

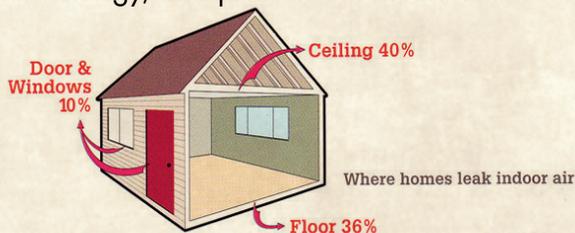


Why Preservation?

Besides protecting our history and maintaining Ashland's character, preservation is an important economic tool that creates increased property value. Properties in Ashland's historic neighborhoods are worth more, maintain their value, and appreciate faster than those elsewhere. What you do with your property and what your neighbors do with theirs, is connected. It's in everyone's interest, on many levels, to think carefully about change. Ashland's historic neighborhoods, built near the city center, reduce auto dependence, encourage walking, and promote community. Demolition of historic structures erodes the fabric of the historic neighborhood and that history is forever lost. Preservation shows good stewardship.

Historic Homes are green!

The "greenest" buildings are those that are already standing. Existing buildings, including historic buildings, represent an energy investment that has already been expended in the procurement, manufacture and transport of materials, and the construction process itself. To demolish an existing building to build a new "green" building in its place is counter-productive to the concept of energy conservation. By some estimates, it would take over 65 years to recoup the energy savings when building new structures. Maintaining and restoring existing structures reduces waste in the landfill, conserves energy, and protects our environment.



www.preservationnation.org

CITY OF ASHLAND



Need more?

Ashland Historic Commission

www.ashland.or.us/historic

Southern Oregon Historical Society

www.sohs.org

Restore Oregon

www.historicpreservationleague.org

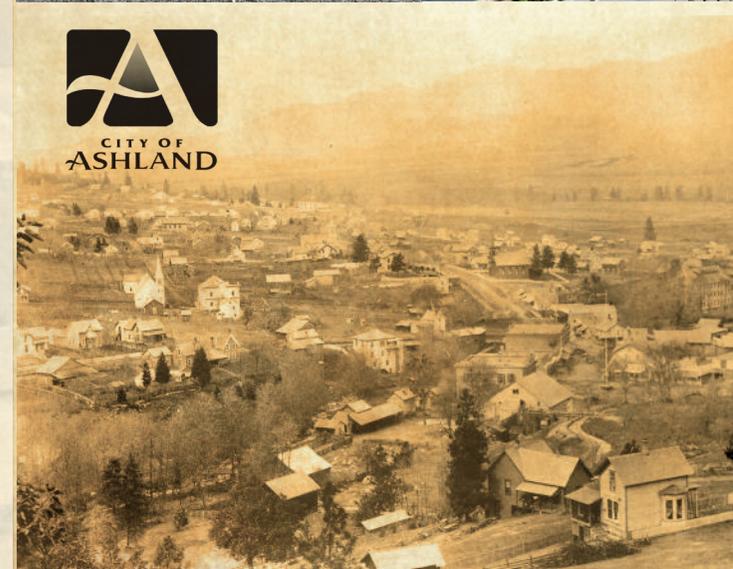
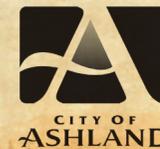


The project is financed with Federal funds from the National Park Service, U.S. Department of the Interior, and is administered by Oregon State Historic Preservation Office (SHPO). The City of Ashland is a Certified Local Government (CLG), and receives Federal financial assistance for identification and protection of the historic properties through the CLG program. The CLG program is designed to promote historic preservation at the local level. It is a federal program (National Park Service) that is administered by SHPO.

Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as describe above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

Preserving Historic Ashland

A reference guide





Why is History Important?

Ashland takes great pride in its history and has a strong commitment to maintaining the character of its architecture. Our historic buildings and neighborhoods are a large part of what makes Ashland what it is, and play an important role in our quality of life, our economy, and keeping Ashland beautiful. National Register-listed historic districts include all of downtown, plus much of the surrounding residential area. The historic districts developed before 1950 total over 1,700 properties in the heart of our community. If you are lucky enough to live here, and to own a piece of Ashland's past, you are also the steward of a rare and irreplaceable part of our city.

The City of Ashland Historic Commission (AHC) is a nine-member, citizen advisory panel appointed by the City Council. The commission was created in early 1970s to help property owners protect Ashland's character by reviewing proposals for alteration and new construction on properties in the historic districts. If you have property within a historic district, or on the National Register, this guide outlines the AHC review process and provides information to help you design your project.



FAQ's

The City of Ashland has adopted standards which reflect with the Secretary of the Interior's guidelines for Historic Preservation. The AHC reviews proposals for consistency with the standards as outlined in their Powers and Duties from Ashland Municipal Code (AMC) 2.24.

Do I need a permit to work on property?

It depends. Anytime you are considering exterior modifications to your property, you should consult with Planning Division staff and the AHC. The AHC reviews changes that require a building permit, in addition to land use applications.

Can I be compelled to restore my property?

No. The AHC only reviews proposals for alteration or change; it can not require any repair or restoration.

Do I need AHC approval to change the interior?

No. While you are encouraged to consider the historic character of your interior, the AHC only reviews exterior changes.

Do I need to get a permit to paint my house or use a certain color?

No. The AHC encourages the use of historically appropriate colors but does not review paint colors.

I'm building a new house, do I need Commission approval?

No. The AHC reviews new construction in the historic district to maintain district character and compatibility with the rest of the neighborhood and will provide you feedback. The AHC recommendations may be added as conditions of approval to land use applications.

How often does the Commission meet?

The Commission meets monthly for actions requiring full review and a three-person subcommittee meets weekly by appointment to review building permits, pre-application conference submittals, sign permits and provide feedback on proposals. AHC meetings are held at 6:00 PM on the first Wednesday proceeding the first Tuesday of the month in the Siskiyou Room of the Community Development and Engineering Services building at 51 Winburn Way.

How do I proceed?

1. **Your best first step is to consult** with the AHC and the City of Ashland Planning Division staff regarding the guidelines for renovation and new construction in the historic districts. You can review the city's Historic Building Briefs and other information about development standards at www.ashland.or.us/historic before you get too far along in design, to make sure that you are on the right track. Some proposals require building permits and others may require a land use approval prior to building permit. Speak with staff to find the direction that your project may be required to proceed.
2. **Fill out an application.** Include all the required supporting materials (drawings, photos, narrative). Many projects require a pre-application conference. Once you file your complete application, a hearing, if required, will be scheduled for the AHC's next meeting.
3. **The AHC will review your application** in a public hearing, where you or your representative (contractor/designer/architect) can present the plan and respond to any questions the AHC has. The AHC can recommend approval of your plan, recommend approval of your plan with conditions, or recommend denial of your proposal.

