



National Historic Preservation Week

"People Saving Places"



Distinguished Architectural Preservation Awards

May 17, 2023

As presented by:

City of Ashland and HPAC

HPAC Committee Members:

Beverly Hovenkamp

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Terry Skibby

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Historically Compatible Multi-Family Development

Location: 158-166 N. Laurel

Owners: Vadim Agakhanov/Kim Locklin/Laurel Cottages LLC

Designer & Contractor: Vadim Agakhanov

The original structure on the property, 166 N Laurel, was built around 1920 for A.E & Vivian Tonner who retained ownership at least until 1934. A separate one and a half story rental unit is located next to the main home and was built around the time of World War II. Other structures were built sometime later along the alley that divides the property perpendicular to Laurel Street. The properties and structures went through several different owners and suffered from poor maintenance and neglect.

When the property came on to the market late in 2018, Vadim and Kim bought it. They had a vision for the property that very few people had. Rather than removing the poorly designed and maintained structures, they did extensive remodeling. Vadim put his considerable skill as a designer and builder to work. My grandmother used to say, "you can't make a silk purse out of a sow's ear." Well Vadim did just that! The main house was re-designed and turned into a very attractive duplex and the other existing structures were completely remodeled. Three new craftsman style cottages were built on the rear of the property.



The whole project fits right in and complements the historic neighborhood. At the same time, it provides eight units of affordable housing which is much needed within the city.

Congratulations on a job well done! This is your second award from the Historic Preservation Advisory Committee so keep up the good work!

Written by Sam Whitford of the HPAC



Historically Compatible Second Unit

Location: 761 E. Main

Owners: Karol Dallagiacomo

Contractor: Conscious Construction – Jason Eaton

The Ashland Historic Committee's award for Historically Compatible Second Unit goes to 761 East Main, a new cottage accessed off the alley between Main and C Streets.

The original house on Main Street was built in 1895. It is a two-story vernacular Queen Anne home. The present owner, Karol Dallagiacomo grew up in the main house. She loved the old home, which her mother purchased in the 1970s. She remembers that originally the old home only had a wood stove for heat! An old garage/shed of sorts was located behind the main house, which was used as a shop by her grandfather. Karol had always dreamed of converting the little building into a cottage.

Several years later, Karol was able to act on her ambitions for the cottage and hired Jason Eaton of Conscious Construction to complete the design and build. She recalled that selecting to work with them was a natural fit – they understood Karol's



desire for the cottage to be small and intimate, to fit in with the original home, and to stick to the budget.

The design of the cottage is a nod to the old garage that once stood on the spot. The garage was unfortunately unsalvageable due to the deteriorated wood materials, but the new cottage is in the same location and utilizes other salvaged wood timbers from our region. The cottage is 500 square feet, one-level, one bedroom, one bath, with vaulted ceilings in the main room, making it feel spacious inside. The building is painted white with board and batten siding. A small, fenced yard and pergola create a cozy outdoor room at the cottage's front door. The main window of the living room looks out onto the alley - making a friendly and welcoming appearance.

Karol plans to use the cottage for herself when she is in town, and for friends and family. Congratulations on a job well done!

Written by Shelby Scharen of the HPAC
Photo credit to Picture Farm Photography





Historically Compatible Mixed-Use Building

Location: 145 N. Main

Owner: BC Partners IV, LLC/Eric Bonetti

Designer: Eric Bonetti

Contractor: Tracy Moore, Valley Builders

The former “Hank’s Foreign Auto” building was part of the Coolidge-Ogg property purchased by Fred Talyer in the late 1920’s and remained in his ownership for several years. The building is a historic structure that dates back to 1936 with much of the later ownership being under the Singmaster family. The building was likely built as a gas station and shares design similarities with the General Petroleum Station which was erected at the corner of Gresham and Main Street during the same time. The site was leased to various automobile-related uses, including the Ashland Tire Shop in 1948 and Hartwell’s garage in 1964, lastly “Hanks Foreign Auto,” specializing in German Automobiles such as VW Beetles and Porsche – with the local Ashland joke being, “That place was bug infested!” After long negotiations with Singmaster, the property was purchased by BC Partners IV in May 2018.

The Ashland Tire Shop building is an excellent example of the Colonial Revival cottage influence, which was considered an appropriate infill-style for gas stations and auto repair facilities in the pre-WWII period. The building is a rare remaining example of the form in the Skidmore Academy Historic District and accurately reflects the growing influence of the automobile during the historic period. As Main Street developed into the Pacific Highway and then U.S. Highway 99, there was a need to integrate automobile-related uses into previously residential settings. Although the building has been modernized, it retains high integrity for a resource of its type and accurately reflects the limited commercial uses that developed within the Skidmore-Academy District during the period of significance.

The restoration project of Hanks Foreign Auto building was “down to the studs and more” by BC Partners IV, aiming to retain the building’s historical integrity, not modifying the property’s footprint—while modernizing the structure to suit current commercial uses (Move Physical Therapy, and a residential studio). The massing of the structure was not altered, and the existing exterior treatments provide vertical and



historical rhythms. The commercial-style entrance provides an additional opening without detracting from the existing pattern and rhythm of openings. The old opaque fiberglass garage doors were replaced by clear glass garage doors with metal framing, windows, and other openings remain the same shape and size as on the original structure. Board and batten siding, with similar reveal, shadow lines, and architectural compatibility, replaced the T1-11 siding that has been in place for the past 50 years with board and batten. The brick façade of the colonial portion of the structure has been retained, all the asphalt was removed, and a complementary brick driveway was installed, HVAC systems, fire suppression, high density insulation, new roof, landscaping, new kitchen, bathrooms and a clean pallet of white paint in the same tonal range as the existing siding helped finish the project.

Compared to other historic gas stations or auto service stations found in Ashland's Historic Districts, the Ashland Tire Shop building is unique in its Colonial Revival cottage influence. The building's exterior façade treatments lack historical information, but the carefully planned restoration maintains the building's historical finish and provides vertical elements on a horizontal structure. The other historic gas station or auto service stations surveyed were painted block, painted brick, or aluminum panels, making the Ashland Tire Shop building an exceptional example of the Colonial Revival cottage influence in the Skidmore Academy Historic District.

Written by Katy Repp of the HPAC



Historically Compatible Mixed-Use Building

Location: 143-145 North First Street

Owner: Plaza East LLC – Randy Jones and Mike Mahar

Contractor: Adroit Construction – Dave Ross

Architect: KSW Architects – Jerome White

Landscape Architect: Galbraith and Associates – John Galbraith

The Historic Commission's award for Historically Compatible Mixed-Use Building goes to those involved in the development of 143-145 North First Street, a three phase, three building project know as Plaza West, Plaza East and now the newly completed Plaza North. Plaza West and Plaza East have won this same Historic Award upon their completion, which includes ten luxurious condominiums and commercial office space on the first level. Plaza North is located directly across the street from the Ashland Post Office, boasting the new home of Ticor Title on the ground floor, with luxury condominiums and a luxury penthouse, all available as vacation rentals, filling the top floors.



Plaza North, the third phase of the Mahar master plan, reveals its truest form along North 1st street—which is visible as one building, was designed with a unique and undulating front facade, to disguise its length of approximately 85 linear ft. along the sidewalk. By changing the facade materials, and fenestration into contrasting distinct architectural styles, the architects successfully achieved a more traditional building width, that does not mimic other historic buildings but adds to the diversity within the vicinity and the downtown.

Plaza North's south side is more Moderna in style, with a material palette consisting of earthen colored stucco, large casement divided-lite windows, brightly projecting steel awnings, shading device, and strong horizontal and vertical rhythms. In contrast, the right-side facade, has the upper two stories clad in richly colored and varying brick, with more traditional columns and smooth brick details sitting atop a strong full-story base of tan honed ground block masonry. The windows are classic double hung with complimentary dark green fabric awnings.

As you turn down First Street and head North, you see the prominence and beauty of the projecting corner volume of this building that includes the welcoming recessed covered entrance and recessed porches above. The offset that helped create this fine corner feature is then repeated three more times on the east wall line creating a uniquely textured and shadowed series of step-backs to the facade.

This project is a unique blend of new design aesthetics with state-of-the-art infrastructure and Class A construction. It was also awarded a coveted LEED Platinum Certification. Situated on what was formerly the Copeland Lumber Yard, this property offers first class finishes that give a nod to the charming downtown historic neighborhood.

Written by Eric Bonetti of the HPAC



Distinguished Service to HPAC

Recipient: Tom Giordano

Tom Giordano has had a long and impressive career in architecture, city planning and historic preservation. When he applied to serve on the City of Ashland Historic Commission in 2002, he already had 32 years of professional experience in the fields of architecture, construction, environmental analysis, urban design, comprehensive planning, and historic preservation. He worked for a variety of public agencies in California and Southern Oregon, while at the same time serving clients in his architectural business. After graduating with degrees in architecture (BA), environmental planning (MA) and design (BFA), Tom began his career working as a City Planner for the City of Santa Barbara in 1974 and was instrumental in the historic preservation efforts there both as a staff member and a commissioner.

When Tom moved to Southern Oregon in 1990, he continued his work in planning as Interim Director for the cities of Phoenix, Talent, and Jacksonville. During that time, he was also lending his expertise to the staff of Jackson County and served for six years on their Historic Advisory Committee. Tom also made significant contributions to the



City of Ashland's planning and development programs over the years. He became a sought-after professional, supporting the planning staff in formulating building and design standards. He also served as Chair of Ashland's Citizen Planning Advisory Committee for five years. Tom's writing and illustrations were often featured prominently in various City of Ashland publications. His work in the development of Ashland's "Site Design and Review" document helped establish design guidelines that were used for years in directing Ashland's development, and which remain central to the City's current "Site Development and Design Standards." In 2015, Tom was recruited once again to provide the illustrations for the Normal Avenue Neighborhood Master Plan.

Tom's service to his business clients also reflected his wide-ranging knowledge and experience.

He wrote numerous project feasibility studies, planning studies, and historic design guidelines. He was also listed as one of the consultants in historic preservation on the website of Oregon's State Historic Preservation Office (SHPO).

Whether he was working for clients or fulfilling one of his many roles in public service, Tom's guiding principle was to educate the people he worked with on ways to find common ground with their preferred designs, while also recognizing the responsibility to work cooperatively with community leaders and staff tasked with assuring compliance with government policies. The quality of Tom's professional work in historic preservation has been acknowledged over the years as a recipient of multiple Ashland's Historic Preservation Awards on behalf of his clients, as well as one planning award.

The Historic Preservation Advisory Committee is pleased to recognize the exceptional design and architectural legacy of Tom's nearly twenty years of leadership in preserving Ashland's historical resources.

Written by Beverly Hovenkamp of the HPAC



Distinguished Service to HPAC

Recipient: Keith Swink

Keith Swink's interest in historic preservation began long before he was working in the building trades, since the study of history had been his lifelong passion. After learning his craft as a finish carpenter and cabinet maker, he eventually started his own business as a residential remodeling contractor in Los Angeles, California. This is when Keith had the opportunity to work on remodeling historic homes, which combined his love of history with the satisfaction of restoring the character and integrity of historic buildings. He soon became aware that Los Angeles had a well-established Historic Commission which required compliance with a stringent set of standards. In reflecting on this period, Keith counts himself as fortunate for having had to meet those strict building and design requirements, because he observed first-hand the inferior results from previous decades of substandard renovation. He soon associated himself with other builders who valued high quality construction, along with attention to the details of historic style and materials in the restoration of historic buildings.



When Keith moved to Ashland in 1998 and re-established his contracting business in Southern Oregon, he continued to pursue his interest in working on historic buildings. He soon became more involved when he applied for membership on the Ashland Historic Commission in 2003. He served on the Commission for almost nineteen years and was regarded as a reliable and steady hand in carrying out the Commission's responsibilities to ensure that proposed building projects in the four Historic Districts not only reflected the architectural integrity of the original building, but also retained the character of the surrounding neighborhoods. At the same time, Keith was always attentive to the perspective of the homeowners and builders in the Commission's recommendations.

Keith's enthusiasm for learning about Ashland's history has become a driving force in his commitment to raise public awareness of the history of the people and places that shaped the City's heritage. He has encouraged the Commission to recognize the important part they play in educating the community about how Ashland's historic resources, whether they be houses, commercial buildings, parks, or whole neighborhoods, serve as a kind of touchstone for remembering the stories of the many and diverse people who came before us.

He has shared his personal conviction with the Commission that more attention also needs to be paid to the history of those less visible people and cultures that first inhabited the Rogue Valley. Several years ago, in fact, Keith urged the Commission to learn more about the indigenous people who made this land their home long before the pioneers settled here, and before the historic structures we seek to preserve were even built. He called for us to acknowledge the importance of the stories and contributions of people and cultures that were oppressed and often forgotten in the telling of our history.

This is the reason it is so important for the Land Acknowledgement to be read at the beginning of all Ashland's public meetings.



The Historic Preservation Advisory Committee is indebted to Keith Swink, not only for his faithful service in preserving the architectural heritage of Ashland's Historic Districts, but for his challenge for us to become more intentional in remembering the stories of the indigenous peoples.

Written by Beverly Hovenkamp of the HPAC

The HPAC and City of Ashland, thank you for participating in Historic Preservation Week!