I have not had a chance to observe the building from the interior, nor have I had the opportunity to view any drawings of the existing structure. My comments below are based on reviewing the Marquess report.

1. Gravity Load Assessment

The Marquess report found that floor joists and beams were insufficient to support an 80 psf live load in addition to their dead load. However, the report indicated that in their opinion, they would be sufficient to support a live load of 60 psf. (pg 4 and 5, A and B). Live load rating is prescribed by Table 1607.1 of the Oregon Structural Specialty Code (OSSC), and is dependent on building occupancy or use. A Live load rating of 60 psf is somewhat minimal for commercial use. It would satisfy the requirements for some uses, such as offices, or fixed-seat assembly areas, however, lobbies or recreational areas such as dancehalls should have a live load rating of 100 psf. Depending on the desired use of the building, some upgrades may be necessary to the floor system.

Gravity Assessment points C, D, and E of the Marquess report site various headers, rafters, and trusses in the building that have been identified as being insufficient to support design snow loading. These upgrades may be necessary as well. See additional comments below under "Condition Assessment".

## 2. Seismic Assessment

The Marquess report indicates (Pg 6) that they performed a “Tier 1” and “Tier 2” Seismic Analysis. These are procedures outlined in the publication ASCE 41-17, “Seismic Evaluation and Retrofit of Existing Buildings”. These procedures are often required for retrofitting Federal buildings, and may have been required by the Authority Having Jurisdiction (AHJ) i.e. the City of Ashland Building Department, for the change of use. If your plan is to maintain the building with the same use, this may or may not be required by the AHJ.

The Marquess report found several items that would tighten up the structure to better secure it in the event of an earthquake. These are mostly related to connecting the roof diaphragm to the walls via blocking, and providing positive connections between members that are part of the seismic force resisting system. If the AHJ requires this analysis, these items should be completed.

Additionally, some non-structural items were cited as being potential hazards in an earthquake, like the chimney and cabinetry. Non-structural item B (pg 6) identifies the log truss in the front of the building as needing positive connections between its members. Rather than considering this non-structural, I would have categorized this under the list of structural items, as this truss supports the roof over the main egress from the building.

## 3. General Condition Assessment

The Marquess report (Pg 4) indicated that they found the building to be in generally good repair. However, they identified sagging in the roof above the meeting hall. This is further identified in their gravity load assessment (pg 5, Item D), where they recommend that a new wood ridge beam be installed. It is unclear to me whether or not this recommendation would sufficiently address the deficiency that they identified. The rafters were identified as being insufficient, so a new ridge beam would not affect their load-carrying capacity. It may be (likely is the case) that the ridge beam is insufficient to support a design snow load of 25 psf, and should be reinforced or upgraded. If the rafters themselves are also insufficient, then it may be necessary to add additional rafters, or otherwise reinforce the existing rafters. Additional investigation would be required to make these determinations.

There is also some ceiling cracking occurring between the ceiling of an added wing and the original exterior wall of the building. The Marquess report identifies “settling” as the cause, but it could also be due to general shifting, if the new roof is tied to elements within the structure that shrink or swell relative to the wall. These types of cracks are often seen where additions are added. While they could indicate a structural deficiency, because they occur at the boundary between what was existing, and an addition, they are often simply fault lines that occur between two structurally independent portions of the building. Additional investigation would be required to make any further assessments.

Eric A. Snyder, P.E.

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4. Other Items

One additional item that I did not see in the Marquess report, but has been raised, is that on the south wall, there was a window cut into the existing log framing, and the cut logs are now bowing out at the window, as they apparently were never, or were insufficiently pinned together. To correct this, I would recommend removing the existing window, and notching into the ends of the cut logs so that a 4x4 pressure treated trimmer can be in-set on each side of the window. This trimmer should be anchored at the top and bottom to continuous log framing with RSS screws at a 45-degree angle, as well as with a Simpson angle clip at each window opening corner. The 4x4 should be tied to each cut log with an RSS screw.

Respectfully Yours,



Eric A. Snyder, P.E.  
Principal  
2107-1501

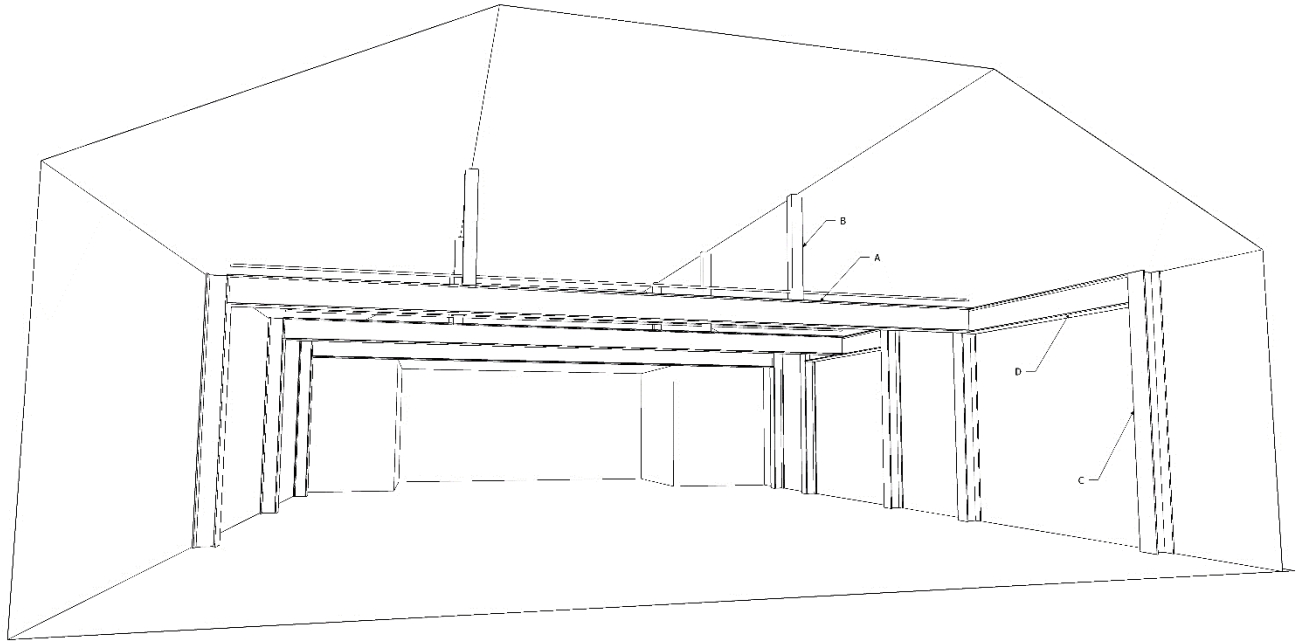


Figure 10. Winburn Way CC, Proposed Moment Frame, View Towards Stage/Proscenium  
(Arkitek, 2021)

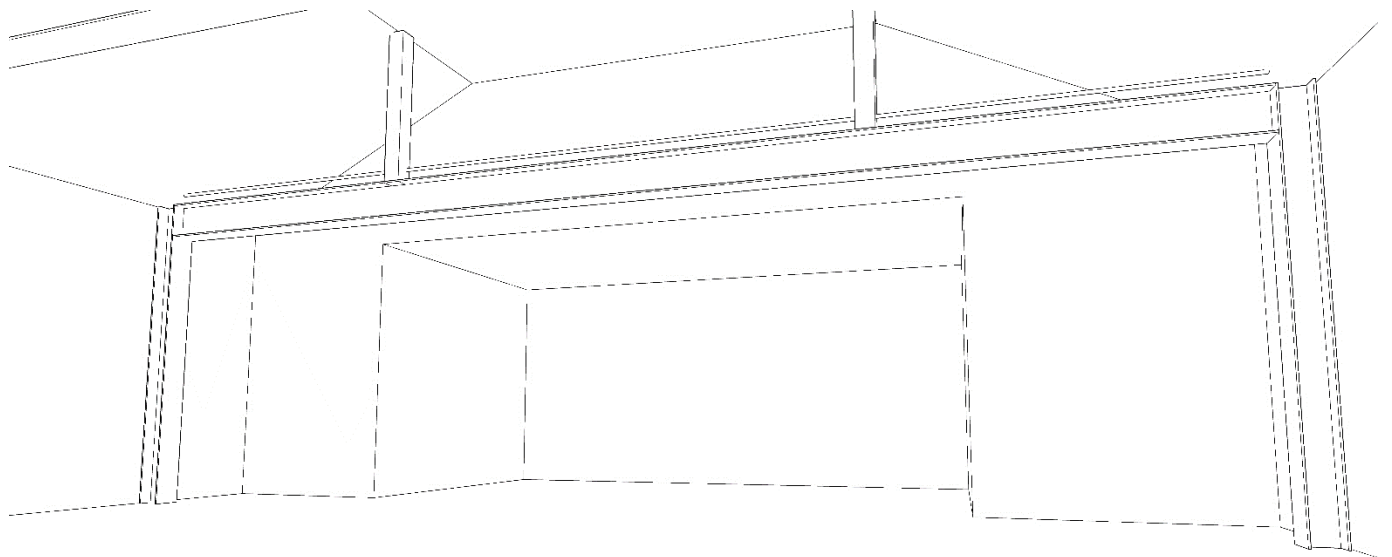


Figure 11. Winburn Way CC, Proposed Moment Frame. View at Stage/Proscenium  
(Arkitek, 2021)

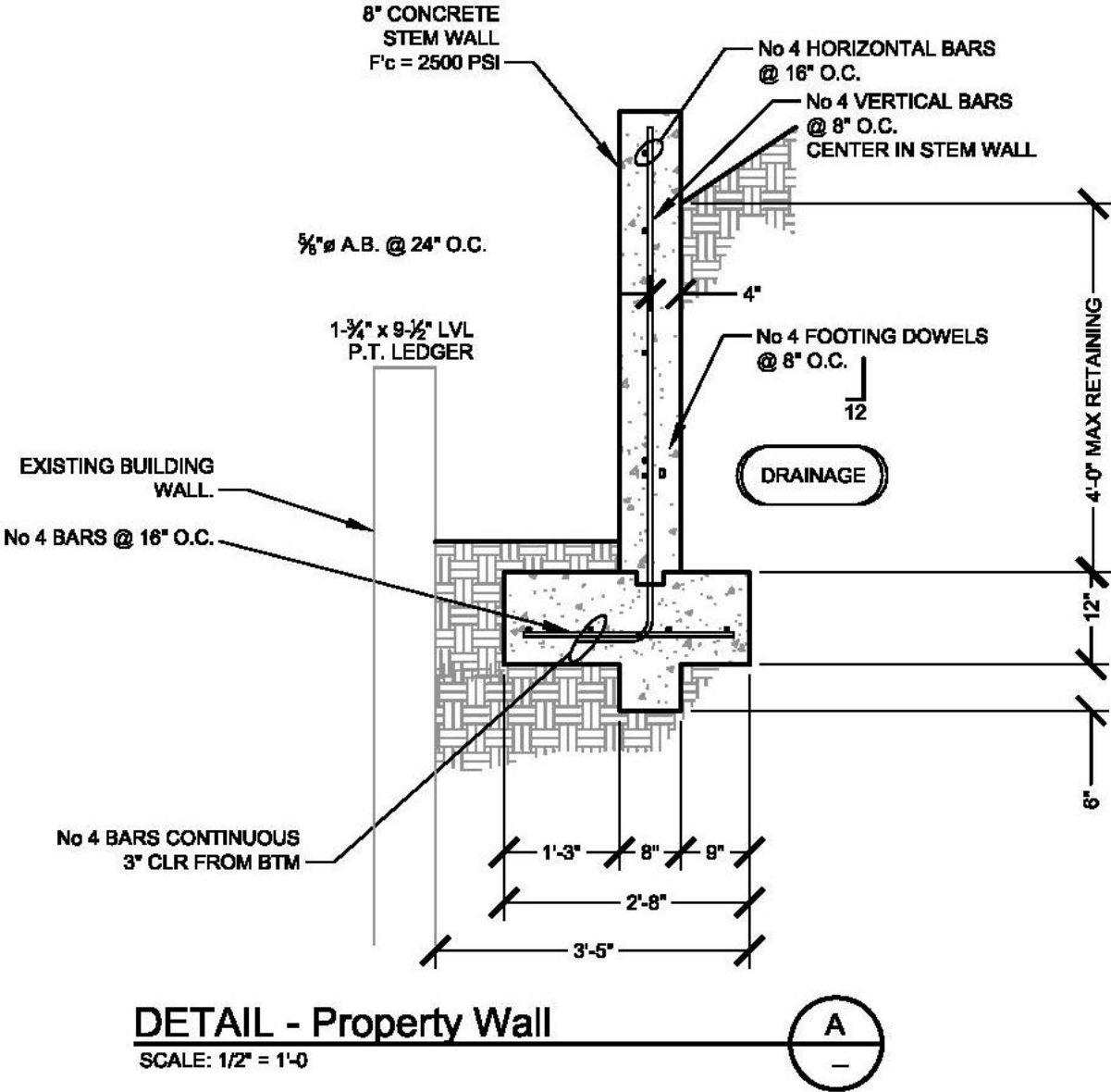


Figure 12. Proposed Retaining Wall, to be constructed at rear of both Winburn Way CC and Pioneer Log Cabin (Section), Snyder Engineering, 2021



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## ASHLAND PIONEER MEMORIAL NOW NEAR COMPLETION

ASHLAND, Aug. 31.—Erected in honor of Jackson county pioneers in general, but more specifically as a memorial to Mrs. Jacob Thompson, the log cabin on Park avenue is nearing completion at the hands of Mr. G. S. Butler, son of the late Mrs. Thompson. This cabin is typically built of logs, has a frontage of 26 feet and a depth of nearly 50 feet. It faces the east, is near the brookside, and has a porch along the entire front, under which will be a tablet placed in the wall as a further memorial to Mrs. Thompson. Very appropriately, the tablet is not only of native granite, but its workmanship will be the handiwork of Mrs. Ann H. Russell, herself a pioneer of the early '50 period, and still a resident of this city. Mrs. Russell is the mother of Mrs. Bertha Winter, president of the Southern Oregon Pioneer association. Mrs. Mamie L. Nelson, of Jacksonville being the secretary, a position which she has held for several years. It is expected to finish the log cabin on or about Sept. 10, in time for the annual reunion of pioneers. The building will house relics of the pioneer epoch, and will fill requirements of a comfort station as headquarters of the pioneer element which will gather there from time to time, either in reunion assembled or casually by way of inspecting its furnishings and equipment as reminders of the olden days. An ample fireplace rustically designed, will dispense a genial glow about the place, reinforcing other homelike surroundings. A. L. Lamb is the contractor on the job, but Mr. Butler planned all details, and it is due to his forethought and generosity that this memorial structure is being dedicated as a permanent reminder of early days.

*Medford Mail Tribune*  
31-August-1921, Pg. 6, Col. 1

## OPENING ASHLAND CLUB BROADCASTED BY MEDFORD RADIO

Below is a news item which was broadcasted from Radio K. F. A. Y., Medford, Oregon, on Wednesday, November 29, 1922, at 10:30 p. m.

"The Women's Civic Improvement club of Ashland, Oregon wish to announce the formal opening of their beautiful club house Saturday, December 2, 1922, afternoon and evening. This is an auditorium, banquet hall, kitchen, offices, rest rooms, nursery and bath rooms. One year ago the Women's Civic club started this building. Money was raised from entertainments, gifts and a salvage shop. Money came in so slowly that the completion was set for 1950, but last August Jesse Winburn of Sap & Salt, formerly of New York City, sent word to the Women's Civic club that he would finish and furnish the club house. The building and furnishings are very elaborate and complete in every detail. Too much credit cannot be given Jesse Winburn for this splendid gift which is one of many that he has bestowed upon the town, which is proud to call him one of her citizens. The Women's Civic club broadcast an invitation to the world to be present at the dedication Saturday, December 2, 1922, and invite you personally to enjoy the hospitality of this club house and the city's scenic beauties, auto park and miner alsprings. Next year there is to be a \$200,000 hotel erected in the city."

*Medford Mail Tribune*  
1-December-1922, Pg. 6, Col. 3