Council Communication
May 1, 2012 Business Meeting

Second reading of an ordinance adding new sections to the Definitions Chapter 18.08 and amending the Site Design and Use Standards’ Historic District Design Standards and Downtown Design Standards for greater clarity and consistency with the Secretary of the Interior’s Standards for Rehabilitation.

FROM:
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SUMMARY
The ordinance being presented to the City Council for Second Reading includes the addition of new sections 18.08.622 “Rehabilitation” and 18.08.636 “Restoration” to the Definitions Chapter (AMC 18.08) of the Ashland Land Use Ordinance, and amendments to the Historic District Design Standards and Downtown Design Standards of the Site Design and Use Standards for greater clarity and consistency with the Secretary of the Interior’s Standards for Rehabilitation.

BACKGROUND AND POLICY IMPLICATIONS:
The City Council held a public hearing on April 3, 2012 and passed first reading of the ordinance. A draft of the proposed revisions was previously presented to Council on August 2, 2011 at which time staff was directed to bring the revisions back for adoption. The revisions in ordinance form were reviewed by the Historic Commission and Planning Commission at their March 2012 meetings, and both bodies unanimously recommended approval and adoption by Council. The adopted minutes of these meetings are attached, along with the signed findings reflecting the Planning Commission’s recommendations.

The “Ashland Preservation Plan 2009-2018” was developed using Certified Local Government (CLG) grant funds in 2008. This plan set forth a number of goals to further historic preservation planning in Ashland, including a goal identifying the, “Need to Revise and Expand Existing Residential Standards.” To move this goal forward, in 2010 the City received and the Council accepted a grant to evaluate and revise Ashland’s Historic District Design Standards to bring them more into line with the Secretary of the Interior's Standards for Rehabilitation while also providing for greater internal consistency within our own Site Design and Use Standards. The project was not envisioned to be a substantial modification of the existing standards but rather a fine-tuning of standards that have served the city well since their adoption in 1985.

The consultant team of J. Todd Scott, a preservation architect, and Julie Koler, an architectural historian, worked with staff and the Historic and Planning Commissions over six months in 2011 to craft the revisions to the standards. The changes proposed are primarily to “Section IV: Historic District Development” of the Site Design and Use Standards (fully detailed in the Ordinance’s Exhibit A, attached), with limited changes to “Section VI: Downtown Ashland” of the Site Design and Use Standards.
Standards (fully detailed in the Ordinance’s attached Exhibit B), and the addition of definitions for “rehabilitation” and “restoration” in the Land Use Ordinance’s Definitions Chapter 18.08. In addition, five “Historic Building Briefs” addressing living with historic buildings, windows, exterior materials, additions and garages & outbuildings were developed to provide issue-specific supplementary educational hand-outs in support of the revised standards.

FISCAL IMPLICATIONS:
N/A.

STAFF RECOMMENDATION AND REQUESTED ACTION:
Staff recommends that Council approve second reading of the ordinance.

SUGGESTED MOTION:
Move to approve second reading and adopt the ordinance titled, “An Ordinance Adding New Sections 18.08.622 and 18.08.636 to the Definitions Chapter (18.08) of the Ashland Land Use Ordinance and Amending the Historic District Design Standards and Downtown Design Standards of the Site Design and Use Standards for Greater Clarity and Consistency with the Secretary of the Interior’s Standards for Rehabilitation.”

ATTACHMENTS:
Proposed Ordinance
Exhibit A – Ordinance’s Proposed Changes to the Site Design & Use Standards
Exhibit B – Ordinance’s Proposed Changes to the Downtown Design Standards
Revised Exhibit H – ADOPTED Historic Commission Minutes of March 7, 2012
Revised Exhibit I – ADOPTED Planning Commission Minutes of March 13, 2012
Exhibit K – Planning Commission’s signed findings dated April 10, 2012

NOTE: The April 3, 2012 Council packet contains the following materials presented at First Reading:

Proposed Ordinance
Exhibit A – Ordinance’s Proposed Changes to the Historic Design Standards
Exhibit B – Ordinance’s Proposed Changes to the Downtown Design Standards
Exhibit C – Matrix of the Proposed Changes
Exhibit D – Map of Ashland’s Four National Register-Listed Historic Districts
Exhibit E – Secretary of the Interior’s Standards for Rehabilitation
Exhibit F – Proposed Building Briefs
Exhibit G – Planning Action #2011-01523 Staff Report date March 13, 2012
Exhibit H – DRAFT Historic Commission Minutes of March 7, 2012
Exhibit I – DRAFT Planning Commission Minutes of March 13, 2012
Exhibit J – Existing Historic District Design Standards