

ASHLAND HISTORIC COMMISSION

Meeting Minutes

January 11, 2017

Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room

CALL TO ORDER:

Commission Chair, Shostrom called the meeting to order at 6:00pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison:
Shostrom	
Skibby	
Whitford	Staff Present:
Emery	Mark Schexnayder; Staff Liaison
Swink	Regan Trapp; Secretary
Von Chamier	
Giordano	
Commissioners Absent:	Leonard

APPROVAL OF MINUTES:

Whitford motioned to approve minutes from December 7, 2016. Swink seconded. Voice vote; All AYES. Motion passed

PUBLIC FORUM:

Amy Gunter, Rogue Planning and Development, 1424 Ivy St, Medford, OR, is working with the property owner at 146 N. Pioneer St. She went on to say that they are turning Keith Roger's Insurance building into a retail space with a vacant tenant space in the back. Ms. Gunter remarked that as part of their proposal they are putting in bicycle parking in the public right of way. Ms. Gunter announced her idea of starting the historic marker program through the installation of artistic bike racks. She passed around some example photos of bike racks that have a historic feel to them and may be used towards this program. Ms. Gunter explained that Mr. Molnar would still have to approve an encroachment permit and also approve not using the "U" racks. A company called, The Forge, that does iron work would design these racks (that look like railroad spikes) for the applicants. The Commission heartily endorsed this idea.

COUNCIL LIAISON REPORT:

No Council Liaison has been appointed to the Commission as of yet, so no report was given.

PLANNING ACTION REVIEW

PLANNING ACTION: PA-2016-02095

SUBJECT PROPERTY: 563 Rock Street

APPLICANT: Advantage Building & Design

OWNER: Michael & Maxine McNab

DESCRIPTION: A request for a Site Design Review to allow for the construction of a 990 square foot second dwelling unit at 563 Rock Street. The project involves restoring the existing historic contributing residence and the construction of a new second dwelling unit located off of Maple Street. The proposal also requests an Exception to Site Development and Design Standards to allow for a parking buffer less than eight feet from a residential structure. Seven non-hazardous trees are proposed for removal from the subject property as part of the application. **COMPREHENSIVE PLAN**

DESIGNATION: Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 05 DA; **TAX LOT:** 5200.

Swink stated that he conversed with Ms. Smith, the contractor on the project. Giordano and Emery have both been working with Ms. Gunter on other projects. They all stated that it will not affect their judgement on this project.

Schexnayder gave the staff report for PA-2016-02095.

Shostrom opened the public hearing to the applicants.

Melanie Smith, Contractor of Advantage Building and Design on W. Nevada Street, Ashland, OR and Amy Gunter of Rogue Planning and Development at 1424 Ivy Street, Medford, OR gave a background on their proposal. Ms. Gunter stated that there has been a demo permit applied for with the Building Official but has been placed on hold with no decision made at this point. She went on to say that there is a quandary because this house has severe issues and will cost a lot to restore. They think it can be shown as a full demo but the hard part is the struggle with the economic feasibility factor. The proposal they are looking at tonight is to not remove the house but repair it as much as possible. It doesn't meet front yard setbacks so they can't add a porch to improve street frontage. The last communication from Mr. Molnar was that they should get a special inspection from the Building Official on site to walk through the line items to justify the feasibility factor of the demo permit. Ms. Smith declared that they are not really sure where this project is going because the property owners are scared of what they keep finding and it's turning into a money pit.

There was much discussion back and forth in regards pieces of the house that would have to be removed including the breakfast addition and maybe some walls, worker's injured on the job because of damage to the roof, walls sagging because of the leaking chimney and a very large porch infestation.

There was some discretion with the photos that were in the packet in comparison to what the applicants had. There were no dimensions or slope shown in the drawings and the Commission was in agreement that they were confusing and incomplete.

Emery stated that he feels like he's being asked to approve a moving target and is uncomfortable acting on it with the incompleteness of the application. The elevations are confusing and so are the CADs. Things need to be labeled and adjusted before they feel they can make a decision. There is a height difference in the windows and the roof over the porch is different. Emery went on to say that finished floor elevations would be helpful.

Casey Bright, owner at 531 Scenic, addressed the Commission regarding the project. Mr. Bright stated that he would like to have the property owners and the contractor come to his house to see what he has done with his home. He has been there over 20 years and believes that historic restoration has value beyond the house. Mr. Bright suggested they work with what they have and wants to encourage restoration in his neighborhood.

Shostrom closed the public hearing and opened to the Commission for comments.

Giordano motioned to continue PA-2016-02095 with below recommendations. Whitford seconded. Voice vote; All AYES. Motion passed.

1. Submit revised materials including the Site Design Review Information listed under Ashland Municipal Code (AMC) section 18.5.2.040.B.1;2;3;4;7;8. More specifically the Historic Commission requested the following information including a comprehensive set of building plans with elevation drawings existing and proposed, siding details, trim details, window details, material details, two foot contour intervals, and photographs of the site.

DISCUSSION ITEMS:

- Continued discussion of proposed ordinance amendments for public art installations on historic contributing buildings with the Public Arts Commission.

Shostrom gave a background of the long road of meetings with the Public Arts Commission and with the Mayor. Shostrom discussed his frustrations with the ending process but went on to say that he learned a lot about himself. He stated that what was presented in the packet should not be changed at this time and should go to the Public Arts Commission for review.

Shostrom motioned that the material presented in the packet go to Public Arts Commission for their review. ALL AYES. Motion passed.

COMMISSION ITEMS NOT ON AGENDA:

There were no items to discuss.

NEW ITEMS:

- Review board schedule
- Project assignments for planning actions

OLD BUSINESS:

There was no old business to discuss.

Review Board Schedule

January 5 th	Terry, Keith, Dale
January 12 th	Terry, Piper, Sam
January 19 th	Terry, Tom, Piper
January 26 th	Terry, Bill, Taylor
February 2 nd	Terry, Dale, Bill
February 9 th	Terry, Sam, Keith

Project Assignments for Planning Actions

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-02206	485 A Street	Whitford
PA-2015-00178	156 Van Ness Ave	Shostrom
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00878	35 S. Pioneer	Leonard
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01695	399 Beach	Skibby
PA-2015-01517	209 Oak	Shostrom
PA-2015-02203	868 A Street	Whitford
PA-2016-00275	574 Allison	Emery
PA-2016-00387	95 N. Main	Shostrom
PA-2016-00763	5 N. Main	Swink
PA-2016-00209	25 N. Main	Giordano
PA-2016-00818	175 Pioneer	Shostrom & Skibby
PA-2016-00847	252 B Street	Whitford
PA-2016-00587	872 Siskiyou Blvd	Skibby
PA-2016-01027	276 B Street	Shostrom & Leonard
PA-2016-01641	221 Oak Street	Shostrom

PA-2016-01947	549 Fairview	Emery
PA-2016-02103	133 Alida	Swink

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled February 8, 2017 at 6:00 pm

There being no other items to discuss, the meeting adjourned at 8:10pm

Respectfully submitted by Regan Trapp