

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

February 8, 2017 at 6:00 P.M.

- I. **REGULAR MEETING - CALL TO ORDER:** 6:00 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way
- II. **APPROVAL OF MINUTES:** Historic Commission regular meeting of January 11, 2017.
- III. **PUBLIC FORUM:** Business from the audience not included on the agenda. (Total time allowed for Public Forum is 15 minutes. Speakers are limited to 5 minutes or less, depending on the number of individuals wishing to speak.)
- IV. **COUNCIL LIAISON REPORT:**
- V. **PLANNING ACTION REVIEW**
PLANNING ACTION: PA-2016-02095 (**Continued**)
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.

PLANNING ACTION: PA-2016-02114
SUBJECT PROPERTY: 556 B Street
OWNER/APPLICANT: Jamie & David Kaufman
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 485.5 square foot detached accessory resident unit (ARU) on the subject property. The proposed structure will also include a two vehicle garage. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 AB; **TAX LOT:** 7500.

PLANNING ACTION: PA-2017-00013
SUBJECT PROPERTY: 15, 35, 44 & 51 South Pioneer Street
OWNER/APPLICANT: City of Ashland/Oregon Shakespeare Festival
DESCRIPTION: A request to approve a campus signage and wayfinding plan for the Oregon Shakespeare Festival's campus at 15 South Pioneer Street as a Conditional Use Permit under the provisions of AMC 18.4.7.120. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP & TAX LOT:** 39 1E 09 Tax Lot #100; 39 1E 09BB Tax Lots #14200, #14300 & #14700; and 39 1E 09BC Tax Lot #1000

VI. **DISCUSSION ITEMS:**

VII. **COMMISSION ITEMS NOT ON AGENDA:**

VIII. **NEW ITEMS:**

- Review board schedule
- Project assignments for planning actions
- HPW – Nominations & Schedule of Events.
 - Historic Pres. Awards to be held on Tuesday, May 16, 2017 at the Community Center.
 - We still need to decide on a time.

IX. **OLD BUSINESS:**

X. **ADJOURNMENT:**

ASHLAND HISTORIC COMMISSION
DRAFT 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 the 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



NOTICE OF APPLICATION

PLANNING ACTION: PA-2016-02095

SUBJECT PROPERTY: 563 Rock Street

OWNER: Michael & Maxine McNab

APPLICANT: Advantage Building & Design

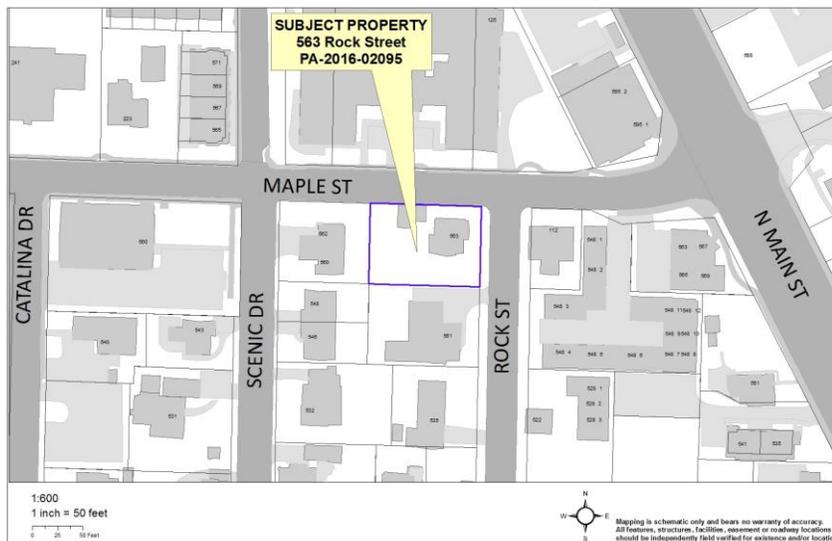
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 990 square foot second dwelling unit at 563 Rock Street. The project involves restoring the existing historic contributing residence and the construction of a new second dwelling unit located off of Maple Street. The proposal 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.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday January 4, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, January 5, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 22, 2016

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 5, 2017



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

TREE REMOVAL PERMIT

18.5.7.040.B

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
 - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 - b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
 - e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

November 14, 2016

SITE DESIGN REVIEW APPLICATION

Subject Property

Addresses: 563 Rock Street

Map & Tax Lot: 39 1E 05DA; Tax Lot 5200

Property Owner: Michael and Maxine McNab
561 Rock Street
Ashland, OR 97520

General Contractor/Applicant: Advantage Building & Design
Melanie Smith
535 Nevada Street
Ashland, OR 97520

Planning Consultant: Rogue Planning and Development Services
Amy Gunter
1424 S Ivy Street
Medford, OR 97501

Lot Information: 8,800 square feet

Zoning: R-2

Project Proposal

Request for Site Design Review for the construction of a 990-square foot, detached, second unit to the rear of the historic contributing structure located at 563 Rock Street. This proposal includes the construction of a detached, 1 ½ story garage. The existing residence will undergo a significant restoration and renovation project.

The property owners are concerned that as the home is prepared for restoration and rehabilitation, the actual structural conditions may warrant demolition (more than a 40% removal of the exterior walls or the removal of the structures façade (two, street facing frontages) requires a demolition permit). If a demolition is triggered due to the conditions, and work on the structure has commenced, the delay caused by a stop work and then site review for replacement could take up to 120 days to process is a very costly delay for the winterization of the structure and for the contractor that has employees and subcontractors on the job that are depending on a steady paycheck.

The intention of the proposal is to renovate the existing structure and construct a new second unit.

Property Description:

The subject property is on the west side of Rock Street, south of Maple Street at the intersection of Rock and Maple Streets. The subject property was originally platted as Lot 4, Block 36 of the Ashland Woolen Mills Addition in 1883. The property is zoned R-2. The adjacent properties are also zoned R-2. Properties within 200-feet of the property are zoned Employment (E-1) and Healthcare (HC).

The lot is 8,800 square foot with 80-feet of frontage on Rock Street and 110-feet of frontage on Maple Street.

The property has an 11 percent grade change from west to east. Within the rear yard setback up towards Scenic Drive, a more significant slope is present. Many of the trees on the site are old fruit and nut trees in fair to poor health. They range in size from 4-inch DBH Almond up to 11-inch DBH apple. There is an 11-inch diameter at breast height (DBH) spruce to the south of the residence and an 11-inch DBH maple tree to the west of the residence. A detailed tree inventory is attached.

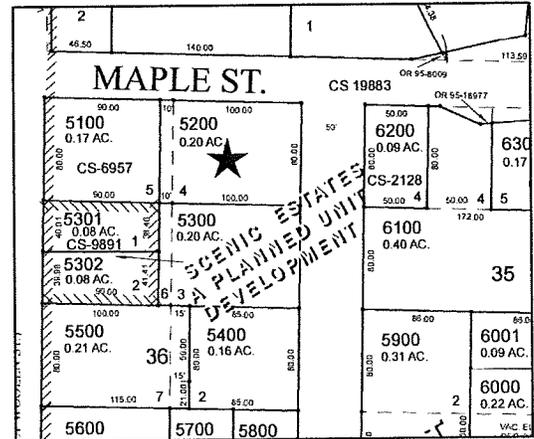
The property has four curb cuts, three are on Maple Street, one leads to a garage structure that is located immediately adjacent to the Maple Street right-of-way. There is also a driveway curb cut that accesses a driveway that is 12-feet from the south property line on Rock Street. This driveway curb cut exists less than the required 24-foot separation from the adjacent property's driveway approach, no changes to this driveway are proposed.

Maple Street is classified as an Avenue in the Transportation System Plan. Maple Street has a 40-foot right of way and is improved with curb and gutter. There is limited right-of-way between the existing curb line and the north property line. Rock Street is classified as a neighborhood street and is improved with curb and gutter as well. There are no sidewalks on either street along the property frontage. There are curbside sidewalks across Maple Street from the subject property from Maple Street.

There is an 8-inch water main in Maple Street, and an 4-inch water main in Rock Street. There is a 6-inch sanitary sewer main in Maple Street and a 6-inch sanitary sewer main in Rock Street. The property is served by a 15-inch storm sewer main in Maple Street and a 12-inch storm sewer main in Rock Street. Electric service to the property is from an overhead power pole on north side of Maple Street. A two-pack meter base is proposed in the location of the existing service that will serve both structures.

The subject property and the properties to the immediately adjacent properties are zoned Low Density Multi-Family Residential (R-2), within 200-feet of the property to the west is Asante, Ashland Community Hospital which is zoned Healthcare (HC). To the east on N Main and Maple are some Employment (E-1) zone properties. Across Maple Street there are primarily healthcare facilities, namely Linda Vista, an assisted living home. Across Rock Street is a 1960s-ranch style home and a 1960s-apartment complex. The property to the west is a duplex.

The site is occupied by a 1,720-square foot, 1 ½ story single family residence on the site. Five feet to the west of the residence, there is a 482-square foot detached carriage shed/garage directly adjacent to Maple Street. A 145-sf garden shed / chicken coop is to the west of the house near the south property line.



The residence was constructed in about 1890 and is considered a Historic Contributing Resource due to its "presence of original features and retention of the historic characteristics". Presently, the structure has little presence of original features as the front porch has been closed in, the windows are a mixture of vinyl and aluminum with one wood window in the second story of the early 1900's addition, the siding is a poorly installed, rotting fiberboard and the roofing is a red, three-tab asphalt shingle. The original footprint is the portion of the structure that runs parallel to Maple Street with the gable facing Rock Street. Sometime prior to 1907, a 1 ½ story addition with a saltbox style roofline was added. The rear addition on the salt box portion of the L was added in the 1920s. It is unclear when the front porch was added because it does not appear until after 1950s. A major "renovation" was undertaken in the 1960s and it is possible the porch was added at that time.

The structure was purchased by the current owners, who also own the adjacent property at 561 Rock Street in December 2015. The structure was previously owned by SunTrust Bank which began foreclosure proceedings on the property in 2013 and finalized the foreclosure in August 2015.

The structure has been vacant since at least early 2013 (winterization stickers from 2013 and 2014 intact). In December 2015, utilities were disconnected from the property.

The property owners purchased the property somewhat out of necessity due to the condition of the house which was having a negative impact on the neighborhood and on their property values. After multiple attempts to sell the property that no-one else wanted, the property owners purchased. The condition of the structure for the two years leading up to purchase by the property owners, while in foreclosure, prompted complaints to City of Ashland Code Compliance.

Though there are problems with the structure, the intention is to preserve the residence by removing the fiberboard siding, the roof structure will require removal (the roofing contractor's feet went through the roof when tarping the structure), opening the floors and walls and removal of the fire place chimneys to get a better idea of the structural conditions of the building.

The property is the corner stone of the district yet the existing structure requires an immense amount of work to rehabilitate and restore. Every effort is going to be made to retain the residence as part of the proposed site design review. The existing fiberboard siding will be removed and a smooth finish cement board siding with six-inch reveal will be installed. The non-conforming (side by side sliders) windows will be replaced with single hung vinyl windows. The roof will be removed and reconstructed. Composition shingles will be installed on the new roof. The front porch that has been converted to a breakfast nook will be returned to a front porch. Details such as corner boards and trim will be installed to return the structure to its original look.

The findings on the following pages address the site design review as they apply to the construction of the new unit on the south west half of the property, the construction of a new, detached garage with bonus room above and the preservation of the historic contributing structure.

CRITERIA from the Ashland Land Use Ordinance

Site Development Design Standards Approval Criteria: Ashland Municipal Code 18.5.2.050

A. Underlying Zone. The proposal complies with the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

The subject property is zoned R-2, Low Density Multiple Family Residential. The parcel is 8,800 square feet and complies minimum lot area and minimum lot dimensions in the zone.

The proposed 990 square foot, single story second unit will be located to the west of the existing residence. The structure complies with the required setback to the north side (6' on south side and 28' 5 1/4" (Maple Street). The rear setback is proposed at 10' 6" from the west property line. The proposed structure is located more than 12-feet from the existing structure.

The proposed second unit will utilize smooth finish concrete board horizontal siding. In the gable ends a board and batten style or shingle is proposed. The structure is proposed to have a lower pitch roof than the historic home with 6:12 pitch proposed. Historically compatible paint has been selected for the structure with a green body, avocado gables and cream trim (see attachment on page 19)

There are varying roof forms and heights to break up the "front" of the structure into smaller roof forms. A front porch facing Maple Street has been proposed. The proposed windows are single hung vinyl with divided light uppers. The proposed finishes, including the windows and doors are consistent with the development pattern in the vicinity. Four-inch window trim is proposed.

A 361-square foot garage is proposed to be accessed via the existing Rock Street curb cut. The structure is proposed to have a bonus room above. The garage is setback from Rock Street 20-feet which is recessed behind the façade of the historic residence. A shed roof dormer is proposed on the east and west sides of the structure. The proposed roof pitch of the garage will match the pitch of the existing historic structure at 8:12. A 'cottage style' metal garage door has been proposed. The windows in the dormer will be consistent with the windows on the existing residence and the proposed second unit.

The solar setback standards are met with the development because Maple Street is the northern property line for the purposes of determining the solar setback. Maple Street has a 40-foot wide right-of-way.

Density: *The proposed density complies with the allowed density standards found in AMC 18.2.5.080.*

Allowed Density 18.2.5.080: *8,800 square feet = lots greater than 7,000 square feet are allowed two units*

Proposed Density: *two units*

Lot Coverage: *The proposed new impervious area including new building footprint, patios, pathways, driveways, parking areas in addition to the existing footprint of the residence is 3,544 square feet. The maximum coverage is the zone is 65 percent, (5,720 sf) the proposed lot coverage of 40 percent, is less than the maximum of 65 percent in the zone.*

Parking: *Four parking spaces are required for the development of the property. A two-vehicle garage accessed from Maple Street is proposed. Two surface parking spaces are proposed to the east of the proposed second unit. These spaces are setback back beyond the façade of the proposed structure, more than 22-feet from the public right-*

of-way with a small hammer head to allow for vehicle turn around on the site to provide safe access to Maple Street. The parking pad is closer than eight feet to the existing residence. Exception findings are provided below.

Four bicycle parking spaces are required. A bicycle parking structure for two spaces is proposed to the east of the surface parking spaces. Adjacent to the bike parking structure is a trash and recycle area that will be screened from view from the public right-of-way. Bike parking will also be accommodated for within the proposed garage for the primary residence.

Energy Usage: *The new unit will be constructed to the most current standards of the State of Oregon Building Standards for residential construction. The unit will be high performance, using the best practices and innovative construction technologies to gain efficiencies in design, energy systems, and materials for increased energy efficiency, superior indoor air quality, lower water usage and responsible use of natural resources. The restoration of the historic home will include measures to increase the energy efficiencies of the structure. The windows consist of a mixture of wood double hung in the upper story and a variety of vinyl and metal windows on the ground floor. New vinyl single hung windows will be installed in the structure.*

Maximum Permitted Floor Area (MPFA): *The allowed MPFA on the property is 2,710.4 square feet. With the proposal to retain the existing structure which has 1,720 square feet of heated habitable space and the addition of the 990-square foot second unit, the MPFA in the zone has been complied with. The proposed garage, detached by six-feet does not count towards the MPFA calculation.*

B. Overlay Zones. *The proposal complies with applicable overlay zone requirements (part 18.3).*

The property is in the Skidmore Academy Historic District. The proposed restoration and renovation of the existing historic contributing home complies with the standards and the new unit and detached garage also can be found to comply with the standards. Findings addressing the Historic District Development Standards are found on the following pages.

C. Site Development and Design Standards.

The proposed site development complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

The proposed parking for the historic structure is within a recessed garage accessed from Rock Street, and for the second unit, on a surface pad that is to the east of the proposed structure. The layout and design does not provide for vulnerable areas that are not visible from the units and open space. The trash / recycle area is directly adjacent to the units and will be screened in accordance with the screening standards. The cans will not be visible from the public right-of-way.

Each unit will have shrouded exterior lights that provides down-lighting and security for the units but will not directly illuminate adjacent properties. Fences that comply with the fence ordinance are shown along the property lines, a fence permit will be obtained prior to construction of the fence. No plant materials are proposed that prevent surveillance of the open space or the semi-private patios and balconies.

More than eight percent of the site is available as open spaces for the use of the residents. There is 704 square feet of open space required. There is a 68-square foot front porch on the proposed unit and a 300-square foot private yard area. More than 380 square feet of private yard area is proposed to the rear of the proposed garage. This 748 square feet accounts for the required open space.

Building Orientation.

Building Orientation to Street. Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.

The primary residence at 563 Rock Street will retain its primary orientation towards Rock Street, this orientation will not be affected by the construction of Unit #2. Proposed Unit #2 is oriented towards Maple Street. A covered front porch to provide an enhanced sense of entry has been provided. The structure is more than 20-feet from the street yet with have a clear primary entrance.

A walk way is proposed to connect the existing residence to Rock Street.

Limitation on Parking between Primary Entrance and Street. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.

No parking is proposed between the buildings and the street. The garage is recessed behind the street facing façade on Rock Street and the surface parking pad is to the side of Unit#2 and is behind the front façade (Maple Street).

Build-to Line. Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.

The existing front building is setback from the front property line the approximately 12-feet. This setback is not proposed to be altered.

Garages. Alleys and Shared Drives. Where a lot abuts a rear or side alley, or a shared driveway, including flag drives, the garage or carport opening(s) for that dwelling shall orient to the alley or shared drive, as applicable, and not a street.

Vehicular access to the site is via the existing driveway curb cuts accesed from the public streets. There are no shared, driveways or alleys.

Setback for Garage Opening Facing Street. The minimum setback for a garage (or carport) opening facing a street is 20 feet. This provision does not apply to alleys.

The garage is setback from Rock Street by 20-feet.

Building Materials. Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors, which attract attention to the building or use, are unacceptable.

The building materials are compatible with the surrounding area. The materials are typical building materials such as smooth finish, hardi-plank siding with board and batten or wood shingle elements in the eaves. Vinyl windows and composite shingles. The paint colors are historically compatible and will not be bright primary or neon colors.

Historic District Compliance:

The roof pitch of the second unit is lower than the roof pitch of the historic contributing structure at 563 Rock Street. This is to retain the focal point on the property as the historic structure.

The roof pitch of the proposed garage is similar to the historic roof pitch of residence. The addition of the shed dormers modifies the features enough so that the historic architectural styles and associated features will not be replicated in the new building.

There is only one wood window in the structure, it is unknown if there is a historic photograph that documents the original architectural features. Where they are able to be documented, they will be restored as much as possible. Replacement finishes on exterior walls of historic buildings shall match the original finish where it is able to be documented. There is siding under the fiberboard that appears original.

No imitative materials including but not limited to asphalt siding, wood textured aluminum siding, and artificial stone are proposed. There is only one wood window in the structure, the windows in the ground floor are historically inappropriate side by side vinyl sliders. The new windows will be vinyl but will be a single hung with a divided light upper. If the roof requires reconstruction, the pitch and form of the original roof will be retained. Asphalt or composition shingle roofs in a grey color will be installed.

The proposed detached garage and the second unit, will be compatible with the associated historic building.

1. Transitional Areas. The property is at the edge of the Skidmore Academy Historic District and near high intensity medical facilities. The structures are designed to reflect the residential development on the south side of Maple.

2. Height.

The proposed buildings are both lower in height than the historic contributing structure and are proposed within range of historic building heights on and across the street.

3. Scale.

The proposed height, width, and massing of new buildings conform to historic buildings in the immediate vicinity.

4. Massing.

The proposed second unit and the detached garage both have small varied masses through the incorporation of various gables, dormers and varied roof pitch heights.

5. Setback.

The proposed second unit faces the side yard setback and is recessed behind the existing structures side yard setback. The proposed garage is setback behind the façade of the existing historic structure.

6. Roof.

The proposed roof shape, pitches, and materials are consistent with historic buildings in the immediate vicinity.

7. Rhythm of Openings.

The windows and door openings proposed in the new unit and the detached garage maintain a compatible width to height ratio of the existing residence and historic structures in the vicinity.

8. Base or Platforms.

A clearly defined base, with an exposed foundation is proposed for the new second unit. The poured concrete foundation is evident of the time of construction verses the stacked block and rock that makes up the foundation of the existing residence.

9. Form.

The proposed second units' form is consistent with that of adjacent buildings. The proposed pitch is similar to the roof pitch on the adjacent properties and is compatible to the primary pitch but does not replicate it. The form of the detached garage is compatible with the historic structure on the subject property and with the shed dormer, references the adjacent structure to the south.

10. Entrances.

The proposed second unit will have a well-defined primary entrance with a covered porch that has a separate gable end from the primary roof line.

11. Imitation of Historic Features.

The restoration of the historic structure will be an accurate restoration of original architectural features on the historic building.

12. Additions.

No additions are proposed.

13. Garage Placement.

The proposed detached garage is placed behind the primary historic building façade.

Streetscape. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.

In addition to the three existing trees that are along the street frontages, three new street trees are proposed. The street trees will be 1.5 inch caliper, eight feet tall and planted in accordance with AMC 18.4.4.030.

Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

Area for a trash and recycle container is proposed. The trash can area will be screened to prevent view of the cans from the public street.

18.4.4.030 Landscaping and Screening

The landscape plan reflects the footprint of the proposed replacement residence. The landscaping between the residence and Rock Street will be installed utilizing the same materials as provided on the proposed landscape plan.

The final landscaping plan and the irrigation plan that will be submitted with the building permits complies with the Irrigation and Water Conserving Landscaping requirements of the City of Ashland. The conceptual landscaping plan submitted with the application has been designed so that plant coverage of 90 percent within five years of planting is met. Two-inches of mulch will be provided in all non-turf areas after planting. Turf areas are limited in order to comply with the Water Conserving Landscaping requirements. The proposed landscaping has been designed for crime prevention and defensible space to allow for natural surveillance. While providing screening of the residences from the busy streets.

All landscaping shall be maintained in good condition and replaced by the property owner.

D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

Adequate city facilities exist to service the new and existing units.

There is an 8-inch water main in Maple Street, and a 4-inch water main in Rock Street. There is a 6-inch sanitary sewer main in Maple Street and a 6-inch sanitary sewer main in Rock Street. The property is served by a 15-inch storm sewer main in Maple Street and a 12-inch storm sewer main in Rock Street. Electric service to the property is from an overhead power pole on north side of Maple Street. A two-pack meter base is proposed in the location of the existing service that will serve both structures. In discussion with the representatives of the various City of

Ashland utility departments, the utilities on and in proximity to the property are adequate for the new 990-square foot structure.

Maple Street is classified as an Avenue. It is paved with curb, gutter along the frontage of the property which provides paved access to the development. Rock Street is a Neighborhood Collector it is paved with curb, gutter along the frontage of the property. A five-foot public pedestrian access easement is proposed along Maple Street to allow for a future installation of sidewalks until a later date when the properties to the east and west develop sidewalks. There are no sidewalks on the south side of Rock Street for the entire block between Maple and Wimer.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.

An exception to the required eight-foot buffer zone is requested from the parking pad for the new unit to the rear of the historic contributing residence. The structures location is fixed and the parking area is slightly elevated above the residence. In order to meet all of the spacing standards, either the parking pad is reduced by one-foot to create a compact space or an exception to reduce the buffer by merely inches is requested. There is not demonstrable difficulty in achieving compliance as the parking pad could be reduced in width but the site layout and design is being proposed in manner that provides for additional density on the property, provides off-street parking, complies with all other standards and the few inches of reduction are de minimis and will not have a negative impact on the property or on adjacent properties.

Tree Preservation, Protection, and Removal

18.4.5.030 Tree Protection: *A tree protection and preservation plan has been provided with the application. The trees along the north property line adjacent to the street will be protected by a six-foot tall, chain link fence installed at grade, at the dripline of the trees to be inspected by the City of Ashland and to remain in place throughout the duration of the project.*

18.5.7 Tree Removal:

B. Tree Removal Permit.

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

There are 16 trees on or adjacent to the subject property. Of these, seven trees on the property are proposed for removal. The trees to be removed include a 14-inch DBH Almond, 11-inch DBH Apple (keeping without tree fencing due to proximity to construction but intend to not remove unless necessary), 8-inch DBH, elm, almond and peach trees, also included is the removal of a 7-inch DBH Acacia tree, a 4-inch multi-stem Almond, three small poplar trees and a dead Birch tree.

b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

The removal of the trees will not have impacts on erosion, soil stability, flow of surface waters, and protection of adjacent trees or existing windbreaks. Most of the trees proposed for removal are remnant orchard trees and uncared for landscape trees, none of the trees are significant in size or stature. None of the trees are part of a windbreak and there are no surface waters on the site.

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

There are many deciduous and conifer trees within 200-feet of the property. The removal of the seven tree will not have a negative impact on the densities, sizes, canopies or species diversity. Fruit trees are typically not a desirable tree and require substantial irrigation to produce fruit.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

The proposal complies with residential densities. There are two units proposed for the property which complies with the density standards.

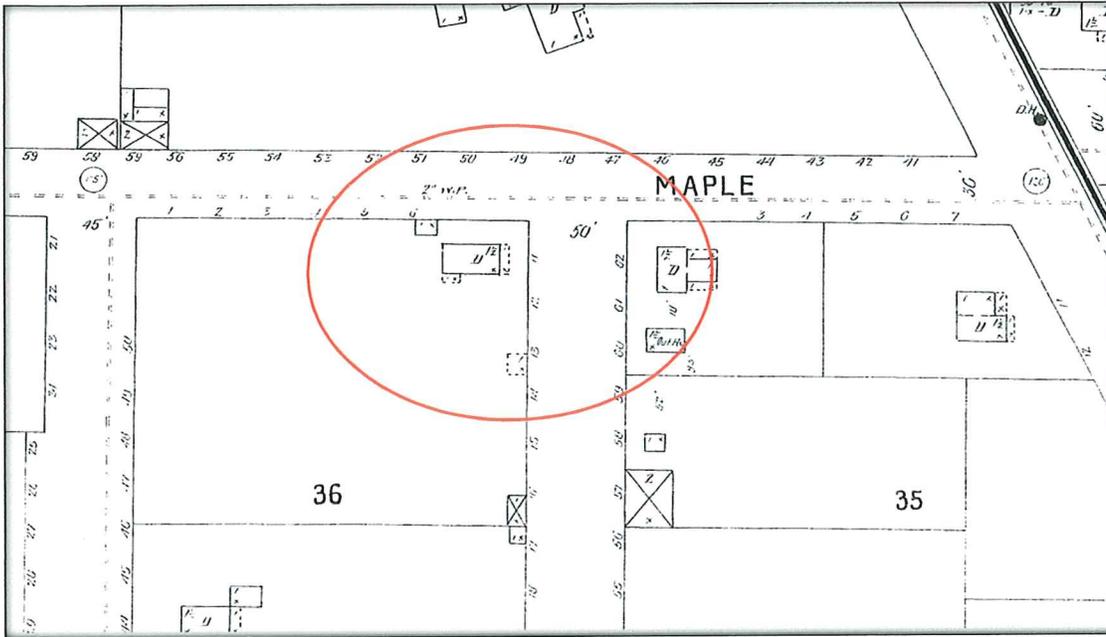
e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

The landscaping plan provides for the mitigation of five of the seven tree will be mitigated for on-site. The mitigation trees will be planted and maintained per the requirements.

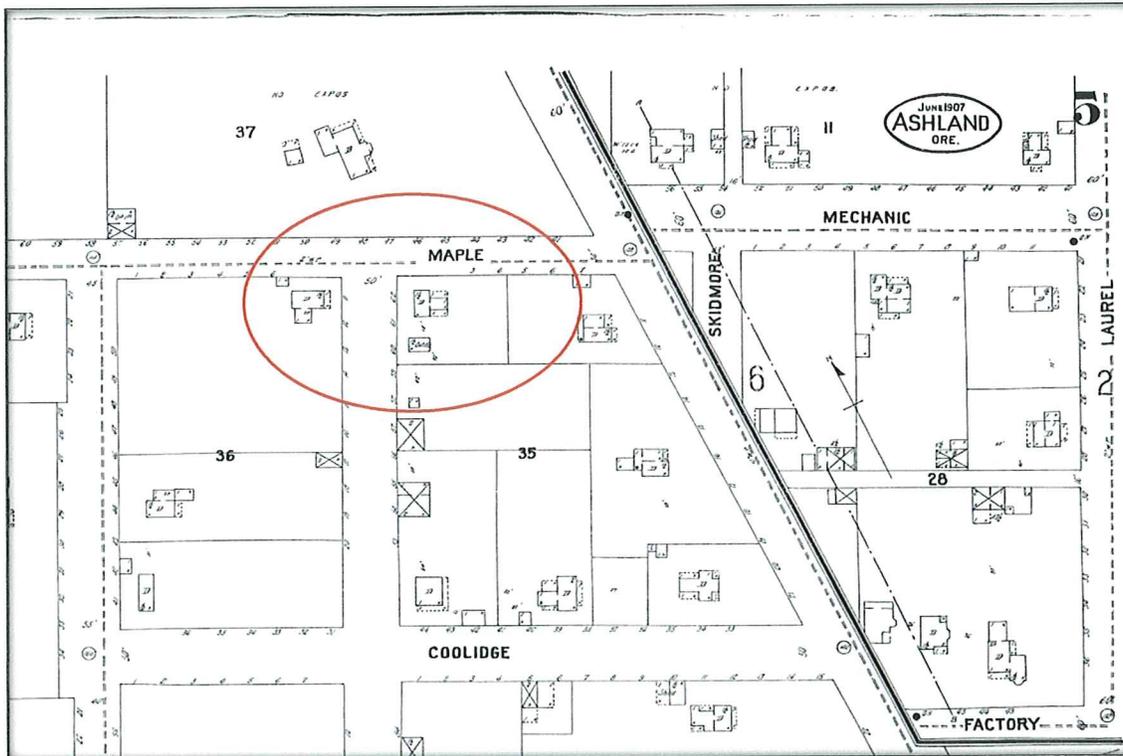
Attachments:

- A) Clips of 1898, 1907 and 1928 Sanborn Fire Insurance Maps
- B) Historic Resources Inventory
- C) Color examples
- D) Existing Condition Site Plan
- E) Option #1 proposal

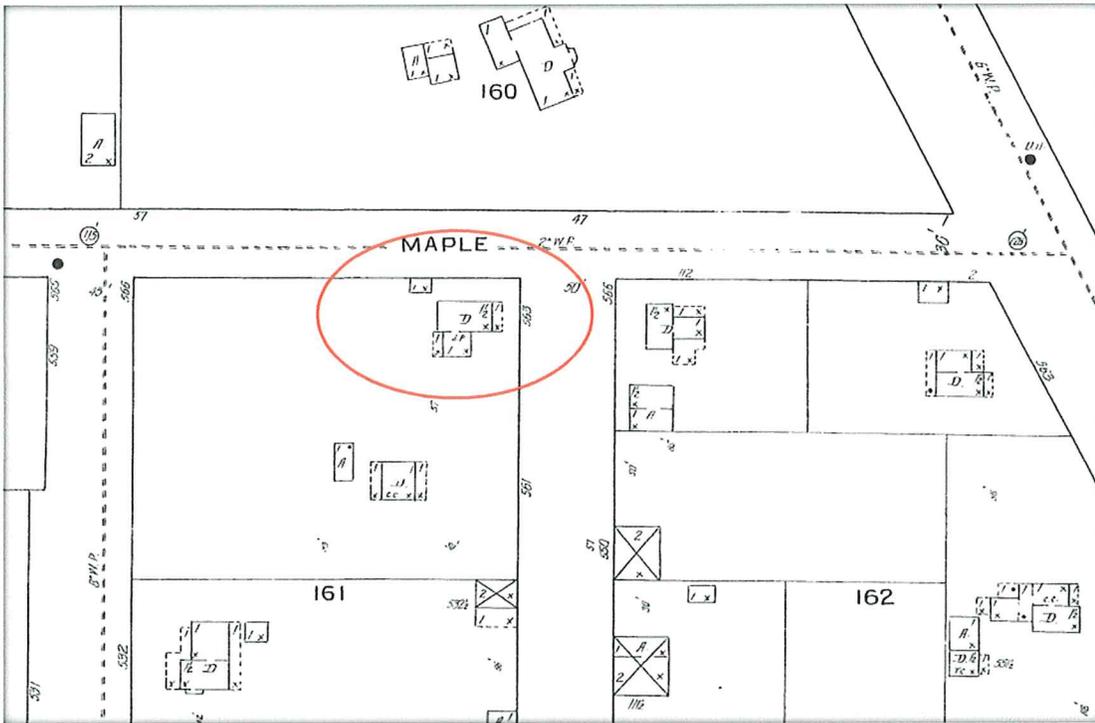
Sanborn Fire Insurance Map 1898



Sanborn Fire Insurance Map 1907



Sanborn Fire Insurance Map 1928



Historic Resources Inventory

87.0 Survey #759

NEWELL-BAILEY HOUSE

563 ROCK ST

Architect:

Other: Vernacular [L-House]

1890

391E05DA 5200

Builder:

Historic Contributing

Theresa Newell purchased this site from J. L. Handsaker in 1887 and probably began construction of the house shortly thereafter. Newell sold the property to Henrietta Bailey in 1904 for \$600. In 1909 Hosea Holmes, of Holmes Brothers grocery, purchased the house and the family retained ownership until 1938. In 1948 Francis Cox lived here.

The Newell-Bailey House is a one and one-half story vernacular L-form and retains its original siding. Although the shed porch has been enclosed and several windows have been altered with non-compatible replacement sash, the house retains sufficient integrity to relate its period of construction.

SW 2826
Colonial Revival Green Stone
Interior / Exterior

SW 7002
Downy
Interior / Exterior
Locator Number: 267-C3

TRIM

SW 2861
Avocado
Interior / Exterior

BODY

GABLES & ACCENTS

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 City Of Ashland



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

**PLOT PLAN
 EXISTING FEATURES**

TWO NEW SINGLE FAMILY RESIDENCES
 565 ROCK STREET ASHLAND
 OWNER: MICHAEL AND MAXINE McNAB
 561 Rock St., Ashland

LOT SIZE: 8,800 sq ft
 PROPOSED:
 Recreation area: 150 sq ft
 Percent recreation area: 8.52%
 Building foot print: 2,517
 Impervious paving and paths: 1,209
 total impervious: 3,690
 Percent impervious: 41.93%
 EXISTING:
 Existing Impervious 2,030 as a percent 23.07%
 Difference Ex to Prop Impervious: +1,660 sq ft

HOME OWNER: Michael and Maxine McNab
 PROJECT detached garage
 ADDRESS: 563 Rock St., Ashland OR 97520
 LEGAL ADDRESS: 391E05DA 5200
 FIRE DISTRICT: Ashland
 WATER DISTRICT: Ashland
 STORM WATER: Drain to Rock Street
 Culvert at curb in front of existing res
 BLDG PERMIT#: _____
 BUILDING AREA: RES #1; FLOOR 1&2: 1,160 & 560 SQ. FT.
 RES #2; FLOOR 1: 997 SQ. FT.
 FOUNDATION BOTH: 2,131 SQ. FT.
 GARAGE: 400 SQ. FT.
 TOTAL BUILDING FOOTPRINT: 2,481 SQ. FT.
 PORCHES: 96 SQ. FT.
 LIVABLE AREA: 2,717 SQ. FT.

DRAWINGS PROVIDED BY:
 Melanis Smith
 PO Box 464, Ashland
 541-301-4470

DATE:

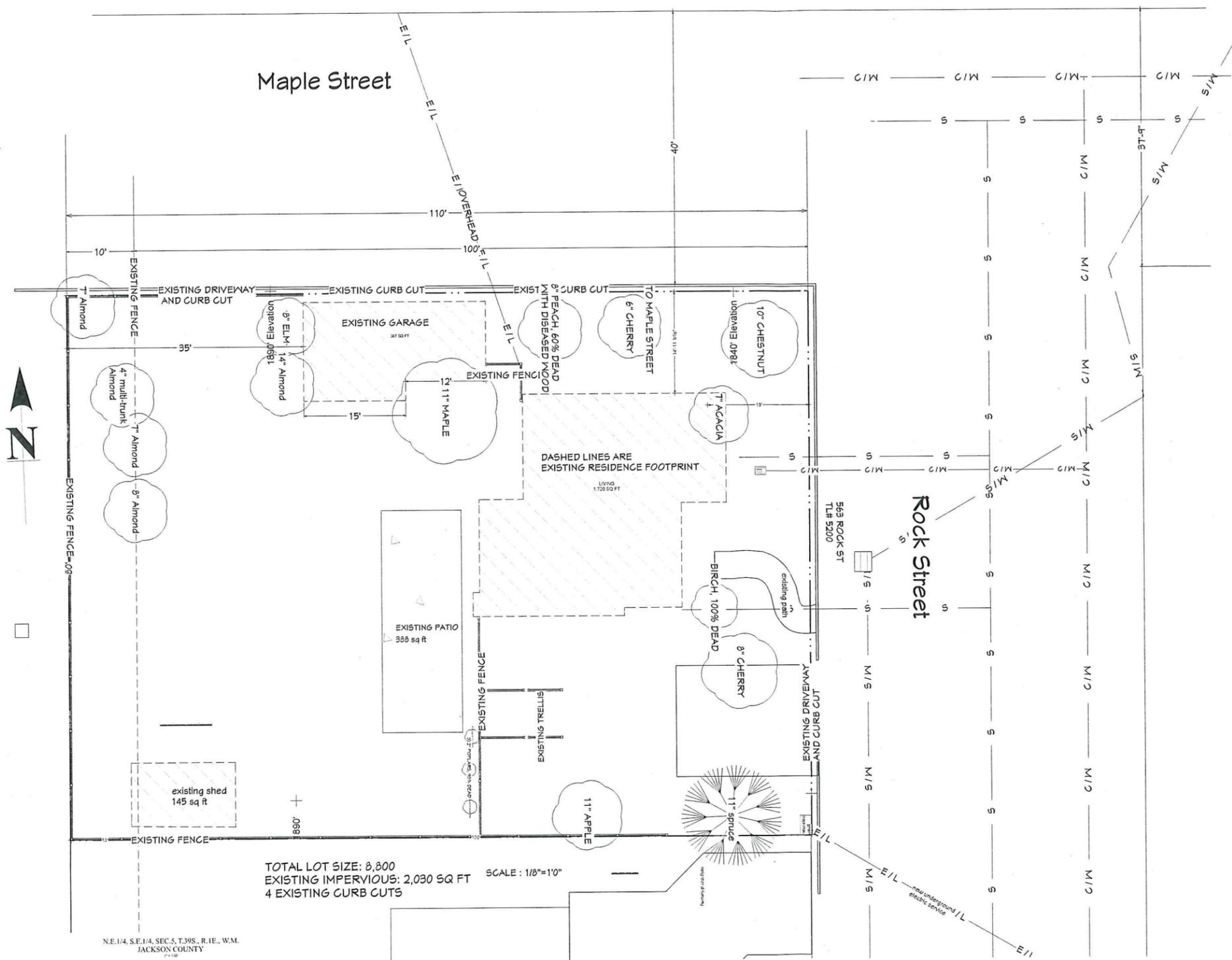
1/25/2017

SCALE:

1/8"=1'0"
 IN 24X36

SHEET:

P-1



TOTAL LOT SIZE: 8,800
 EXISTING IMPERVIOUS: 2,030 SQ FT
 4 EXISTING CURB CUTS
 SCALE: 1/8"=1'0"

N.E. 1/4, S.E. 1/4, SEC. 5, T. 39S., R. 1E., W.M.
 JACKSON COUNTY
 7-1-100



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City Of Ashland



NUMBER	DATE	REVISION TABLE	DESCRIPTION

LANDSCAPE PLAN

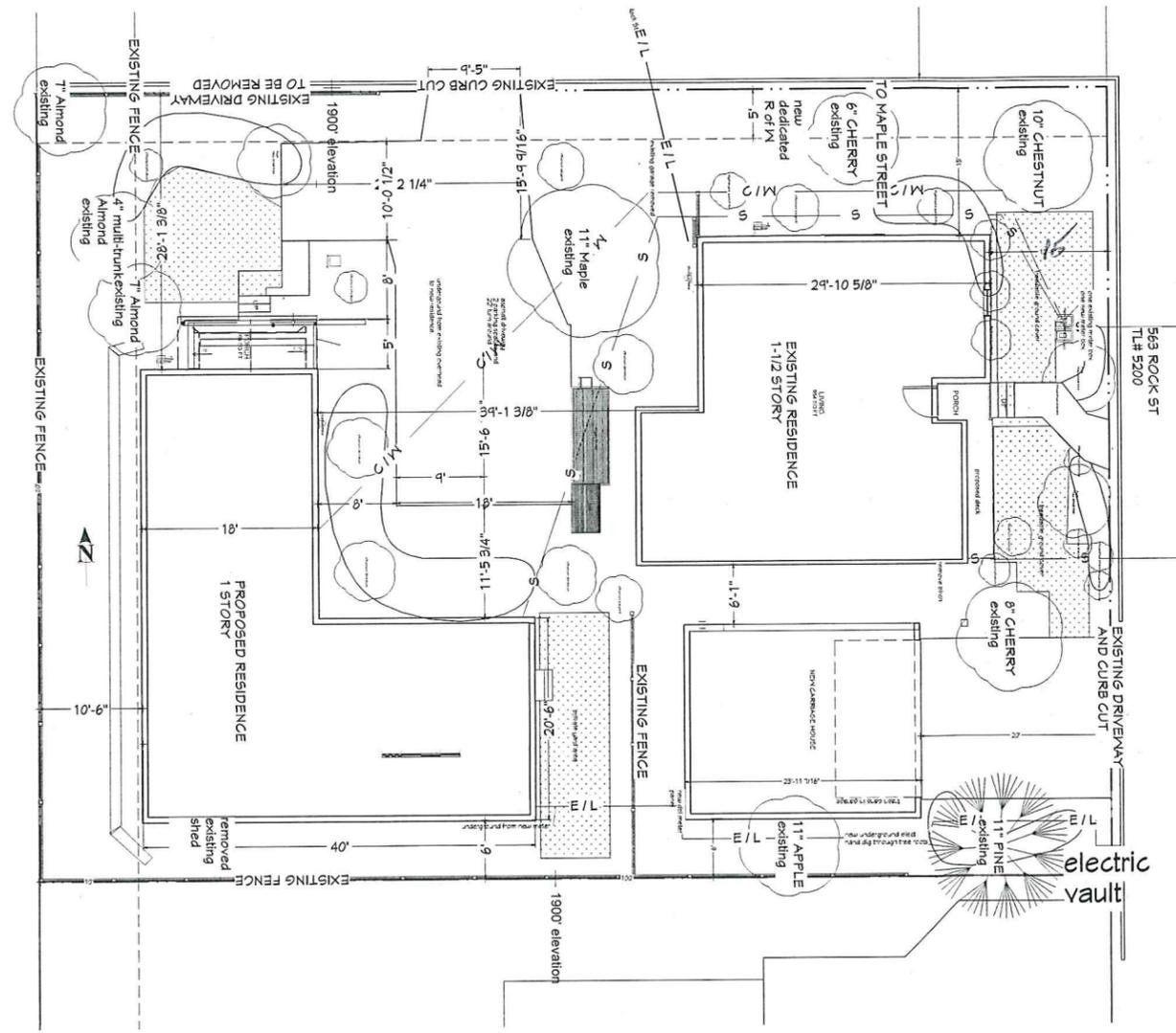
TWO NEW SINGLE FAMILY RESIDENCES
563 ROCK STREET ASHLAND
OWNER: MICHAEL AND MAXINE MCNAB
561 Rock St., Ashland

DRAWINGS PROVIDED BY:
Melanie Smith
P.O. Box 964, Ashland
541-301-4470

DATE:
1/25/2017

SCALE:
1/8"=1'-0"
IN 24X36

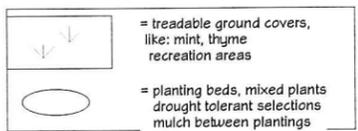
SHEET:
P-2



GRADING NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
- FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSE IN TRENCHES
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIONS, WATERED AND STRIPPED OF TOPSOIL
- PLACE FILL SLOPES WITH A GRADE/VEY STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

IRRIGATION:
All irrigation to be drip system
spray or bubblers in ground cover areas



PLANT SCHEDULE				
NUMBER	QTY	COMMON NAMES	SCIENTIFIC NAME	STARTING AGE
P01	3	OREGON GRAPE	MAHONIA AQUIFOLIUM	1 GALLON
P02	4	ROCK ROSE	CISTUS VARIETY	1 GALLON
P03	3	LOWFAST COTONEASTER	COTONEASTER DAMMERI	1 GALLON
P04	3	PINK ABELIA ED GOUCHER	ABELIA E GOUCHER	1 GALLON
P05	3	JAPANESE BARBERRY	BERBERIS THUNBERGII	1 GALLON
P06	10	OVERDAM REED GRASS	CALLAMAGROSTIS OVERDAM	1 GALLON
P07	2	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	1 GALLON
P09	5	PORCUPINE GRASS	MISCANTHUS SINENSIS	1 GALLON
P10	4	TRIDENT MAPLE	ACER BUERGERANUM	1" CALP
P11	3	GRAPE MYRTLE	LAGERSTROEMIA PETITE VR	2 GALLON
P12	12	PILOSA BROOM	GENISTA PILOSA	1 GALLON
2" MULCH BETWEEN PLANTS				

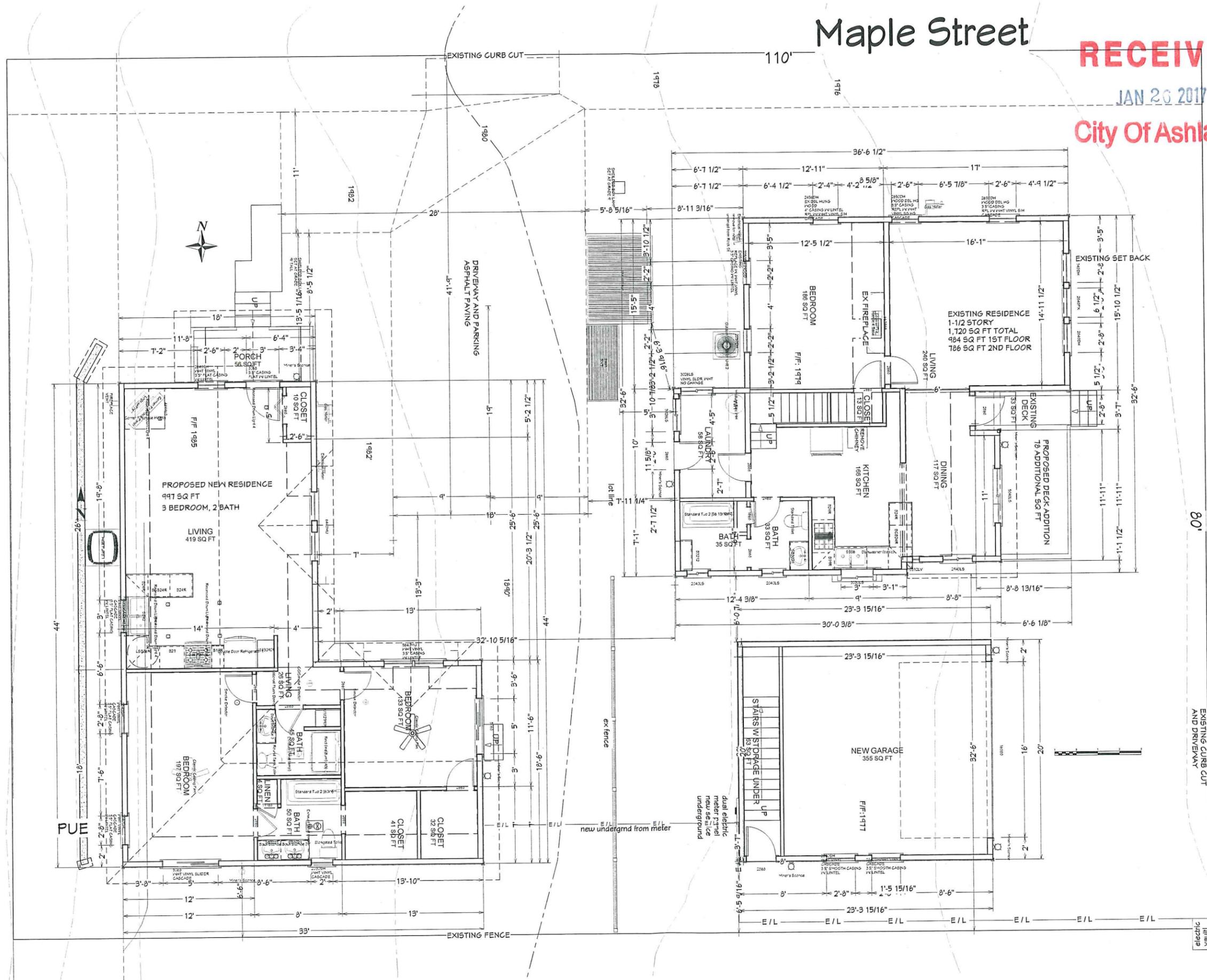
Maple Street

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City Of Ashland

Rock Street



NUMBER	DATE	REVISION TABLE	DESCRIPTION

PROPOSED FIRST FLOOR PLANS
BUILDING LAYOUTS

TWO NEW SINGLE FAMILY RESIDENCES
563 ROCK STREET ASHLAND
OWNER: MICHAEL AND MAXINE McNAB
561 Rock St., Ashland

DRAWINGS PROVIDED BY:
Melanie Smith
PO Box 464, Ashland
541-501-4410

DATE:
1/25/2017

SCALE:
1/4" = 1'0"

N 24x36 FORMAT

SHEET:

RD-3

NUMBER	DATE	REVISION BY	DESCRIPTION

ELEVATIONS

TYNO NEW SINGLE FAMILY RESIDENCES
 563 ROCK STREET ASHLAND
 OWNER: MICHAEL AND MAXINE McNAB
 561 Rock St., Ashland

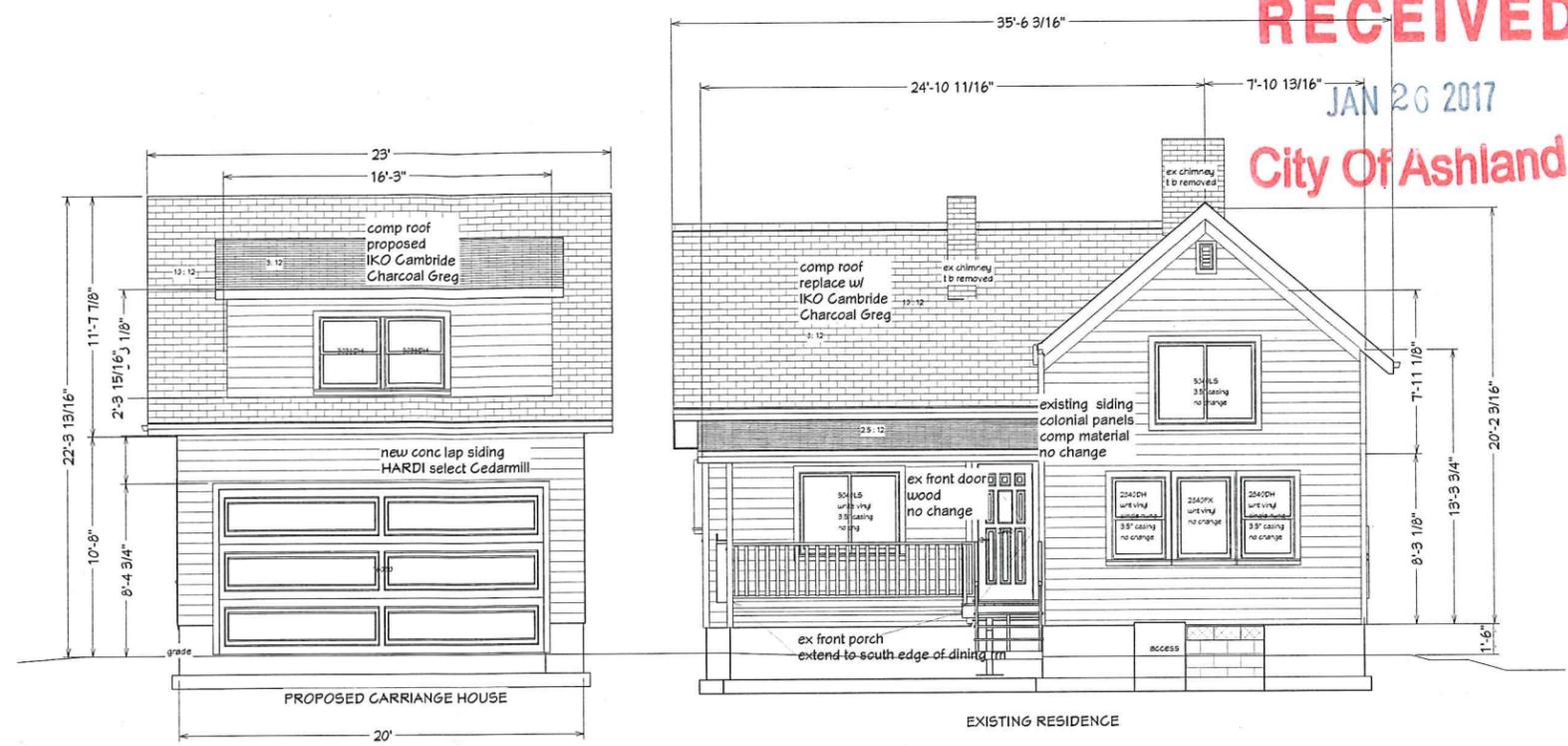
DRAWINGS PROVIDED BY:
 Melanie Smith
 P.O. Box 564, Ashland
 541-301-4410

DATE:
 1/25/2017

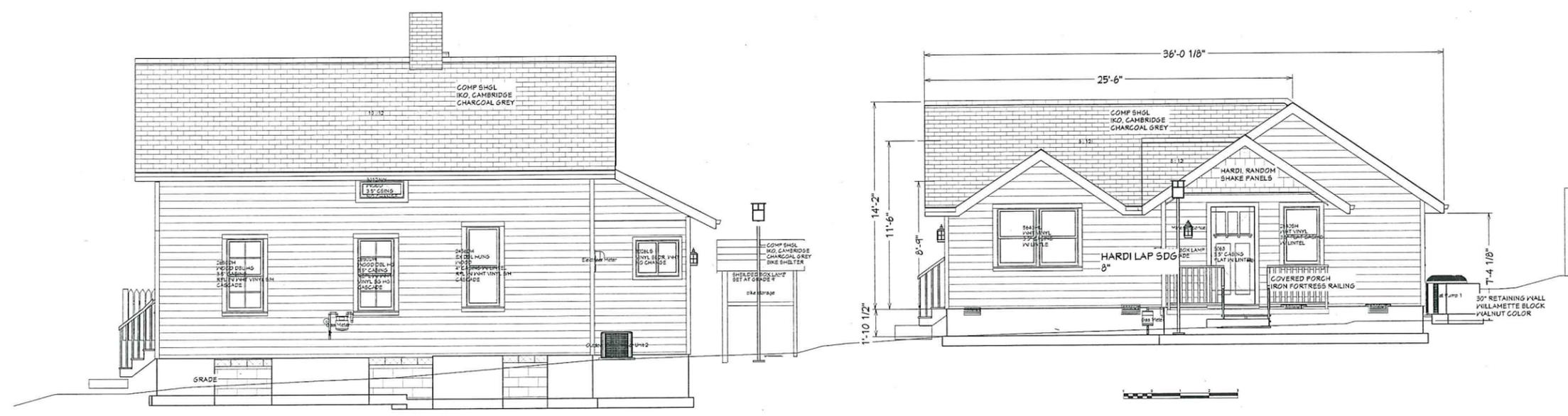
SCALE:
 1/4"=1'0"
 in 24x36

SHEET:
 RD-5

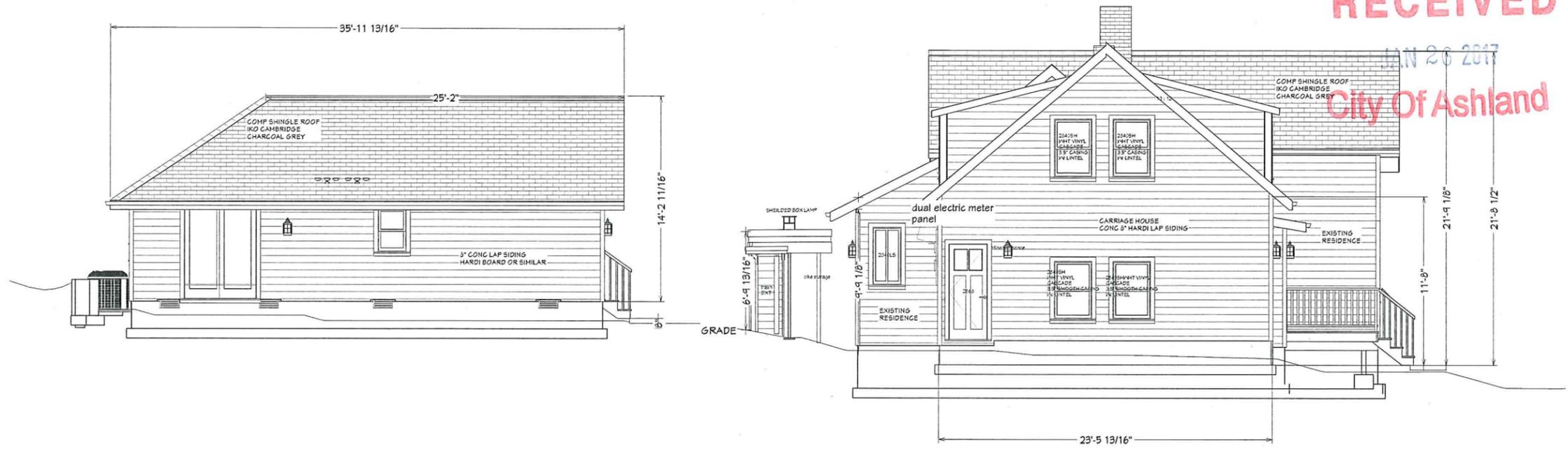
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 City Of Ashland



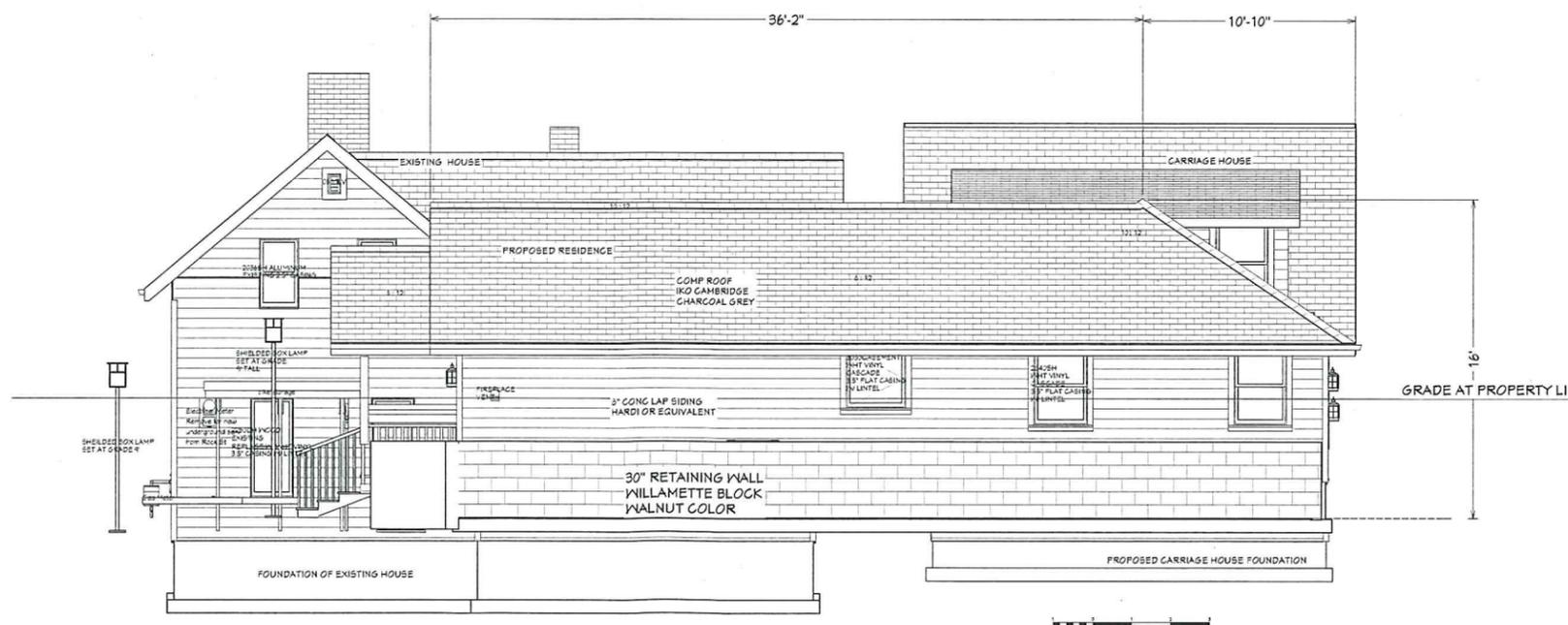
EAST ELEVATION
 ROCK STREET FRONTAGE
 SCALE: 1/4"=1'0" IN 24X36 FORMAT



NORTH ELEVATION
 MAPLE ST VIEW
 SCALE: 1/4"=1'0" IN 24X36 FORMAT



SOUTH ELEVATION
SCALE: 1/4"=1'0"



WEST ELEVATION
SCALE: 1/4"=1'0"

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City Of Ashland



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

ELEVATIONS

TWO NEW SINGLE FAMILY RESIDENCES
563 ROCK STREET ASHLAND
OWNER: MICHAEL AND MAXINE McNAB
561 Rock St., Ashland

DRAWINGS PROVIDED BY:
Melanie Smith
PO Box 864, Ashland
541-301-4470

DATE:
1/25/2017

SCALE:
1/4"=1'0"
in 24x36

SHEET:
RD-6

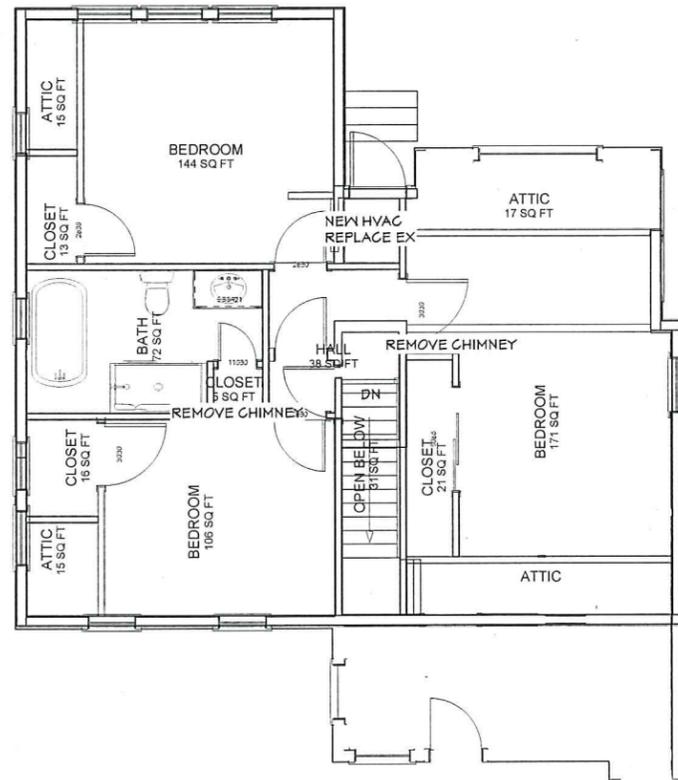
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JAN 20 2017

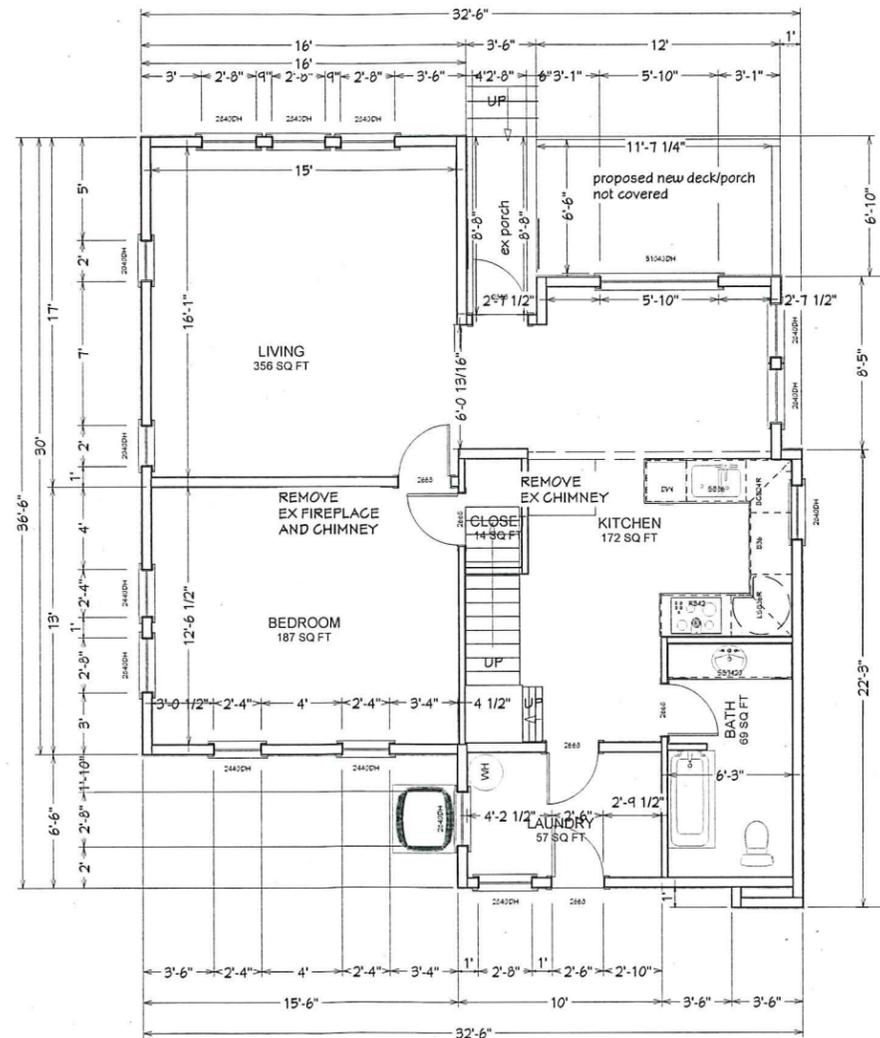
City Of Ashland



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	



RENOVATION PLAN SECOND FLOOR



RENOVATION PLAN FIRST FLOOR

GENERAL CONTRACTOR:
ADVANTAGE BUILDING AND DESIGN
MELANIE SMITH
541-301-4970

ELECTRIC:
Z ELECTRIC
541-665-5386

MECHANICAL:
NATIONAL HEAT AND AIR
541-535-4687

PLUMBING:
FREEMAN PLUMBING
541-200-4668

EXISTING RESIDENCE
1-1/2 STORY
1,720 SQ FT TOTAL
984 SQ FT 1ST FLOOR
736 SQ FT 2ND FLOOR

- RENOVATION SCHEDULE:
- 1) NEW FOUNDATION, AS NEEDED, TO BE DETERMINED IN PROGRESS
 - 2) REMOVE OLD CHIMNEYS AND FIREPLACE
EX FIREPLACE IS SUNKEN BELOW F/F
CHIMNEYS ARE CRACKED AND LEAKING
KITCHEN CHIMNEY IS NO LONGER CONNECTED TO A FIRE BOX
 - 3) RENOVATE BOTH BATHROOMS
ADD NEW SHOWER TO UPSTAIRS BATH
ALL OTHER FIXTURE COUNT TO REMAIN THE SAME
LOCATIONS MAY CHANGE WITHIN EXISTING SPACES
 - 4) NEW KITCHEN, INC FIXTURES, APPLIANCES
 - 5) NEW HVAC SYSTEM, REPLACE EX GAS FURNACE WITH NEW
ADD AC UNIT
DUCTING TO BE DETERMINED
 - 6) NEW WINDOWS THROUGHOUT TO FIX EXISTING OPENINGS
 - 7) UPDATE ELECTRIC AS NEEDED
 - 8) UPDATE PLUMBING AS NEEDED
 - 9) NEW ROOF SHEETING AND COMP ROOF, TEAR OFF OLD

BTU GAS: TOTAL 150,000 BTU'S
RANGE: 40,000 BTU
FORCED AIR FURNACE: 60,000 BTU
WATER HEATER: 50,000 BTU

SQUARE FOOTAGE TO REMAIN THE SAME 1,720
FOOTPRINT TO REMAIN THE SAME

IF ANY BEARING OPENING SIZES,
INCLUDING WINDOWS AND DOORS,
ARE ALTERED THE FOLLOWING SHALL APPLY;
HEADER SPECIFICATIONS:
<6' USE 4" X 10" DF #4 OR BETTER
>6' USE 3-1/2" X 11-7/8" LVL DBL SILL

RENOVATION PLAN

TWO NEW SINGLE FAMILY RESIDENCES
563 ROCK STREET ASHLAND
OWNER: MICHAEL AND MAXINE McNAB
561 Rock St., Ashland

DRAWINGS PROVIDED BY:
Melanie Smith
PO Box 964, Ashland
541-301-4970

DATE:

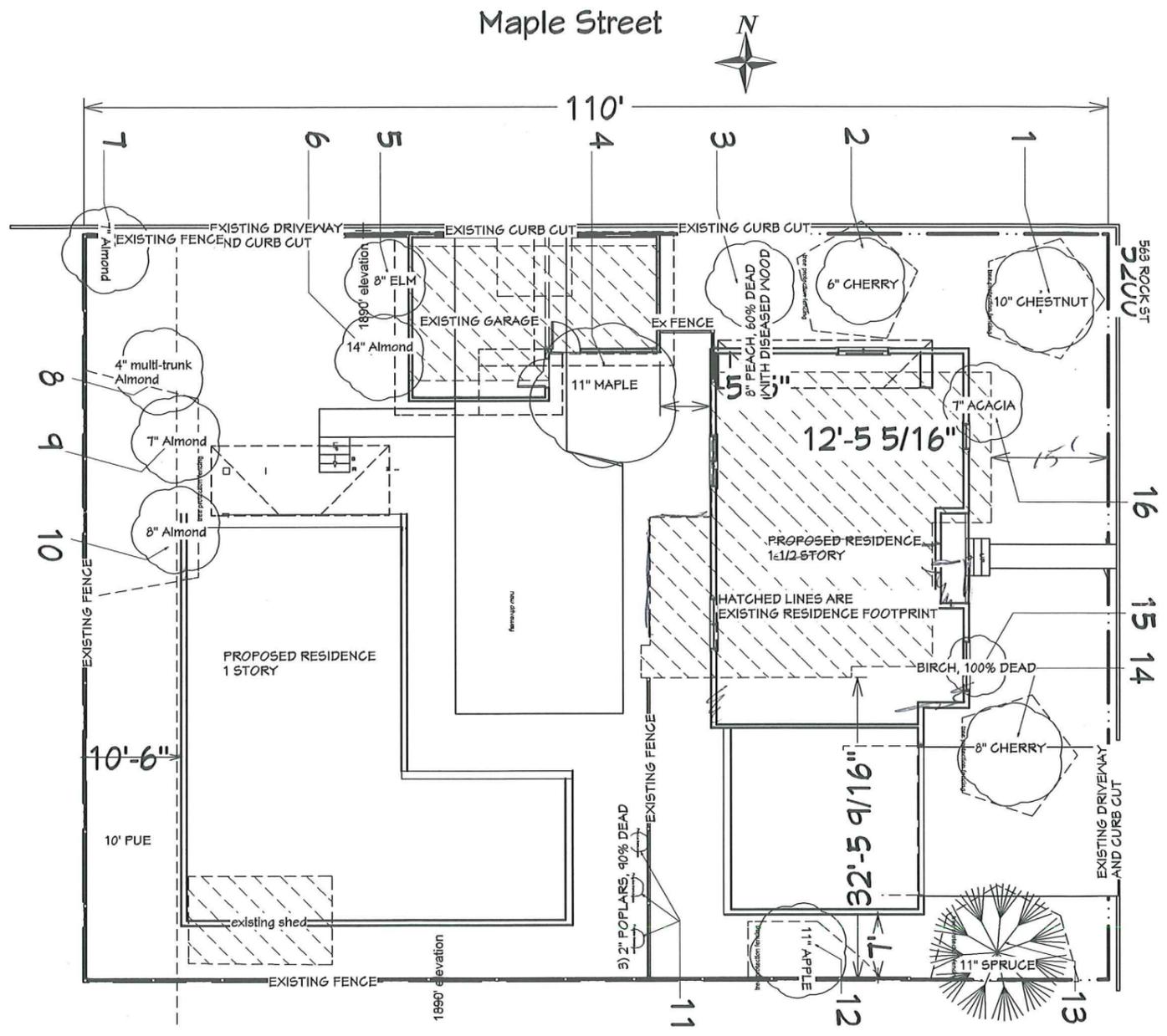
1/25/2017

SCALE:

1/4"=1'0"

SHEET:

R-13

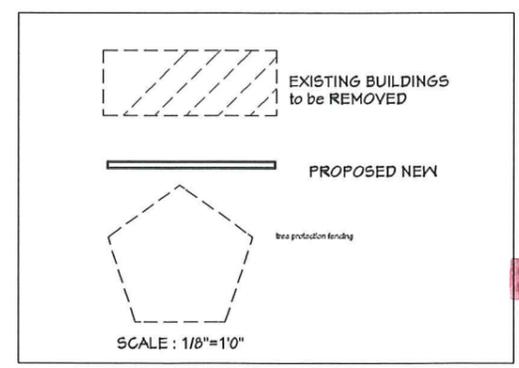


TREE INVENTORY AND PROTECTION PLAN

#	Species	DBH(“)	Height(’)	Drip Line(’)	Condition	Notes
1	Prunus spinosa (chestnut)	10”	25	12	good	
2	Prunus avium (cherry)	6”	8	5	fair	
3	Prunus persica (peach)	8	8	7	poor	REMOVE, 50% diseased
4	Acer (maple)	11	35	15	good	
5	Ulmus pumila (elm)	8	15	10	fair	REMOVE, crowded and will be damaged by garage demo
6	Prunus dulcis (almond)	14	22	12	fair	REMOVE, overgrown and will be damaged in garage demo
7	Prunus dulcis (almond)	7	25	12	good	
8	Prunus dulcis (almond)	4 multitrunk	20	15	fair	REMOVE, overgrown, crowding other trees, needs pruning
9	Prunus dulcis (almond)	7	20	12	fair	needs pruning
10	Prunus dulcis (almond)	8	20	12	fair	REMOVE, needs pruning, crowding
11	Poplar 3 trees	multitrunk	25	8	poor	REMOVE, 90% dead
12	Prunus (apple)	11	15	18	fair	some dead branches needs pruning
13	Picea pungens (spruce)	11	40	20	good	
14	Prunus avium (cherry)	8	15	15	fair	possible issue with driveway area
15	Betula (birch)	7	12	5	dead	REMOVE, 100% dead
16	Acacia	7	8	4	fair	REMOVE, too close to foundation, replant a different landscape shrub away from house

4 DEAD TREES TO BE REMOVED
 1 SEVERALLY DISEASED TO BE REMOVED
 5 FAIR CONDITION TREES TO BE REMOVED, replace with approved street tree. Acer, Fraxinus, etc

- TREE PROTECTION AND REMOVAL NOTES:**
- Fences must be erected to protect trees to be preserved as shown in diagram. Fencing shall be 6' tall temporary chainlink panels installed with metal connections to all panels in area. These fences shall be installed so that it does not allow passage of pedestrians and/or vehicles through it. Fences define a specific protection zone for each tree or group of trees. Signs to be posted on fencing identifying protected tree zone.
 - Construction trailers and traffic and storage areas must remain outside fences areas at all times.
 - All proposed underground utilities and drain or irrigation lines shall be routed outside the tree protection zone if possible. If lines must cross the protected area they shall be tunneled or hand dug through the tree roots.
 - No material, equipment, soil or waste water may be deposited or placed within the tree protection zone, fenced area.
 - Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
 - The project General Contractor must monitor any grading, construction, demolition or other work that is expected to encounter tree roots, a tree professional must be consulted prior to excavation around roots.
 - Trees that are remaining should be mulched prior to start of excavation and watered bi-monthly during the months of no natural rainfall. Irrigation to provide deep water to roots at least 24" below grade.
 - Erosion control devices such as silt fencing, debris basins and water diversion structures shall be installed to prevent siltation or erosion within the tree protection zones.
 - Any roots that are exposed during grading or construction shall be exposed to sound tissue and cut cleanly at a 90 degree angle to the root with a saw. Place damp soil around all cut roots to a depth equaling the existing finish grade within a 4 hours of cuts being made.
 - No bum piles or debris piles shall be placed within the tree protection zone.
 - Do not raise the soil level within the drip lines to achieve positive drainage, except to match grades with sidewalk and curbs and in those areas, feather the added topsoil back to existing grade with approximately 3:1 slope.
 - All tree protection measures shall be instituted prior to any development activities and shall be removed only after completion of all construction activity.



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NOTICE OF APPLICATION

PLANNING ACTION: PA-2016-02114

SUBJECT PROPERTY: 556 B Street

OWNER/APPLICANT: Jamie & David Kaufman

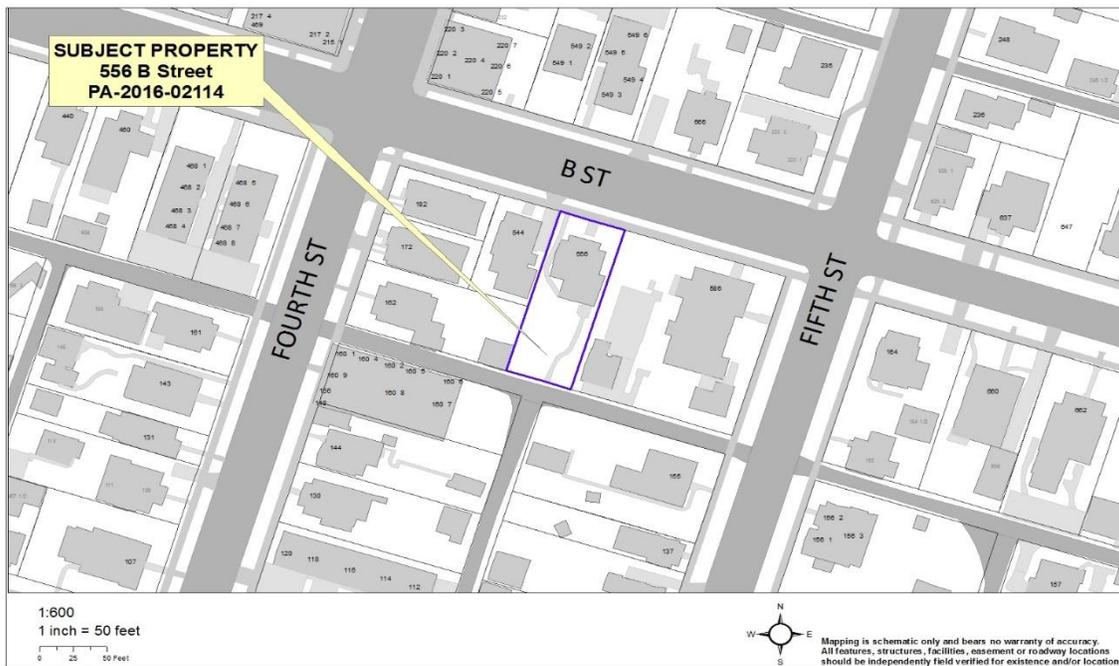
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 485.5 square foot detached accessory resident unit (ARU) on the subject property. The proposed structure will also include a two vehicle garage. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 AB; **TAX LOT:** 7500.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday February 8, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, February 9, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: February 1, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: February 15, 2017



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. *Exception to the Site Development and Design Standards.* The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 - 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 - 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

18.2.5.060 Yard Exceptions

A. Front Yard Exceptions.

- 1. If there are dwellings or accessory buildings on both abutting lots (even if separated by an alley or private way) with front or side yards abutting a public street with less than the required setback for the district, the front yard for the lot need not exceed the average yard of the abutting structures.
- 2. If there is a dwelling or accessory building on one abutting lot with a front yard of less than the required depth for the district, the front yard need not exceed the average yard of the depth of the abutting lot and the required front yard depth.
- 3. The front yard may be reduced to ten feet on hillside lots where the terrain has an average steepness equal to or exceeding a one foot rise or fall in four feet of horizontal distance within the entire required yard; vertical rise or fall is measured from the natural ground level at the property.

B. Side and Rear Yard Exceptions for Accessory Buildings and Accessory Residential Units.

- 1. Yards Abutting an Alley. For accessory buildings and accessory residential units that are not attached to any other building and not more and 15 feet in height, the side yard abutting an alley may be reduced to three feet and the rear yard abutting an alley may be reduced to four feet. The reduced side or rear yard provision does not apply to the primary structure.
- 2. Other Side and Rear Yards. For accessory buildings that are not attached to any other building, are not more than 15 feet in height, and are erected more than 50 feet from any street, the side or rear yard may be reduced to three feet, except when said yard is abutting an alley as provided in subsection 18.2.5.060.B.1, above.



Planning Division
 51 Winburn Way, Ashland OR 97520
 541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # PA-2016-02114

DESCRIPTION OF PROJECT SITE REVIEW FOR ACCESSORY RESIDENTIAL UNIT

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? YES NO

Street Address 556 B STREET

Assessor's Map No. 39 1E 09 AB

Tax Lot(s) 7500

Zoning R-2

Comp Plan Designation MULTI-FAMILY RESIDENTIAL

APPLICANT

Name JAMIE AND DAVE KAUFMAN Phone 541-292-4742 E-Mail JAEFAP@YAHOO.COM

Address 556 B STREET City ASHLAND Zip 97520

PROPERTY OWNER

Name SAME AS APPLICANT

Phone _____ E-Mail _____

Address _____ City _____ Zip _____

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title BUILDING DESIGNER Name BILL EMERY Phone 541-944-8897 E-Mail BILL@ASHLANDHOME.NET

Address 2962.GRIZZLEY.DRIVE City ASHLAND Zip 97520

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Jamie Kaufman
 Applicant's Signature

11/9/16
 Date

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As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Jamie Kaufman
 Property Owner's Signature (required)

11/9/16
 Date

City of Ashland

(To be completed by City Staff)

Date Received 11/9/16 Zoning Permit Type Type 1 Filing Fee \$ 664.00

OVER >>

**AMENDED
FINDINGS**

**PROJECT DESCRIPTION FOR A
SITE REVIEW FOR AN ACCESSORY RESIDENTIAL UNIT
FOR THE PROPERTY LOCATED AT
556 B STREET, ASHLAND, OREGON**

OWNER:

Dave and Jamie Kaufman
556 B Street
Ashland, OR 97520

BUILDING DESIGN:

Bill Emery
2962 Grizzly Drive
Ashland, OR 97520

SITE ADDRESS & MAP/TAX LOT INFORMATION:

556 B Street; 391E 09AB; 7500

COMPREHENSIVE PLAN DESIGNATION:

Low Density Family Residential

ZONING DESIGNATION:

R-2; Multi-Family Residential

ADJACENT USES:

WEST: Residential with detached accessory structures
EAST: Residential with detached accessory structures
SOUTH: 16-foot wide gravel surface alley - Residential with detached accessory structures and apartment building.
NORTH: B Street – residential uses and employment zoned properties with residential uses, commercial buildings at intersection of B and 4th Streets.
SUBJECT SITE: Single Family Residence

PLANNING ACTION: The applicant is seeking approval for Site Review approval to construct a detached Accessory Residential Unit (ARU) and garage with storage above, adjacent to the alley at the rear of the property.

FINDINGS OF FACT – GENERAL DESCRIPTION:

The information provided by the applicant is to help the Planning Staff and neighbors understand the proposed project. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the criteria for an ARU and for Site Design Review, historic district development, required parking, lot coverage and allowed setbacks.

Proposal: The applicant is requesting a Site Review approval to construct a detached, 1,175 square foot accessory building. A two-vehicle garage is proposed to be attached to a 485.5 square foot ARU. The subject site can readily accommodate the proposed construction within allowed setbacks, coverage, parking, and historic district design standards.

Existing Site Conditions:

The property is 6,650 square feet and is occupied by the 2,086 square foot, Henry White Rental House. The residence is listed in the Historic Resources Inventory as a Historic Contributing Structure. When purchased in 2012, the structure was in a dilapidated state. Dave and Jamie Kaufman with the design assistance of Bill Emery and the construction expertise of Coleman Creek Construction, embarked on a major restoration of the existing residence in 2012. The award for Historically Contributing Remodel in 2013 was awarded to the Kaufman's and their talented team.

There is a 200 square foot, brick paver patio at the rear of the residence.

The property has 50-feet of frontage on B Street and extends to the south 133-feet. The rear property line is bound by an east / west alley. A north / south alley T's into the rear of the property. The alleys have 16-feet of dedicated right-of-way. A large City of Ashland power pole is adjacent to the rear property, nearly centered on the rear property line, an easement for the adjacent property's electric lines and city of Ashland power lines that exist on the east side of the property. The pole itself has a five-foot radius required as a no build area, a portion of this encroaches onto the property.

B Street has a 60-foot wide right-of-way and is improved with curb, gutter, park row with street trees and sidewalk. There are four tax lots that front on this side of the 500 block of B Street. The property directly adjacent to the west, at 554 B Street has a driveway curb cut that is directly adjacent to 556 B Streets west property line. There are no driveway curb cuts from B Street accessing the lot. The property to the east, the, Wolff Manor lot, is a corner parcel and does not have any curb cuts from B Street or from Fifth Street. There is a retaining wall with fence above along the alley at the rear of the subject property that prevents on-site parking.

There are three trees at the front of the property near B Street, the trees are partially on the subject property and adjacent property to the east. These trees are not going to be affected by the proposed site work as they are on the northwest side of the residence where no site work is proposed. There is a 13-dbh deciduous tree on the adjacent property to the east. There is an existing six-foot solid panel fence adjacent to this tree, protecting it from the impacts of construction on the subject properties side of the fence.

FINDINGS OF FACT - RESPONSE TO CRITERIA:

Site Design Review - 18.5.2.050 Approval Criteria

The proposed ARU complies with all the applicable provisions of the underlying zone, including building and yard setbacks, the lot area at 6,650 SF allows for the construction of a 500-square foot or less accessory residential unit when the lot area is less than 7,500 square feet.

The proposed lot coverage following construction is less than allowed in the zone, 3449 square feet (50%) of impervious area are on the site.

The ARU and garage has an average building height of 14.46 feet which allows for a reduced rear and side yard setback (18.2.5.060. B). The rear yard abutting an alley may be reduced to four feet when the average building height is less than 15-feet.

The west side yard setback has been proposed at four-feet, where three-feet is allowed. The east side yard setback is five-feet. There is a five-foot public utility easement proposed along this side of the property as requested by the Ashland Electric Department. The neighboring properties electric service already exists on the site and the allowance of the easement from the Kaufman's to benefit the City of Ashland saves the City substantial amounts of money and service downtime by not forcing the City to relocate the encroaching utilities.

With more than 20-feet of separation, there is substantially more than the required 12-feet between the ARU and the primary residence.

The proposed architecture of the unit is compatible with the historic district design standards and is compatible with the existing Historic Contributing Henry White Rental House.

The proposed structure's height is compatible with the historic structures and existing structures on the adjacent properties. The scale and mass of the structure is similar too, and is not significantly larger or smaller than adjacent structures. The pitch of the roof at 9:12 to provide a small area headroom in the storage space above. Consistent with the historic district design standards this pitch is similar to the pitch of the historic home but does not match.

The openings (windows and doors) are compatible with the openings on the historic home and on the structures on the adjacent properties. Single hung windows with divided light uppers are proposed. The proposed 16-foot garage door is proposed as a carriage style door to maintain the character of historic neighborhood. The 16-foot wide door allows adequate access to the two vehicle parking spaces within the garage. But, due to the wider structural dimensions required for two separate bay doors, the proposed garage door opening to 20-feet which requires a larger portion of the new structure's facade to be devoted to garage. The overall structure is compatible with the historic residence on the site and it can be found that a historically compatible door is appropriate with the intent of the historic district design standards.

Consistent with the code, the proposed ARU / garage is to the rear of the primary residence. The new structure is proposed to not detract from the Henry White Rental House but to provide an amenity to the property and the neighborhood. The new residence provides a cozy, new dwelling within walking distance of the downtown, covered, on-site parking, needed storage area for the property owner and a detached home office space much desired by the property owner.

Horizontal, smooth, cement board siding with a six-inch exposure is proposed. The colors are proposed to be match the primary residence. The roofing is proposed as dark grey solar panels that are like composite shingles. The shingles themselves are the solar panels and the intention is to not have to then install a flush mounted system over composite shingles. See attachments for additional details.

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To achieve the required 22-feet of back up, the structure is proposed to be setback six-feet from the alley. The proposed setbacks are consistent with the setbacks allowed in the zone and with those on adjacent properties. A detached garage with a four-foot setback is located to the east of the proposed structure. This garage has a six-foot rear setback. The structures across the alley to the southeast are within three to four feet of the property lines and the property to the west has a detached garage that is within inches of the shared property line.

Multi-Family Site Design Review - 18.4.2.030

Building Orientation to the Street: The proposed ARU faces the alley where it is located. The unit does not face the street because it is more than 30-feet from the street and is behind the existing two story residence that has a clear orientation to the street; the new structures entrance and “front” façade is parallel to the alley.

Building Materials: The proposed structure is architecturally compatible with the design standards in the historic district.

Streetscape: Two street trees are planted in the public right-of-way.

Landscaping and Open Space: The required open space for the lot is 532 square feet. A 180-square foot patio area is proposed to the west and south of the ARU. The front porch of the primary residence is 156 square feet and a 200-square foot, at grade deck and large yard area (not landscaped presently as plans for this area are being developed) exists between the two structures. There is 536 square feet of developed site area devoted to openspace, this does not include the yard area between the two structures.

The subject property has landscaping (lawn and a mix of perennial and annual plant) between the primary residence and the sidewalk. The area around the ARU will be surfaced with patio pavers to provide for open space outside of the ARU. Within the fences proposed between the ARU and alley, pavers, step able plants and potted plants will be provided. The area though small will be nicely designed and will provide a relaxing, enjoyable outdoor space for the tenant. Attached are images of the type of patio landscaping that will be provided for the ARU outdoor open space.

The property is serviced by water and sanitary sewer from B Street. The existing utilities will be extended from the rear of the existing residence (addition constructed in 2012 on the west side of the residence provides access to these utilities). The storm drainage from the new structure will be piped to B Street along the west side of the residence. Electric is served from the power pole at the rear of the property, a two-pack meter base will be installed on the east side of the garage to service the existing residence and the ARU.

Accessory Residential Unit Criteria – 18.2.3.040

- One ARU is proposed, for a total of two dwellings on the lot, as allowed.
- The ARU is not subject to the density or minimum lot area requirements of the zone.
- The gross habitable floor area (GHFA) of the proposed ARU (500 square feet) the maximum allowed GHFA for properties that are less than the required area for two residential dwelling units.
- The proposed ARU conforms to the overall maximum lot coverage and setback requirements of the underlying zone (see Site Plan exhibit).

Maximum permitted floor area in the historic district does not apply to Accessory Structures and Accessory Residential Units that are separated by more than six-feet from the primary residence.

Parking - 18.4.3.040

The site development requires three parking spaces, two for the primary residence and one for the 500-square foot, one-bedroom ARU. The site currently has no on-site parking. To remedy this situation, a two-vehicle garage that contains a parking space for the ARU and one space for the residence is proposed to be accessed from the rear alley. One of the existing two, on-street parking spaces is requested to be retained. The street frontage is 50-feet in width and there are no curb-cuts from B to the property, nor is there vehicular access to the site from the alley presently. B Street is improved to City Standards.

There is substantial on-street parking credit between the two on-street spaces in front of the subject property, but also the property to the east is a 75-foot wide lot with no curbcuts and another 133-feet along Fifth Street with no curb-cuts. The proposal reduces the properties dependence on on-street parking.

Bicycle Parking - 18.4.3.070.I & J

The site accommodates for three bicycle parking spaces with room on the front porch for one bicycle and room for bikes in the two-vehicle garage.

Additional Elements: The exterior lighting at the front (south) entry to the ARU, the side door of the ARU and outside of the man-door for the garage a historically appropriate carriage lamp is proposed. These wall-mounted fixtures will not directly illuminate any of the adjacent residential properties. A motion sensor security light is proposed adjacent to the parking space with a timer. Trash and recycling will be provided adjacent the garage. A 6 ½ foot tall, solid panel cedar fence is proposed around the exterior of the property lines restricting the view of the proposed ARU. This is to provide a physical barrier from the dirt alleys and to prevent headlight glare into the ARU.

Tree Protection and Preservation Plan – AMC 18.4.5.030

There are three trees at the front of the property near B Street, the trees are partially on the subject property and adjacent property to the east. These trees are not going to be affected by the proposed site work as they are on the northwest side of the residence where no site work is proposed. There is a 13-inch DBH deciduous tree on the adjacent property to the east. There is an existing six-foot solid panel fence adjacent to this tree, protecting it from the impacts of construction on the subject properties side of the fence.

Due to the limited developable area on the site and the narrow lot width (50-feet) there is no additional tree protection fencing proposed for the tree on the adjacent property to the east beyond the existing 6 ½ foot tall solid panel wood fence. The branches of the tree encroach approximately eight-feet onto the subject property. The tree will be carefully pruned to the property line to allow for the construction of the ARU/garage and not damage the structural integrity of this tree.

Conclusions:

We believe it can be found that the proposed ARU with attached garage, adequate bicycle parking, outdoor living space, adequate setbacks, lot coverage, building orientation and a historically compatible design utilizing historically compatible materials that are also environmentally beneficial can be found to comply with all of the standards from the Ashland Municipal Code for Site Design Review.

Attachments:

Solar shingle image

Exterior light image

Siding

Garage door options

ARU patio treatment graphics

Site Plan

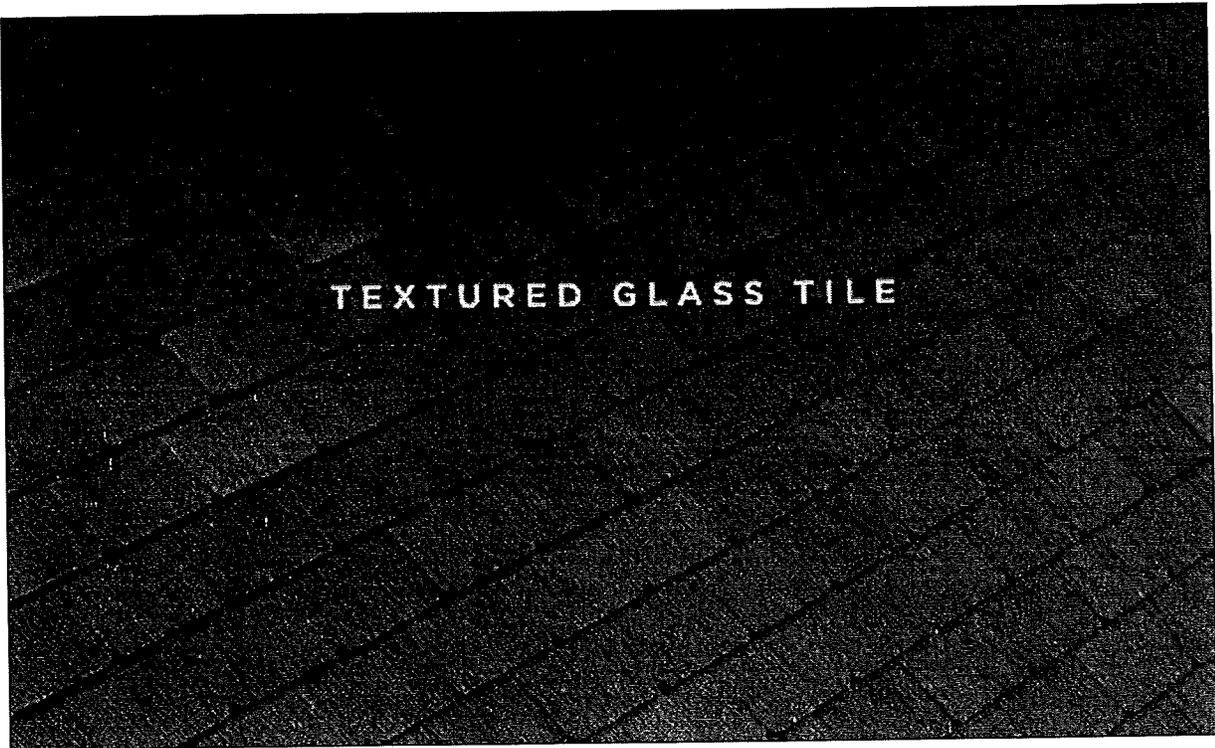
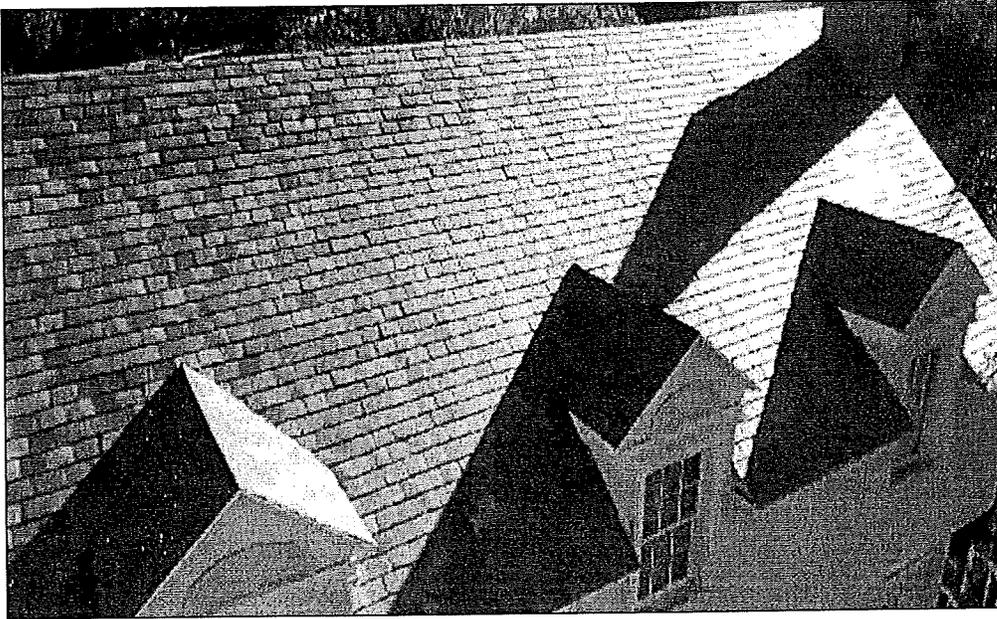
Floor Plans

Elevations

Electric distribution plan

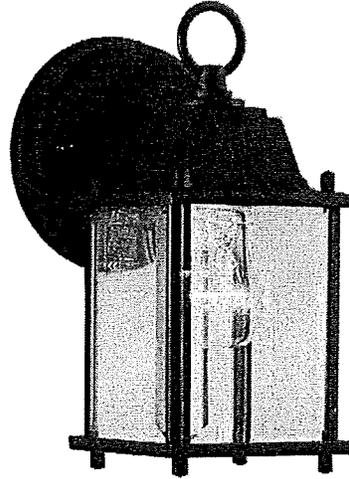
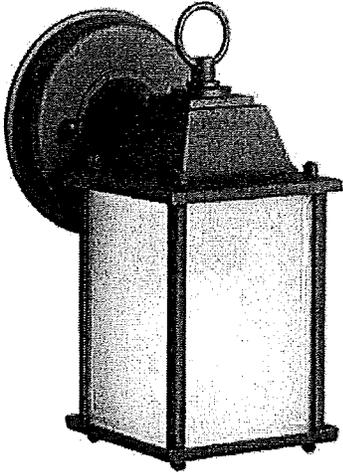
Tree Protection Plan

**Additional Details:
Solar Shingles**

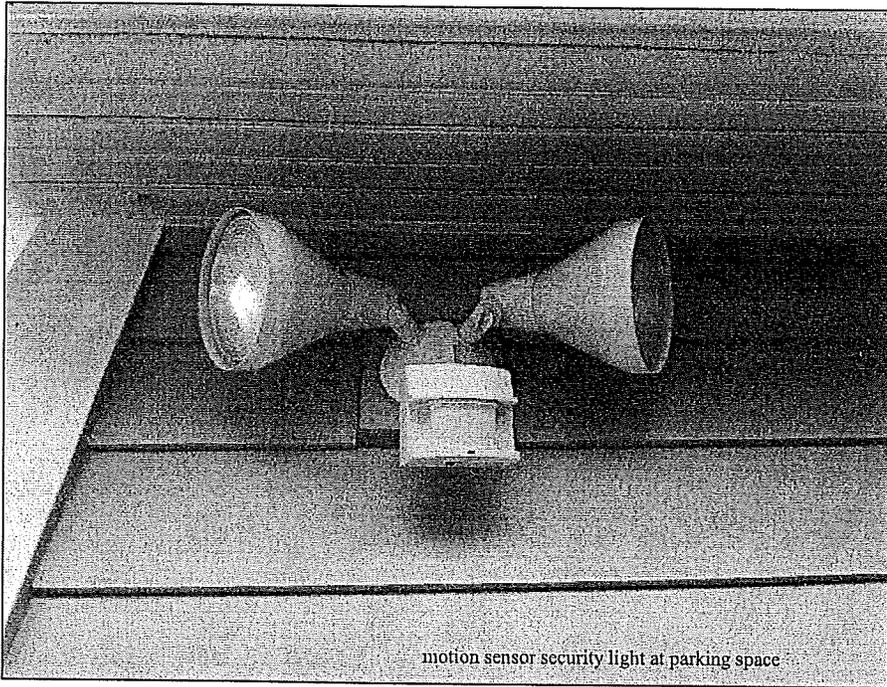


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Exterior Lights:

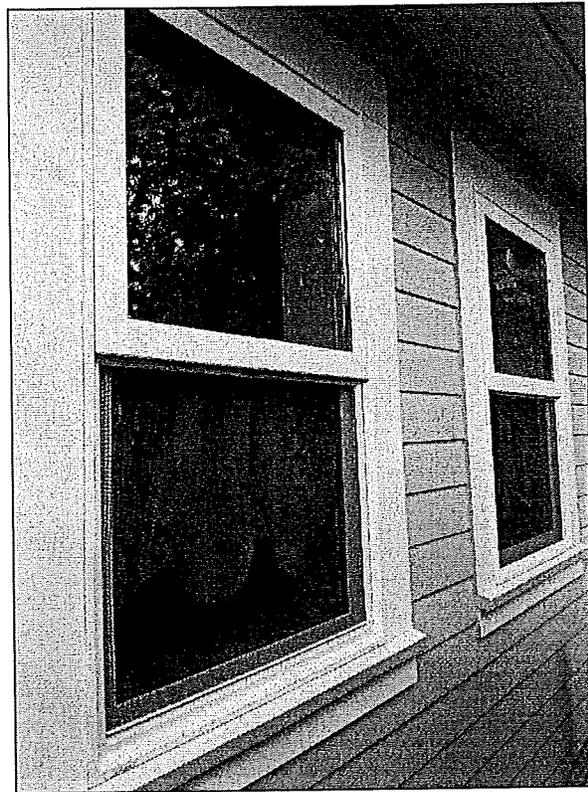
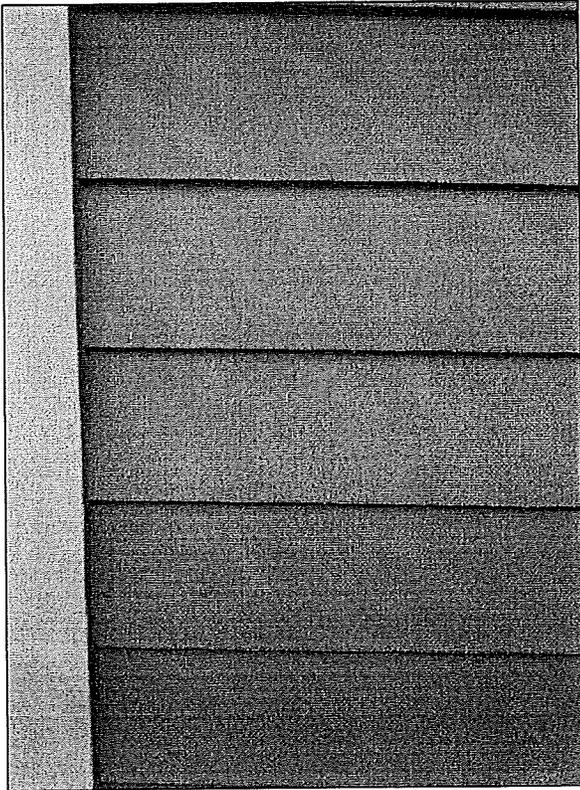


Preferred: More historically appropriate

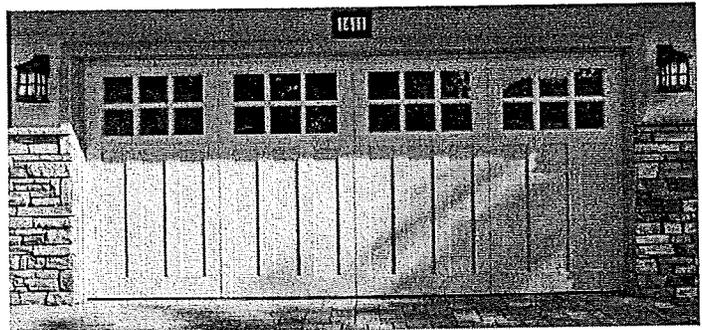
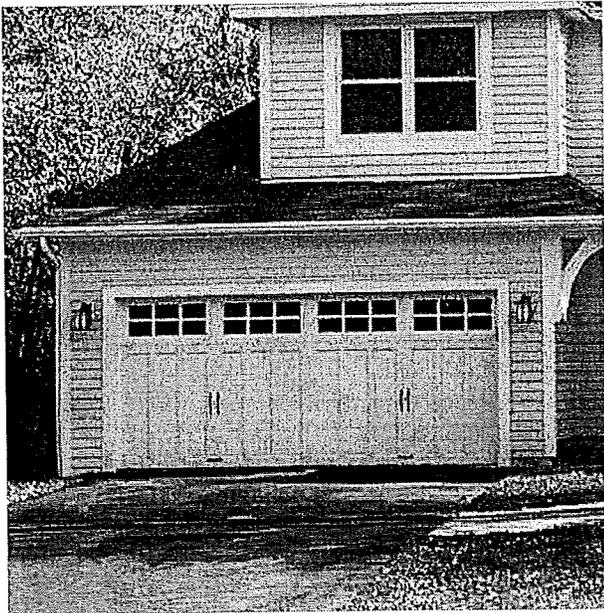


motion sensor security light at parking space

Siding and Trim:

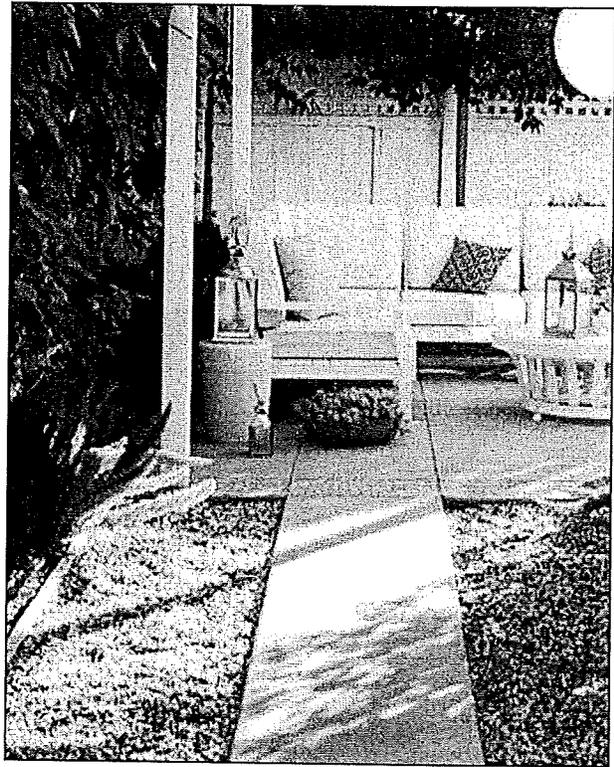
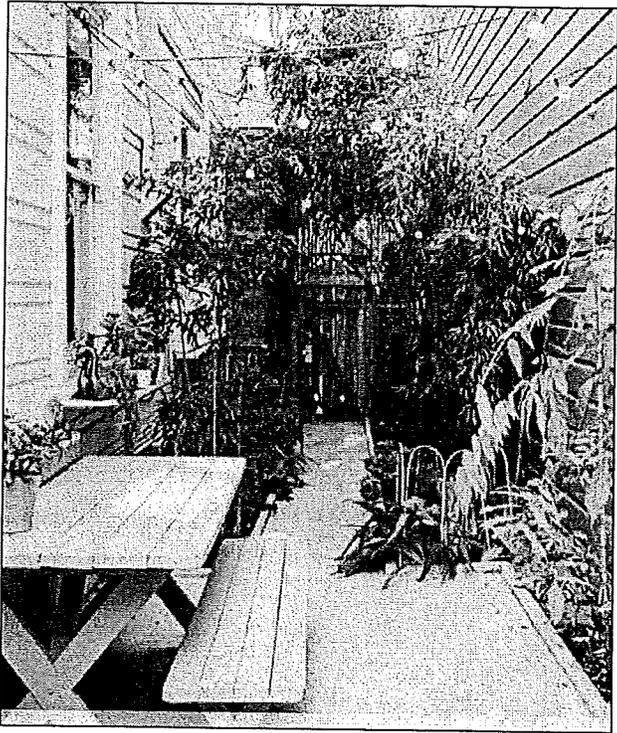
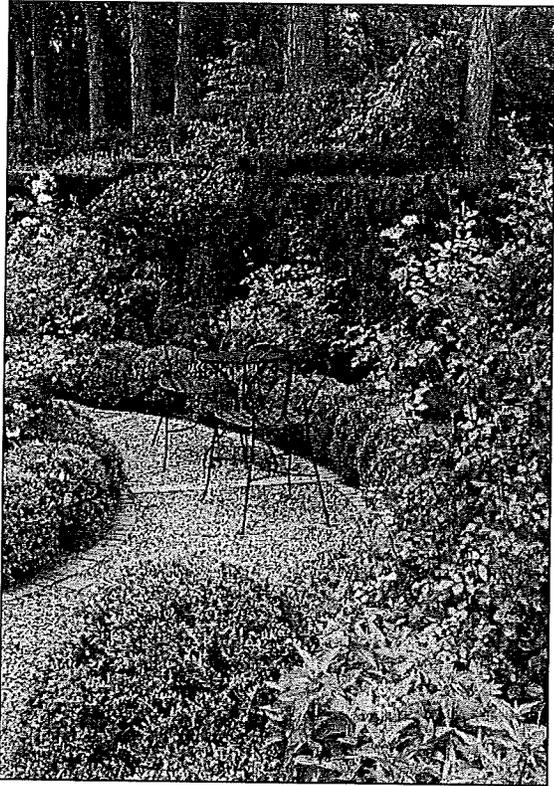


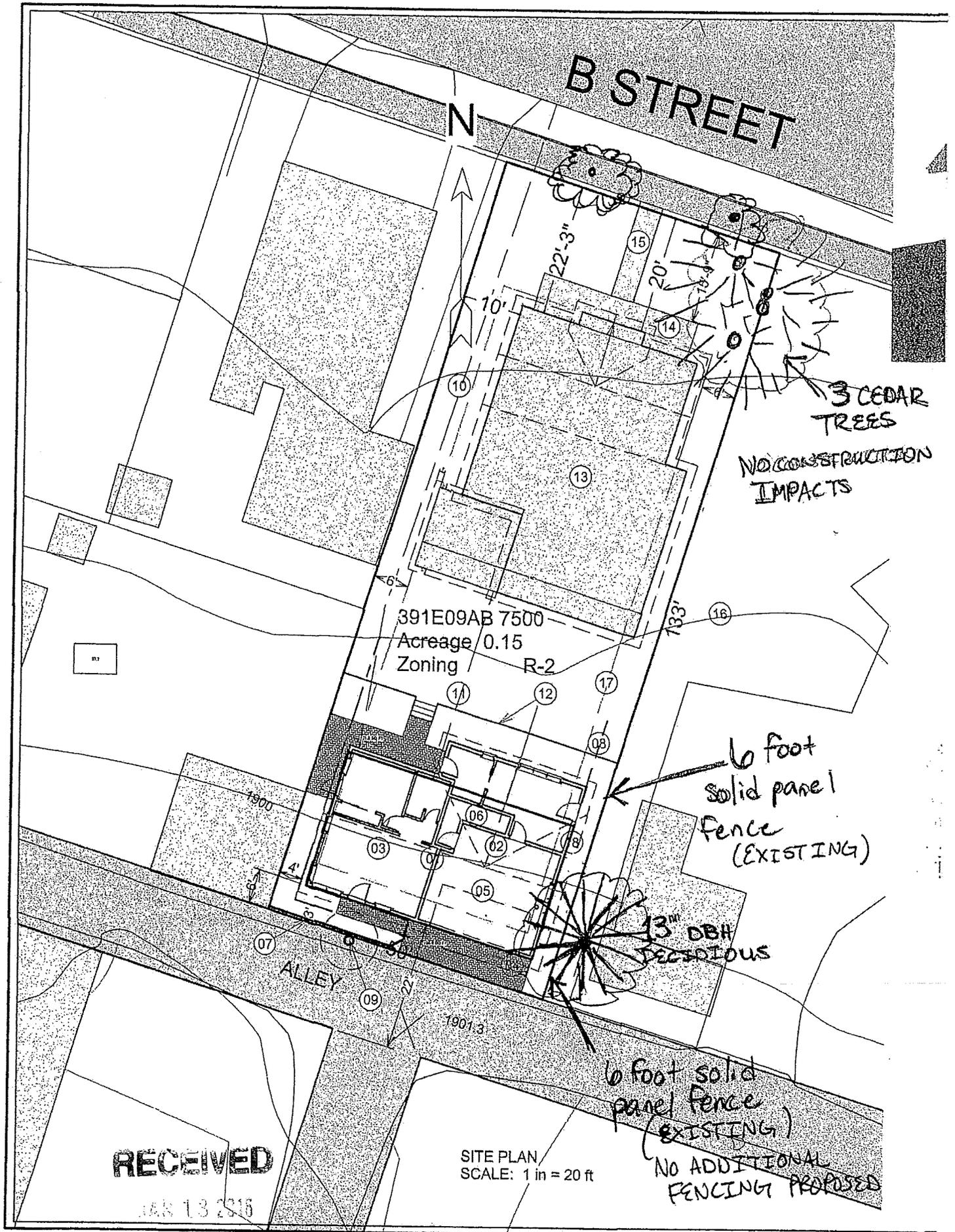
Garage Door (similar to these styles):



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ARU Patio Ideas:





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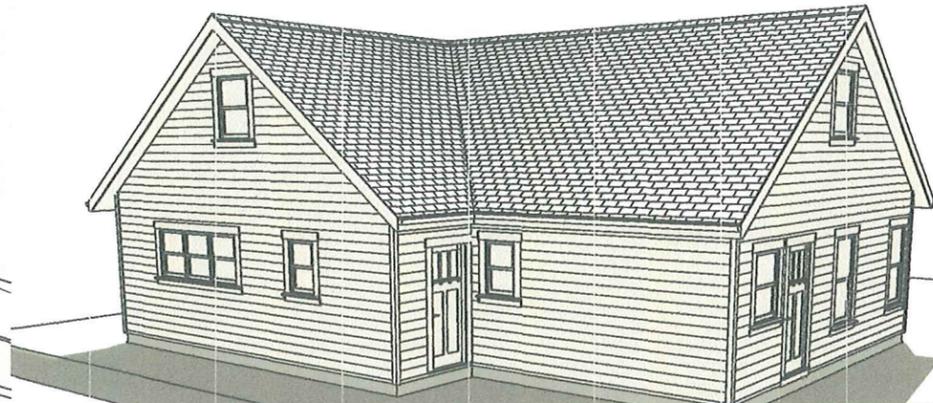
MAR 13 2015

SITE PLAN
SCALE: 1 in = 20 ft

6 foot solid panel fence (EXISTING)
NO ADDITIONAL FENCING PROPOSED

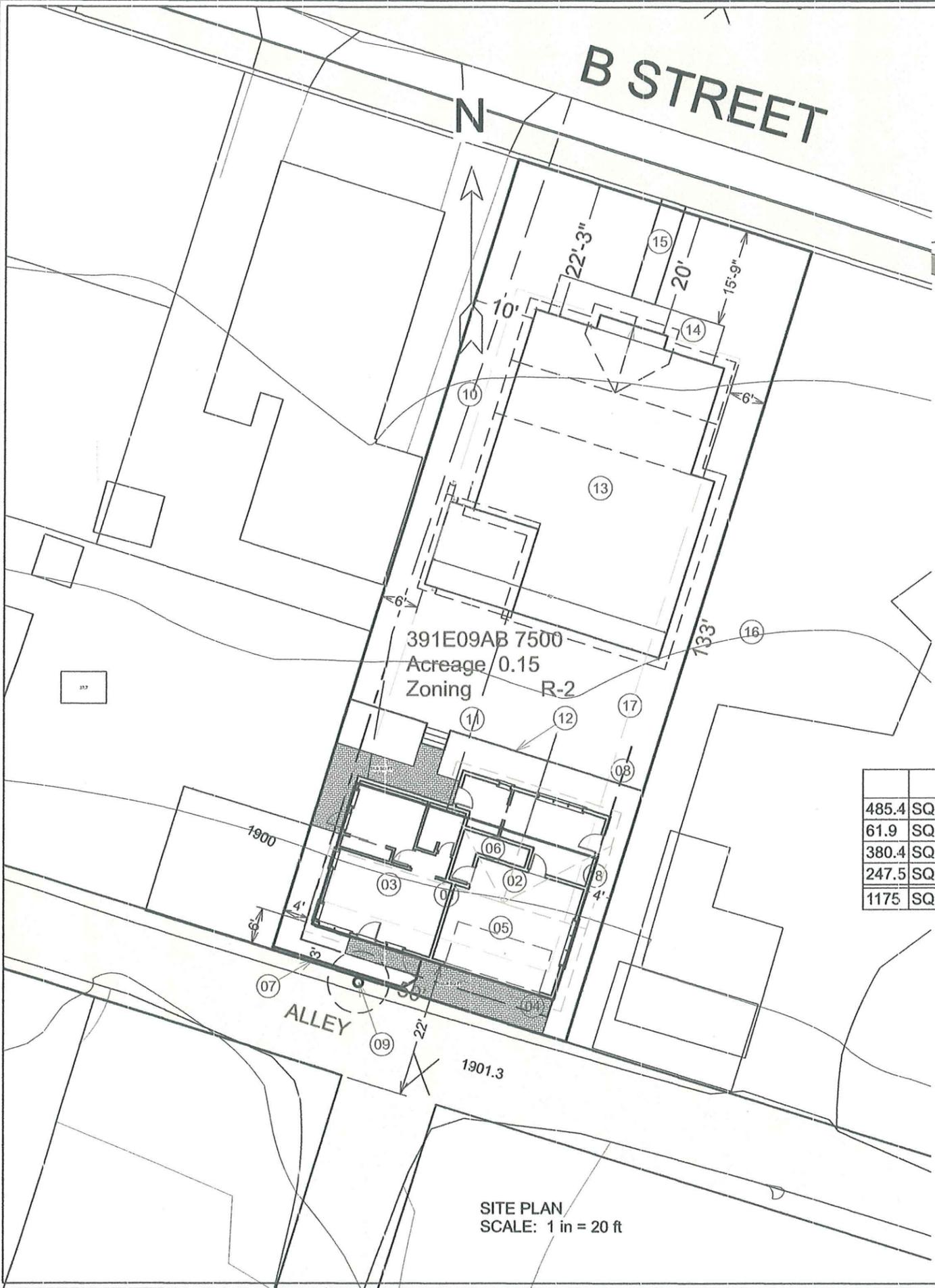
B STREET

N



PICTORIAL VIEW
NO SCALE

OWNER INFORMATION:
 MAP & TAXLOT 391E09AB 7500
 ACREAGE 0.15
 ZONING R2
 OWNER KAUFMAN JAMIE DESMOND
 KAUFMAN DAVID
 556 B STREET ASHLAND
 MAILING ADDRESS KAUFMAN JAMIE DESMOND/DAVID
 556 B ST
 ASHLAND OR, 97520-2024
 BUILDING # 1 1900 2086 SQFT TWO STORY



SITE PLAN
SCALE: 1 in = 20 ft

STUDIO/GARAGE AREA	
485.4 SQ FT	STUDIO
61.9 SQ FT	STAIR WELL
380.4 SQ FT	GARAGE
247.5 SQ FT	LAUNDRY/STORAGE
1175 SQ FT	ATTIC STORAGE TOTAL

Key Note Schedule

#	ITEM
01	NEW 1175 SQ FT BUILDING FOOTPRINT
02	NEW 380.4 SQ FT GARAGE
03	NEW 500 SQ FT STUDIO
04	NEW 166.9 SQ FT DRIVEWAY AND WALKWAY
05	PARKING FOR TWO CARS
06	PARKING FOR 3 BIKES UNDER STAIRS
07	LINE OF NEW FENCE
08	LINE OF SPECIAL SETBACK
09	UTILITY POLE WITH 5' RADIUS
10	LINE OF TRENCH FOR ROOF AND GUTTER DRAINS
11	LINE OF TRENCH FOR WATER AND SEWER
12	NEW 2'-6" HIGH DRY STACK RETAINING
13	EXISTING HOUSE 1732 SQ FT
14	EXISTING PORCH 156 SQ FT
15	EXISTING WALKWAY 67 SQ FT
16	2' CONTOURS
17	LINE OF NORMAL SETBACK
18	ELECTRIC METER AND PANEL

IMPERVIOUS CALCULATION	
67	SQ FT FRONT WALKWAY
156	SQ FT FRON PORCH (MAIN HOUSE)
1732	SQ FT MAIN HOUSE
152	SQ FT WALKWAY AT REAR OF STUDIO
167	SQ FT DRIVEWAY/FRONT WALKWAY
1175	SQ FT STUDIO/GARAGE
3449	SQ FT TOTAL COVERAGE
6650	SQ FT TOTAL LOT AREA
50	PERCENT COVERAGE
65	PERCENT PERMITTED MAXIMUM

SITE PLAN

NEW GARAGE/STUDIO
FOR DAVE AND JAMIE
KAUFMAN
556 B ST, ASHLAND, OR

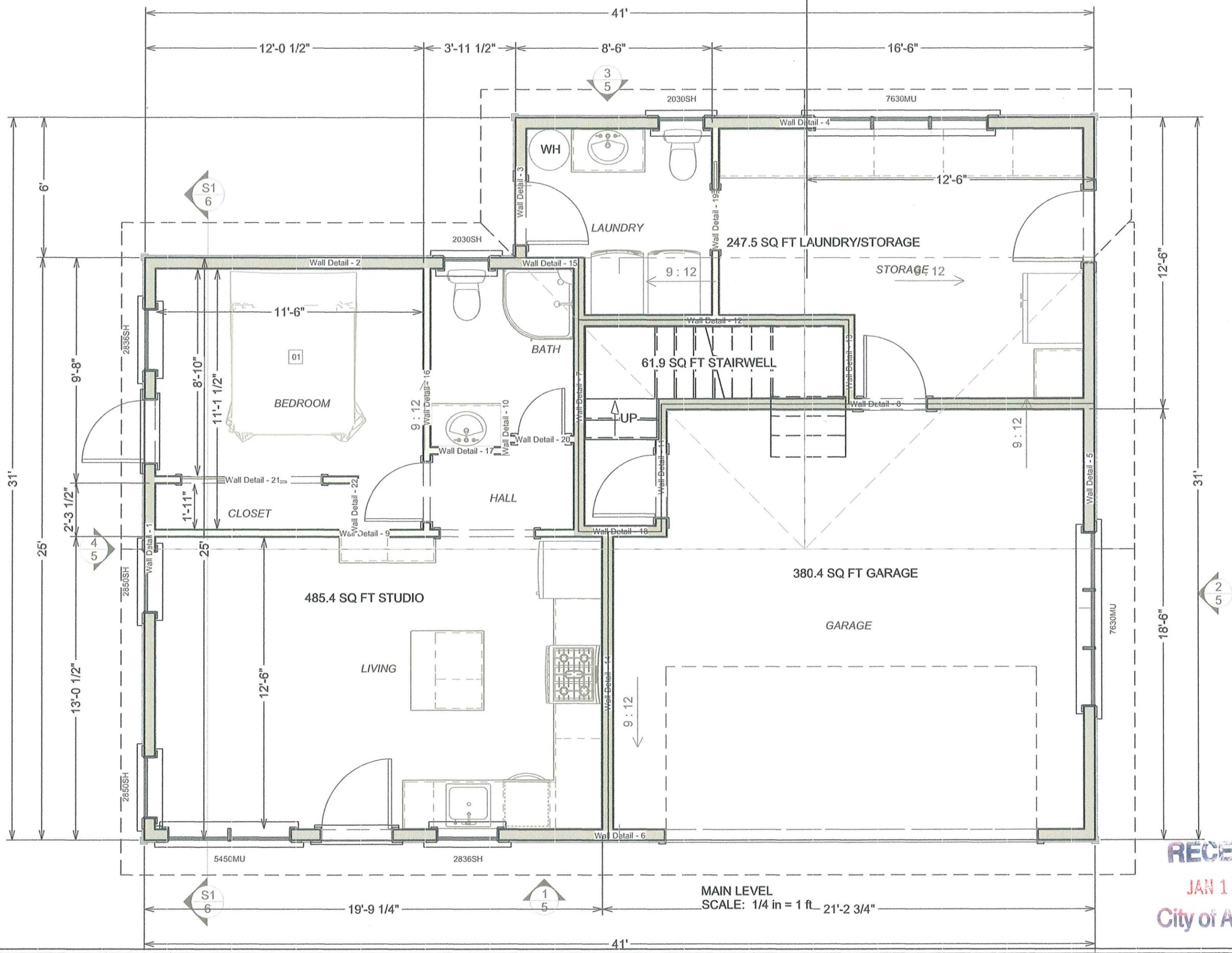
RECEIVED
JAN 13 2016

City of Ashland

1/13/2017

SHEET:

1/6



MAIN LEVEL
SCALE: 1/4 in = 1 ft - 21'-2 3/4"

RECEIVED
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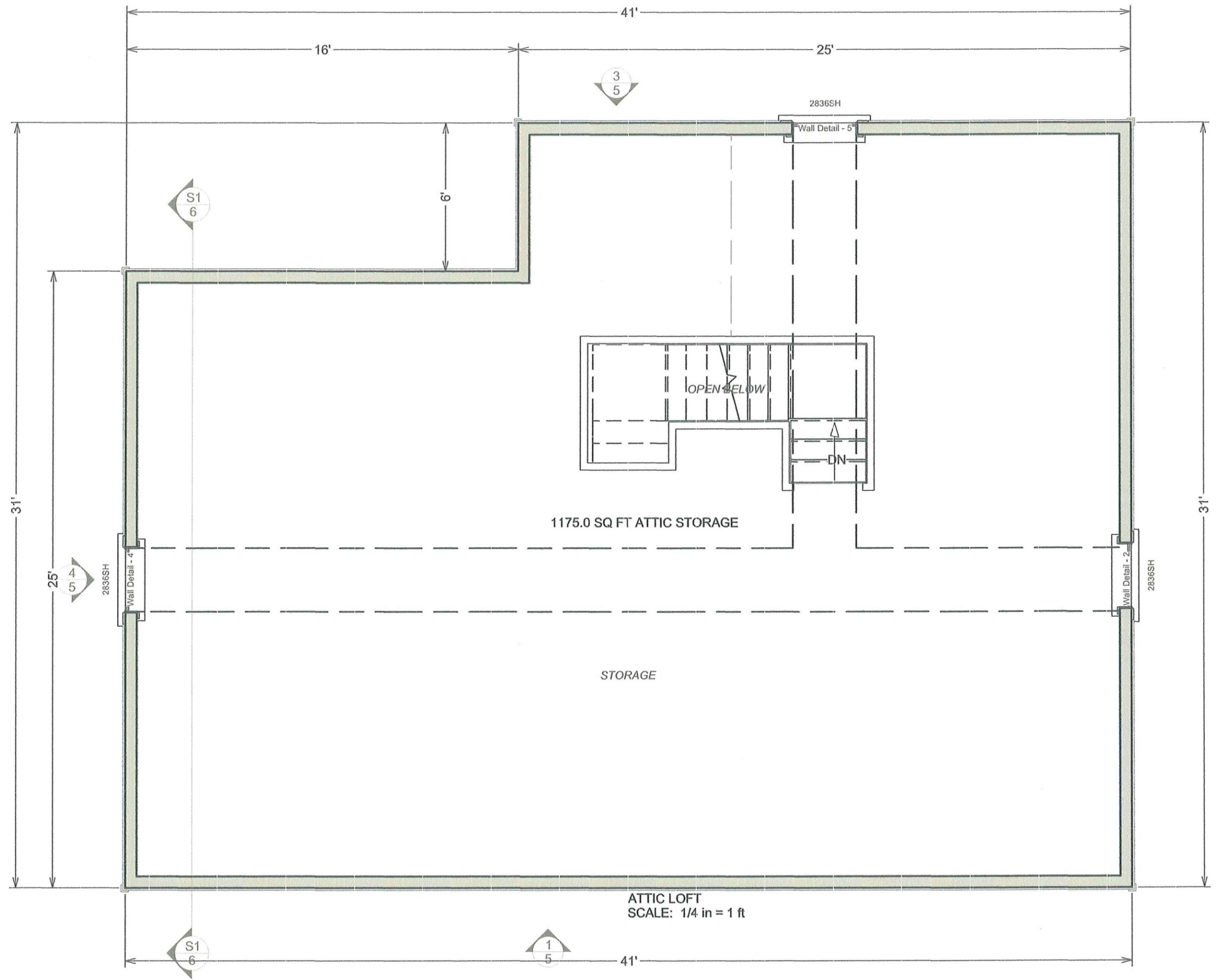
MAIN FLOOR PLAN

NEW GARAGE/STUDIO
FOR DAVE AND JAMIE
KAUFMAN
556 B ST, ASHLAND, OR

1/13/2017

SHEET:

2/6



ATTIC LOFT
SCALE: 1/4 in = 1 ft

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City of Ashland

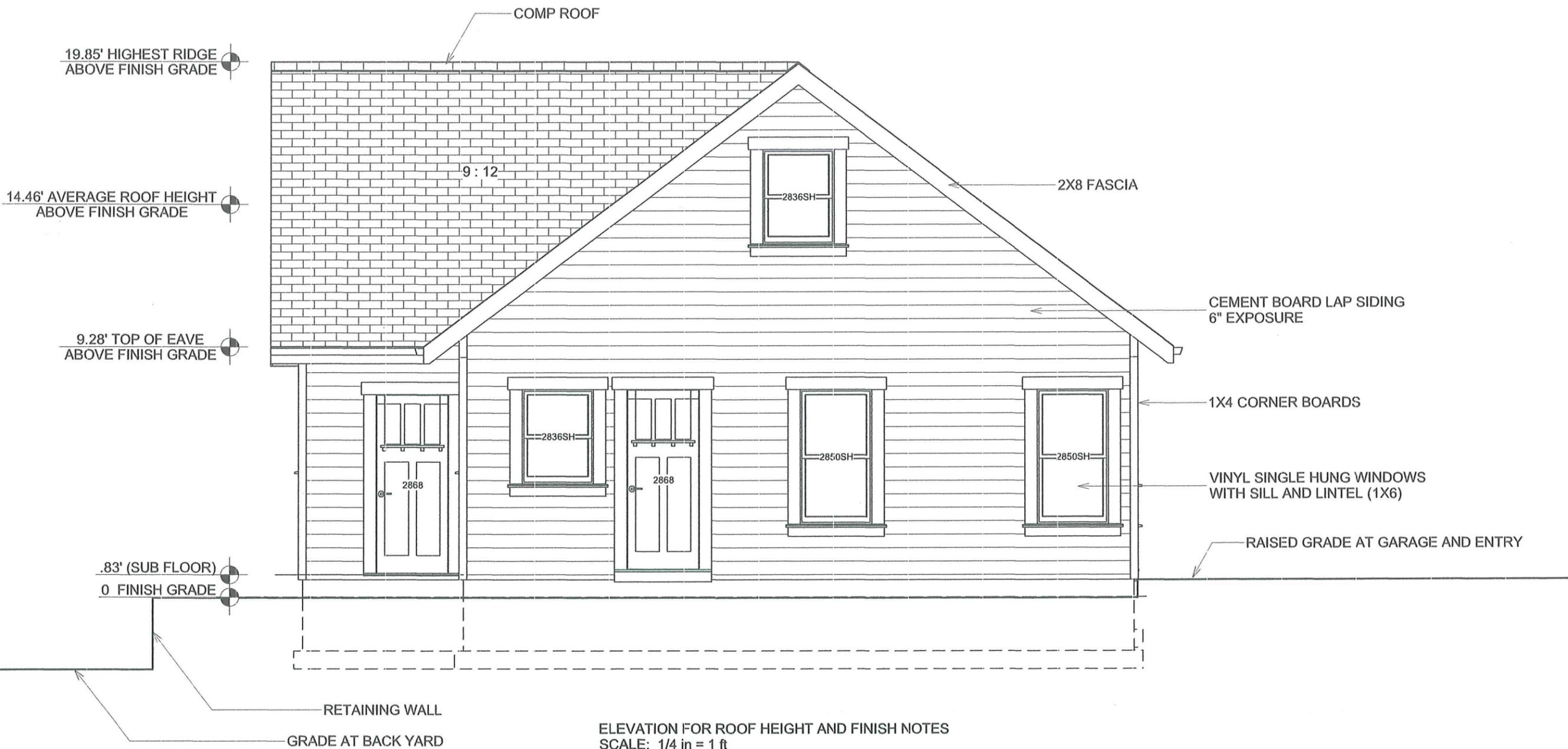
ATTIC PLAN

NEW GARAGE/STUDIO
FOR DAVE AND JAMIE
KAUFMAN
556 B ST, ASHLAND, OR

1/13/2017

SHEET:

3/6



ELEVATION FOR ROOF HEIGHT AND FINISH NOTES
SCALE: 1/4 in = 1 ft

DETAILED ELEVATION,
ROOF HEIGHT

NEW GARAGE/STUDIO
FOR DAVE AND JAMIE
KAUFMAN
556 B ST, ASHLAND, OR

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City of Ashland

1/13/2017

SHEET:

4/6



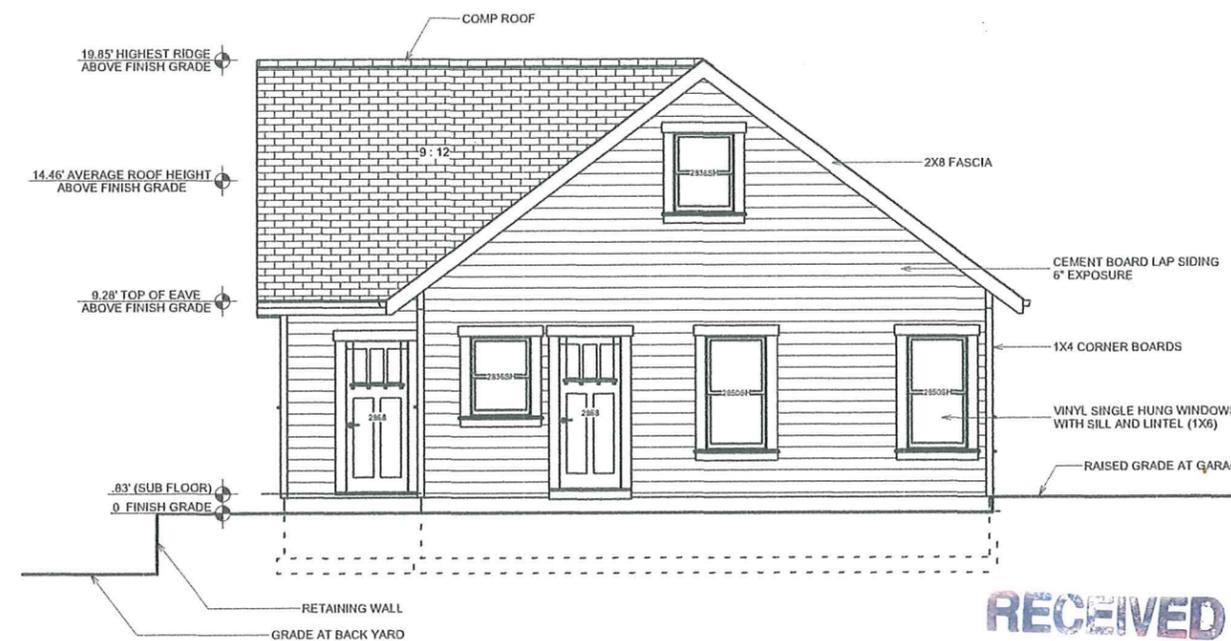
ELEVATION 1
SCALE: 1/8 in = 1 ft



ELEVATION 2
SCALE: 1/8 in = 1 ft



ELEVATION 3
SCALE: 1/8 in = 1 ft



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JAN 13 2016
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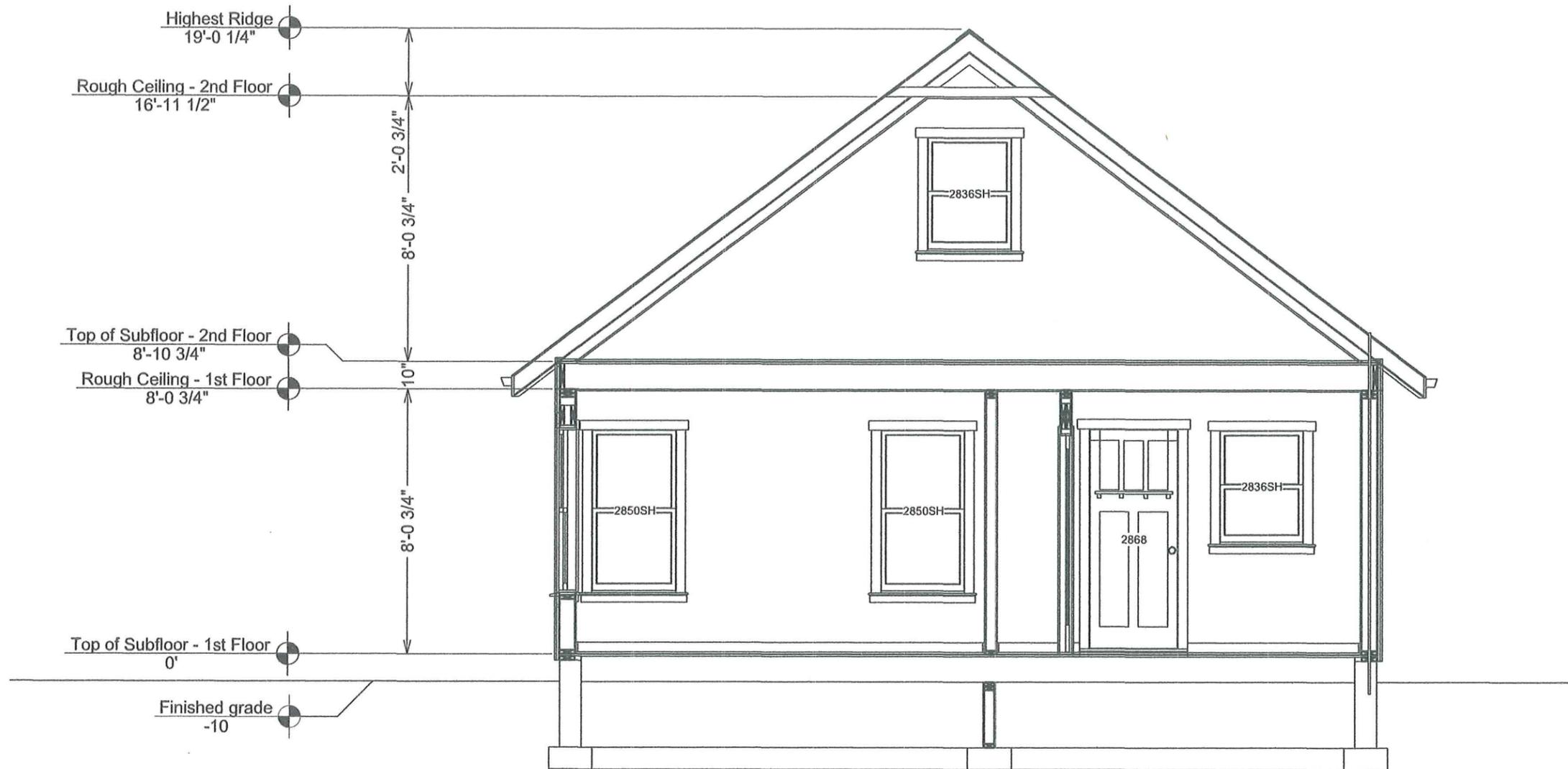
ELEVATIONS

NEW GARAGE/STUDIO
FOR DAVE AND JAMIE
KAUFMAN
556 B ST, ASHLAND, OR

1/13/2017

SHEET:

5/6



SECTION 1

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NEW GARAGE/ STUDIO
 FOR DAVE AND JAMIE
 KAUFMAN
 556 B ST, ASHLAND, OR

1/13/2017

SHEET:

6/6



NOTICE OF APPLICATION

PLANNING ACTION: PA-2017-00013

SUBJECT PROPERTY: 15, 35, 44 & 51 South Pioneer Street

OWNER/APPLICANT: City of Ashland/Oregon Shakespeare Festival

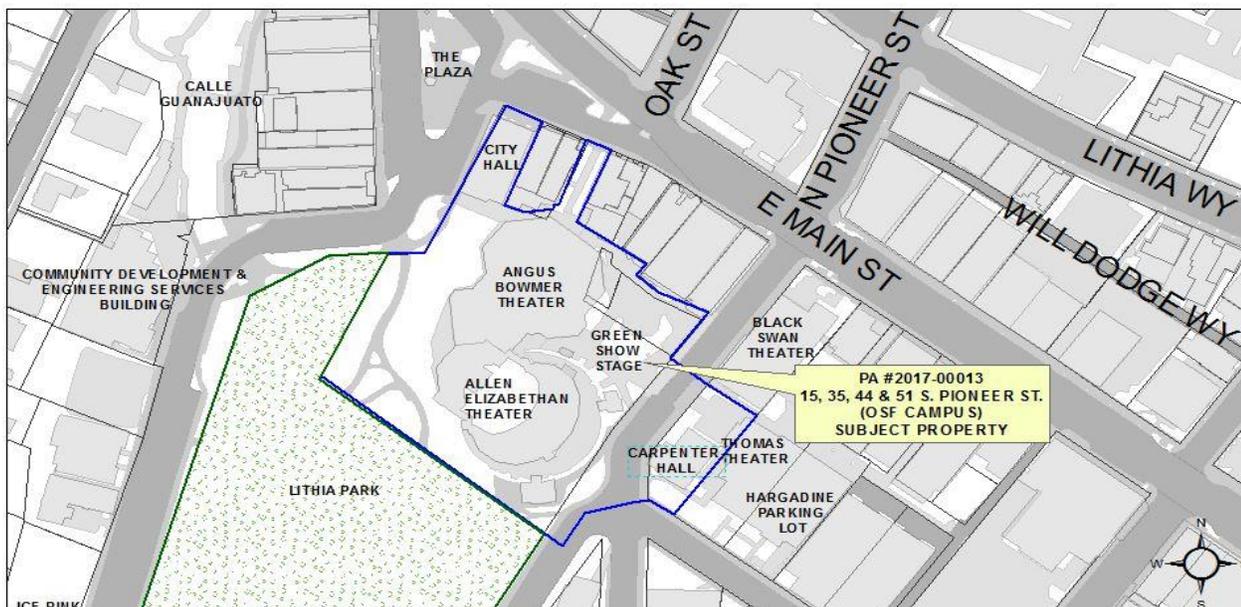
DESCRIPTION: A request to approve a campus signage and wayfinding plan for the Oregon Shakespeare Festival's campus at 15 South Pioneer Street as a Conditional Use Permit under the provisions of AMC 18.4.7.120. **COMPREHENSIVE PLAN**

DESIGNATION: Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP & TAX LOT:** 39 1E 09 Tax Lot #100; 39 1E 09BB Tax Lots #14200, #14300 & #14700; and 39 1E 09BC Tax Lot #1000

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday February 8, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: January 31, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: February 14, 2017



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

CONDITIONAL USE PERMITS

18.5.4.050.A

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
 - h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
 - i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
 - k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
 - l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

Approval Criteria for Governmental Signs (AMC 18.4.7.120)

Governmental agencies may apply for a Conditional Use Permit to place a sign that does not conform to this chapter when it is determined that, in addition to meeting the criteria for a conditional use, the sign is necessary to further that agency's public purpose.



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # 2017-00013

DESCRIPTION OF PROJECT Wayfinding Signage for a portion of Tax Lot 100

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? YES NO

Street Address 15 S. Pioneer, Ashland

Assessor's Map No. 39 1E -09

Tax Lot(s) 100

Zoning C-1-D

Comp Plan Designation _____

APPLICANT

Name City of Ashland Oregon Shakes peave Fest Phone 541-482-2111^{x280} E-Mail tedd@astashland.org

Address 15 S. Pioneer St. City Ashland OR Zip 97520

PROPERTY OWNER

Name City of Ashland Phone _____ E-Mail _____

Address 20 E. Main St. City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name Ausland Group Phone 541-476-3788 E-Mail kausland@auslandgroup.com

Address 3935 Highland Avenue City Grants Pass Zip 97526

Title _____ Name Walker Macy Landscape Architects Phone 503-223-9399 E-Mail cmccann@walkermacy.com

Address 1631 NW Thurman Street City Portland Zip 97209

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

[Signature]
Applicant's Signature

1/3/17
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature]
Property Owner's Signature (required)

12-30-16
Date

[To be completed by City Staff]

Date Received 1-6-17 Zoning Permit Type 1 Filing Fee \$ 1022.00

OVER >>

3935 Highland Avenue
Grants Pass, OR 97526
(O) 541.476.3788

130 A Street, Ste #6F
Ashland, OR 97520
(O) 541.482.0923

321 Mill Street, Ste #3
Eugene, OR 97401
(O) 541.345.1094

www.auslandgroup.com



December 23, 2016

Bill Molnar
City of Ashland
51 Winburn Way
Ashland, OR 97520

Re: Wayfinding Signage on a portion of Tax Lot 100

Dear Mr. Molnar,

Please find enclosed the materials submitted on behalf of the City of Ashland seeking a new sign package for a portion of Tax Lot 100 and adjacent areas owned by the City.

This request is made in conjunction with OSF and will improve direction, safety and informational signage in and around the OSF campus. This request is similar to the sign packages previously approved for Ashland Schools, SOU and the Ashland Hospital campus.

Enclosed are the following items:

- ◆ CUP Application form
- ◆ Project Narrative and Findings,
- ◆ Two Exhibit packages - detailing sign materials, locations and sizes,
- ◆ Application Fee (paid by credit card at time of submittal).

Please feel free to call if you have any questions about this application or materials. This is a great opportunity to better provide directional and informational signage in this area. We appreciate the open-minded approach to finding solutions that will better serve our community.

Sincerely,

A handwritten signature in black ink that reads "Kelsy M. Ausland". The signature is fluid and cursive, with a large loop at the end.

Kelsy Ausland, PE, Principal

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City of Ashland / OSF – Campus Signage

Applicant: City of Ashland

Application for Sign Package Review

15 S. Pioneer St.

Ashland, Oregon

December 23, 2016



ENGINEERS. BUILDERS. CONSULTANTS.

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City of Ashland

Page | 1

Prepared By:

Ausland Group
130 A St., Ste. 6F
Ashland, OR 97520
Contact: Alan Harper / Kelsy Ausland

Application Project Narrative

City of Ashland / OSF – Campus Signage and Wayfinding - CUP

December 23, 2016

Procedure Type:	Type I
Project Type:	Sign Package Review – Campus Signage
Owner:	City of Ashland
Applicant:	City of Ashland/Oregon Shakespeare Festival Association, Lessee
Representative:	Kelsy Ausland / Ausland Group
Property Address:	39-1E-09, Tax Lot 100; 15 S. Pioneer St., Ashland Oregon
Property Zoning:	C-1-D

I. PROPOSAL

The City of Ashland, together with the Oregon Shakespeare Festival (OSF), are seeking to provide new and upgraded wayfinding, ADA and informational signage on the OSF campus and surrounding public spaces. The campus is a significant draw to visitors and Ashland community members alike and is nestled above Ashland's Plaza, Lithia Park, and Main Street. This area is part of the approximately 75 acre city owned property, which includes the world famous Lithia Park, public parking facilities, and city offices.

The sign code allows governmental agencies the flexibility to seek modified sign provisions upon a showing that, "the sign is necessary to further that agency's public purpose" (AMC 18.96.150). The applicant believes that an increased number of signs at the proposed locations will provide necessary wayfinding directions, information to visitors and community members, to and from the surrounding commercial and historic district,

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thereby furthering the City's public purpose of better serving both the visiting and local patrons of its large tract of land. The proposed signage will also provide new ADA directional signage at the bottom of the Chautauqua Walk furthering the applicant's public purpose.

Pursuant to the options created under AMC 18.96.150, the applicant together with OSF, seeks approval for the 15 new signs as detailed in attached materials from Ambrosini Designs (Sheets G0.1 – G1.9).

Proposed signs are located on property owned by the applicant; some, but not all, are located on property leased by the applicant to OSF. OSF will, at its expense build, install and maintain these signs.

II. SCOPE OF REVIEW APPLICABLE TO THIS REQUEST

- A. 18.4.7.120 Governmental Signs
- B. 18.5.4.050A Conditional Use Permit

III. CONFORMANCE WITH APPLICABLE CRITERIA - FINDINGS

Criterion: 18.4.7.120: Governmental Signs

A. Governmental Signs

Governmental agencies may apply for a Conditional Use Permit to place a sign that does not conform to this chapter when it is determined that, in addition to meeting the criteria for a conditional use, the sign is necessary to further that agency's public purpose.

Finding: The proposal will further the City's public purpose of serving its residents and visitors by providing site patrons with information about handicap accessibility and public programs, and wayfinding in and around a portion of Tax Lot 100 (Lithia Park, OSF and City Offices). The applicant has as part of this application requested and demonstrated compliance with the criteria for a Conditional Use Permit, as set forth below.



B. Conditional Use Permit

The applicant and OSF have requested additional signage on certain portions of Tax Lot 100. As part of this request the applicant must demonstrate that the sign package complies with the standards for a Conditional Use Permit. The applicant has submitted the materials required by 18.5.4, as set forth in attached materials from Ambrosini Design.

Criterion: 18.5.4.050A: Conditional Use Permit

1. *That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.*

Finding: The applicant is not proposing any new use besides the installation of the handicap access, informational and wayfinding signage. The signs meet the sign standards for the C-1-D zoning and Historic District and Downtown Overlays, except as set forth in attached materials from Ambrosini Design. The package requests relief from the limitations of the Sign Code that limits the number, location and ability to modify copy. All proposed signs will be 5'0" high or lower. Sign materials will not use plastics as part of the exterior visual effect. All sign lighting shields the source of illumination from the public view and does not direct light onto adjacent properties.

2. *That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.*

Finding: Water, sewer, electricity, storm drainage, paved access and transportation is not affected by the proposed sign package. The construction, installation and maintenance will be the responsibility of OSF and not impact City resources.

3. *That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.*
- a. *Similarity in scale, bulk, and coverage.*
 - b. *Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.*
 - c. *Architectural compatibility with the impact area.*
 - d. *Air quality, including the generation of dust, odors, or other environmental pollutants.*
 - e. *Generation of noise, light, and glare.*
 - f. *The development of adjacent properties as envisioned in the Comprehensive Plan.*
 - g. *Other factors found to be relevant by the approval authority for review of the proposed use.*

Finding: Signs are an allowed use in the C-1-D District and within the Overlays. As shown on the applicant's materials, the proposed signs will conform with basic standards for sign height and materials. The proposal will allow the applicant and OSF to provide handicap directional, informational and wayfinding signage to better serve the community and visitors.

The Sign package will not increase vehicular traffic, but will better coordinate pedestrian travel throughout the property and Ashland.

The sign designs are appropriate for the locations in scale and material types, conforming to those standards in the underlying zone and overlays. The locations proposed compliment the architecture of existing buildings on the property.

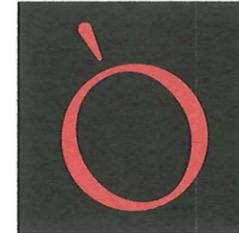
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MAY 10 2011
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The signs will not generate any noise or other pollutants and all lighting will be back lit and downward casting in order to serve the purpose of informing the public.

IV. CONCLUSION

The City and OSF look forward to improving the signs around this portion of the subject property in order to better serve visitors and community members alike. The applicant has demonstrated compliance with the applicable standards as set forth above.

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OREGON SHAKESPEARE FESTIVAL_R10.2

Signage/Wayfinding Design Drawings

Walker Macy Landscape Architects

Submittal: Review Design Intent Drawings - 12/28/16

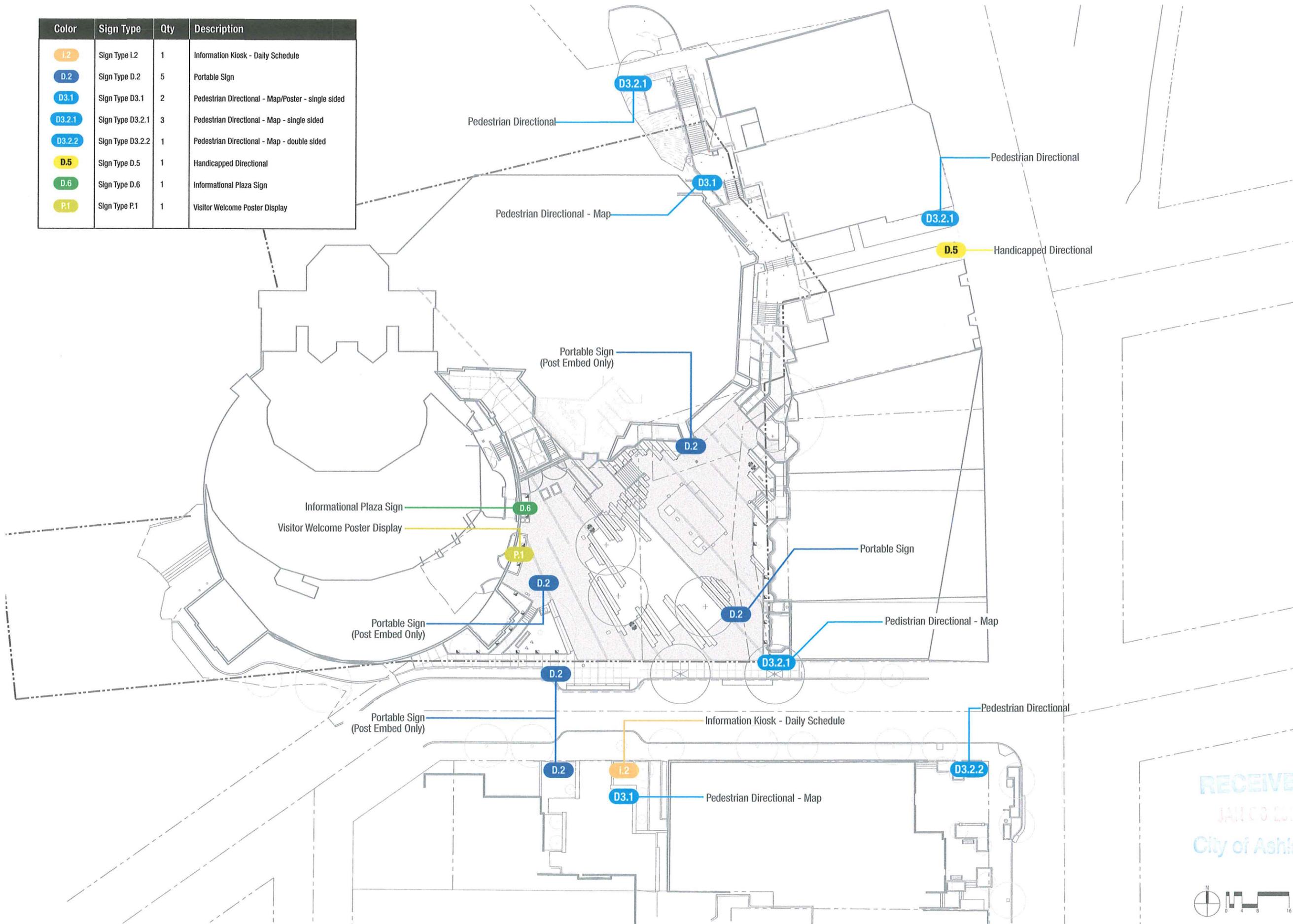


AMBROSINIdesign

1631 NW THURMAN ST
PORTLAND OR 97209
503 223 9399

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Color	Sign Type	Qty	Description
I.2	Sign Type I.2	1	Information Kiosk - Daily Schedule
D.2	Sign Type D.2	5	Portable Sign
D3.1	Sign Type D3.1	2	Pedestrian Directional - Map/Poster - single sided
D3.2.1	Sign Type D3.2.1	3	Pedestrian Directional - Map - single sided
D3.2.2	Sign Type D3.2.2	1	Pedestrian Directional - Map - double sided
D.5	Sign Type D.5	1	Handicapped Directional
D.6	Sign Type D.6	1	Informational Plaza Sign
P.1	Sign Type P.1	1	Visitor Welcome Poster Display



**DESIGN INTENT DRAWINGS
for Review Only**

date: 12/28/16
 scale: NTS
 compiled by: KGA / E DIAZ

All drawings that appear herein
 express design intent only and are not
 intended for actual fabrication.
 The Sign Contractor is responsible for any
 required engineering and production of
 shop drawings prior to fabrication

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OREGON SHAKESPEARE
 FESTIVAL_R10.2



Goals of the Wayfinding / Signage System

- To develop an effective signage system for visitors to navigate from parking and off site venues to primary theatres and locations on the OSF campus.

- The signage system is designed to work in harmony with the Plaza's redesign, to present a seamless visual system that references the OSF marketing image while providing primary navigation for visitors.

- The signage / wayfinding system is designed to reflect the contemporary nature of the Plaza, Lithia Park and surrounding commercial areas with clean graphic shapes, limited color palette and timeless typography.

The wayfinding system will:

- Provide effective wayfinding for visitors.

- Cultivate an overall "Sense of Place" for the OSF Campus.

- Provide all necessary information in a clear, concise, and minimal manner, while not adding to visual clutter.

PRIMARY PALETTE



PANTONE 200 C, COLOR 1



Mathew Paint MP07024 Timber Wolf, COLOR 2



Mathew Paint MP04761 Steel Wool, COLOR 3



Mathew Paint MP04561 Snowmist, COLOR 4



Mathew Paint MP42359 Vine Charcoal, COLOR 5

Of all the forms of non-verbal communication, color is the most instantaneous method of conveying messages and meanings.

The color family has been selected to complement OSF marketing materials and the visual energy that the new plaza re-design expresses.

**DESIGN INTENT DRAWINGS
for Review Only**

date: **12/28/16**

scale: **NTS**

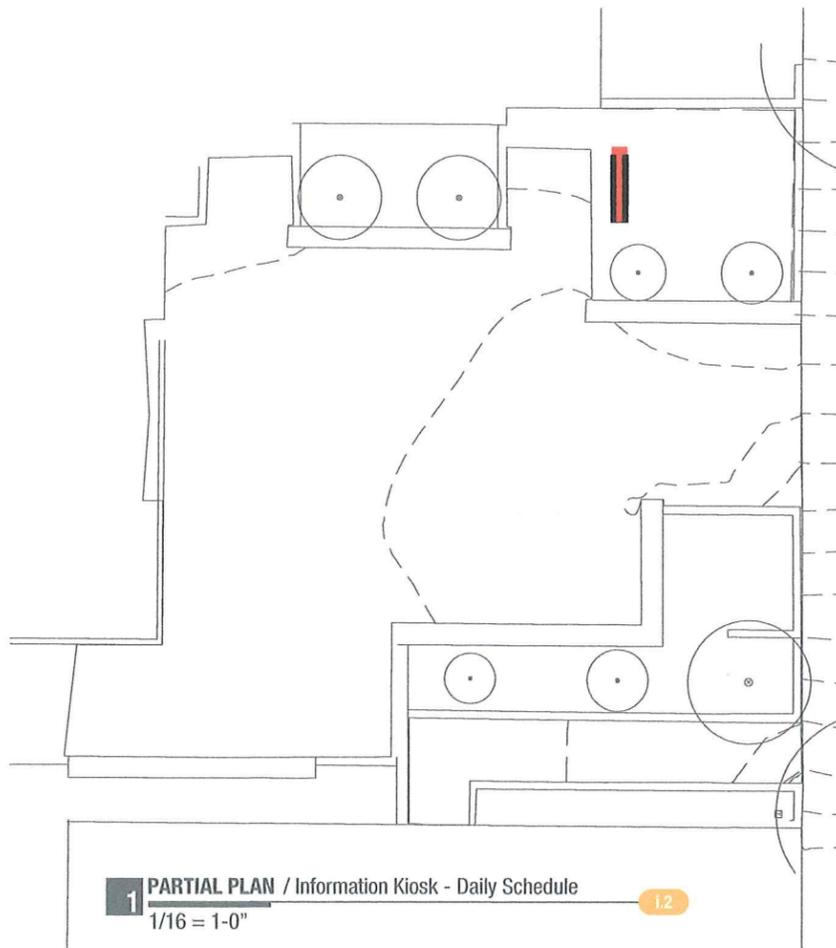
compiled by: **KGA / E DIAZ**

All drawings that appear herein express design intent only and are not intended for actual fabrication. The Sign Contractor is responsible for any required engineering and production of shop drawings prior to fabrication

**OREGON SHAKESPEARE
FESTIVAL_R10.2**

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G1.0



59.5 SF SIGN AREA

2 ELEVATION / Information Kiosk - Daily Schedule
1/2 = 1'-0"

1.2

1. Ground Signs. (18.96.080B2)

a. Number: One (1) sign, in lieu of a wall sign, shall be permitted for each lot with a street frontage in excess of 50 lineal feet. Corner lots can count one (1) street frontage.

b. Area: Signs shall not exceed an area of one (1) square foot for each two lineal feet of street frontage, with a maximum area of sixty (60) square feet per sign.

c. Placement: No sign is allowed beyond the property line of the premises.

d. Maximum height shall not exceed five (5) above grade.

Limitations: No movable copy, animated components, sound, or exposed sources of illumination.

60 SF MAX FOR GROUND SIGN

"OSF" logo type to be frisked & painted

.125 aluminum faces and skin, no exposed fasteners on face panels.

2 x 2 x 1/4 alum. sq. tube sub frame.

Power supply located in bottom section of sign.

Poured in place concrete exposed base. Chamfer exposed top edges.



Large - Face Lit Outdoor Enclosed Poster Case.

Access Display Group, Inc.
151 South Main Street
Freeport, New York, 11520

Satin Silver Anodized Aluminum.
Shatter Resistant 1/8" Acrylic Window.
Poster is face illuminated by light fixtures mounted and concealed to/by frame perimeter.
UL Rated for outdoor usage.

NOTE: TWO (2) PER SIDE REQ'D.

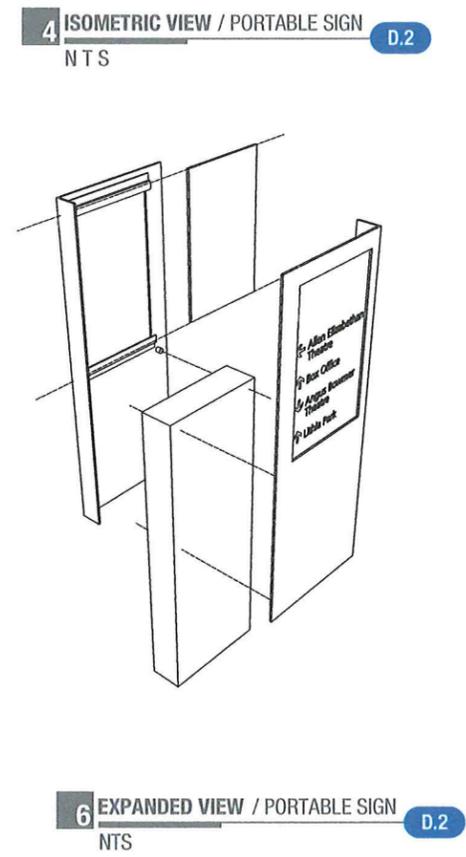
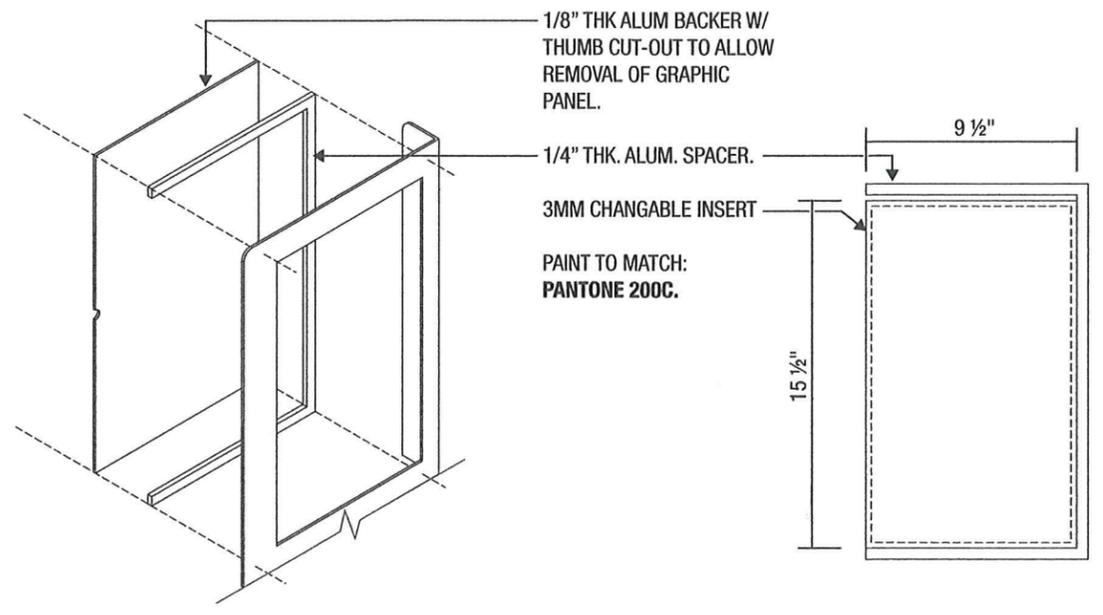
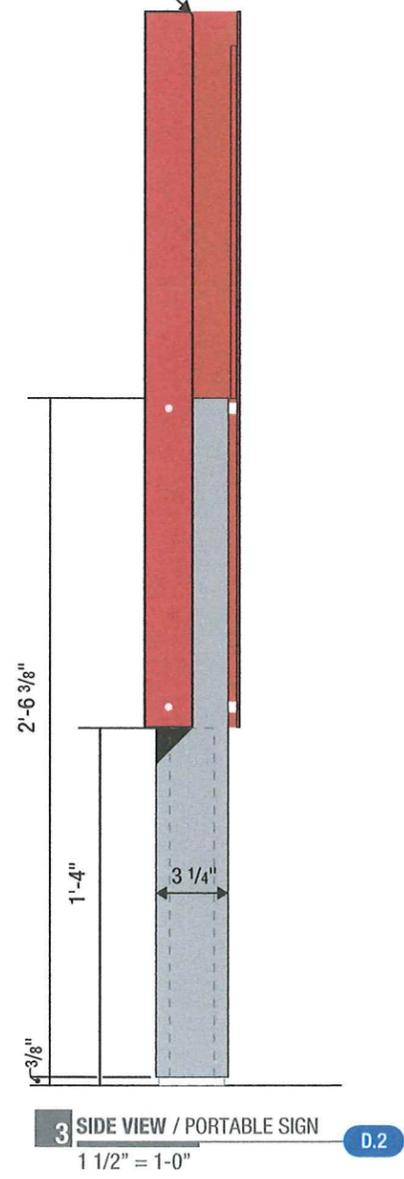
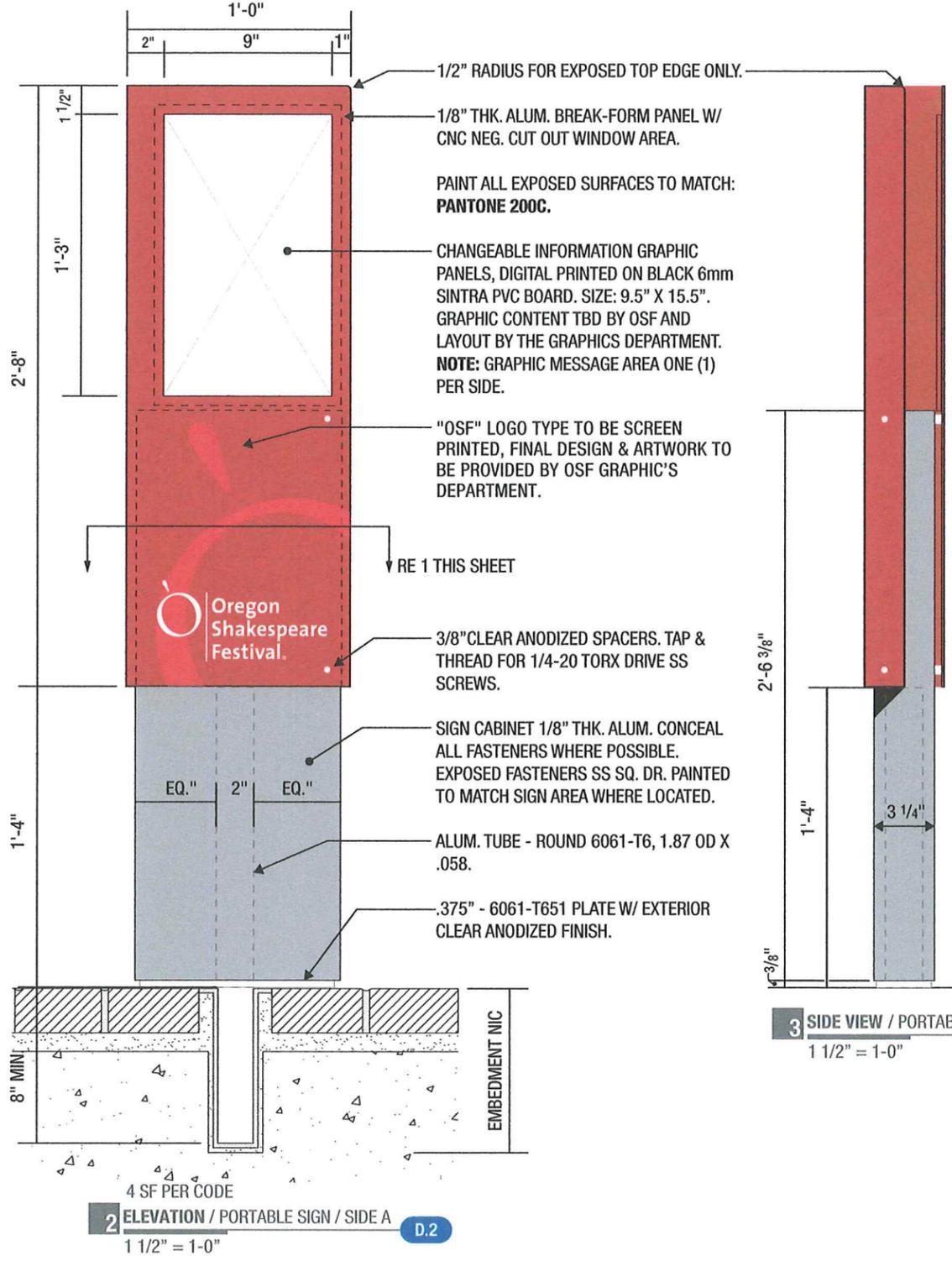
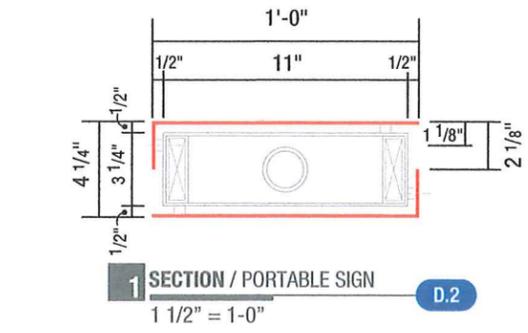
**DESIGN INTENT DRAWINGS
for Review Only**

date: **12/28/16**
scale: **NTS**
compiled by: **KGA / E DIAZ**

All drawings that appear herein express design intent only and are not intended for actual fabrication. The Sign Contractor is responsible for any required engineering and production of shop drawings prior to fabrication

**OREGON SHAKESPEARE
FESTIVAL_R10.2**

G1.3



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1. 1/8" thick alum. sheet 6061-T6 over alum structural frame, no exposed fasteners on face panels.

2. 3M Scotchlite Reflective Film 680 type, color: White.

3. Concrete shall have a min. strength of 3000 PSI for footing / foundation sized to meet soil conditions & local building codes.

4. All painted surfaces to use: Matthews Paint, www.matthewspaint.com. MAP (Matthews Acrylic Polyurethane) Satin Finish. Refer to MPC 101 Specifications.

5. Sign posts: 6061-T6 alum., round tube 3"x .188". Sign posts to be poured in place.

6. 2" x 2" x 1/8" alum. sq. tube sub frame.

7. Single 120v - 20 AMP circuit.

8. Conceal all fastners where possible, any exposed fastners shall be painted to match the surrounding color(s).

9. 1/4" X 1/4" reveal.

10. Custom - Face Lit Outdoor Enclosed Poster Case.

Access Display Group, Inc.
151 South Main Street
Freeport, New York, 11520

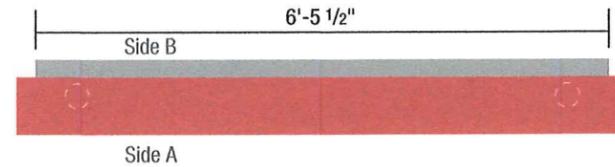
Clear anodized frame.
Shatter Resistant 1/8" Acrylic Window.
Poster is face illuminated by LED light fixtures mounted and concealed to/by frame perimeter. Opening hinge at top, provide hydraulic gas strut lifts sized to support door weight.

UL Rated for outdoor usage.

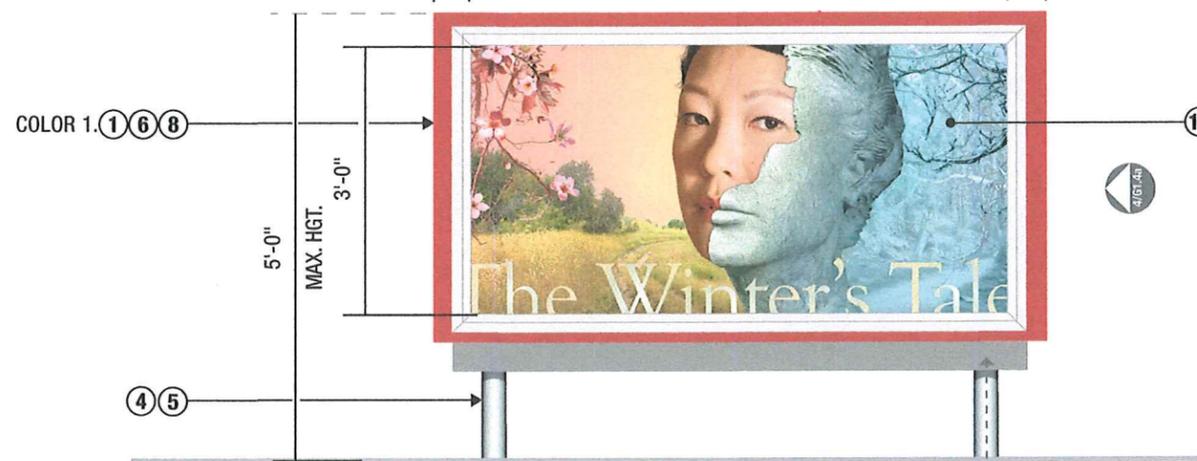
NOTE:
Fabricator is responsible for all structural engineering for maximum wind load (140 mph) and foundation compliance. All fasteners shall be 316 stainless steel. All galvanized components shall be hot dipped. All colors and graphic imagery shall receive the maximum UV protection. Sign is double sided.



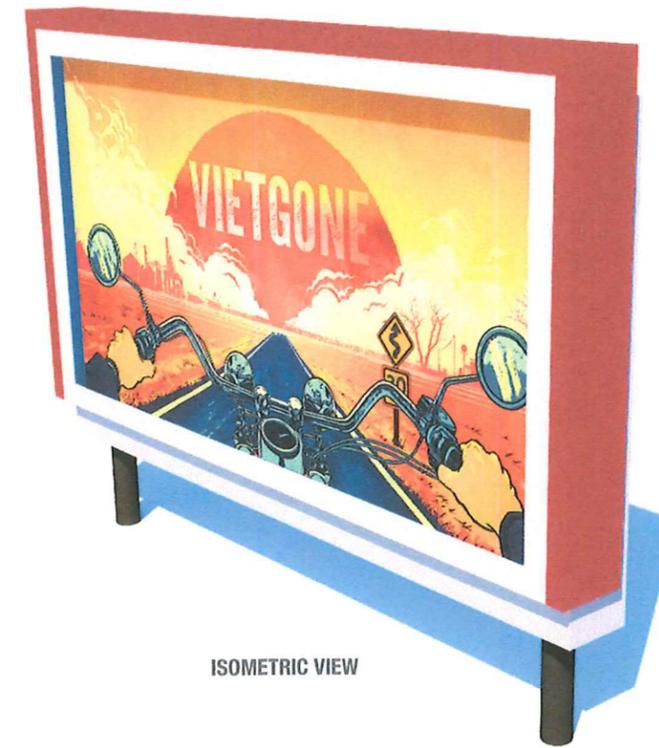
1 ELEVATION / VISITOR WELCOME POSTER DISPLAY P.1
1/4 = 1-0"



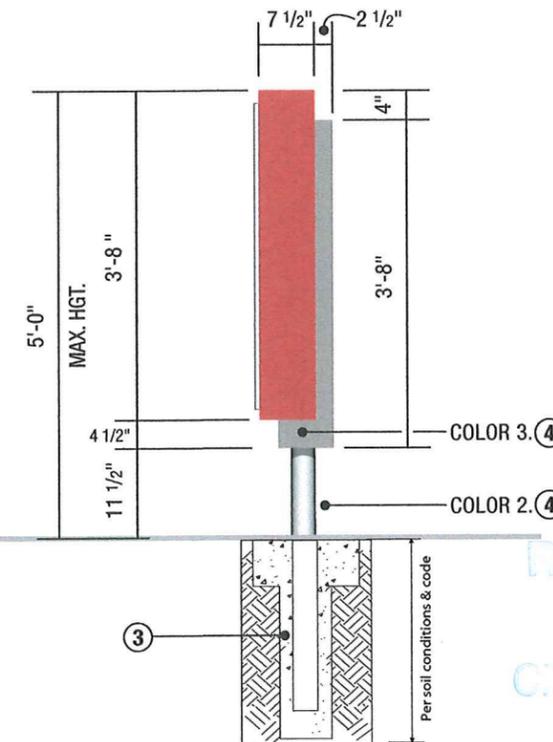
2 PLAN / VISITOR WELCOME POSTER DISPLAY P.1
1/2 = 1-0"



3 ELEVATION / POSTER DISPLAY - SIDE A P.1
1/2 = 1-0"



ISOMETRIC VIEW



4 SIDE VIEW / VISITOR WELCOME POSTER DISPLAY P.1
1/2 = 1-0"

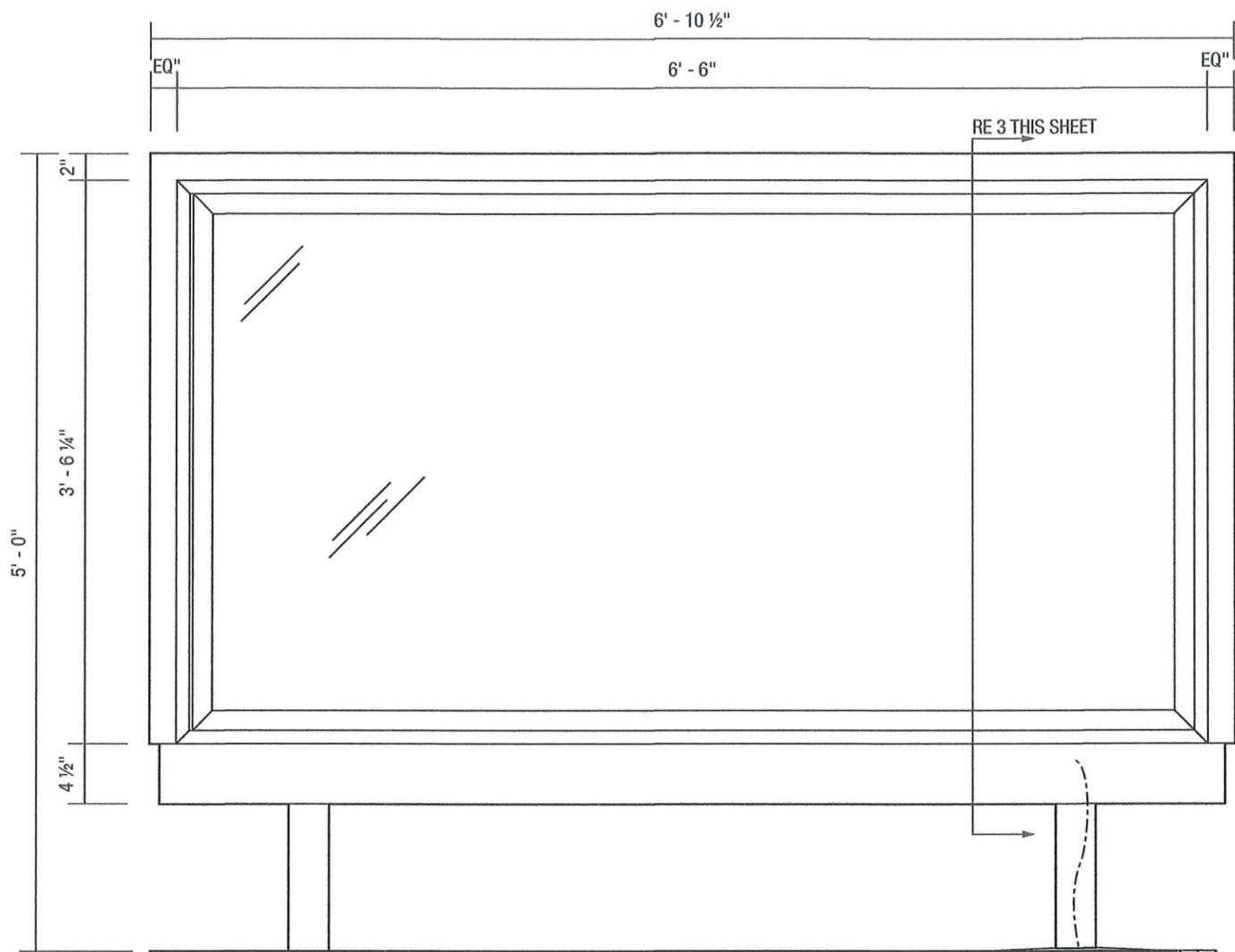
DESIGN INTENT DRAWINGS
for Review Only

date: 12/28/16
scale: 1/2" = 1'-0"
compiled by: KGA / E DIAZ

All drawings that appear herein express design intent only and are not intended for actual fabrication. The Sign Contractor is responsible for any required engineering and production of shop drawings prior to fabrication

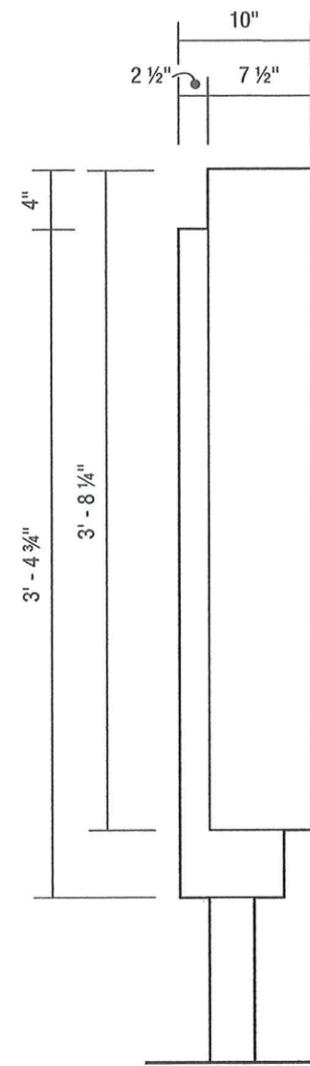
OREGON SHAKESPEARE
FESTIVAL_R10.2

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City of Ashland



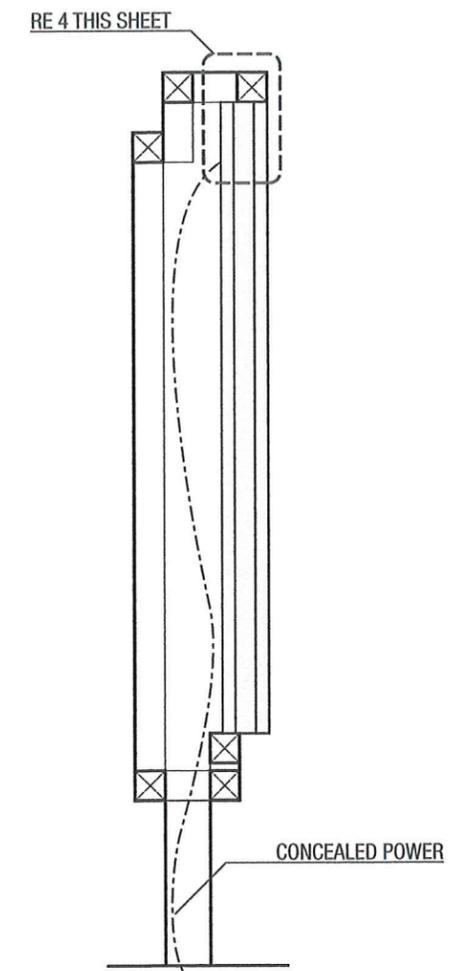
1 ELEVATION / POSTER DISPLAY
1 = 1'-0"

P.1



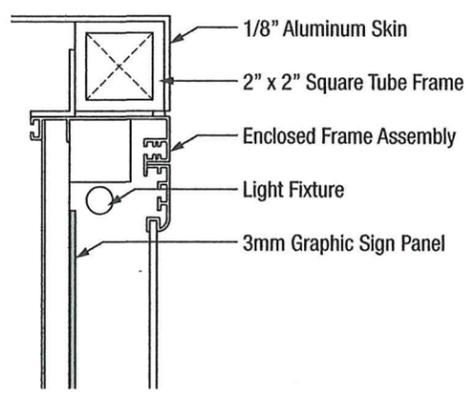
2 PROFILE
1 = 1'-0"

P.1

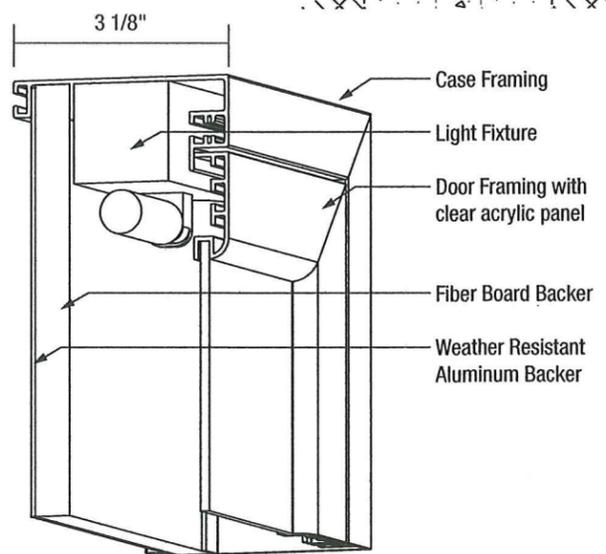


3 SECTION
1 = 1'-0"

P.1



4 DETAIL SECTION
3\"/>



5 CUT-AWAY / TYPICAL FRAME DETAIL
NTS

DESIGN INTENT DRAWINGS
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scale: 1/2"=1'-0"
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2017 JAN 11 AM 11:03 AM
City of Ashland

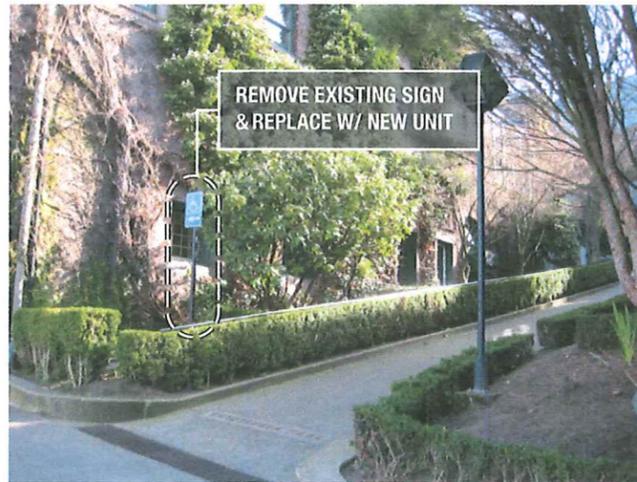
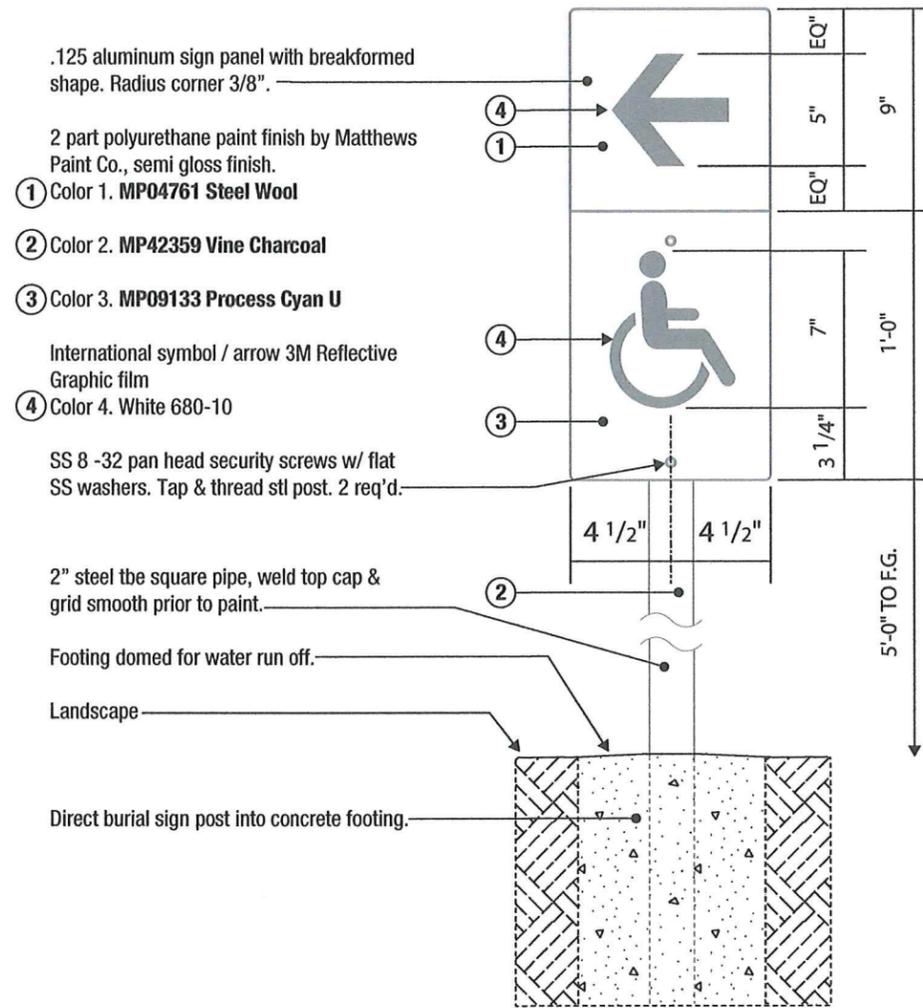
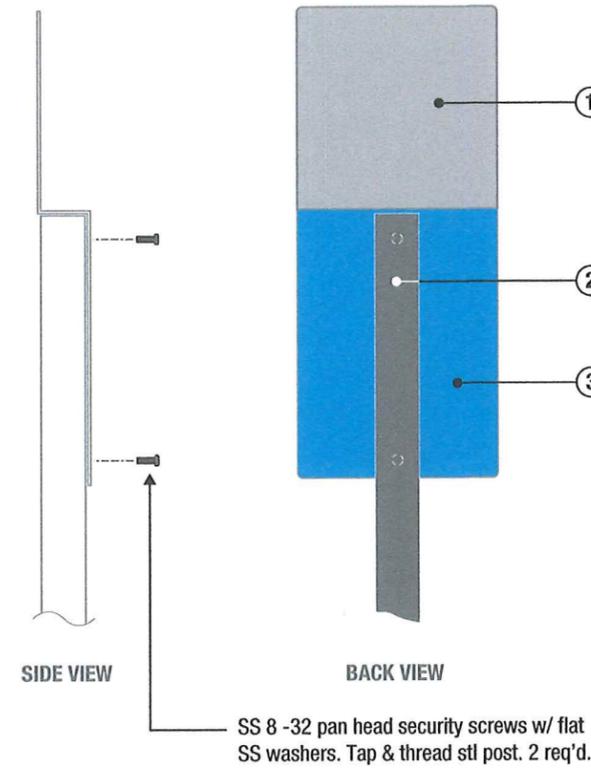


PHOTO EXISTING SIGN



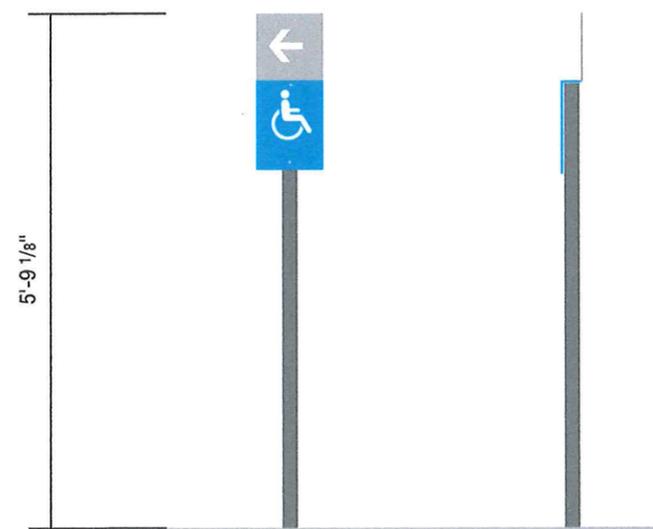
2 DETAIL / PEDESTRIAN ADA DIRECTIONAL
1 1/2 = 1-0"



SS 8 -32 pan head security screws w/ flat SS washers. Tap & thread stl post. 2 req'd.



1 PARTIAL PLAN / PEDESTRIAN DIRECTIONAL
1/8 = 1-0"



3 ELEVATION / PEDESTRIAN DIRECTIONAL
1/2 = 1-0"



AXONOMETRIC

DESIGN INTENT DRAWINGS
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date: 12/28/16
scale: AS NOTED
compiled by: KGA / E DIAZ

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OREGON SHAKESPEARE
FESTIVAL_R10.2

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City of Ashland

Ground Signs. (18.96.080B2)

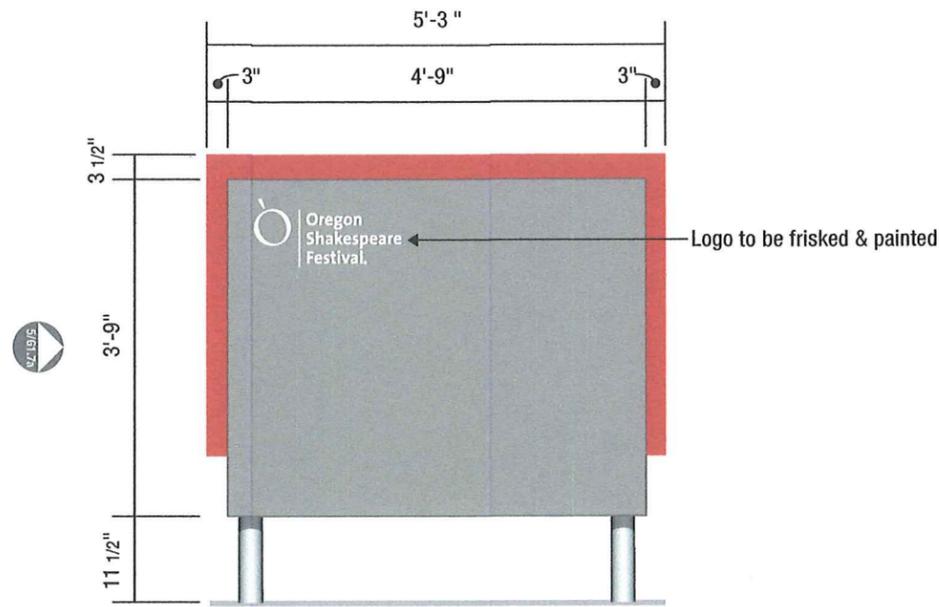
a. Number: One (1) sign, in lieu of a wall sign, shall be permitted for each lot with a street frontage in excess of 50 lineal feet. Corner lots can count one (1) street frontage.

b. Area: Signs shall not exceed an area of one (1) square foot for each two lineal feet of street frontage, with a maximum area of sixty (60) square feet per sign.

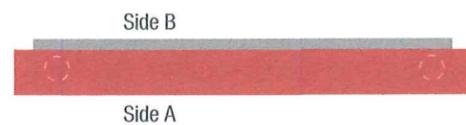
c. Placement: No sign is allowed beyond the property line of the premises.

d. Maximum height shall not exceed five (5) above grade.

Limitations: No movable copy, animated components, sound, or exposed sources of illumination.



1 ELEVATION / PEDESTRIAN DIRECTIONAL - SIDE B
1/2 = 1-0" **D3.1**



3 PLAN / PEDESTRIAN DIRECTIONAL
1/2 = 1-0" **D3.1**

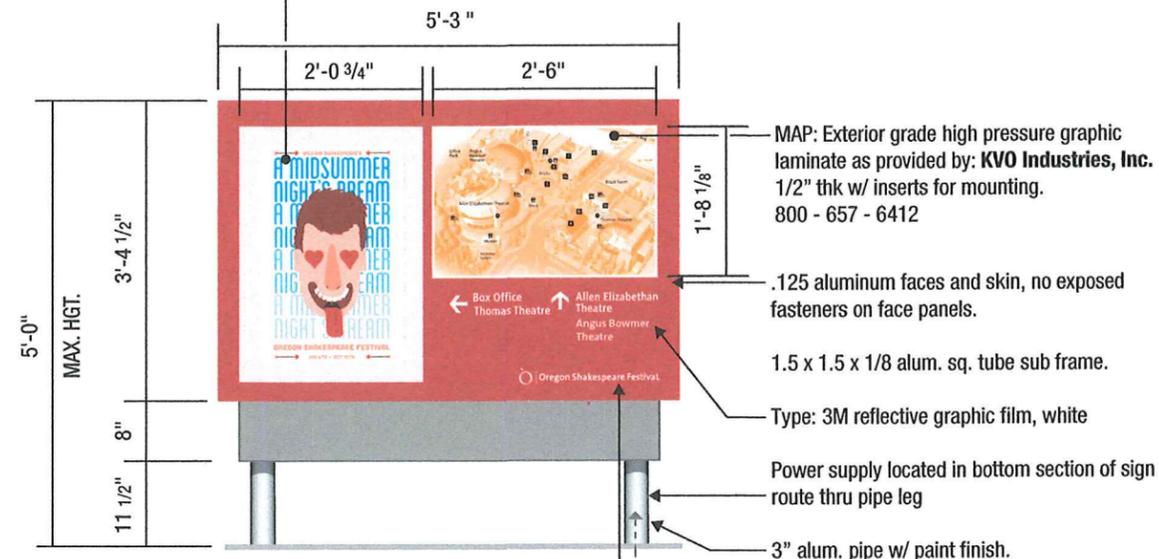


2 PERSPECTIVE VIEW/ PEDESTRIAN DIRECTIONAL **D3.1**

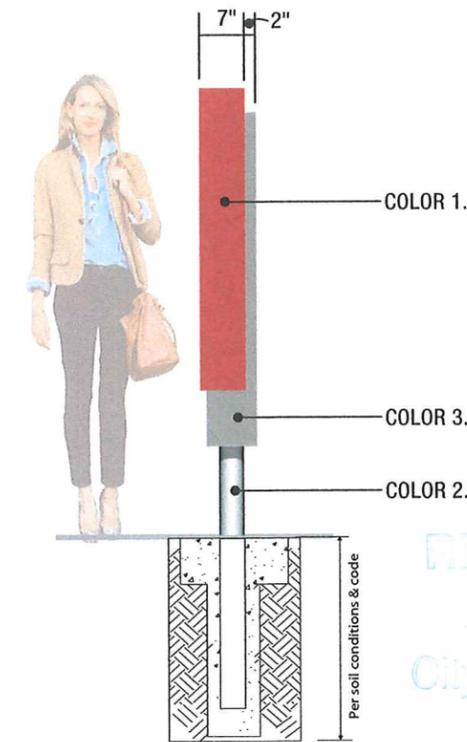
Large - Face Lit Outdoor Enclosed Poster Case.

Access Display Group, Inc.
151 South Main Street
Freeport, New York, 11520

Clear anodized aluminum.
Shatter Resistant 1/8" Acrylic Window.
Poster is face illuminated by light fixtures mounted and concealed to/by frame perimeter.
UL Rated for outdoor usage.



4 ELEVATION / PEDESTRIAN DIRECTIONAL - SIDE A
1/2 = 1-0" **D3.1**



5 SIDE VIEW
1/2 = 1-0" **D3.1**

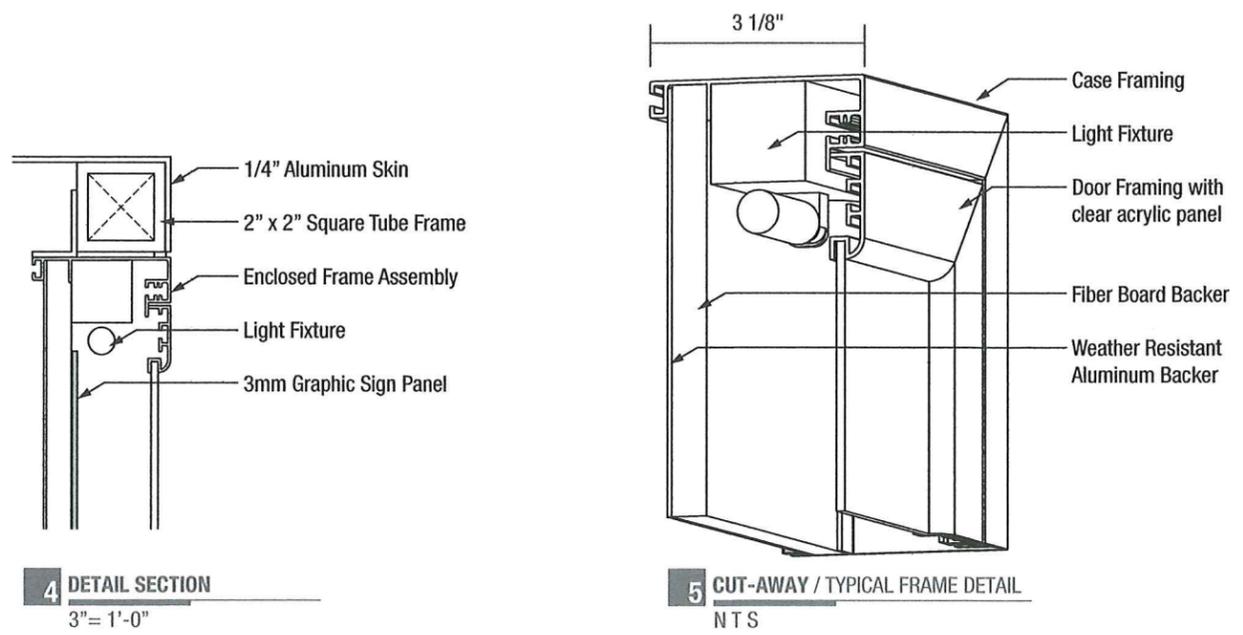
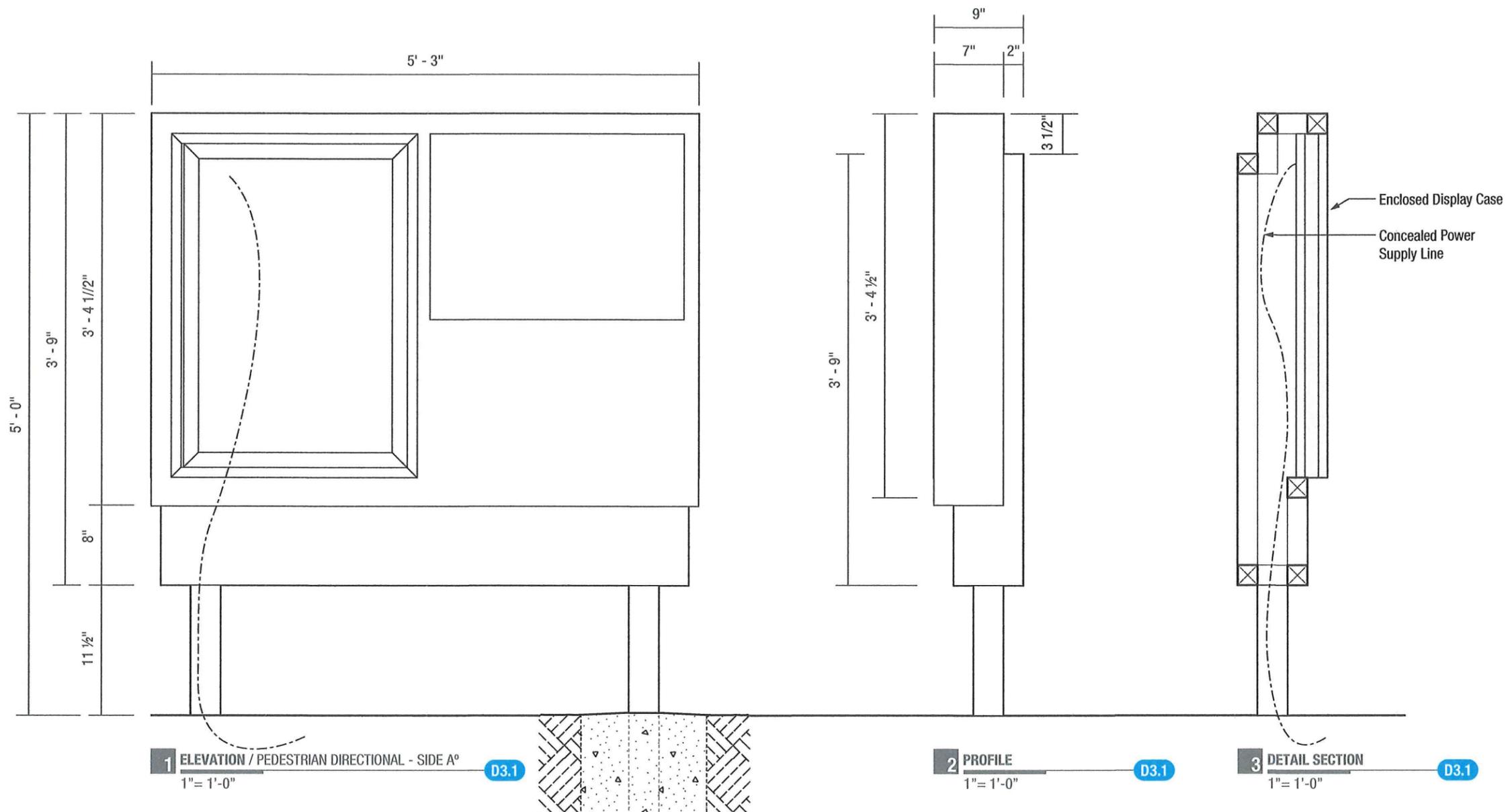
**DESIGN INTENT DRAWINGS
 for Review Only**

date: 12/28/16
 scale: 1/2"=1'-0"
 compiled by: KGA / E DIAZ

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**OREGON SHAKESPEARE
 FESTIVAL_R10.2**

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1. 1/8" thick alum. sheet 6061-T6 over alum structural frame.

2. 3M Scotchlite Reflective Film 680 type, color: **White**.

3. Concrete shall have a min. strength of 3000 PSI for footing / foundation sized to meet soil conditions & local building codes.

4. 2 x 2 x 1/8 alum. sq. tube sub frame.

5. All painted surfaces to use: Matthews Paint, www.matthewspaint.com. MAP (Matthews Acrylic Polyurethane) Satin Finish. Refer to MPC 101 Specifications.

6. Sign posts: 6061-T6 alum., round tube 3"x .188". Sign posts to be poured in place.

7. Conceal all fasteners where possible, any exposed fasteners shall be painted to match the surrounding color(s).

8. Font: Frutiger 67 Condensed, refer to: Sheet 4/G1.2.

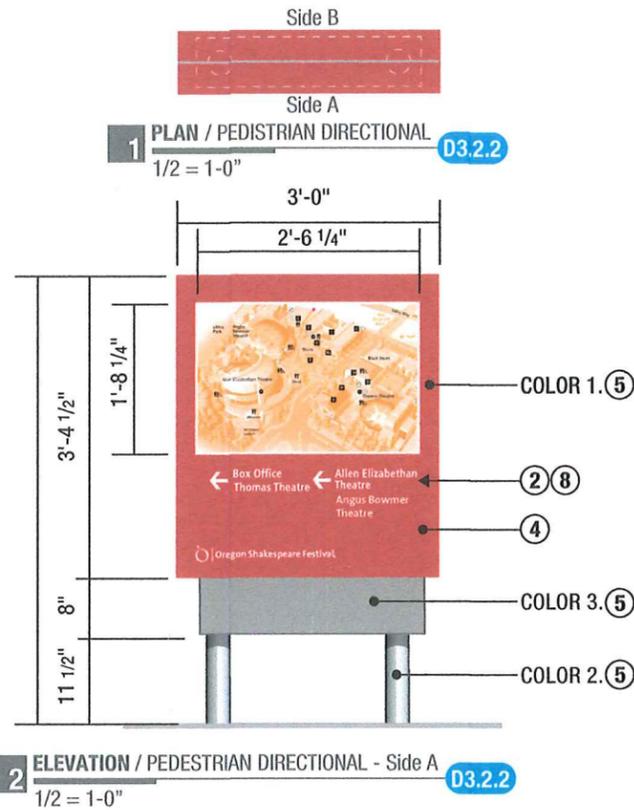
9. 1/4" X 1/4" reveal.

10. Recess map panel behind sign face.

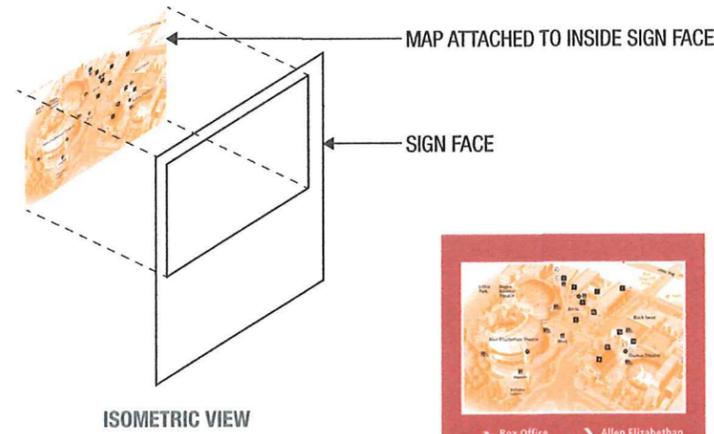
11. MAP: Exterior grade high pressure graphic laminate as provided by: **KVO Industries, Inc.** 1/2" thk w/ inserts for mounting. 800 - 657 - 6412

NOTE:

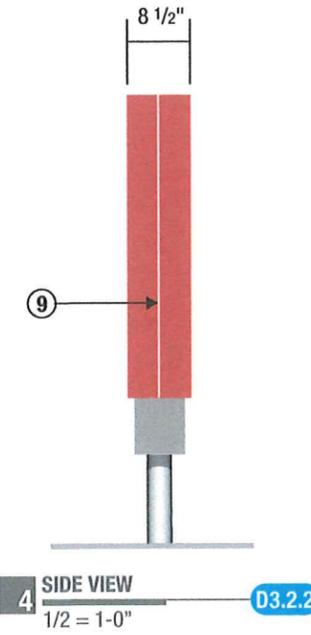
Fabricator is responsible for all structural engineering for maximum wind load (140 mph) and foundation compliance. All fasteners shall be 316 stainless steel. All galvanized components shall be hot dipped. All colors and graphic imagery shall receive the maximum UV protection. Sign is double sided.



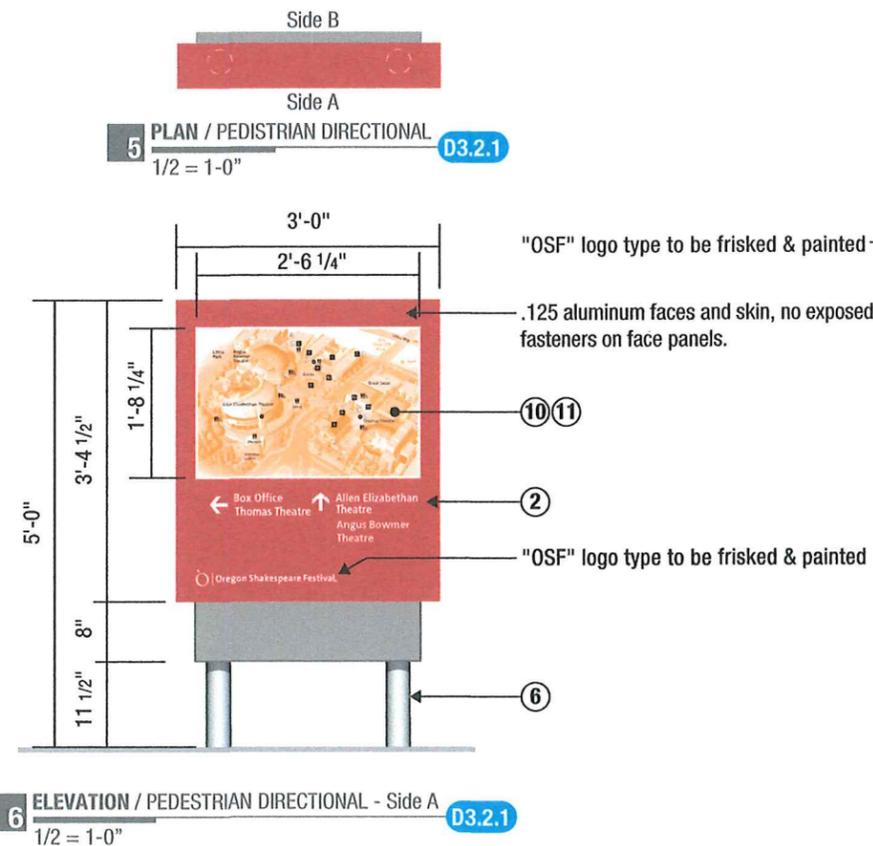
2 ELEVATION / PEDESTRIAN DIRECTIONAL - Side A
1/2 = 1-0" D3.2.2



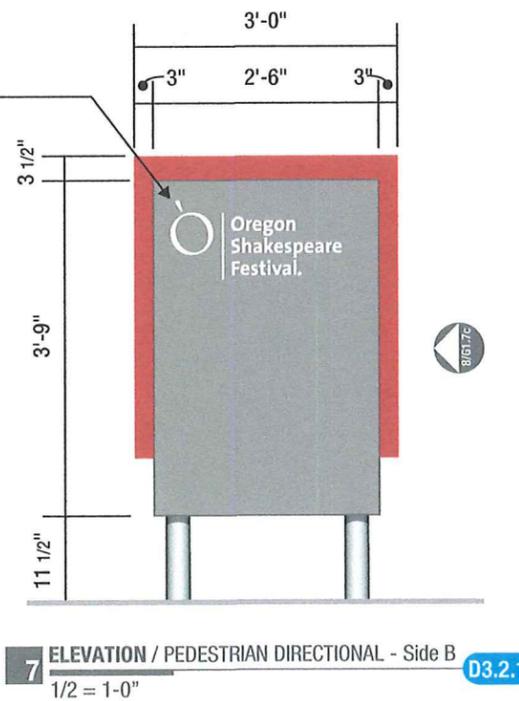
3 ELEVATION / PEDESTRIAN DIRECTIONAL - Side B
1/2 = 1-0" D3.2.2



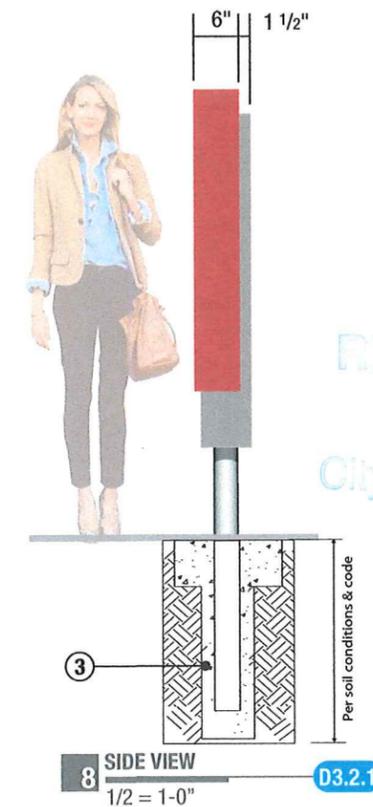
4 SIDE VIEW
1/2 = 1-0" D3.2.2



6 ELEVATION / PEDESTRIAN DIRECTIONAL - Side A
1/2 = 1-0" D3.2.1



7 ELEVATION / PEDESTRIAN DIRECTIONAL - Side B
1/2 = 1-0" D3.2.1



8 SIDE VIEW
1/2 = 1-0" D3.2.1

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for Review Only

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OREGON SHAKESPEARE
FESTIVAL_R10.2



AMBROSINIdesign
 1631 NW THURMAN ST
 PORTLAND OR 97209
 503 223 9399

Signage/Wayfinding
 Design Drawings

Walker Macy Landscape Architects

**DESIGN INTENT DRAWINGS
 for Review Only**

date: 12/28/16

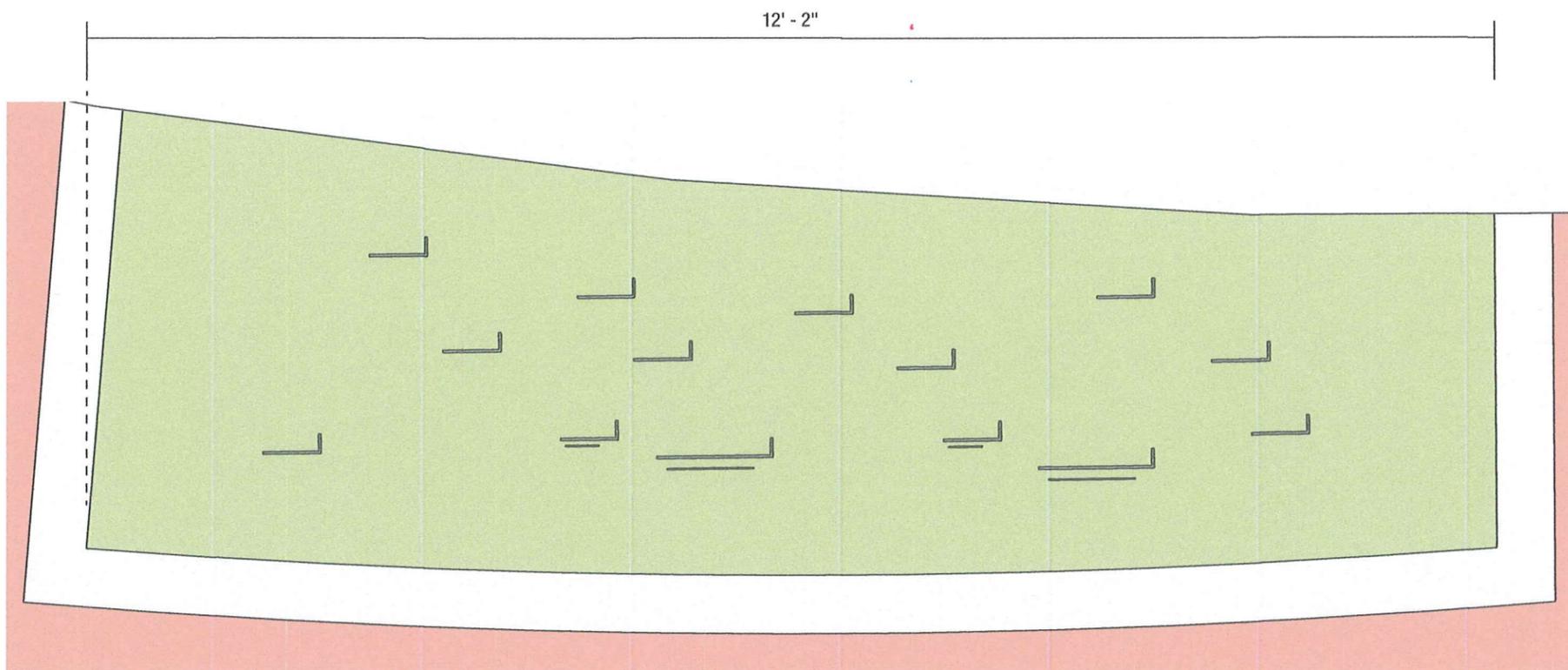
scale: AS NOTED

compiled by: KGA / E DIAZ

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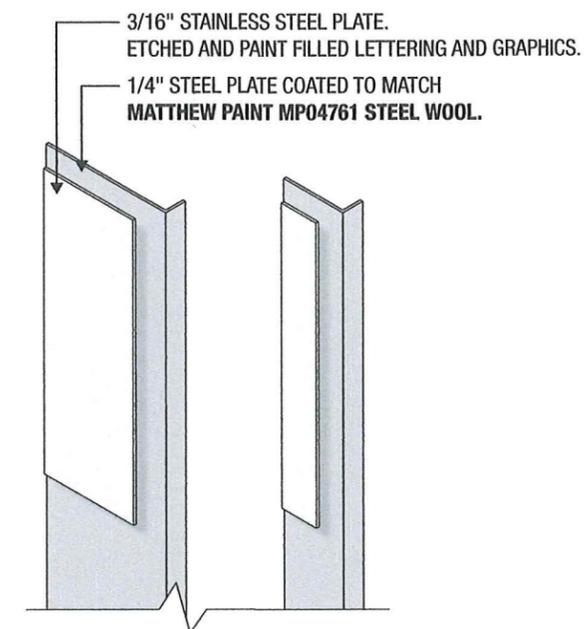
OREGON SHAKESPEARE
 FESTIVAL_R10.2

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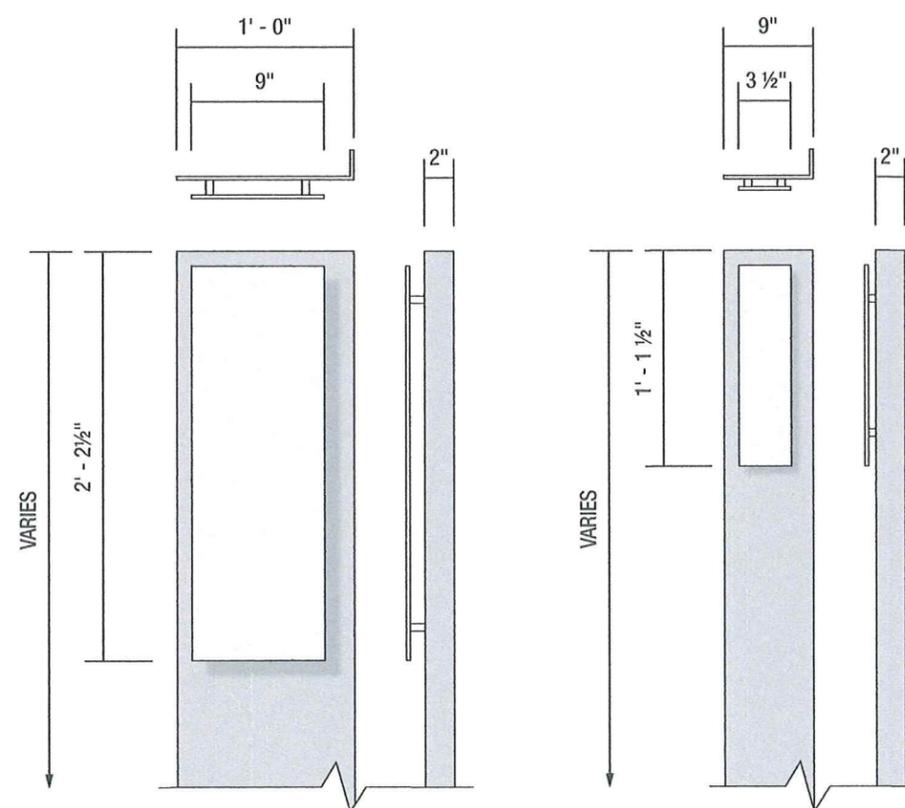
1 PARTIAL PLAN / INFORMATIONAL PLAZA SIGN
 3/4 = 1'-0"

D.6



2 RENDER / INFORMATIONAL PLAZA SIGN
 NTS

D.6



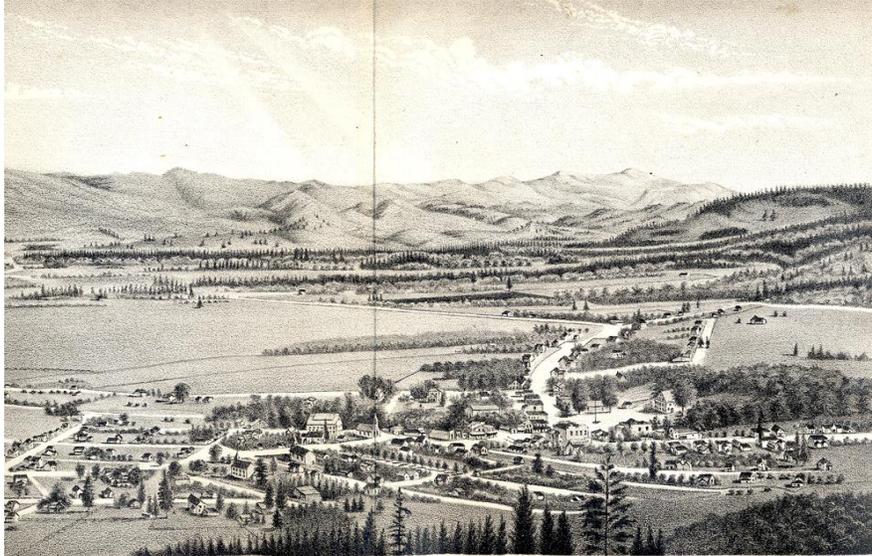
3 ELEVATION / INFORMATIONAL PLAZA SIGN
 1" = 1'-0"

D.6

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

February 2017



BIRD'S EYE VIEW OF ASHLAND, JACKSON COUNTY, OREGON.

Ashland Historic Review Board Schedule Meet at 3:00pm, Lithia Room*

February 9th	Terry, Sam, Keith
February 16th	Terry
February 23rd	Terry
March 2nd	Terry
March 9th	Terry

*Call 541-488-5305 to verify there are items on the agenda to review

HPW Nominations 2017

Theme: Discover America's Hidden Gems

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Permit number	Permit Address	Permit type code	Permit description	Approval state	Final date	Owner Last Name	Owner First Name	Owner Address	Exp date	Appdate	Customer Last Name	Issue date
2		ADDITION											
3	16-1664	320 Iowa	Addn	Addition and new roof	Issued	N/A	Gibbs	Frederick/Priscilla	320 Iowa	4/5/2017	9/2/2016	Same	
4	16-1617	74 Pine Street	Addn	Wet bar, bathrooms & bedroom	Issued	N/A	Boje	Marilyn	74 Pine				
5	16-1581	661 B Street	Addn	Accesory garage/studio	Issued	N/A	Adderson Builders		3144 Payne Road, Medford, OR	6/3/2017	8/18/2016	Lindemann	8/18/2016
6	16-1546	252 B Street	Addn	Addn & remodel of existing 3 unit building	Issued	Work has not started	Van Heuit	Kathleen		4/2/2017	9/7/2016	Kistler, Small & White (Jerome White)	10/4/2016
7	16-1444	119 N. Third	Addn	Small addition	Issued	11/23/2016	Hoyt	Michael/Kimberly	285 Surrey Drive, Jacksonville, OR	5/22/2017	7/28/2016	Drost Construction	7/28/2016
8	15-1547	236 Fifth	Addn	Complete remodel of house & 186 sq. feet added.	Issued	9/12/2016	Renwick	Allison	155 Sixth St, Ashland, OR			Same	
9	16-440	574 Allison	Addn	small addition on the main house	Issued	5/10/2016	DeMarinis	Sue	145 Normal Ave, Ashland, OR		3/10/2016	Same	
10	16-446	151 Coolidge	Addn	Addn	Issued	11/23/2016	Morrell/McRae		151 Coolidge, Ashland, OR		3/10/2016	Same	6/1/2016
11	16-451	124 Nutley	Addn	Addn	Issued	8/1/2016	Jacquot	Susan			3/10/2016	Hamlett Const	3/10/2016
12	16-213	111 Nursery	Addn	Addn	Issued	4/28/2016	Keffler	Craig/Lisa	111 Nursery, Ashland, OR 97520		2/4/2016	Same	2/4/2016
13	16-175	107 Sixth	Addn	Addition off the dining room	Issued	5/3/2016	Simon	Emily	107 Sixth St. Ashland, OR		1/28/2016	On Point Const	1/28/2016
14	16-895	868 A Street	Addn	Second floor addition	Issued	12/19/2016	Saturen	Steve	265 Steinman Dr. Ashland, OR		6/27/2016	Same	
15	16-604	746 C Street	Addn	Small addition and interior remodel	Issued	8/12/2016	Gahr	Phillip/Micaela	746 C Street		3/31/2016	Same	
16	15-2357	860 C Street	Addn	Addition	Issued	10/6/2016	Inget	Robert	1137 Old Hwy 99, Ashland, OR		12/22/2015	Ben Treiger	
17	14-1248	469 Allison	Addn	Addition for art studio	Issued	4/13/2016	Van Der Zee	Kirt/Lene	469 Allison, Ashland, OR		7/24/2014		
18	15-211	131 Meade	Addn	Addition	Issued	5/3/2016	Le	My	131 Meade, Ashland, OR		2/5/2015	Agakhanov	Vadim
19		COMMERCIAL											
20	16-802	15 S. Pioneer	Comm	The Bricks project	Issued	N/A	OSF	OSF	15 S. Pioneer			DeLong	9/23/2016
21	16-1391	175 N. Pioneer	Addn	Canopy for Gils	Issued	N/A	Bobbett/Yates	Evelyn/Joan	175 N. Pioneer, Ashland	5/16/2017		Senf	9/7/2016
22	15-1829	35 S. Second	Addn	Bar & Kitchen-Winchester Inn	Issued	N/A	MPM Invest	Same	35 S. Second	1/28/2016		MPM Investments	11/25/2015
23		ARU											
24	16-703	576 Allison		385 sq foot ARU	Final	7/6/2016	DeMarinis	Sue	145 Normal Ave			DeMarinis	4/26/2016
25	16-1465	278 B Street		Garage with ARU	Issued		Locklin	Kimberly	131 Meade	6/23/2017		Locklin	9/26/2016
26	16-1467	266 B Street		Garage with ARU	Issued		Locklin	Kimberly	131 Meade	6/23/2017		Locklin	9/26/2016
27		SFR											
28	16-274	229 W. Hersey		Single family home with attached ARU	Issued	N/A	RW Signature Properties	Randy		4/15/2017		Wallace	3/30/2016
29	16-765	292 B Street		Single Family Residence	Issued	N/A	Locklin	Kimberly	131 Meade	6/13/2017		Locklin	7/11/2016
30	16-1208	120 Sixth		Single Family Residence	Issued	N/A	Ross/Conaway	Cory/Greg	100 Sixth St	6/28/2017		On Point Construction	7/19/2016
31	16-1466	262 B Street		Single Family Residence	Issued	N/A	Locklin	Kimberly	131 Meade	6/13/2017		Same	
32	16-1496	872 Siskiyou		Single Family Residence	Issued	12/23/2016	Shrode	John	1235 Iowa St.	Finalled		Suncrest Homes-Charlie Hamilton	9/6/2016
33	16-1817	221 Oak St		Demo and rebuilding of new Single Family Residence	Issued	N/A	Spartan Ashland		66 Water St. Suite 200	6/6/2017		Bemis Development	11/1/2016
34	15-1601	160 Van Ness		New Single Family residence	Issued	8/22/2016	Downey	Sean/Julie	915 Oak St.		9/16/2015	Same	
35	16-1455	195 Morton		Single Family Residence w/ attached garage	Issued	N/A	Ghavam	Julie/Abdol	195 Morton	5/20/2017		Same	10/31/2016
36		MULTI-FAMILY											
37	16-272 & 273	229 W. Hersey		Buidling 1 (4 units) Building 2 (5 units)	Issued	N/A	RW Signature Prop		111 Coolidge	6/25/2017		RW Signature Properties	3/30/2016



ASHLAND HISTORIC COMMISSION Membership List

Commissioner's Name	Term Expiration	Mailing Address	Home Phone	Work Phone	E-Mail Address
Dale Shostrom Chairman	4-30-2018				shobro@jeffnet.org
Keith Swink	4-30-2018				kswink@mind.net
Sam Whitford	4-30-2018				skwhippet@mind.net
Terry Skibby	4-30-2018				terryskibby321@msn.com
Tom Giordano	4-30-2017				tomarch@charter.net
Bill Emery	4-30-2017				bill@ashlandhome.net
Taylor Leonard	4-30-2019				tttaylor1@yahoo.com
Piper Von Chamier	4-30-2019				piper@kencairnlandscape.com
Mark Schexnayder		City of Ashland Planning Dept.		552-2044	mark.schexnayder@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us