

145 North Main Street

Appeal of Conditions of Approval from PA-T1-2019-00080
recommended by Historic Commission
and Ashland Department of Community Development Department

City of Ashland Planning Exhibit

Exhibit # P-001
PA APPEAL-2019-00010/T1-2019-00080
Date 1-14-20
Staff ng

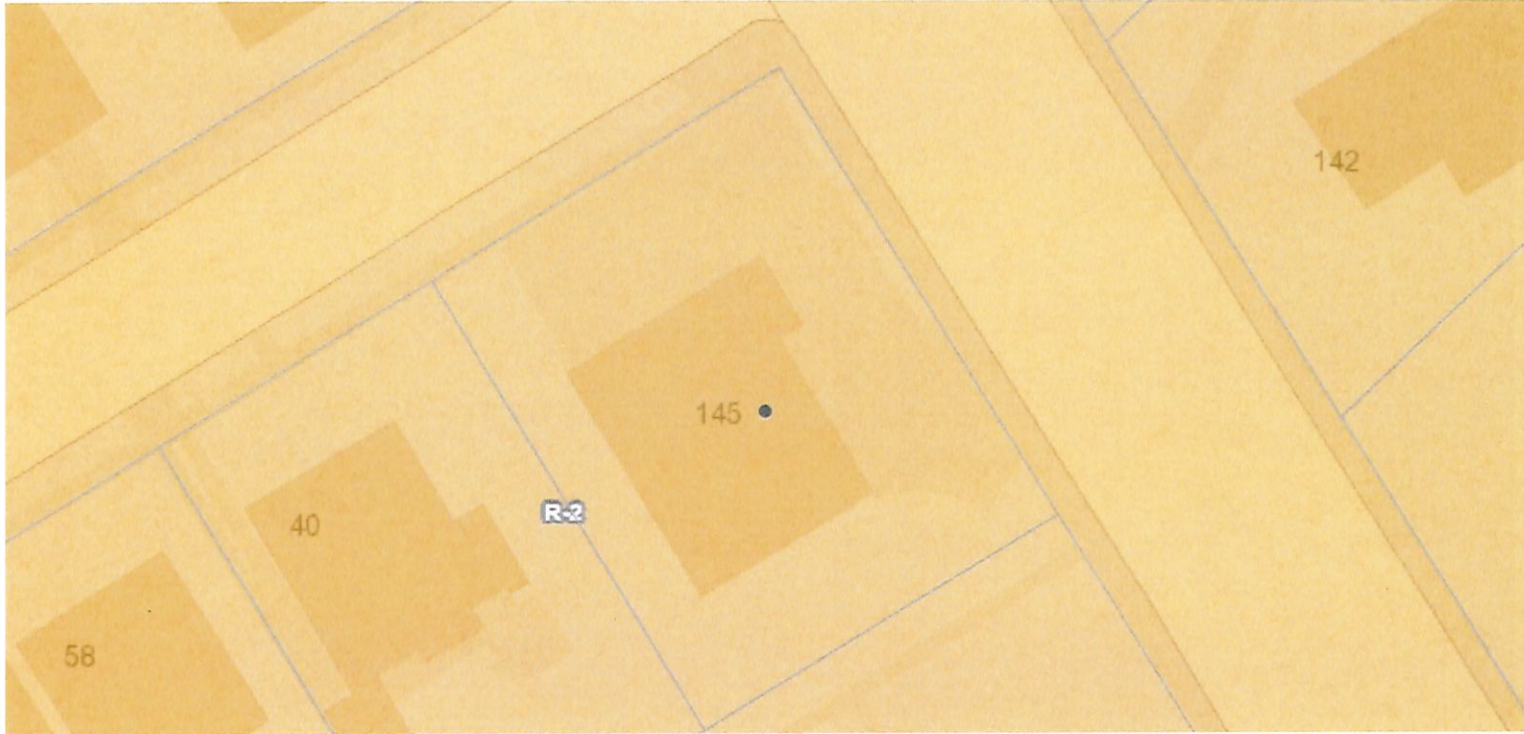


145 North Main Street



145 North Main Street

Early 2019 Aerial View



145 North Main Street

Zoning R-2, Commercial Structure, Original building built in 1936

APPLICANT'S CURRENT OBJECTIVES FOR SUBJECT PROPERTY

Repair Structural Deficiencies and
Rehabilitate the Historic Contributing Structure

BUILDING AREAS NEEDING REPAIR

1. Front Column Has Damage to Inside Lower Area. Loose bricks should be removed from existing column, and voids filled with reinforced concrete patch.
2. This roof portion is visibly sagging, due to lack of ridge beam, and needs repaired. Potential repairs include
 - a) Replace Existing Section with New Scissor Trusses
 - b) Lift Existing Rafters with temporary wall and bottle jacks, and install new ridge beam, sized to support rafters at the ridge.
3. Existing Exterior walls do not meet the normal standard of framing. Walls are pieced together with scraps of wood. These should be re-framed with new studs, and re-sided with OSB / Plywood Exterior Sheeting.
4. Roof Profiles in this area do not properly drain. Provide cricket, or extend the center roof section toward to exterior to prevent roof from trapping water in the interior.
5. Footing Drain has been dug up. Re-construct perimeter footing drain and drain to approved discharge location.
6. Hip Beam and Roof Beam are Over-Spanned for 25 psf snow load. No visible sagging was noted here, and existing framing appears to be in good condition, however, it is under-sized for code-prescribed design loading conditions.

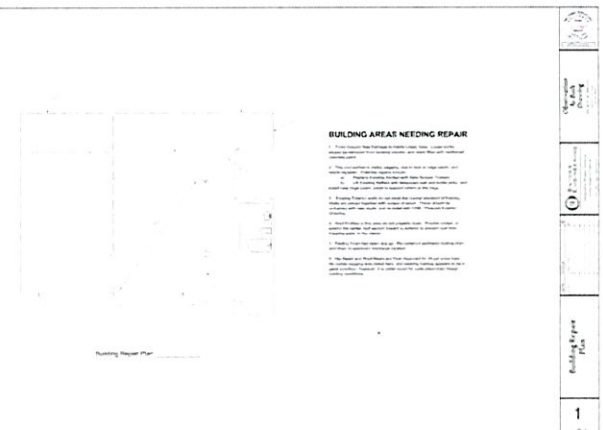
SNYDER ENGINEERING

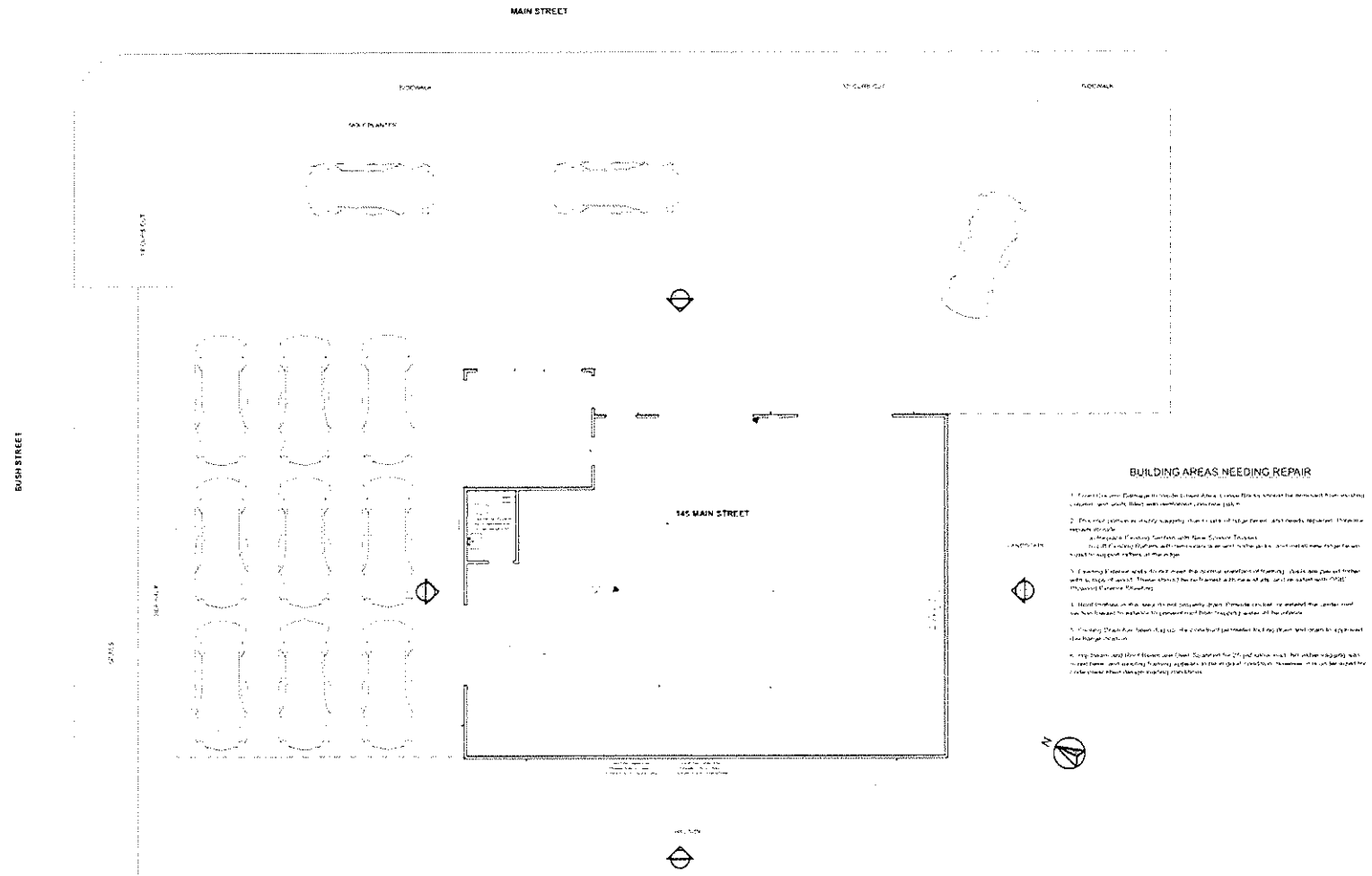
*Integrated Design Services
Oregon & California*

541 • 664 • 7045

55 S. 5th St. Suite M

PO Box 3351
Central Point, OR 97502





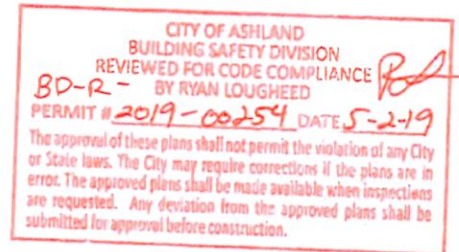
145 NORTH MAIN STREET

May 2, 2019

BC Partners IV LLC
175 Piedmont Drive
Ashland, OR 97520

**JOB
COPY**

Property address	145 North Main Street Ashland OR 97520
Map	391E09BB
Tax lot	3503
Account	1-006608-3
Parcel	.21 acres
Valuation of project	≤ \$5,000.00
Existing square footage	1,994 s.f.
Existing impervious	4,312 s.f.
Solar calculations	not applicable
Owner	BC Partners IV LLC
Owner address	175 Piedmont Ashland, OR 97520
Owner phone	541-864-9891
Owner email	old101@charter.net
Contractor	owner
Engineer	Synder Engineering 55 South 5th Ste. D Central Point, OR 97502



Permits Issued by City for repairs per Engineering Report

ENGINEERING REPORT REPAIRS & ROOF REPAIRS

CITY OF ASHLAND		DEPARTMENT OF COMMUNITY DEVELOPMENT BUILDING DIVISION PERMIT CARD	
	INSPECTION	DATE	INSPECTOR
Permit #	BD-R-2019-00151		
Issued	5/2/19		
For (Type Work)	145 N. Main - Repair		
Address	145 N. Main		
Owner	BC Partners		
Contractor	Owner		
FINAL (Before Occupancy)			

* This job card and approved plans must be posted on the premises and each inspection must be signed by an inspector before any other work proceeds. Owner should retain job card in their permanent records.

* Inspections called in by 3:00 p.m. will be scheduled for the following work day. Call: (541) 552-2080

* Responsibility for permit expiration/time lapses, etc. that may occur rest solely with the owner/contractor.

PLEASE POST INSPECTION CARD

CITY OF ASHLAND		DEPARTMENT OF COMMUNITY DEVELOPMENT BUILDING DIVISION PERMIT CARD	
	INSPECTION	DATE	INSPECTOR
Permit #	BD-R-2019-00053		
Issued	5/2/19		
For (Type Work)	Comm. Bldg. roof		
Address	145 N. Main		
Owner	BC Partners		
Contractor	Childress Roofing		
FINAL (Before Occupancy)			

* This job card and approved plans must be posted on the premises and each inspection must be signed by an inspector before any other work proceeds. Owner should retain job card in their permanent records.

* Inspections called in by 3:00 p.m. will be scheduled for the following work day. Call: (541) 552-2080

* Responsibility for permit expiration/time lapses, etc. that may occur rest solely with the owner/contractor.

PLEASE POST INSPECTION CARD

Confirmation that repairs have been completed per Engineer's Report

Copy of Engineering Report Submitted to City



Snyder Engineering Company
415 East Pine Street
PO Box 3351
Central Point, OR 97502

To: Eric Bonetti
ashlandoregon@gmail.com

Re: Repair Observations
145 North Main St. Ashland, Oregon



8/9/2019

I was called out to the above-referenced location to observe the building repairs that are presently ongoing. Snyder Engineering issued a plan on October 1, 2018, recommending areas that should be addressed. This letter will outline those areas, and what has been done to make repairs.

1) *Front column has damage to inside lower area. Loose bricks should be removed from existing column, and voids filled with reinforced concrete patch.*

This column, located between the two garage bays has been replaced entirely. In its place, there is now a steel column, anchored to new concrete stem wall, and supporting an existing roof beam.

2) *This (first bay from the office) roof portion is visibly sagging, due to lack of ridge beam, and needs repaired.*

New rafters, ridge and collar ties have been added to this area. The rafters are 2 x 12 DF rafters, spaced at 24-inches on center. The ridge board is an 1-3/4 inch x 14 inch LVL. Collar ties are 2 x 4s, located 25 inches below the ridge. I ran an analysis on this revised system, and it is adequate to support 15 psf Dead load and 25 psf Ground Snow load.

3) *Existing Exterior walls do not meet the normal standard of framing. Walls are pieced together with scraps of wood. These should be re-framed with new studs, and re-sided with OSB / Plywood Exterior Sheeting.*

Exterior walls have been largely re-framed in problematic areas, and new stem wall has been added to raise the bottom of the wall out of the adjacent ground.

4) *Roof Profiles in this area (Over the office) do not properly drain. Provide cricket, or extend the center roof section toward the exterior to prevent roof from trapping water in the interior.*

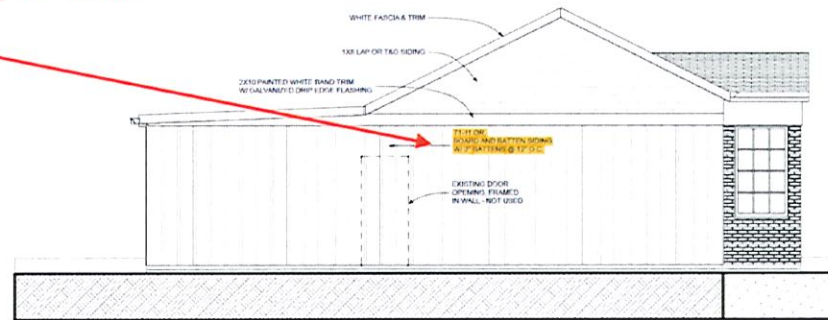
The front roof now forms one continuous plane over the two garage bays. This plane has been continued to meet the office roof, cricketing appropriately to allow proper drainage of water.

www.SnyderEngineers.com • (541) 664-7045 • info@snyderengineers.com

APPLICANT'S
MATERIALS SUBMITTED
TO CITY OF ASHLAND COMMUNITY DEVELOPMENT
DEPARTMENT
AND HISTORIC COMMISSION

The City's Community Development Department and the Historic Commission did not effectively review the plans nor the evidence submitted which illustrated that the original siding is a combination of vertical metal siding and vertical T1-11 siding.

Compatible New Siding to match original, T1-11 OR,
BOARD AND BATTEN SIDING W/ 2" BATTENS @ 12" O.C.



1
A-1.1

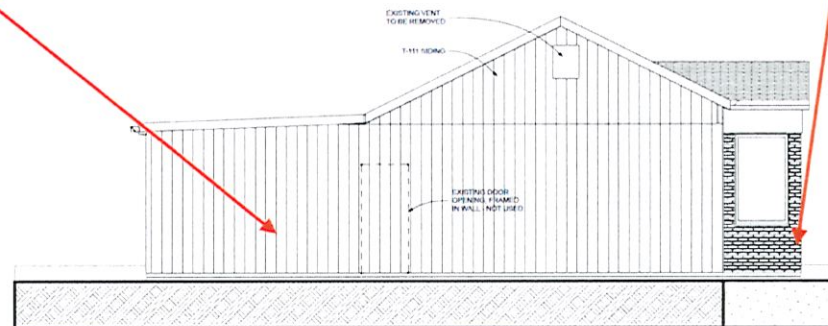
SOUTH EAST ELEVATION-NEW

SCALE: 1/8" = 1'-0"



NO SIDING PRESENT ON THE OFFICE

Original T1-11 vertical siding



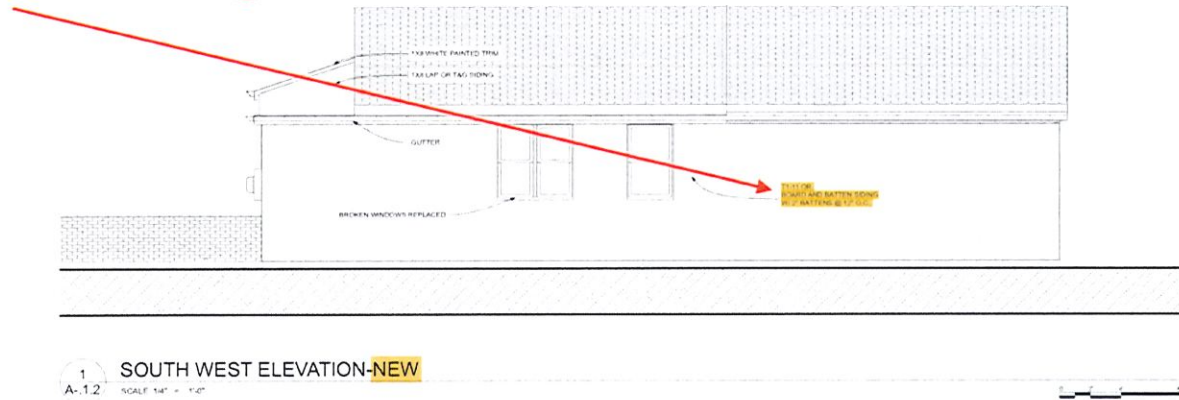
2
A-1.1

SOUTH EAST ELEVATION-EXISTING

SCALE: 1/8" = 1'-0"

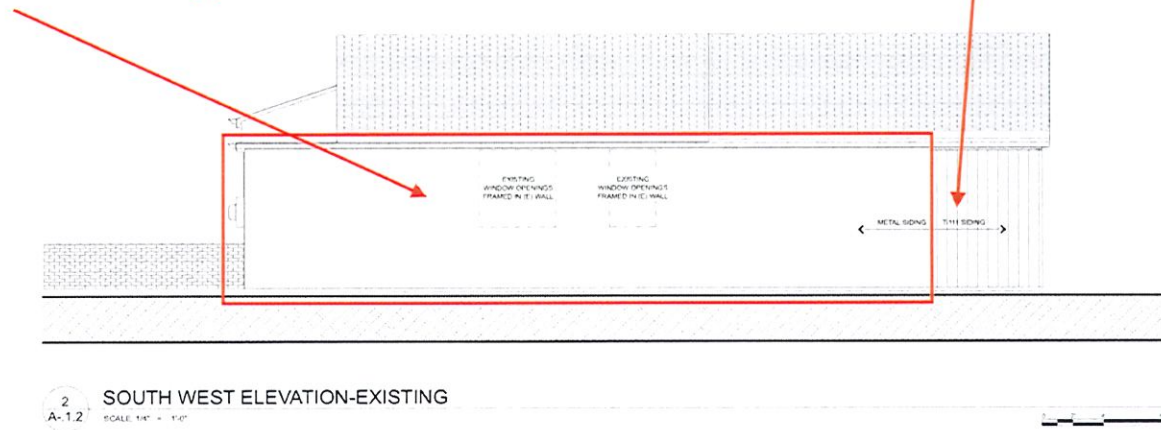


**Compatible New Siding to match original, T1-11 OR,
BOARD AND BATTEN SIDING W/ 2" BATTENS @ 12" O.C.**

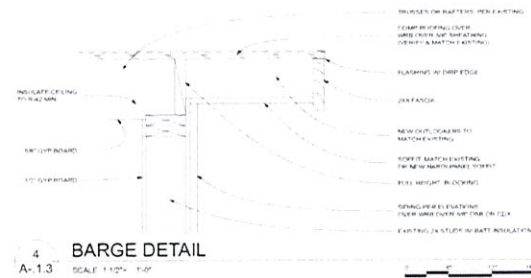
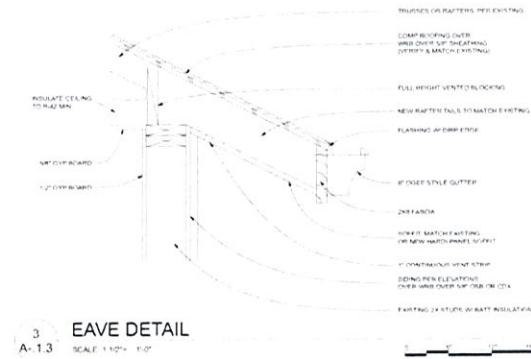


Original metal vertical siding

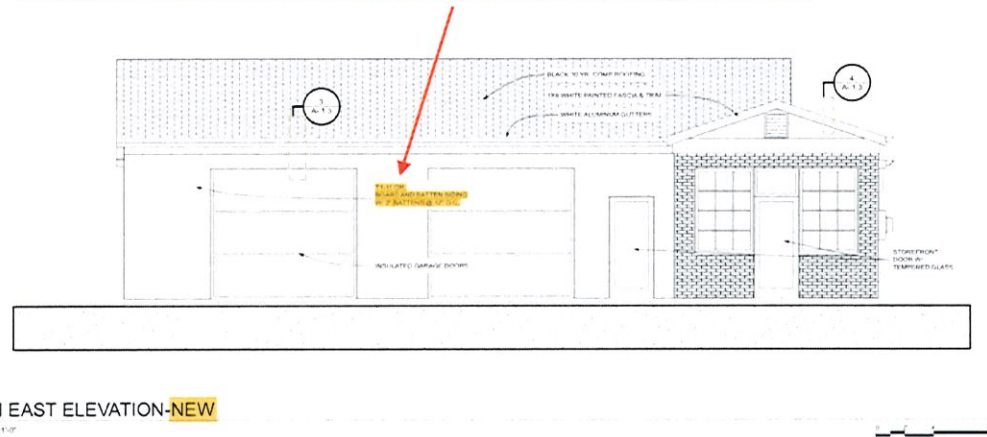
Original T1-11 vertical siding



Cross section details

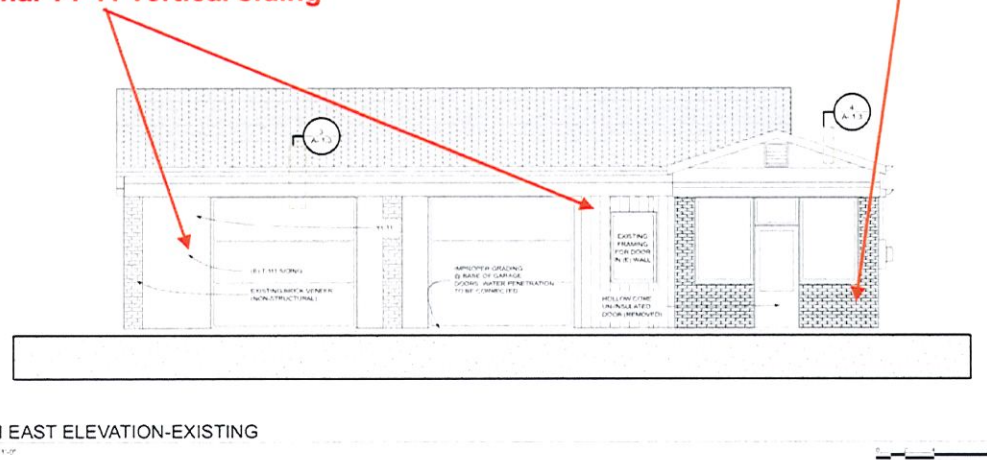


Compatible New Siding to match original, T1-11 OR, BOARD AND BATTEN SIDING W/ 2" BATTENS @ 12" O.C.

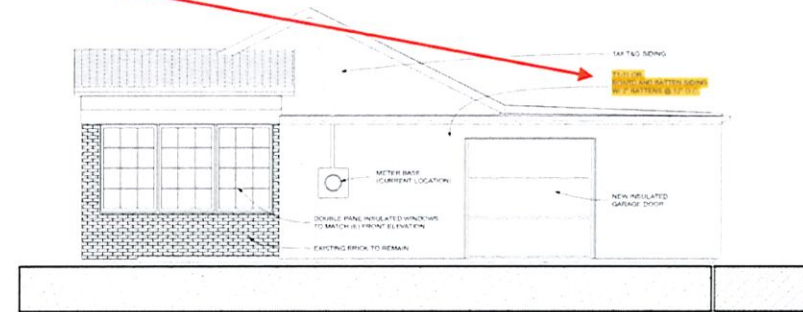


Original T1-11 vertical siding

NO SIDING PRESENT ON THE OFFICE



**Compatible New Siding to match original, T1-11 OR,
BOARD AND BATTEN SIDING W/ 2" BATTENS @ 12" O.C.**



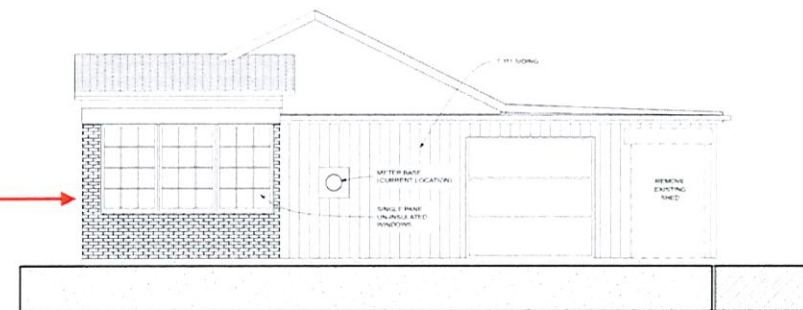
1
A-1.4

NORTH WEST ELEVATION-NEW

SCALE: 1/4" = 1'-0"



NO SIDING PRESENT ON THE OFFICE



3
A-1.4

NORTH WEST ELEVATION-EXISTING

SCALE: 1/4" = 1'-0"



Statement explaining the specific issues being raised on appeal.

The City's Community Development Department and the Historic Commission did not effectively review the plans nor the evidence submitted which illustrated that the original siding on the structure is a combination of vertical metal siding and vertical T1-11 siding.

Historic Commission improperly applied residential standards to a building which is commercial.

The evidence for the building being sided in vertical T1-11 and vertical metal siding is extensive. Conjecture based on gable detail does not denote the what the actual historical siding of the garage bay portion of the structure was made of nor is there record of anything except vertical T 1-11 and vertical metal.

Historic District Development Standards

AMC 18.4.2.050

*d. Diagonal and vertical siding shall be avoided on new additions or on historic buildings **except in those instances where it was used as the original siding.***

The Historic Commission recommends smooth **1 x 8 tongue and groove** siding in place of the existing T-111 siding on all sides of the building. The gable ends of the building include tongue and groove siding, which the Commission believes is indicative of the original external building materials. The Commission recommends **stucco** as an alternative to tongue and groove siding, which is common exterior building material for commercial buildings and gas stations in the 1930's.

Rehabilitation Standards for Existing Buildings and Additions
(AMC 18.4.2.050.C.2)

b. Original architectural features shall be restored as much as possible, when those features can be documented.

1. Applicant response is “**YES**,” to the gabled area over the office entry only.
2. Applicant is not making any new additions to the structure.
3. The only evidence of original siding as an architectural feature on the building is vertical T1-11 and the vertical metal siding.
4. **Given the evidence of original sidings as the architectural features on the building being vertical T1-11 and the vertical metal siding, property owner has suggested replacing siding with a siding compatible to the original vertical oriented sidings, hence the submitted plans show (2) options, either T1-11 or Board and Batten with 2” Battens @ 12” on center.**

Ashland Historic Preservation Plan

Excerpt from the Ashland Historic Preservation Plan - pg. 25:

"Any restorations of existing historical features should be based upon historic evidence, either photographs or existing physical evidence. If historic evidence is not available, restoration based upon conjecture should not be attempted. (clarification of Standard IV-C-10)"

Reference
photo provided
by the Community
Development
Department to
applicant



Photo 2. Viewed from the corner of North Main Street and Bush Street

Reference photo provided
by the Community Development Department
to Applicant



Photo 1. Viewed from North Main Street

*Phone call between Applicant Donn Comte and
Hank Singmaster 10:00 a.m., January 14, 2020.*

“The original siding on the building was metal.
We then added T1-11 with the addition.”

*—Hank Singmaster
(Second generation original owner of subject property since the 1930's)*

HISTORIC EVIDENCE OF ORIGINAL Vertical Metal Siding

photo was provided to the City's
Planning and Development
Department and denoted on
plans submitted by applicant



HISTORIC EVIDENCE OF ORIGINAL Vertical Metal Siding

photo was provided to the City's
Planning and Development
Department and denoted on
plans submitted by applicant



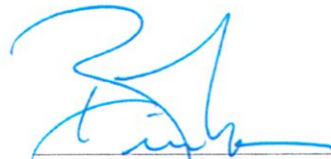
HISTORIC EVIDENCE OF ORIGINAL T1-11 SIDING



RECOMMENDATIONS OF THIS HISTORIC COMMISSION SIGNED BY DEPARTMENT OF COMMUNITY DEVELOPMENT DIRECTOR

- 4) The following conditions reflect the recommendations of the Historic Commission from its November 6, 2019 regular meeting and the applicable historic district development standards, and shall be incorporated into the building permit application as follows, subject to final review and approval by the Staff Advisor:
- a. The applicant shall restore or duplicate the entablature (horizontal architectural details under the eave line of the roof), including the enclosed soffit, along the entire North Main Street façade of the building and along the original office structure (i.e. brick entry feature) on the Bush Street façade. (Rehabilitation Standard AMC 18.4.2.050.C.2.b. & c. See Photos 1 and 2 above).
 - b. Smooth 1x8 tongue and groove siding, *or another compatible horizontal siding to be reviewed by the Review Board and approved by the Staff Advisor*, shall be used in place of the existing T-111 siding on all sides of the building. The gable ends of the building include tongue and groove siding which the Historic Commission determined to be indicative of the original external building materials. In lieu of horizontal siding, stucco would also be an acceptable alternative, as it was a common exterior building material for commercial buildings and gas stations during the period of significance. (Rehabilitation Standard AMC 18.4.2.050.C.2.d.)
 - c. That the exterior building colors shall be similar to the existing exterior colors including white and gray, along with the brick on the original office structure, as proposed by the applicant (Rehabilitation Standard AMC 18.4.2.050.C.2.e.)
 - d. The windows on the original office structure (i.e., the brick entry feature) shall be true divided lights (i.e. with the glass divided into small panes) on the North Main Street and Bush Street facades to match the original windows. (Rehabilitation Standard AMC 18.4.2.050.C.2.g. See Bush Street side of the building in Photo 2, above).
 - e. The applicant shall submit architectural drawings as specified in AMC 18.5.2.040.4.d (e.g. section drawings and drawings of architectural details) with the building permit submittals. The Historic Commission strongly recommended that the Historic Review Board be allowed to review and comment on these architectural drawings prior to submittal of a building permit application.
 - f. Historically compatible garage doors shall be utilized, and a sample profile shall be provided with the building permit application.

Building permits shall be reviewed for compliance with the above recommendations by the Historic Commission Review Board, with final review and approval by the Staff Advisor, prior to issuance of a building permit.



Bill Molnar, *Director*
Department of Community Development

December 19, 2019
Date

Recommendations of Historic Commission

- a. The applicant shall restore or duplicate the entablature (horizontal architectural details under the eave line of the roof), including the enclosed soffit, along the entire North Main Street façade of the building and along the original office structure (i.e. brick entry feature) on the Bush Street façade. (Rehabilitation Standard AMC 18.4.2.050.C.2.b. & c. See Photos 1 and 2 above).

YES, to the entablature details at the original office brick entry feature only. Applicant is not making any “new additions” to a historic building.

NO, to the entire N. Main facade having an enclosed soffit, this detail was added in 1980 as a support for the gutter system only. Gutter and associated support were rotten and rusted, gutters to be replaced.

The only evidence of original siding as an architectural feature on the building is vertical T1-11 and the vertical metal siding. **Given the evidence of original sidings as the architectural features on the building being vertical T1-11 and the vertical metal siding, property owner has suggested replacing siding with a siding compatible to the original vertical oriented sidings, hence the submitted plans show (2) options, either T1-11 or Board and Batten with 2” Battens @ 12” on center.**

Recommendations of this Historic Commission

- b. Smooth 1x8 tongue and groove siding, *or another compatible horizontal siding to be reviewed by the Review Board and approved by the Staff Advisor*, shall be used in place of the exiting T-111 siding on all sides of the building. The gable ends of the building include tongue and groove siding which the Historic Commission determined to be indicative of the original external building materials. In lieu of horizontal siding, stucco would also be an acceptable alternative, as it was a common exterior building material for commercial buildings and gas stations during the period of significance. (Rehabilitation Standard AMC 18.4.2.050.C.2.d.)

THE CITY'S DEVELOPMENT DEPARTMENT AND THE HISTORIC COMMISSION DID NOT EFFECTIVELY REVIEW THE PLANS NOR THE PHOTOGRAPHIC EVIDENCE SUBMITTED WHICH ILLUSTRATED THAT THE ORIGINAL SIDING IS A COMBINATION OF VERTICAL METAL SIDING AND VERTICAL T1-11 SIDING.

NO For the property owner to be compliant with the code, given the evidence of original sidings as the architectural features on the building being vertical T1-11 and the vertical metal siding, property owner has suggested replacing siding with a siding compatible to the original vertical oriented sidings, hence the submitted plans show (2) options, either T1-11 or Board and Batten with 2" Battens @ 12" on center.

Recommendations of the Historic Commission

- c. That the exterior building colors shall be similar to the existing exterior colors including white and gray, along with the brick on the original office structure, as proposed by the applicant (Rehabilitation Standard AMC 18.4.2.050.C.2.e.)

YES

Black, white, grey and red brick as seen on the original office structure.

Recommendation of Historic Commission

- d. The windows on the original office structure (i.e., the brick entry feature) shall be true divided lights (i.e. with the glass divided into small panes) on the North Main Street and Bush Street facades to match the original windows. (Rehabilitation Standard AMC 18.4.2.050.C.2.g. See Bush Street side of the building in Photo 2, above).

YES

Agree to matching the windows on the original office.

Recommendations of Historic Commission

- e. The applicant shall submit architectural drawings as specified in **AMC 18.5.2.040.4.d** (e.g. section drawings and drawings of architectural details) with the building permit submittals. The Historic Commission strongly recommended that the Historic Review Board be allowed to review and comment on these architectural drawings prior to submittal of a building permit application.

RECOMMENDATION IS NOT APPLICABLE

THIS IS NOT A “PROPOSED DEVELOPMENT” ON A PROPERTY

Approved plans sought to repair exterior deficiencies on the building and replace with similar materials. The replacement of siding .

NO THIS IS NOT A PROPOSED DEVELOPMENT Per AMC 18.5.2.040.4.d. For non-residential developments proposed on properties located in a Historic District, section drawings including exterior walls, windows, projections, and other features, as applicable, and drawings of architectural details (e.g., column width, cornice and base, relief and projection, etc.) drawn to a scale $\frac{3}{4}$ of an inch equals one foot or larger.

This is not a development on a proposed property located in the Historic District.
Applicant repaired structural deficiencies and seeks to replace with similar materials.

Not applicable nor a requirement per code.

Above and beyond, applicant has already submitted architectural drawings as specified per AMC 18.5.2.040.4.d

Recommendations of this Historic Commission

- f. Historically compatible garage doors shall be utilized, and a sample profile shall be provided with the building permit application.

**RECOMMENDATION IS NOT APPLICABLE
THIS IS NOT A RESIDENTIAL PROPERTY RATHER A COMMERCIAL PROPERTY
GARAGE DOORS ORIENTATION AND LOCATION HAS NOT CHANGED**

NO Ashland Municipal Code 18.4.2.050 regarding development within the historic district addresses the preferred orientation and location of garages within residential development, specifically under 18.4.2.030, Residential Development.

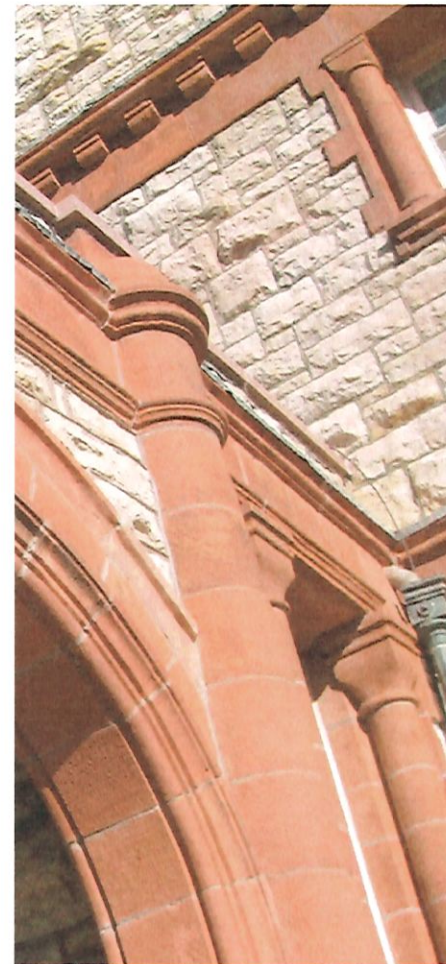
Historic Commission is looking to apply residential standards to a commercial building. Subject property is not residential, but commercial, and applicant is not making any new additions nor changing garage orientations.

Also applicant does not believe that a permit is required, nor does the City charge a fee, to replace broken, damaged, or deficient garage doors on a commercial building.

- 1.Applicant's response is "YES," to the entablature details at the original office brick entry feature only.
- 2.Applicant is not making any "new additions" to a historic building.
- 3.Applicant's response is "NO," to the entire N. Main facade having an enclosed soffit, this detail was added in 1980 as a support for the gutter system only. Gutter and associated support were rotten and rusted, gutters to be replaced.
- 4.The only evidence of original siding as an architectural feature on the building is vertical T1-11 and the vertical metal siding. **Given the evidence of original sidings as the architectural features on the building being vertical T1-11 and the vertical metal siding, property owner has suggested replacing siding with a siding compatible to the original vertical oriented sidings, hence the submitted plans show (2) options, either T1-11 or Board and Batten with 2" Battens @ 12" on center.**

APPLICANT WISHES TO CONFORM TO GUIDELINES BY USING A COMPATIBLE VERTICAL SIDING

"Replacing in kind (i.e., with wood, but not necessarily the same species) extensively deteriorated or missing components of wood features when there are surviving prototypes, such as brackets, molding, or sections of siding, or when the replacement can be based on documentary or physical evidence. **The new work should match the old in material, design, scale, color, and finish.**" pg. 40



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES

WITH

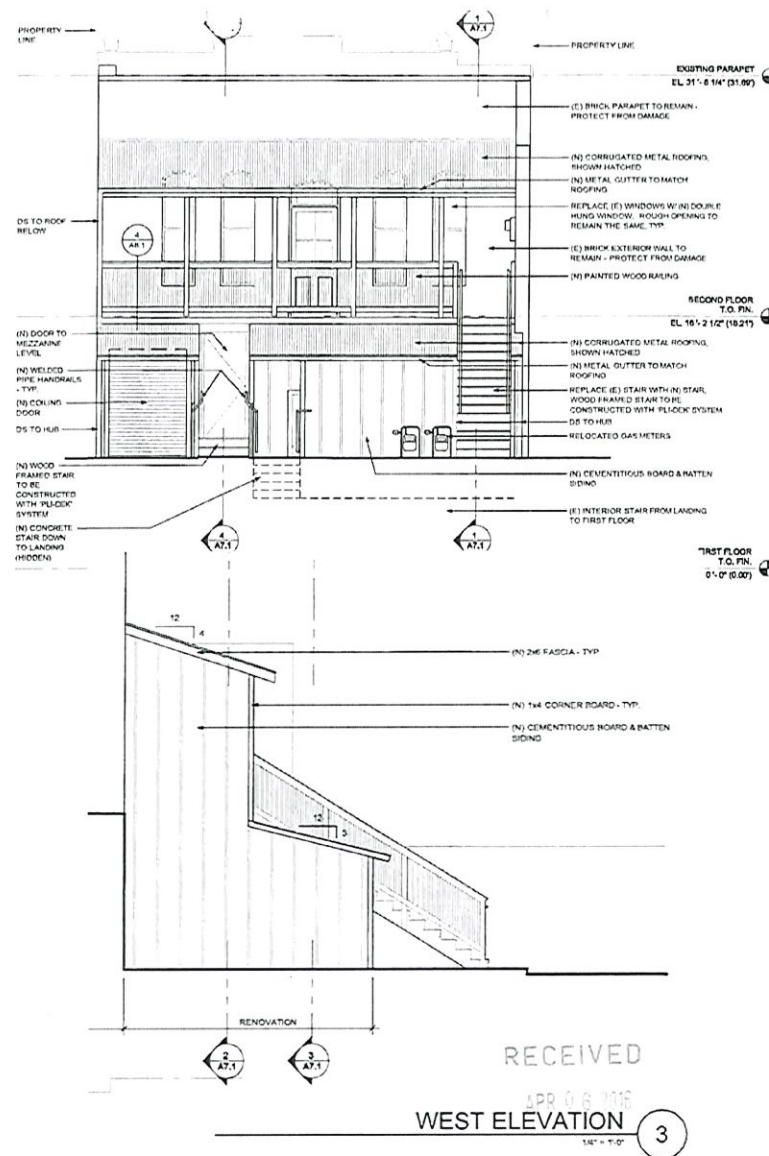
GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS



U.S. Department of the Interior
National Park Service
Technical Preservation Services

APPROVED

RENOVATION AT
96 N. MAIN
"BROTHERS"
APPROVED
VERTICAL SIDING



APPLICANT'S PREFERRED REPLACEMENT SIDING FINISH

*AMC 18.4.2.050.2.c. Replacement finishes on exterior walls of historic buildings **shall match the original finish**. Exterior finishes on new additions to historic buildings shall be compatible with but not replicate, the finish of the historic building.*

For the property owner to be compliant with the code, and given the historic evidence of original sidings as the architectural features on the building being vertical T1-11 and the vertical metal siding, property owner has suggested replacing siding with a siding compatible to the original vertical oriented sidings, hence the submitted plans show (2) options, either T1-11 or Board and Batten with 2" Battens @ 12" on center.

APPLICANT STATEMENT

A. **YES** to matching the entablature details at the original office brick entry feature only.

NO to the entire N. Main facade having an enclosed soffit, this detail was added in 1980s as a support for the gutter system only. Gutter and associated support were rotten and rusted, gutters are to be replaced.

B. **NO** Recommendation is be reversed and stricken.

The City's Planning Department and the Historic Commission did not effectively review the plans nor the evidence submitted which illustrated that the original siding is a combination of vertical metal siding and vertical T1-11 siding. For the property owner to be compliant with the code, owner has suggested replacing siding with a siding compatible to the original vertical oriented sidings.

C. **YES** Recommendation to remain unchanged.

D. **YES** Recommendation to remain unchanged.

E. **NO** Recommendation is be reversed and stricken.

AMC 18.5.2.040.4.d. is applicable for new developments on a property. This is not a development on a proposed property located in the Historic District. Applicant is only looking to repair exterior deficiencies. However, applicant has already gone above and beyond and applicant did already submit architectural drawings to staff and historic.

F. **NO** Recommendation to be reversed and stricken.

Ashland Municipal Code 18.4.2.050 addresses the preferred orientation and location of garages within residential development, specifically under 18.4.2.030, Residential Development. Subject property is not residential, but **commercial**, and applicant is not making any new additions nor changing garage orientations. Additionally, applicant does not believe that a permit is required, nor does the City charge a fee, to replace broken, damaged, or deficient garage doors on a commercial building.

EXAMPLE OF PERIOD GARAGE DOORS

