

ASHLAND HISTORIC COMMISSION
ELECTRONIC MEETING
 Meeting Minutes
 April 7, 2021

Community Development/Engineering Services Building – Electronic Meeting

CALL TO ORDER:

Shostrom called the electronic meeting to order at 6:06 pm.

Commissioners Present:	Council Liaison:
Shostrom	Shaun Moran
Whitford	Staff Present:
Swink	Maria Harris; Planning Dept.
Skibby	Regan Trapp; Secretary
Hovenkamp	
Emery	
Commissioners Absent:	
	Von Chamier

APPROVAL OF MINUTES:

Hovenkamp/Swink m/s to approve minutes for March 3, 2021. Voice vote. ALL AYES. Motion passed.

PUBLIC FORUM:

There was no one wishing to speak.

COUNCIL LIAISON REPORT:

Council Liaison Moran gave the report. Items discussed were:

- City Council set up an SDC charge committee. They are working together with Public Works to research the costs associated with this.
- The City Council has begun the review of city assets and there were 3 properties that were identified to sell. The 3 properties that were discussed were: E. Main Street, 380 Clay and N. Mountain Ave.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-T1-2021-00141 - Continuance

SUBJECT PROPERTY: 599 East Main Street

APPLICANT/OWNER: Rogue Planning & Development Services, LLC for
 Livni Family Trust (Gil Livni, *Trustee*)

DESCRIPTION: A request for Site Design Review approval to modify the existing building at 599 East Main Street including converting the former church to office use and adding a new entry. The application also includes a request for a Conditional Use Permit as it involves the expansion of an existing non-conforming development.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **MAP:** 39 1E 09AC; **TAX LOT #:** 7600

There was no conflict of interest or ex-parte contact indicated by the Commission.

Harris gave the staff report for PA-T1-2021-00141.

Questions/comments that the Commissioners discussed before the public hearing:

- Lip in the concrete near the entrance needs a handrail by code.
- What is new/old regarding the windows for the project?
- Clarify windows on south elevation.
- Brick on west elevation.
- Transition between siding and stucco. Bases need to be the same all the way around the building.

Shostrom opened the public hearing to the applicants.

Amy Gunter, applicant's representative, and Gil Livni, property owner, addressed the Commission regarding this project.

The existing siding is a pressboard type of material. The 5th street windows are sandwiched divided light windows and awning slider, side by sides. 1st floor windows would be replaced with true divided light.

The brick that would be used on part of the base is called Maddox and looks just like brick, but it is veneer. He would like the brick to be used sparingly because of cost. Grey colored stucco with red and black brick would show on the front of the building.

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

Shostrom/Emery m/s to approve/ PA-T1-2021-00141 with recommendations below. Voice vote. ALL AYES. Motion passed.

RECOMMENDATIONS FOR PA-T1-2021-00141

The Historic Commission commends the applicant on the design and effort to remodel and repurpose a historic structure that has been significantly modified over time. The Commission appreciates the added stucco element on the east side of the building to add definition to the "tower" element as discussed at the March 3, 2021 Historic Commission meeting. The Historic Commission recommends the following items are addressed.

- *For the base of the building the Commission suggests one of the following three options:*
 - *Provide detail showing "veneer brick cladding" shown on the revised elevations SD-4.1, SD-4.2 and SD-4.3 will fit properly around the window and door openings. The "brick cap course" needs to be more substantial and a heavier weight than shown on the application submittals. Extend the brick base around the back corner of the building on the 5th St. side (northwest corner) for at least a column width.*
 - *Rather than extending veneer brick cladding on the 5th St. side of the building, use it to accent the front entry and end brick at the north side of the main entrance facing the intersection of E. Main and 5th St. Brick should be on east side of tower as shown in the revised elevation SD-4.1. The "brick cap course" needs to be more substantial and a heavier weight than shown on the application submittals.*
 - *Retain stucco as the base material rather than adding the veneer brick cladding.*
- *Replace all windows with True Divided Light Clad Windows shown on revised elevations including the east side of the building (SD-4.1) unless prohibited by building code (e.g. proximity to property line).*
- *Replace all siding as shown on revised elevations (hardie-lap siding with 7" exposure) including the east side of the building (SD-4.1) unless prohibited by building code (e.g. proximity to property line).*

PLANNING ACTION: PA-T1-2021-00145

SUBJECT PROPERTY: 912 Siskiyou Blvd.

OWNER/APPLICANT: Kimber Bishop

DESCRIPTION: A request for Site Design Review approval for an exterior change to an individually listed historic structure on the Nation Register of Historic Places and for the addition of a second residential unit. The proposal includes a large addition to the rear of the structure for a new master suite, as well as the construction of a two-car garage with a second dwelling above. The application includes a request to remove two trees: a 35" DBH Cedar, and a 10" DBH Japanese maple. **COMPREHENSIVE PLAN**

DESIGNATION: Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP #:** 391E 09 DA; **TAX LOT:** 6600

There was no conflict of interest or ex-parte contact indicated by the Commission.

Harris gave the staff report for PA-T1-2021-00145.

Questions/comments that the Commissioners discussed before the public hearing:

- Details regarding windows (bay window & window on turret), beams, shingles, entry doors etc.
- Shortcomings to the architectural drawings.
- Site plan proposal of 4 parking spaces parallel to Siskiyou is a concern by the Commission.

Shostrom opened the public hearing to the applicants.

Kimber Bishop, property owner, and Bob Carroll, architect, addressed the Commission regarding the project.

Mr. Carroll spoke about the parking and said they could adjust the spaces and agrees that they don't want to block the Historic home. There is a bay window detail that was left out of the renderings and they have no intention of touching anything that was left out of the details. All doors, sidelights, detailed shingles, and historic windows will remain. Mrs. Bishop stated that only herself and her husband will be living in the home and the extra living area would be for a caregiver.

Mrs. Bishop spoke about the railing (under 2 ft) on the second story porch and would like to make it safer as it's very rickety. They would like to extend the parapet wall to the corner and put the railing on top of the wall. By continuing the shake style wall, they can enhance the look from the road.

Shostrom/Skibby m/s to continue PA-T1-2021-00145 until May's meeting. Voice vote. ALL AYES. Motion passed.

RECOMMENDATIONS FOR PA-T1-2021-00145

The Historic Commission recommends continuing the application to allow the applicant to address the following items.

The Historic Commission appreciates the applicant's expressed intentions to preserve the original Frank C. Clark house and limit the demolition and new additions to the rear of the structure and property so that the original historic home is not modified or obscured. However, the Commission was unable to determine the extent of the proposed exterior modifications to the individually listed structure on the National Register of Historic Places from the application materials and whether the proposed exterior modifications are consistent with the applicable design standards in Ashland Municipal Code (AMC) 18.4.2.050.C.2 Rehabilitation Standards.

- *The elevations do not clearly show the architectural features of the existing home that will be retained and modified. Submit documentation addressing the exterior architectural features that will be retained and those that will be modified on the original Frank C. Clark home in the form of revised elevations or photos of each side of the building with a written narrative.*
- *Submit accurate, scaled elevations of proposed front entry/railing modifications including drawings of the entry/railing as it exists currently before changes and also after with the proposed changes. Show the railing detail.*

AMC 18.4.2.050.C.2.b. Original architectural features shall be restored as much as possible, when those features can be documented.

- *Vinyl windows should not be used in the original Frank C. Clark home. The Commission recommends rebuilding the original windows and doors, fabricating replacement windows and doors to match the original windows, or using new wood windows and doors.*

AMC 18.4.2.050.C.2.g Replacement windows in historic buildings shall match the original windows. Windows in new additions shall be compatible in proportion, shape and size but not replicate original windows in the historic building.

Match four-inch exposure of existing siding with new siding. Consider 1/2-inch thick cement board siding on new rear addition so will match the depth of the exiting clapboard siding.

AMC 18.4.2.050.C.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.

- *Motor vehicle parking near the front of the house dimensions the historic structure. Consider moving the parking to the rear of the property or reducing the size of the proposed second unit to reduce the number of required off-street parking spaces.*
- *Consider using narrower windows with a vertical orientation on northeast elevation of new addition, similar to the windows on the original Frank C. Clark home. Narrower windows can be grouped in sets of three to provide similar window area as more contemporary wider windows.*

AMC 18.4.2.050.C.2.g Replacement windows in historic buildings shall match the original windows. Windows in new additions shall be compatible in proportion, shape and size but not replicate original windows in the historic building.

Mrs. Bishop was brought back into the meeting and stated that she would comply with the continuance.

DISCUSSION ITEMS:

- Historic Preservation Awards – May 20, 2021 @12PM via Zoom
 - Timeline for how things will run during awards ceremony.
 - The Commission decided that the Mayor will not be needed as part of the awards ceremony this year.
 - Swink will be out of town and would like someone to read his blurb for the awards presentation. Harris and Trapp will take a look and see which Commissioners are assigned and get back to him.
 - The awards and packets will be mailed out to the winners after the awards ceremony.
 - Trapp to email Shostrom regarding signing of the certificates.

OLD BUSINESS:

None to discuss

ADJOURNMENT:

Next meeting is scheduled May 5, 2021 at 6:00pm via Zoom.

There being no other items to discuss, the meeting adjourned at 8:50pm

Respectfully submitted by Regan Trapp