

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

May 6, 2015 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 April 8, 2015
- 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:** Carol Voisin
- V. **PLANNING ACTION REVIEW:**

PLANNING ACTION: PA-2015-00541
SUBJECT PROPERTY: 345 Lithia Way
APPLICANT: Kistler, Small, & White Architects for Double R Products
OWNER: Hays Oil
DESCRIPTION: A request for a modification of a previously approved Site Review approval (PA-2014-01226) to convert the Lithia Way Texaco located at 345 Lithia Way into a retail and restaurant establishment. The proposal is to add an outdoor seating area adjacent to the building on the south façade adjacent to Lithia Way and a modification to the proposed exterior finishes.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS:** 1801

PLANNING ACTION: PA-2015-00542
SUBJECT PROPERTY: 231 Gresham
OWNER/APPLICANT: Ben Bryan
DESCRIPTION: A request for a Conditional Use Permit to operate a one-unit Travelers Accommodation with the property owner residing on-site for the property located at 231 Gresham. The proposed accommodation unit will be located within the existing residence. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Multi-family; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09CA **TAX LOT:** 7200;
- VI. **OLD BUSINESS:**
 - A. Iron Mike
- VII. **NEW ITEMS:**
 - A. Review Board schedule.
 - B. Project Assignments for planning actions.
 - C. Historic Preservation Week
- VIII. **DISCUSSION ITEMS:**
 - A. Downtown Beautification discussion
- IX. **COMMISSION ITEMS NOT ON AGENDA:**
- X. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone number is 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title1).

ASHLAND HISTORIC COMMISSION
Meeting Minutes

April 8, 2015

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

REGULAR MEETING - CALL TO ORDER 6:00p.m.

SISKIYOU ROOM in the Community Development/Engineering Services Building, at 51 Winburn Way.

COMMISSION MEMBERS PRESENT

Mr. Skibby, Mr. Shostrom, Mr. Swink, Mr. Whitford, Mr. Giordano, Ms. Kencairn, Mr. Ladygo, Mr. Emery

COMMISSION MEMBERS ABSENT

Ms. Renwick (E)

COUNCIL LIAISON

Carol Voisin

STAFF PRESENT

Staff Liaison: Amy Gunter, Clerk: Regan Trapp

APPROVAL OF MINUTES:

Mr. Giordano approved minutes from March 4, 2015. Ms. Kencairn seconded. Mr. Whitford abstained. No one opposed.

PUBLIC FORUM:

There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT:

Ms. Voisin gave the council liaison report. She explained that the City Council will host an event to honor volunteers on August 30th. More info will be provided at a later date. Council appointed Tighe O'Meara as the new acting police chief in lieu of Chief Holderness' retirement. Ms. Voisin stated that the City Council awarded a \$75,000 grant to the Public Arts Commission for an art project that is near the Varsity Theater. She added that the Beautification Commission projects have been delayed until September of 2015. Ms Voisin went on to say that Capital improvement projects were passed totaling 35 million dollars. She reported that the welcome center government agreement will be negotiated for paid staff with some added stipulations that the council agreed on. Lithia artisans market will hang pennants on 2 light poles on Winburn Way. The chamber has been exempted from paying the \$1800 special event fee for the Children's Halloween parade. The City council approved the 2nd reading of the short term rental ordinance. The decision states that there will be no short term rentals in R- 1 zones and they extended short term rentals in R-2 and R-3 with no restrictions.

Mr. Skibby read aloud the procedures for public hearings.

PLANNING ACTION REVIEW:

PLANNING ACTION: 2015-00374

SUBJECT PROPERTY: 160 Lithia Way

OWNER/APPLICANT: Doug & Dionne Irvine

DESCRIPTION: A request for a modification of a previous Site Review and Conditional Use Permit approval (PA #2012-00740) which allowed construction of a new 13,800 square foot, three-story mixed-use building on the vacant property located at 160 Lithia Way. The modification proposed is limited to enclosing six of the site's seven parking spaces, which are located off of Will Dodge Way at the rear of the site and which are intended to provide required parking for hotel guests. Roll-up coil doors will be installed to provide added security for guest vehicles. These doors are proposed to remain open during typical business hours, but would close at night and allow for restricted guest access with the entry of a key code. A required ADA-accessible parking space would remain open at all times. **COMPREHENSIVE PLAN DESIGNATION:** Downtown Commercial; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09 BA; **TAX LOT:** 10800

Ms. Gunter gave the staff report for PA-2015-00374.

Mr. Skibby opened the public hearing. No one was wishing to speak. Mr. Skibby closed the public hearing and opened for commission comments.

Mr. Shostrom motioned to approve PA-2015-00374. Ms. Kencairn seconded. No one opposed.

PLANNING ACTION: PA-2015-00541

SUBJECT PROPERTY: 345 Lithia Way

APPLICANT: Kistler, Small, White Architects for Double R Products

OWNER: Hays Oil

DESCRIPTION: A request for a modification of a previously approved Site Review approval (PA-2014-01226) to convert the Lithia Way Texaco located at 345 Lithia Way into a retail and restaurant establishment. The proposal is to add an outdoor seating area adjacent to the building on the south façade adjacent to Lithia Way and a modification to the proposed exterior finishes.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1;

ASSESSOR'S MAP: 39 1E 09BD; **TAX LOTS:** 1801

Ms. Gunter gave the staff report for PA-2015-00541.

Mr. Skibby opened the public hearing. No one was wishing to speak. Mr. Skibby closed the public hearing and opened for commission comments.

The Historic Commission found that the proposal did not comply with the Historic District design standards for commercial development (AMC 18.4.2.060.C) They found that the wood elements being added were out of scale proportion wise and that the wood and the patterned tile were incompatible with the original architectural character of the building. It was suggested that the tile be monochromatic or a single color and that stucco with control joints or rivulets would create a simple façade, more appropriate for the downtown historic district.

Mr. Shostrom motioned to deny PA-2015-00541. Mr. Whitford seconded. No one opposed.

PLANNING ACTION: PA-2015-00493

SUBJECT PROPERTY: 37 North Main Street

APPLICANT: Robert Saladoff, Architect

OWNER: Evey & Victor Szanto

DESCRIPTION: A request for Site Design Review to permit a tenant improvement of the property located at 37 North Main Street to include an interior remodel to create two tenant spaces, associated accessibility improvements, and changes to the façade including alteration to the entry

and the addition of new awnings. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOTS:** 8600

Ms. Gunter gave the staff report for PA-2015-00493

Mr. Skibby opened the public hearing.

Robert Saladoff, architect, residing at 3519 NE 15th Ave, Portland, OR. Mr. Saladoff spoke about the tenant improvement at 37 North Main Street.

Mr. Skibby opened for questions from the commission to the applicant.

Mr. Skibby opened up to the public for comments.

Ann Wilton, renter of 37 N. Main, and owner of Renaissance Rose, read a letter from Grantland, Blodgett, Shaw & Abel, LLP into record. Ms. Gunter took the letter in for review by the planner and the legal department.

Mr. Skibby opened up to commission comments.

Ms. Kencairn motioned to approve as designed, Mr. Shostrom seconded. No one opposed.

OLD BUSINESS:

There was no old business to discuss.

NEW ITEMS:

- A. Review Board schedule.
- B. Project Assignments for planning actions.
- C. Historic Preservation Week: Winner selection and description blurb assignments
 - 522&528 Rock** – Mr. Shostrom, Mr. Emery
 - 14 Calle Guanajuato**- Mr. Whitford
 - 175 Lithia Way** – Mr. Shostrom
 - 5 B Steet** –Mr. Giordano
 - 56 Church** – Mr. Swink
 - Civic Award** - Ms. Kencairn
 - Individual Award**- Mr. Ladygo

The mayor will conduct the awards presentation along with Mr. Shostrom and the consultant for the CLG (Matt Davis). Mr. Skibby will give a short opening statement. Mr. Skibby will take pictures of all the properties and awards recipients.

The presentation to the City Council will be moved to May 5, 2015. Mr. Swink will give the presentation to Council.

DISCUSSION ITEMS:

- A. **Downtown Beautification discussion**
Ms. Kencairn suggested tabling this until May when she has more time to discuss this.
- B. **Wildfire Lands update-Wildfire Hazard Zone Evaluation**
Brandon Goldman senior planner for City of Ashland and Margueritte Hickman Fire Marshall for City of Ashland gave the presentation. They discussed the wildfire lands

overlay and existing standards for development in the wildfire land areas. They discussed this in depth and answered questions from the commission. They will develop a webpage for all of information and data collected. They are interested in any feedback from the Commission and want to hear from everyone. Ms. Hickman requested that if anyone else has questions or comments to please email the fire department.

COMMISSION ITEMS NOT ON AGENDA:

The commission raised concerns about work being done without permits at 60 Alida and 685 E. Main. Ms Gunter stated that she would look into this with Mr. Flynn, code enforcement officer for the City Of Ashland.

Review Board Schedule

April 9 th	Terry, Bill, Andrew
April 16 th	Allison, Terry, Tom
April 23 rd	Terry, Sam, Andrew
April 30 th	Allison, Terry, Kerry
May 7 th	Terry, Sam, Keith

Project Assignments for Planning Actions – Review Update

PA-2014-01956	Lithia & First	All
PA-2014-01880	280 Liberty	Skibby
PA-2014-00725	469 Allison	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St	Whitford
BD-2013-00813	374 Hargadine	Swink
PA-2013-01388	14 Calle Guanajuato(Sandlers)Restaurant	Renwick
PA-2013-01421	270 N. First St.	Renwick
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Not Assigned
PA-2015-00541	345 Lithia Way	Giordano
PA-2015-00493	37 N. Main	Skibby

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for May 6, 2015, 6:00 pm.

There being no other items to discuss, the meeting adjourned at 8:06pm.

Respectfully submitted by Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-00541

SUBJECT PROPERTY: 345 Lithia Way

OWNER/APPLICANT: Hays Oil/Kistler, Small & White Architects for Double R Products

DESCRIPTION: A request for a modification of a previously approved Site Review approval (PA-2014-01226) to convert the Lithia Way Texaco located at 345 Lithia Way into a retail and restaurant establishment. The proposal is to add an outdoor seating area adjacent to the building on the south façade adjacent to Lithia Way and modification to the proposed exterior finishes. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1;

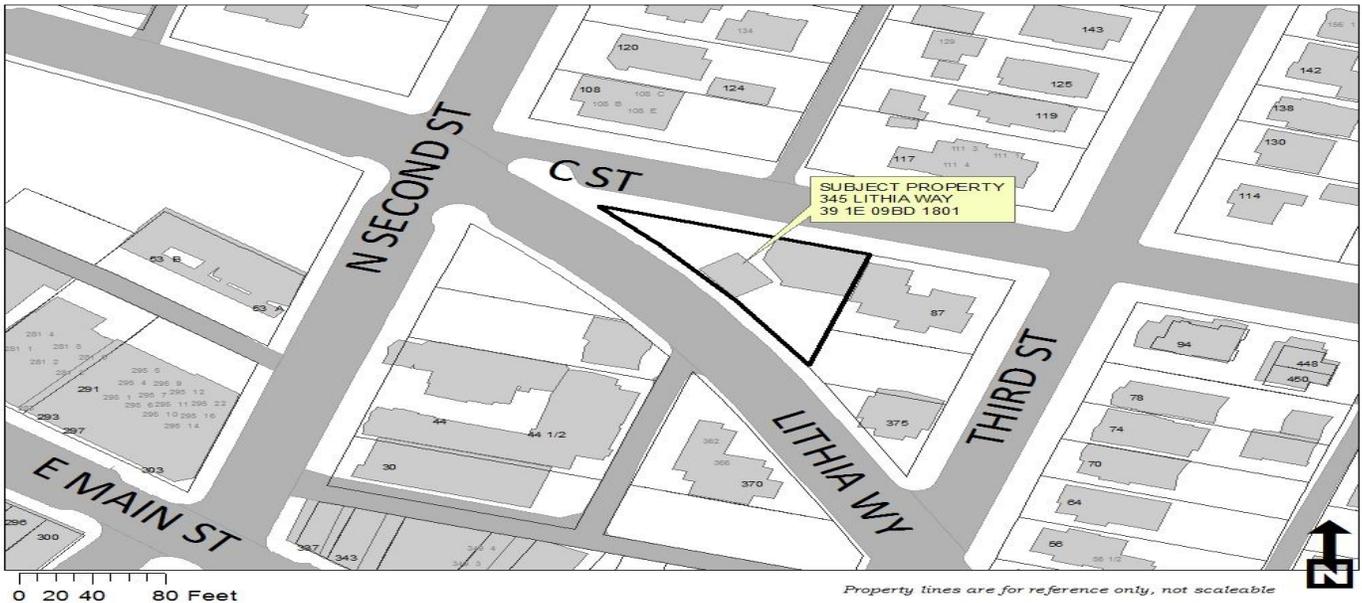
ASSESSOR'S MAP: 39 1E 09BD; **TAX LOTS:** 1801

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, April 8, 2015 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, April 9, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room) located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: April 1, 2015

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: April 15, 2015



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 18.108.040)

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 Approval Criteria

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.

April 28, 2015

CITY OF ASHLAND
HISTORIC COMMISSION

**Request for a Modification to an Approved Planning Action
for
Growler Guys**

Project Description and Findings of Fact

DATE: April 28, 2015
APPLICANT: Butch Price
AGENT: Kistler Small White Architects
66 Water Street, Suite 101
Ashland, Oregon 97520
Contact: Matthew J. Small
PROJECT ADDRESS: 345 Lithia Way, Ashland, Oregon
MAP AND TAX LOT: Map# 391E09BD Tax Lot# 1801
ZONING DESIGNATION: C-1 - Commercial
SPECIAL DESIGNATIONS: Downtown Historic District

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I. PROPERTY NARRATIVE:

The Applicant requests approval of a "Modification to an Approved Planning Action" to revise the exterior design of the previously submitted Growler Station. Revisions include modifications to the exterior finishes, the window treatment and the design/location of the outdoor seating area.

*"When rehabilitating a building, it is essential to protect those portions or features which convey its historical, cultural, and architectural character. These are the very features through which the visual integrity and the economic value of the building are preserved. Modern elements shall only be introduced when absolutely necessary and in a manner which is sympathetic to the original design."
City of Ashland Land Development Code*

The proposed design is guided by two primary and very simple design considerations - (#1) the desire to retain the character of the existing gas station and (#2) create a building that would be attractive to customers and present architectural imagery consistent with the proposed use.

To those ends the design proposes to alter the existing structure *as little as possible* while at the same time creating a building facade that is welcoming and of a scale appropriate for attracting the desired cliental - of course, also recognizing its place within the historic district of Ashland. The main components of the exterior design are few and include the following:

- ❖ a horizontal, 2x6 cedar screen attached to portions of the north, south and west elevations of the building. The screen is designed with a 1 1/2" gap between the slats. The slats will be attached to vertical furring strips which are in turn attached to the existing concrete masonry (cmu) wall resulting in a roughly 1 1/2" off set from the building. The gaps and off set provide a transparency to the screen allowing the existing structure to peer through. In addition, the screen is held 12" above the existing bottom of the cmu wall and roughly 2'-6" below the existing cornice, again, allowing the existing structure to maintain its original stature.
- ❖ ceramic tile encompassing a small portion of the west elevation located at the proposed entry into the business.
- ❖ a slender steel and wood entry canopy.
- ❖ an outdoor seating area consisting of a steel and wood trellis, concrete paver flooring, horizontal cedar railing and (2) gas fire tables/pits.
- ❖ replacement of the (2) overhead doors facing Lithia Way with new, all glazed, clear anodized aluminum framed overhead doors. These doors will remain operable and provide great access to the outdoor seating area.
- ❖ paint.

It is worth mentioning that the footprint of the existing gas station will not be altered and that the proposed changes effect only a small percentage of the structure. It is the full intent and desire of the Applicant that once the proposed design is carried through one will recognize the finished project as having formally been a gas station.

II. CHAPTER 18.4.2 - BUILDING PLACEMENT, ORIENTATION AND DESIGN

18.4.2.040.B NON - RESIDENTIAL DEVELOPMENT/BASIC SITE REVIEW STANDARDS:

1. Orientation and Scale:

- a. The existing orientation faces the street and will not be altered. The existing parking and vehicular circulation will not be altered.
- b. The existing facade arrangement will not be altered.
- c. The existing building entrance has been modified slightly, however the entrance remains oriented towards Lithia Way with direct access to a public sidewalk. A proposed tile accent wall and entry canopy furthers the sense of entry into the building.
- d. The existing setback is already established and will not be altered.
- e. The building entrance faces Lithia Way, the primary street.
- f. It is the intent of the Applicant to use the existing sidewalk.
- g. N/A

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2. *Streetscape:*

The Applicant is proposing to plant city approved street trees in the existing planter along Lithia Way.

3. *Landscaping:*

The existing site does not have any landscaping. We are proposing to add approximately 250 sq ft of landscaping to accommodate the street trees mentioned above. An irrigation system will be installed with the new landscaping as well as water conservation procedures as required. In addition, a new trellis is proposed that will be able to support a growing vine.

4. *Designated Creek Protection:*

N/A

5. *Noise and Glare:*

With the change of use, the site will produce less noise than the current use. New exterior lighting will be shielded and will comply with section 18.4.4.050.

6. *Expansion of Existing Sites and Buildings:*

N/A

18.4.2.040.C NON - RESIDENTIAL DEVELOPMENT/DETAILED SITE REVIEW STANDARDS:

1. *Orientation and Scale:*

- a. Existing site does not meet a FAR of .5 due to parking requirements given the shape of the site. Our proposal adds 640 sqft of outdoor seating area which helps increase the FAR.
- b. Not applicable, building is less than 100' in length.
- c. Roughly 32% of the wall area facing Lithia way is scheduled to be glass.
- d. The main entry into the building is emphasized with a strong transition in material from a cmu/ wood screen to a decorative ceramic tile. In addition, the main door has been painted an accent color with an entry canopy overhead that matches the proposed trellis.
- e. N/A
- f. The proposed design includes an entry canopy and a trellis located over a proposed outdoor seating area. Both design elements will provide shade to patrons.

2. *Streetscape:*

- a. The outdoor seating area is scheduled to have a floor finish of pavers and grass to help differentiate it from the parking lot.
- b. The existing site/building do not meet this criteria, however the proposed outdoor seating area is located on the street side of the building and easily seen and accessed from the public sidewalk.

3. *Buffering and Screening:*

- a. The proposed new trellis has a vertical component that will help screen the neighboring property to the east. also, please note that there is sufficient landscaping on adjacent lots to meet this requirement.
- b. Existing landscaping on adjacent lots is sufficient to meet this requirement. We are adding 3 trees that will help provide additional screening from Lithia Way.

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4. *Building Materials:*

- a. The proposed design offers a variety of materials intended to create relief against the existing painted cmu wall. The area well exceeds the required 15%. The proposed materials include the following:
 - proposed 2x6 wood screen
 - proposed decorative ceramic tile
 - an existing metal cornice will be retained and painted
 - proposed fully glazed overhead doors
- b. A bright accent color is proposed for the main door only to enhance the sense of entry into the facility.

18.4.2.050.B HISTORIC DISTRICT DEVELOPMENT/HISTORIC DISTRICT DESIGN STANDARDS:

1. *Transitional Areas:*

The location of the existing building may be considered occupying a transitional zone between the downtown commercial area and the adjacent residential area on 'C' Street. The proposed design wraps a wood screen from the front west and south elevations (facing Lithia Way) around the corner to the northwest corner to the north elevation facing 'C' Street. This design element serves to bridge the south, west and north elevations together as well as offering a relief of the blank cmu wall currently facing the residents along 'C' Street.

2. *Height:*

The existing height of the building is unchanged and the height of proposed trellis and entry canopy are consistent with the design of the existing building.

3. *Scale:*

The scale of the existing structure has been modified with the addition of the new wood screen, decorative tile, entry canopy and trellis. With these proposed additions the scale of the primarily concrete block building has been reduced to a scale that is more compatible with its proposed use as a drinking establishment. One primary goal of the design is to do this without compromising the character of the original gas station building.

4. *Massing:*

A primary objective of the design was to reduce the overall massing of the monolithic concrete block building to one that would be more compatible within its historic context as well as to address the building's need to be welcoming to its future patrons. This is accomplished with the addition of the wood screen, glazed overhead doors, wood/steel trellis, entry canopy and the decorative tile by adding texture and color to an otherwise very plain building.

5. *Setback:*

The setback of the existing building will not be altered. The Applicant believes that the current setback is appropriate for gas stations and therefore important to maintain given the desire to retain the character of the original structure.

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6. *Roof:*

The roof form of the existing building will not be altered. The Applicant believes that maintaining the existing flat roof is consistent with the desire to retain the original character of the old gas station.

7. *Rhythms of Openings:*

The existing openings, in particular the overhead garage doors, clearly speak to the building's original use as a gas station. It therefore became apparent that the Applicant would like to keep as many of the original openings as feasible.

8. *Base or Platforms:*

The Applicant believes that the existing gas station does not lend itself easily to the traditional "base, shaft, cap" design that this code section refers to, however the placement of the new wood screen provides a 12" space below it creating the perception of a base.

9. *Form:*

The form of the existing structure will not be altered in an effort to retain the original character of the gas station. The Applicant believes that maintaining the existing gas station form as much as possible is a design strategy consistent with the intent of the Ashland design codes.

10. *Entrances:*

The entrance into the proposed facility is clearly defined with the new wood screen, the new decorative tile, the accent painted front entry and the wood/steel canopy over the entry.

11. *Imitation of Historic Features:*

The proposed design strives to honor the character of existing gas station and has avoided references to any traditional historic elements. The design however does attempt to respond to the less traditional architectural influence of buildings such as the Oak Street Tank and Steel building.

12. *Additions:*

The proposed design does not include an addition per se but does include the proposed outdoor seating area and trellis. The outdoor seating was located fronting Lithia Way in an effort to attract cliental and to provide interest to the building's front elevation. Its location is also adjacent to the two existing overhead doors allowing easy access between the inside and outside spaces.

13. *Garage Placement:*

N/A

18.4.2.050.C HISTORIC DISTRICT DEVELOPMENT/REHABILITATION STANDARDS FOR EXISTING BUILDINGS AND ADDITIONS:

1. N/A

2. *Rehabilitation Standards:*

a. The proposed design does not attempt to replicate a historic architectural style but rather strives to introduce design elements that are sympathetic to the original gas station architecture.

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- b. The original metal cornice and cmu will be retained and painted. Two of the existing overhead doors will be replaced with new fully glazed overhead doors - the opening sizes will remain the same.
- c. The existing cmu walls that are scheduled to remain will be painted to match the existing finish. The proposed design includes a new decorative tile finish that is intended to call attention to the primary entry into the facility as well as to add texture and complexity to an otherwise monolithic expanse of painted cmu.
- d. The proposed design does include wood siding.
- e. The proposed exterior wall colors will complement those of the existing structure.
- f. Imitative materials will not be used. The proposed materials of cedar, steel and decorative tile represent a simple palette. It is the intent of the proposed design to allow the expression of each material without ornament as a gesture to the simple and unadorned forms of the original gas station.
- g. The proposed windows will be aluminum storefront windows which are compatible with the commercial character of the original gas station.
- h. The existing roof will not be altered.
- i. N/A
- j. The simple, clean (unadorned) design of the new entry canopy and outdoor seating trellis is compatible with the simple cmu building.
- k. N/A

18.4.2.060.C DOWNTOWN ASHLAND/DOWNTOWN DESIGN STANDARDS:

1. *Height:*

The existing height of the building is unchanged and the height of proposed trellis and entry canopy are consistent with the design of the existing building.

2. *Setback:*

- a. The existing setback will not be changed. The Applicant believes the existing setback is consistent with the original use of the building as a gas station.
- b. A sense of entry was created for this facility with the strategic placement of a decorative tile and an entry canopy. The decorative tile interrupts the placement of the proposed wood screen furthering this sense of entry. The entry canopy design matches the proposed wood /steel trellis and complements the design of the wood screen that wraps the northwest corner of the building. The Applicant is also proposing an accent color for the main entry door to further accentuate the facility's place of entry.
- c. N/A

3. *Width:*

- a. The width of the existing building will not be altered.
- b. The width of the existing building will not be altered.

4. *Openings:*

- a. The ground level windows for this project are minimally revised.

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- b. The existing openings, in particular the overhead garage doors, clearly speak to the building's original use as a gas station. It therefore became apparent that the Applicant would like to keep as many of the original openings as feasible.
- c. N/A
- d. The existing windows were only slightly modified in an effort to retain the character of the original gas station.
- e. The proposed main entry door is an aluminum framed, fully glazed storefront door.
- f. The proposed design adds a lot of texture, color and complexity to the street side of the existing building. The elements include the outdoor seating area, gas fire tables, steel/wood trellis, entry canopy, wood screen and decorative tile.

5. *Horizontal Rhythms:*

- a. N/A
- b. N/A
- c. The Applicant believes that the existing gas station does not lend itself easily to the traditional "base, shaft, cap" design that this code section refers to, however the placement of the new wood screen provides a 12" space below it creating the perception of a base.

6. *Vertical Rhythms:*

- a. N/A
- b. N/A

7. *Roof Forms:*

The existing roof form is flat with a surrounding parapet consistent with that of a traditional gas station. The roof from will not be changed.

8. *Materials:*

- a. The Applicant believes that the use of the traditional materials listed in this section of the code, (i.e. stucco, stone, brick) would be incompatible with the character of the existing mid century gas station. The Applicant strongly favors a design that allows the integrity of the original structure to come through and further believes that the introduction of stucco, stone and/or brick would not be compatible with that goal. The proposed materials were chosen and applied in an effort to allow the original structure to be fully expressed while at the same time adding a scale, texture and complexity to an otherwise bland painted cmu wall. These materials may not be consistent with the more traditional examples of historic architecture found in Ashland however the Applicant believes that these materials do reflect another architecturally historic style in Ashland, one that is better suited for an old gas station. It is the architecture of old horizontal wood railings, old barns and the patched building facades of Ashland's many alleyways.
- b. The proposed design introduces a handful of different materials applied to the existing structure in a method intended to add interest and complexity while preserving the visual integrity of the original building. The materials are common and reference historic elements throughout Ashland but are applied to the building in a contemporary manner.

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9. *Awnings, Marquees or Similar Pedestrian Shelters:*

- a. The proposed design includes an outdoor seating area with an overhead trellis oriented towards Lithia Way. The simple design of the trellis is intended to compliment the simple design of the existing structure. In addition, the wood component of the trellis visually connects the trellis to the proposed wood screen wrapped around the building's northwest corner. The outdoor seating area and trellis offer a method of relief to the street facing facade of the original building.
- b. N/A
- c. N/A

10. *Other:*

- a. The proposed design places the majority of the modifications on the Lithia Way facing south and west elevations. The design also wraps the northwest corner of the building addressing the 'C' Street side. The east elevation and a majority of the "C" Street elevation, representative of the rear and side elevations of the structure, are minimally treated.
- b. This code section gets to the heart of the Applicant's proposed design. The Applicant believes that the proposed design not only respects and maintains the visual integrity of the original gas station but enhances it. It does this by borrowing historic architectural elements from the older, "working class" structures throughout Ashland and placing them on the existing building. This architectural treatment adds complexity, color and texture not unlike that found in the above referenced "working class" buildings while maintaining the visual integrity of the original building.
- c.
- d. The proposed design does not change the existing parking and/or on site traffic patterns.
- e. The Applicant proposes to plant new trees in the existing planter along Lithia Way. The shade provided by these trees will offer an amenity to those pedestrians passing this way. The existing planter also provides a nice place for pedestrians to sit.
- f. N/A

11. *Exception to Standards:*

N/A

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Prepared and Respectfully Submitted by:



Matthew J. Small, Principal Architect

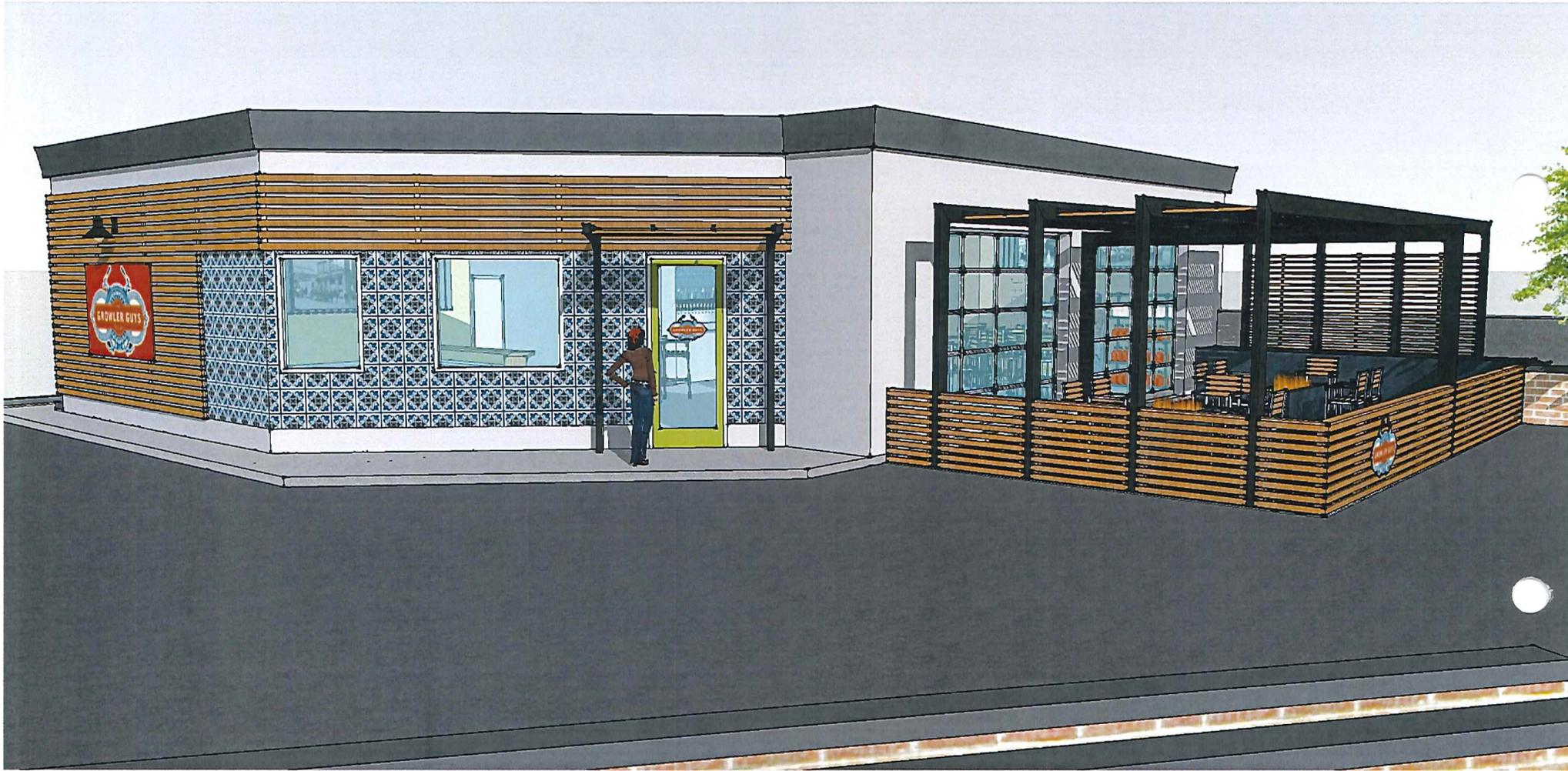
Kistler Small + White, Architects

April 28, 2015

Date







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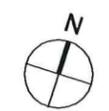
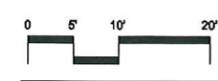
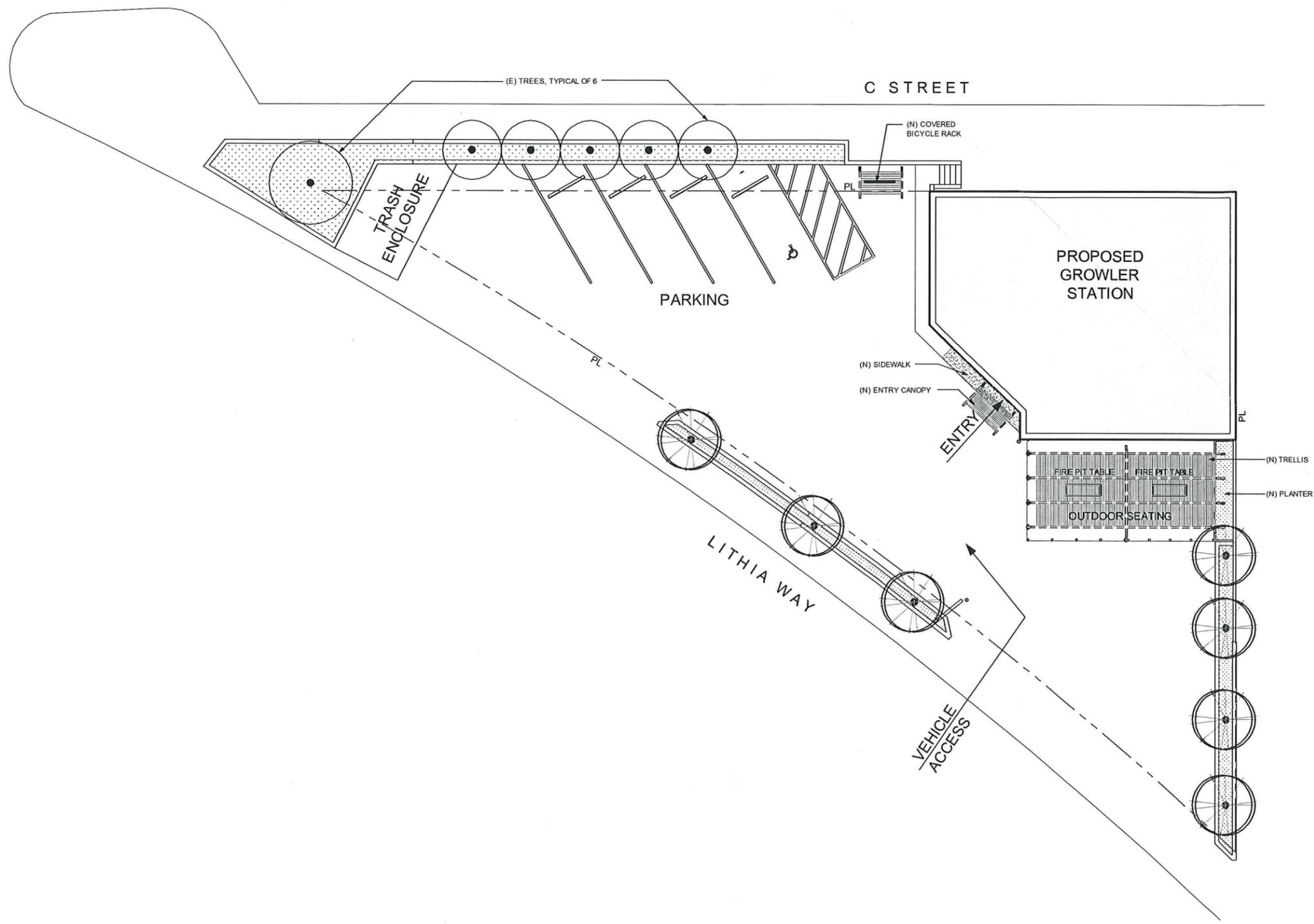
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architects

66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200

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SITE PLAN
1" = 10'-0"

1

ASHLAND GROWLER
REMODEL
345 LITHIA WAY
ASHLAND, OREGON

REVISIONS

SITE PLAN

PROJECT: 15-005

ISSUE DATE: 03-04-15

SHEET:

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ASHLAND GROWLER
REMODEL
345 LITHIA WAY
ASHLAND, OREGON

REVISIONS

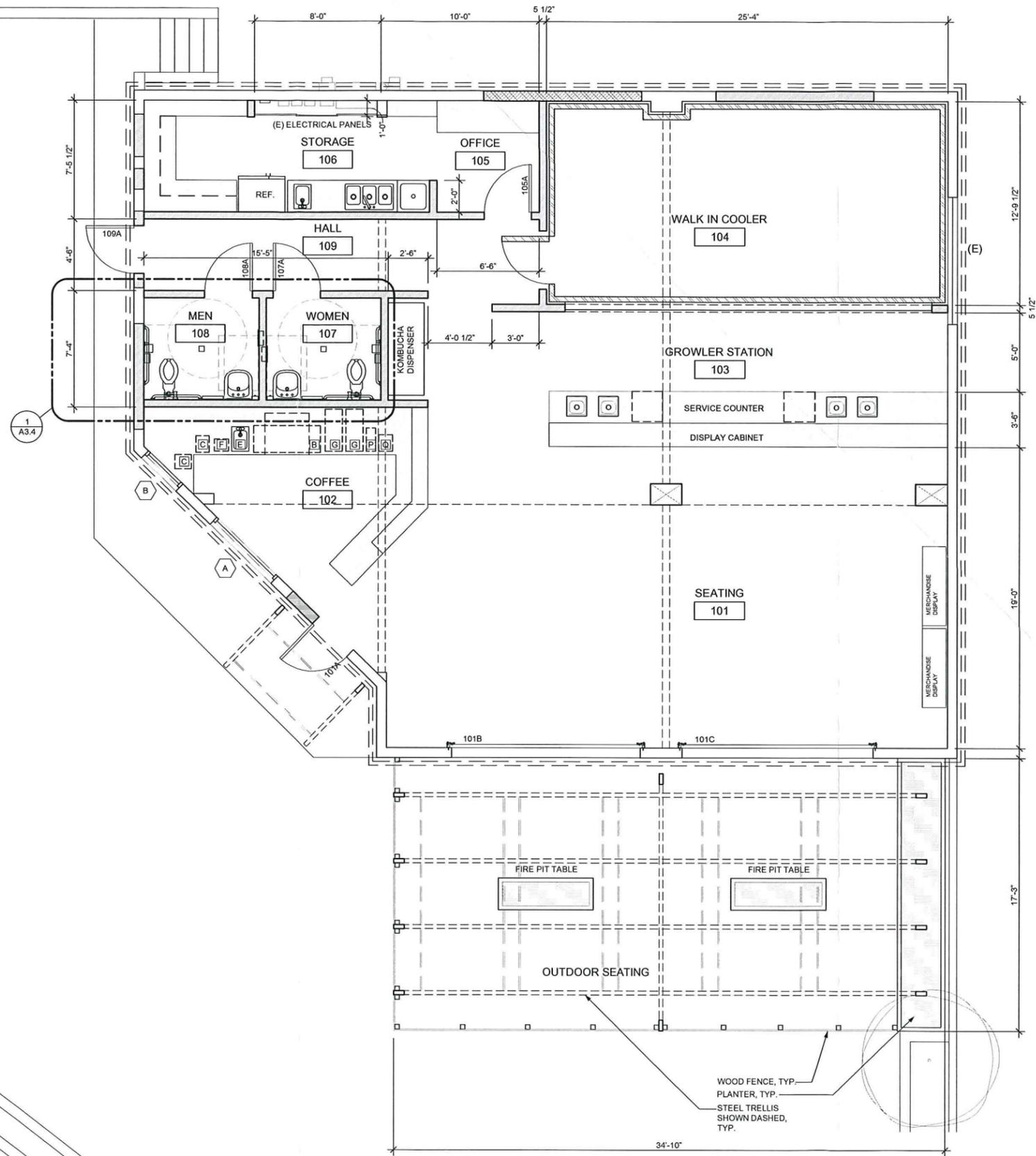
FLOOR PLAN

PROJECT: 15-005

ISSUE DATE: 03-04-15

SHEET:

A3.1



EQUIPMENT LEGEND

- [B] F.F.C.I. ESPRESSO MACHINE. SEE MECHANICAL DRAWINGS.
- [C] F.F.F.I. GRINDER- GEE- MANUAL, TIMER, AUTOMATIC, GROCERY
- [E] HAND SINK. SEE MECHANICAL DRAWINGS.
- [F] F.F.F.I. VITA- MIX. - VM0115E (VERIFY)
- [G] F.F.F.I. DUTCH FREEZE - TAYLOR 428 FROZEN BEVERAGE FREEZER
- [P] F.F.C.I. BUNN (5) GALLON WATER HEATER - MODEL H5E. SEE MECHANICAL DRAWINGS.
- [Q] F.F.C.I. UNDERCOUNTER REFRIGERATOR

FLOOR PLAN

1/4" = 1'-0"

1





NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-00542

SUBJECT PROPERTY: 231 Gresham

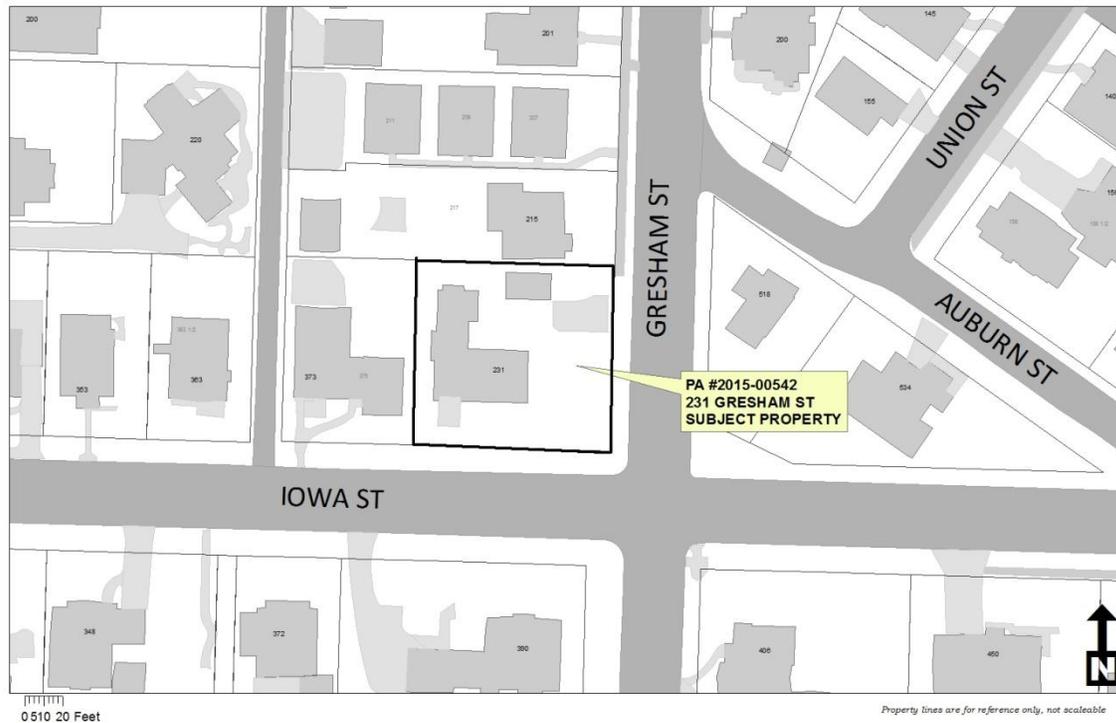
OWNER/APPLICANT: Ben Bryan

DESCRIPTION: A request for a Conditional Use Permit to operate a one-unit Travelers Accommodation with the property owner residing on-site for the property located at 231 Gresham. The proposed accommodation unit will be located within the existing residence. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Multi-family; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09CA **TAX LOT:** 7200.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, May 6, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: April 27, 2015

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: May 11, 2015



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 18.108.040)

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. Approval Criteria

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.

18.2.3.220 Traveler's Accommodation in R-2 and R-3 Zones

Where traveler's accommodations are allowed, they require a Conditional Permit under chapter 18.5.4, are subject to Site Design Review under chapter 18.5.2, and shall meet all of the following requirements.

- A. During operation of a traveler's accommodation, the property on which the traveler's accommodation is sited must be the primary residence of the business-owner. "Business-owner" shall be defined as a person or persons who own the property and accommodation outright; or who have entered into a lease agreement with the property owner(s) allowing for the operation of the accommodation. Such lease agreement must specifically state that the property owner is not involved in the day-to-day operation or financial management of the accommodation and that the business-owner has actual ownership of the business and is wholly responsible for all operations City of Ashland 2-34 Land Use Ordinance 18.2.3 – Special Use Standards associated with the accommodation, and has actual ownership of the business.
- B. The property is located within 200 feet of a boulevard, avenue, or neighborhood collector as identified on the Street Dedication Map in the Comprehensive Plan. Distances to the property from a boulevard, avenue, or neighborhood collector shall be measured via a public street or public alley to a lot line.
- C. The primary residence on the site must be at least 20 years old. The primary residence may be altered and adapted for traveler's accommodation use, including expansion of floor area. Additional structures may be allowed to accommodate additional units, but must be in conformance with all setback and lot coverage standards of the underlying zone.
- D. The number of traveler's accommodation units allowed shall be determined by the following criteria.

1. The total number of units, including the business-owner's unit, shall be determined by dividing the total square footage of the lot by 1,800 square feet. Contiguous lots under the same ownership may be combined to increase lot area and the number of units, but not in excess of the maximum established by this ordinance. The maximum number of accommodation units shall not exceed nine per approved traveler's accommodation with primary lot frontage on boulevard streets. For traveler's accommodation without primary lot frontage on a designated boulevard, but within 200 feet of a boulevard, avenue, or neighborhood collector street, the maximum number of units shall be seven. Street designations shall be as determined by the Street Dedication Map in the Comprehensive Plan. Distances to the property from a boulevard, avenue, or neighborhood collector shall be measured via a public street or public alley to a lot line.
 2. Excluding the business-owner's unit and the area of the structure it will occupy, there must be at least 400 square feet of gross interior floor space remaining per unit.
- E. Each accommodation must have one off-street parking space and the business-owner's unit must have two parking spaces. All parking spaces shall be in conformance with chapter 18.4.3.
 - F. Only one ground or wall sign, constructed of a non-plastic material, non-interior illuminated, and a maximum of six square feet total surface area is allowed. Any exterior illumination of signage shall be installed such that it does not directly illuminate any residential structures adjacent or nearby the traveler's accommodation in accordance with subsection 18.4.4.050.C.1.
 - G. Traveler's accommodations must meet all applicable building, fire, and related safety codes at all times and must be inspected by the Fire Department before occupancy following approval of a Conditional Use Permit and periodically thereafter pursuant to AMC 15.28.
 - H. An annual inspection by the Jackson County Health Department shall be conducted as required by the laws of Jackson County or the State of Oregon.
 - I. The business-owner must maintain a city business license and pay all transient occupancy tax in accordance with AMC 4.24 and AMC 6.04 as required.
 - J. Advertising for any traveler's accommodation must include the City planning action number assigned to the land use approval.
 - K. Offering the availability of residential property for uses as a traveler's accommodation without a valid Conditional use Permit approval, current business license and Transient Occupancy Tax City of Ashland 2-35 Land Use Ordinance 18.2.3 – Special Use Standards registration is prohibited and shall be subject to enforcement procedures.
 - L. Transfer of business-ownership of a traveler's accommodation shall be subject to all requirements of this section and conform with the criteria of this section. Any further modifications beyond the existing approval shall be in conformance with all requirements of this section.

Introduction:

I am requesting a conditional use permit for a travelers accommodation for the master bedroom in our house. This side of the house was beautifully remodeled with its own entrance, bathroom and closet and matches the 1898 décor of the rest of the house. This traveler's accommodation would be used during the Shakespeare season and would allow traveler's to stay in a historic home in downtown Ashland. No new construction is being proposed.

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Relevant Criteria and Standards:

18.5.4.050.A.5

1. That the use would be in conformance will all standards within the zoning district in which the use is proposed to be located.

231 Gresham is zoned R-2, which allows for short term rental units within the city of Ashland.

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 subjected property. **Given these services already exist to the property it appears they will be sufficient to meet the needs of the STR. There were no comments from either the Public Works/Engineering Department of the Water and Sewer Service Department.**
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
 - a. Similarity in scale, bulk and coverage. **No construction is being done, property and building will remain the same.**
 - b. Generation of traffic and effects on surrounding streets. **Since this property is zoned R-2 and could potentially have two legal dwelling units and one additional dwelling unit, proposing to have just one legal dwelling and a short term rental in the same building would have a much smaller impact in the neighborhood than the intended use of the zone.**
 - c. Architectural compatibility with the impact area. **No construction is being done, property and building will remain the same.**
 - d. Air quality, including the generation of dust, odors, or other environmental concerns. **Since this property is zoned R-2 and could potentially have two legal dwelling units and one additional dwelling unit, proposing to have just one legal dwelling and a short term rental in the same building would have a much smaller impact in the neighborhood than the intended use of the zone.**
 - e. Generation of noise, light and glare. **Since this property is zoned R-2 and could potentially have two legal dwelling units and one additional dwelling unit, proposing**

to have just one legal dwelling and a short term rental in the same building would have a much smaller impact in the neighborhood than the intended use of the zone.

- f. The development of adjacent properties as envisioned in the comprehensive plan. **No construction is being done, property and building will remain the same.**
 - g. Other factors found to be relevant by the approval authority for review of the proposed use. **None mentioned.**
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance. **This does not apply.**
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:

c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by the chapter 12.2.5 Standards for Residential Zones. **Since this property is zoned R-2 and could potentially have two legal dwelling units and one additional dwelling unit, proposing to have just one legal dwelling and a short term rental in the same building would have a much smaller impact in the neighborhood than the intended use of the zone.**

12.2.3.220

- A. I am the property owner of 231 Gresham Street and will live on site as a 'Business Owner'.
- B. The property is within 200 feet of a boulevard or avenue (Gresham Street is listed as one of these).
- C. The primary residence was built in 1898 and is more than 110 years old.
- D. 1. Total lot area is 10,136 square feet, which at 1,800 square feet per unit would allow this lot to have traveler's accommodation units on it, however we are only requesting one.
2. The total square feet for the rental unit is 488.5 square feet.
- E. There are 2 off street parking spaces and there is plenty of street accessed parking available.
- F. We currently do not have a sign, and if we do one it will conform to this standard.
- G. We will do a fire department inspection.
- H. We will do the health inspection.
- I. We will maintain a city business license and pay transient occupancy tax.
- J. When we advertise we will include the City planning action number assigned to the land use approval.
- K. We will not offer this rental unit without all of the paperwork in order.

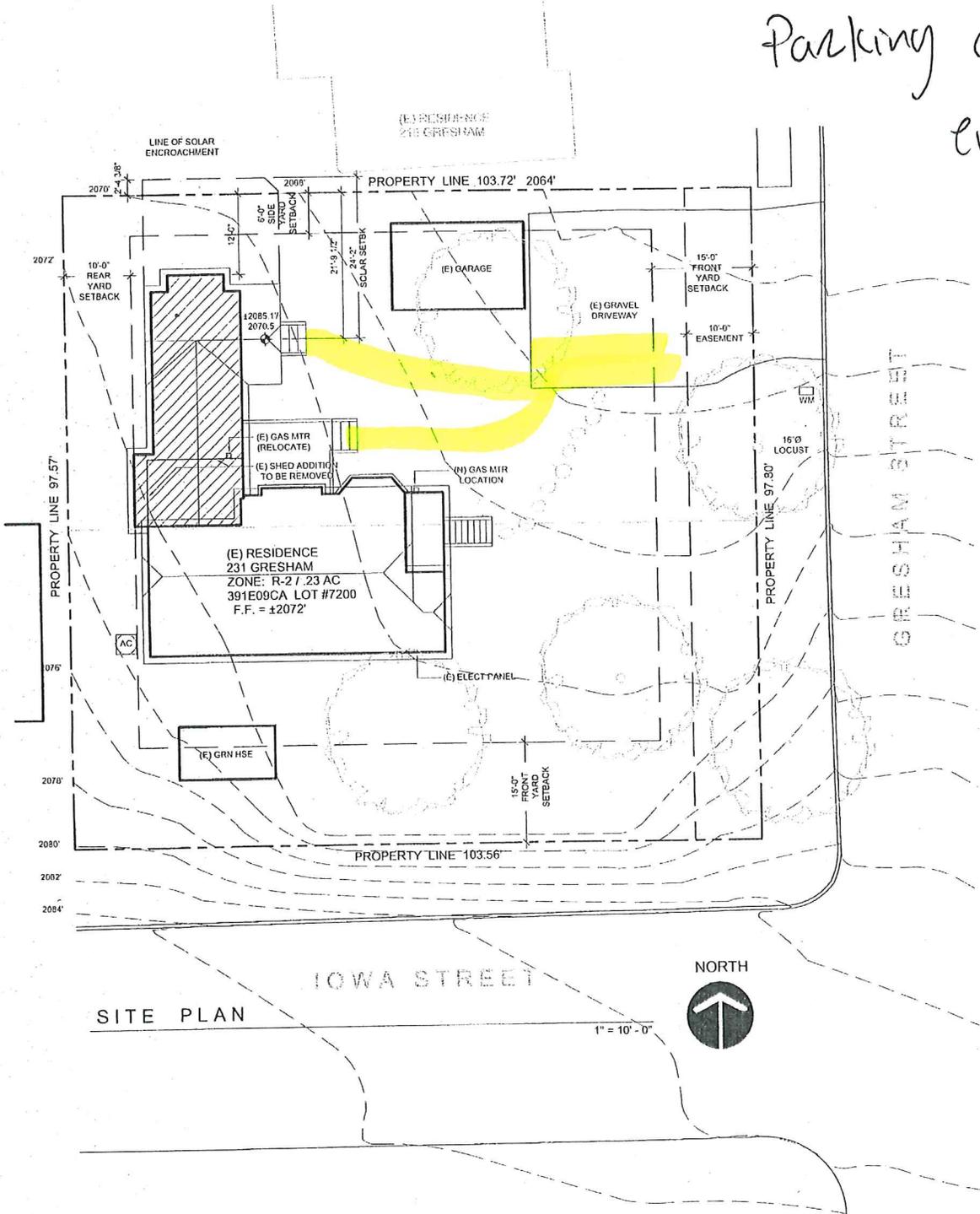
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PLOT PLAN - 1" = 10'-0"

Parking and
Entrance



SITE PLAN

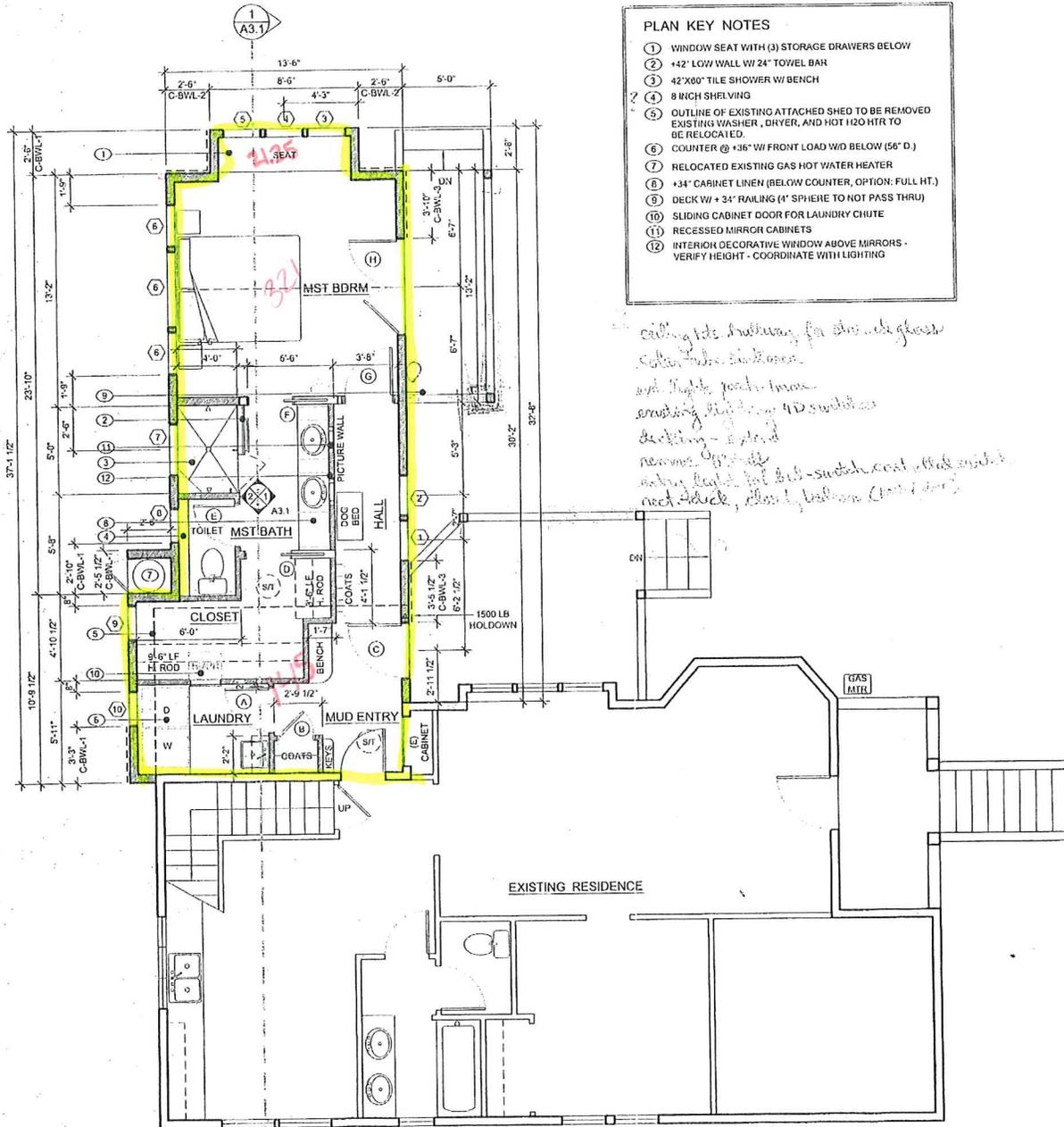
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≈ approx 500 sq ft

487



- PLAN KEY NOTES**
- ① WINDOW SEAT WITH (3) STORAGE DRAWERS BELOW
 - ② +42" LOW WALL W/ 24" TOWEL BAR
 - ③ 42" X80" TILE SHOWER W/ BENCH
 - ④ 8 INCH SHELVING
 - ⑤ OUTLINE OF EXISTING ATTACHED SHED TO BE REMOVED EXISTING WASHER, DRYER, AND HOT H2O HTR TO BE RELOCATED.
 - ⑥ COUNTER @ +36" W/ FRONT LOAD W/D BELOW (56" D.)
 - ⑦ RELOCATED EXISTING GAS HOT WATER HEATER
 - ⑧ +34" CABINET LINEN (BELOW COUNTER, OPTION: FULL HT.)
 - ⑨ DECK W/ +34" RAILING (1" SPHERE TO NOT PASS THRU)
 - ⑩ SLIDING CABINET DOOR FOR LAUNDRY CHUTE
 - ⑪ RECESSED MIRROR CABINETS
 - ⑫ INTERIOR DECORATIVE WINDOW ABOVE MIRRORS - VERIFY HEIGHT - COORDINATE WITH LIGHTING

*ceiling hts. hallway for the high glass
 ceiling hts. bathroom
 w/ light path from
 existing kitchen 4D switches
 decking - expand
 remove 4D switch
 water leak hot ball-switch coat with wood
 neck advice, clean bathroom (1st floor)*

MAIN FLOOR PLAN

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



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“PIONEER MIKE:”

THE CARTER MEMORIAL FOUNTAIN, ASHLAND, OR HISTORY AND OPTIONS FOR REHABILITATION



Carter Memorial Fountain, topped by Pioneer Mike, on the Ashland Plaza, 1910, shortly after dedication
SOHS Image #28294

for the City of Ashland, Oregon

Prepared by George Kramer, M.S., HP
Kramer & Company, Ashland

April 2015

Carter Memorial Fountain
PIONEER MIKE RESTORATION OPTIONS
City of Ashland, OR, April 2015



“That the thirst of the city may again be assuaged”

Ashland Tidings, July 1915

EXECUTIVE SUMMARY

The Carter Memorial Fountain, a gift to the city from the children of Henry B. and Harriet H. Carter, founders of the Bank of Ashland, has graced the Plaza since its dedication on October 1, 1910. Designed and fabricated by the J. L. Mott Iron Works, of New York, the Carter Fountain and the statue (known as Pioneer Mike) that surmounts it, are historically significant and add considerably to the character of downtown Ashland. The Carter Memorial Fountain is listed on the National Register of Historic Places, a primary contributing feature of the Ashland Downtown Historic District.

In October 2014 the latest in a series of vandalism episodes resulted in the breakage of the statue's arm and rifle. Pioneer Mike was removed from the Plaza by city crews and placed in storage at the Public Works Warehouse, pending a determination of the best options for rehabilitation.

Made of cast-zinc, Pioneer Mike is a fragile work of art due to the inherent character of the material, exacerbated by more than a century of exposure and prior damage. As previous efforts of repair have demonstrated, the statue is increasingly difficult to repair; previously damaged areas create weak points that continue to "re-break" under even moderate stress.

Four Mott-designed and constructed Pioneer statues in the United States are known to have even been installed; only two survive. Ashland's Pioneer Mike is the only original cast-zinc design that remains in exterior display.

This report, prepared under contract by George Kramer, historic preservation consultant, includes a review of the Carter Memorial Fountain and Pioneer Mike, documenting original design and changes over time. After evaluating options and potential costs, balanced against historic accuracy, future maintenance, and long-term benefits, the recommendation is that the City explore one of two options; REPAIR of the existing statue coupled with repair and upgrade to the cast iron fountain base, to include a mold of the Pioneer as insurance against future catastrophic damage, or REPLICATION of the statue in bronze, a more durable material that will weather better in an exterior installation, avoids coating or painting, and will be inherently stronger and more resistant to the inevitable damage associated with a public feature. Costs comparisons between the two options estimate replication at approximately 30% higher than the cost of repair, \$47,000 vs. \$35,500. Long-term, however, replication will reduce future maintenance costs and provide increased assurance that the Carter Memorial Fountain remains as a historically significant centerpiece on the Ashland Plaza while managing expense to the city over time.

Carter Memorial Fountain
PIONEER MIKE RESTORATION OPTIONS
City of Ashland, OR, April 2015

May this monument stand here for ages...

R. P. Neil, Ashland Mayor
Carter Fountain Dedication, 1910.

The Carter Memorial Fountain, affectionately known as “Pioneer Mike,” and more recently and incorrectly, as “Iron Mike,” has been a feature in the heart of the Ashland, Oregon Plaza since 1910. “Mike” sits atop an elaborate cast iron drinking fountain located on the Plaza island and has been a landmark in Ashland for over a century. Unfortunately, Mike has seen his share of damage, from the elements, from vehicles, and most recently from a series of vandalism. This report was commissioned in direct response to an October 2014 incident that resulted in the breakage of Mike’s hand and gun, caused by stress at a point an earlier repair. In order to protect the statue, and avoid any further damage, the City of Ashland Water Department, removed Pioneer Mike from the Carter fountain and placed him in storage where, at this writing, he remains.

This report on the history of the Carter Memorial Fountain includes a survey of strategies and potential issues surrounding the rehabilitation of Pioneer Mike and the fountain with the goal of providing options for the return of the statue and the long-term continuation of the fountain and an element of Ashland’s downtown. It was prepared under contract to the City of Ashland by George Kramer, M.S.,HP. Steve Walker, Water Quality and Distribution Supervisor, provided project oversight and management, as well as a laudable enthusiasm for seeing Mike returned to his historic post in downtown.

1. CARTER MEMORIAL FOUNTAIN

The Carter Memorial Fountain was a gift to the citizens of Ashland from the children of Henry B. and Harriet H. Carter, in honor of their parents.¹ "H.B. Carter, prominent Ashland businessman, came to Ashland in 1884 and, with his sons, opened the Bank of Ashland" (Clay-Atwood, 1988). Henry Carter died in 1896 and Harriet in 1902. Sons E.V. Carter and F. H. Carter, themselves prominent and successful Ashland businesspeople, continued to operate the bank after their father's passing.²

Between 1900 and 1915 Ashland underwent a significant period of development and, with it, considerable controversy. The library was built, roads were paved for the first time, a bond to pipe Lithia water throughout town and develop Ashland Creek as a park passed. Voters authorized charter amendments and, in February 1910 anger against the high costs of all the city improvements resulted in Ashland's first recall election, when an attempt to replace Mayor R. N. Snell failed.

In slightly more than ten years, Ashland opened an improved waterworks, a new sewer system, an electric plant and a cemetery. Voters authorized a gas franchise, street paving, and the purchase of a new auto fire truck. These new civic improvements meant bond issues and new taxes for citizens (Atwood, 1999:46).

The Carters, active proponents of Ashland's "coming of age," likely saw the donation of the city's first public fountain as their own contribution to Ashland's development. The Plaza had long been the site of a public "watering trough," where people and horses could obtain refreshment.³ In anticipation of the street being paved, improving the area around the Plaza, the Carters likely saw an opportunity to improve the town and provide it with a focal point.

...representatives of the family are considering with a committee of the council...the erection at some suitable point in the Plaza of a drinking fountain for the use of man and beast, to be of such artistic design and substantial construction as will make it ornamental as well useful and a monument for the

¹ The donors were Mrs. Orra A. Purdy of Houston, Texas; Mrs. E. C. Galey, of Eugene; Ray A. Carter, of Salem and F.H. and E.V. Carter, of Ashland.

² The H. H. and H. B. Carter House (1888) is located at 91 Gresham Street. The E.V. Carter House, (1886) is now located at 505 Siskiyou and occupied by a retail concern. The F.H. Carter, known as the Carter-Fortmiller House (1909), is located at 514 Siskiyou. It operates as the Royal Carter House, a bed and breakfast. All three Carter-related houses are listed on the National Register of Historic Places.

³ See *Ashland Weekly Tidings*, 06-April-1921, 2:7

ages. It is understood that the Carter heirs have set aside a sum not to exceed \$1000 to carry out the work (*Ashland Tidings*, 9-August-1909, 1:3).⁴

By May 1910 the Carter Family had made connection with J.L. Mott, of New York, and determined some preliminary concepts for the fountain. A model or drawings were sent to Ashland where they were put on display at the bank for public review. "The design is from the Jordan L. Mott Iron Works, of New York City, a leading institution... "It is an imposing 12 feet high surmounted by a cluster light, the diameter of the main water bowl being over six feet" (*Ashland Tidings*, 5-May-1910). This preliminary design appears to have been modified prior to order of the final fountain and statue.

**CARTER MEMORIAL
FOUNTAIN NOW
BEAUTIFIES CITY PLAZA**

**Beautiful As Well as Ornamental
Fountain Installed Last Saturday**

STATUE IS A WORK OF ART

**Donation of Well Known Residents
Made Free Gift to Municipality.**

The Carter Memor Fountain is in place and is the cynosure of admiring eyes as its graceful proportions are revealed in all their beauty. It is a most appropriate setting to the Plaza, the finest individual gift ever presented to the municipality, a generous and public-spirited act on the part of the donors which should be an incentive to others in aiding a movement so auspiciously begun.

Standing on its firm foundation, the fountain is a trifle over 15 feet in height. It is five feet square at its base. In its general countour, the Grecian type prevails, its architectural features being designated as 'staff work,' and it might properly be divided into four sections, viz; 1st base; 2nd pedestal; 3rd shaft; 4th figure. The second base contains an even dozen silver bubbling cups, conveniently arranged in rows of four about the quadrangle. The inscription is also on the second base. The pedestal is ornamented with four animal heads of a mythological nature. The shaft supports two brackets containing large globes for lighting effects, this section also being ornamented with filigree work. The moldings with the proper accompanying ornaments, enrich the appearance of the different sections, so that the general effect is very artistic indeed without there being an excess of ornamentation. Furthermore, it is as substantial as it is ornate.

(*Ashland Tidings*, 3-October-1910)

Mott fabricated the fountain and statue design during the summer and it was completed by September. "Word has been rec'd that the Carter Memorial Fountain has been shipped from New York and it is expected that it will be in place on the Plaza within the next month" (*Medford Mail Tribune*, 6-Sept-1910). The fountain arrived in Ashland later that month and was unpacked and made ready for installation "The fountain is a formidable freight shipment of approximately 5000 pounds and when anchored in position will be a gem in the way of artistic adornment" (*Ashland Daily Tidings*, 29-Sept-1910). The Pioneer Mike statue weighs about 400 pounds.

In order to provide access to the internal plumbing of the fountain, the city excavated a vault directly below, a concrete lined space approximately 4x4' space approximately 6 feet deep that opens to the interior of the fountain base, accessed by a 2x2' entry shaft. The Carter Memorial Fountain was installed on its granite stepped base in the center of the Ashland Plaza on October 1, 1910.

Figure 1. *Ashland Tidings*, October 3, 1910

⁴ According to www.measuringworth.com, the real value comparison of a \$1000 commodity in 1909 today would be approximately \$50,000.

Ashland's Mayor, R. P. Neil, represented the City at the fountain's dedication ceremony. His remarks were saved and found in the project file at the Public Works Department.

I can conceive of no greater mark of love and respect from children to parents than is this beautiful fountain, standing as it does on the rocks of time, in the heart of the city, comprised of almost indestructible material, surmounted by a type of the early pioneer whom fancy has located in the Far West....(Public Works File).

Within five years of its installation, the Carter Memorial Fountain and Pioneer Mike were recognized as key elements in Ashland's downtown. "The plaza was the center of Ashland in pioneer days. It still holds that distinction, having clung to its place through all the years of the city's growth and activity...(the Carter Fountain is) an artistic work in bronze surmounted by a statue typifying the pioneer." (*Oregonian*, 28-March-1915, 3rd, 10:1-4).⁵

2. DESIGN "NEWMAN'S PIONEER"

The Carter Memorial Fountain was designed and fabricated by the J. L. Mott Iron Works, of New York, NY. Mott began making cast-zinc statuary sometime prior to 1870 and continued as a major producer of such work at least through 1920, when the firm refocused its efforts on enameled cast iron and plumbing products. Mott catalogs list a wide variety of sculptures and fountain designs, available for purchase, including classical and military figures. Mott, and other similar manufactures, either copied classical works or hired sculptures to develop designs for their own use.

The "Pioneer" as the sculpture atop the Carter Memorial Fountain is formally known, was designed by Allen G. Newman (1875-1940), an American sculptor of some renown. Newman was born in New York and educated at the National Academy Museum and School. Mostly known today for "The Hiker," a Spanish-American War memorial that was widely reproduced nationally Newman was a member of the National Sculpture League and numerous other national and international societies. Identified as Model 211-M in some Mott catalogs and depicted as Plate 947-K in others, "Statue of the Pioneer" by Newman was available from Mott either "Painted, one coat," for \$200 or "Bronzed" for \$215 in the company's 1910 catalog (see Figure 2).

The large fountain "base" of the Carter Memorial, also manufactured by J. L. Mott, appears to be a modification of Mott Model 553-L Fountain, for "Man, Horse and Dog." This cast-iron stacked tower, 14-feet tall to the stepped base, was slightly customized for installation in Ashland. The four projecting basins, two for horses, two, presumably, for people, of the standard design were removed and replaced with a four-sided projecting cantilevered

⁵ The statue was frequently, incorrectly, referred to as a bronze figure as late as 1984, when the City's cultural resource inventory identified it as such. The term "Iron Mike" appears to stem from a misnomer, published in the *Tidings*, in 2002.

Carter Memorial Fountain
PIONEER MIKE RESTORATION OPTIONS
City of Ashland, OR, April 2015

“tray” supported by a series of there cast iron arms (three per side). As originally designs, the fountain boasted twelve (12) individual bubblers, three on each side, that likely ran continuously, typical of the times. The dog basins, at the lowest level, were expanded from two to four, one on each of the fountain’s bottom level. The 553-K, which was “...arranged for Gas or Electric Lighting” came with two s-shaped projecting arms and torchiere bases, although Mott’s literature noted that the “Electric Light fixtures are not furnished by us.” (see Figure 3).

J. L. Mott continued to advertise the Newman “Pioneer” in its catalogs for at least a decade, between 1910 if not earlier and 1919.



Plate 947-K
STATUE OF PIONEER.
Newman, Sculptor.
Height, 5 feet 6 inches.
Diameter of Base, 1 foot 5½ inches.
Price, painted, one coat.....\$200.
Price, bronzed\$215.

Figure 2. J. L. Mott, “Statue of Pioneer,” 1910 Catalog Cut

M O T T ' S D R I N K I N G F O U N T A I N S

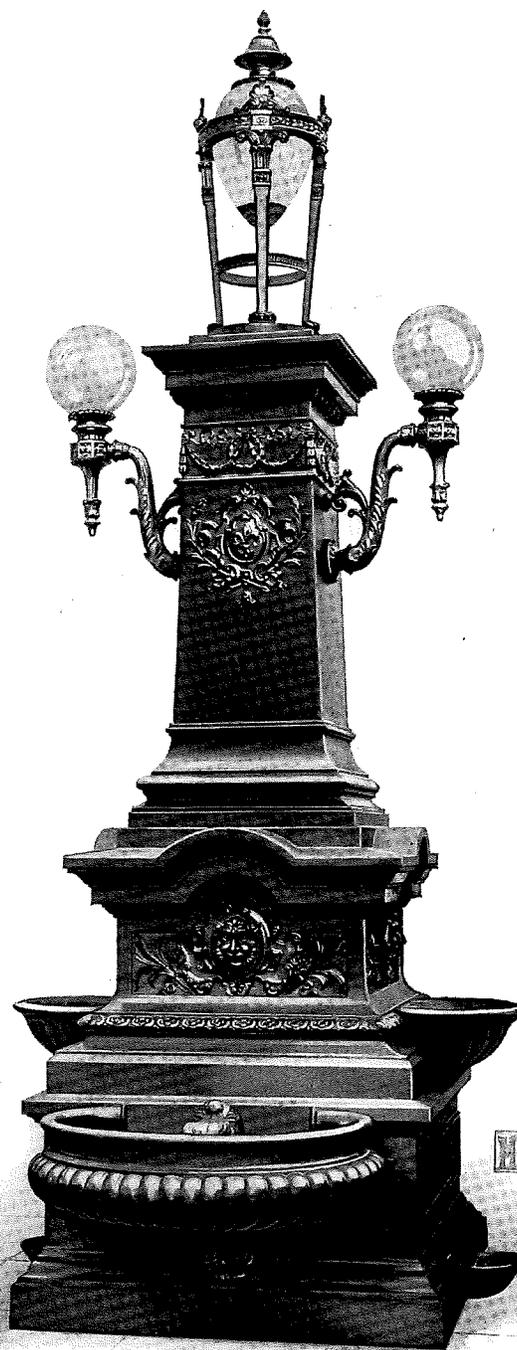


Plate 553-K

For Man, Horse and Dog.

Arranged for Gas or Electric
Lighting.

Extreme height, 14 feet 2
inches; base, 4 feet 7 inches sq.

Height to top of Man Bowls,
3 feet 6 inches.

Height to top of Horse
Trough, 2 feet 4 inches.

Horse Trough, 3 feet 9
inches by 2 feet 3 inches pro-
jection; 11 inches deep.

Price, painted, one coat, \$984.

Price, bronzed\$1,046.

If furnished without ball-
cock supply and self-closing
valves, *i. e.*, for running water,
deduct \$24.

This Lamp and Standard is
our Pompeian Brazier model.
Globe, 20 inches by 13 inches;
has brass crown and bottom
ornaments. Total height, 3
feet 6 inches.

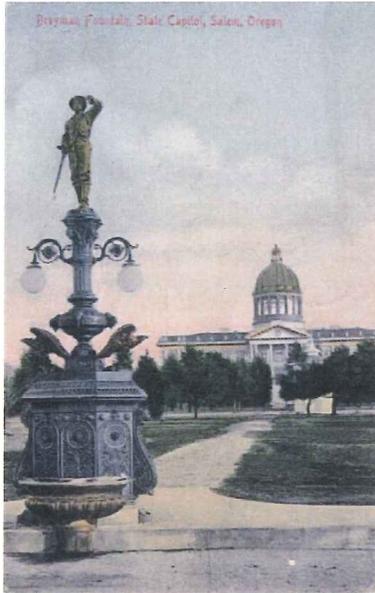
Electric light fixtures not fur-
nished by us.

Plate 553-K

Figure 3. J. L. Mott, Drinking Fountain for Man, Horse and Dog, 1910 Catalog Cut

In addition to Ashland's example, only four other "Newman Pioneers" are known to have been installed in the United States. These are;

Breyman Fountain, Salem, OR (1903)



Commissioned by the estate of Eugene Breyman, a Salem area pioneer merchant and banker, the Breyman Fountain was installed in Wilson Park, now the grounds of the Oregon State Capitol, and dedicated in September 1904. Topped by Newman's "Pioneer," the Breyman Statue was 19-feet tall, rising from a large J. L. Mott-designed cast iron base that provided water for horses. There no provisions for people or dogs. In June 1917 the Breyman Fountain was severely damaged during a storm. "Despite its massive proportions, the top part of the fountain was thrown to the ground by cyclonic wind and practically shattered to bits" (*Oregonian*, 25-June-1917, 9:1).

Although not entirely clear, there is some indication that the commission for the Breyman Fountain was the impetus for design of "The Pioneer" itself. The Breyman family provided key details, including clothing and the rifle, to Mott in an effort to make the statue as authentic as possible. This fact is implied by the early date of the Breyman Fountain, compared to other known examples, along with the published comments of Mr. E. V. Carter, donor of Ashland's fountain and statue.

It was long after the [Carter] fountain was in place that it was learned that the design of the pioneer figure originated in Oregon. The pioneer Breyman family, of Salem...conceived the idea of this figure and we are told that in order that it might be true to type in every detail, the Mott Iron Works company was furnished the pioneers accoutrements; the rifle, powder horn, boots, etc., from which drawing were made. (*Ashland Daily Tidings*, 22-March-1927).

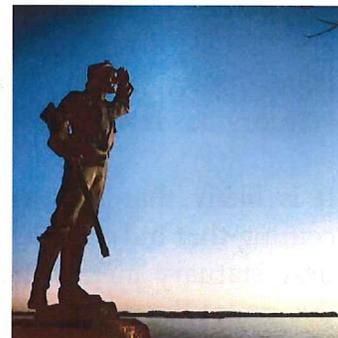


The City of Salem retained the cast iron base of the Breyman Fountain after the statue was damaged in 1917. Located on what are now the grounds of the Oregon State Capitol and under the management of the Oregon Parks and Recreation Department, the Breyman base remains as a rather odd remnant of the original design, without any water supply, obvious function, or interpretation.

Pioneer Statue, Storm Lake, IA (1912, rebuilt 1973)



Located in Storm Lake, Iowa, the Pioneer Statue was presented to that city by "The Tuesday Club" and installed on November 15, 1912. It stands at the intersection of East Lakeside Drive and Lake Avenue, overlooking the lake, on a rough-hewn block of stone. By 1973 the statue had suffered damage from unknown causes, including a broken leg, and was removed. Recast in bronze by the Kennedy Galleries the replica was placed on the original stone base and remains on exterior display. The original zinc casting is at the Buena Vista Historical Museum (left, below). Both statues retain the original contrapposto posture.⁶



The "Minuteman," University of Northern Colorado, CO:



A gift of the class of 1911, the Minuteman stood on a rough cut stone base and was located at the edge of a garden and reflecting pool near Carter Hall on the UNC campus in Colorado Springs. According to the school's website, the Minuteman was something of a mascot and had a gossip column with "byline" in the weekly UNC paper, *The Mirror*. When an adjacent building was expanded and remodeled in 1938, the Minuteman "disappeared" and its fate is unknown.⁷

⁶ See Smithsonian Art Inventories Catalog (www.siris-artinventories.si.edu, visited 10-Feb-2015).

⁷ Anderson and Trask. *University of Northern Colorado*. Charleston, SC: Arcadia Publishing, 2010, p72. See also <http://www.unco.edu/125celebration/traditions/>, visited 10-Feb-2015.

3. HISTORY OF REPAIR

Despite being frequently described as “Bronze,” and occasionally called “Iron Mike,” the statue atop the Carter Memorial Fountain is in fact cast-zinc. Individual plates, forming portions of the whole, were molded off the original and then sand-cast and then soldered together to form the hollow statue.⁸ “One of the principal advantages of zinc statues was that they were easily manufactured. “Since soldered joins were hidden by surface coatings, mold making could be simplified by casting in many pieces, which provided versatility” (Grissom, 2009:13). Zinc also save money over similar work in bronze or iron and, as a result, became a popular material for fountain and statuary manufactures beginning in the early 19th century and continuing through World War I. Zinc was especially popular during the period after 1870, as towns across the country matured and many expressed their civic pride through the installation of public works of art, often with monuments to Civil War heroes or, in the West, civic leaders. Zinc’s advantages, in addition to its easy workability and lower costs, were its resistance to short-term water damage. A non-ferrous material, zinc does not rust as does iron. Still, zinc was often challenged as an ‘imitation’ material, one that was frequently coated to appear as what it was not. Cognizant of that, some fabricators, including J. L. Mott, often marketed their zinc works, or alloys of zinc, copper and tin, as “White Bronze” (Grissom, 2009:18). Zinc is a particularly brittle metal and, with exposure to the elements, becomes more so. As hollow work, with thin shell, cast-zinc statuary has limited resistance to force and can break or shatters easily on impact.

It is likely that Pioneer Mike arrived in Ashland and was installed with a bronze-tone coating that hid the greyish colored cast-zinc that it was made from. “Zinc and Iron are the only statuary metals that are routinely painted” (Grissom, 2009:94).⁹ Most period reports document the statue as a “bronze” sculpture however as early as 1913 at least some portions of the fountain, possibly the cast iron lower elements, were already sufficiently worn to require repainting.

The Carter memorial fountain on the plaza was handsomely painted and varnished by William Sowerby for the W. O. Dickerson Paint House. The work was done at the expense of the Carter heirs, who deserve great credit for the care they are taking to keep the fountain a credit to the town (*Ashland Tidings*, 10-July-1913).

Just two years later, the fountain was again painted and, apparently the plumbing was repaired after some period of failure and disuse.

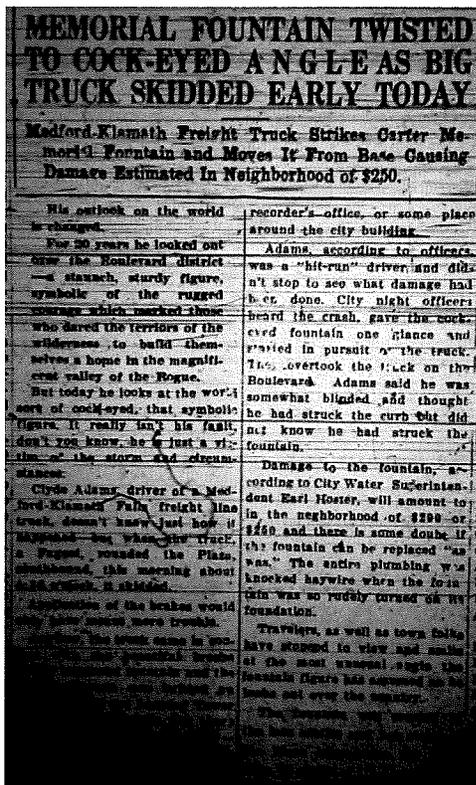
⁸ No information on the “original” Newman pioneer sculpture could be located, indicating that it perhaps was not carved for permanent display but was simply of clay, created for the molding process only.

⁹ See Figure 2, which offers finish options including “painted” and “bronzed,” usually a paint process that included flakes of copper or brass to provide the illusion of solid metal.

The Carter memorial fountain in the Plaza is now resplendent is a new coat of paint with gold trimmings. Water flows again at the twelve bubbling fountains and the four troughs for dogs, that the thirst of the city may again be assuaged (*Ashland Tidings*, 1-July-1915)

No specific reference to any work or repair on the Carter Memorial Fountain for the next two decades was located, although available photographic images indicate that some work clearly took place. As originally installed, the iron pedestal appears to have simply been mounted on small blocks above a concrete pad. Sometime later, certainly by 1920, a fine set of granite plinth blocks was installed in three courses, raising the fountain above the Plaza grade. This work, again not documented, almost certainly relied upon "Ashland Granite," from the Blair Granite Quarry, south of town. The stepped plinths allowed for the fountain

to be plumb, despite the slope of the Plaza. Changes in the Plaza itself, including expansion of the island and leveling, resulted in the lowermost granite level being partially encased into the concrete Plaza surface prior to 1927¹⁰. At this time the original globe-type light fixtures were replaced by new multi-sided lights with conical tops and filigree bars, likely so that the fountain would match Ashland's street lights.



In late 1931 a truck skidded over the curb around the Plaza island and struck the Carter Fountain.¹¹ The "...pioneer {was} knocked into a cockeyed position" and "had an entirely new outlook on life" as it was spun around on its foundation (*Ashland Tidings*, 28-December-1931). Several months later the fountain was repaired and some change occurred. "Repairs are Complete. Plaza fountain equipped with four new type bubblers, a reduction from the original sixteen bubblers (sic) to four...of the modern type" (*Ashland Tidings*, 26-February-1932).¹²

Figure 4. *Ashland Tidings*, December 28, 1931

¹⁰ This is dated from the known installation of the Lithia Fountain, to the south, in 1927.

¹¹ At this time, before North Main had been straightened with a direct route between Water and Oak streets, the Pacific Highway wound around the Plaza for all north and southbound traffic, including the sharp turn at the Plaza's southern end, facing Lithia Park.

¹² Despite the frequent description of the fountain as having "16 bubblers," photographic evidence clearly shows that the original design included just three bubblers on each side, centered over the cast iron support arms, for a total of twelve. The "16 bubblers" must have counted the four dog trays at the fountain's lower panel, one on each side.

In May 1937 the Council authorized funding to have the fountain repainted again. In July 1938 they denied a request from the Chamber of Commerce to relocated the relocating the fountain to "...give an unobstructed view of the Lithia Fountain on which a neon sign was to be placed."¹³



BACK BY SUMMER — The statue will be back on top of the fountain on Ashland's Plaza by summer, Ron Reinmiller, graduate student at Southern Oregon College who is working to restore it, said. (Bayley Photo)

Ashland Statue 'Back By June'

ASHLAND — Several years ago the statue atop the fountain on the Plaza toppled, fell and broke.

Ron Reinmiller, a graduate student and art lab assistant at Southern Oregon College, started to repair it Winter term and now he expects to have his work finished — and the militia

man ready to put back on top of the fountain — by June.

Working with fiberglass and epoxy, Reinmiller is building a new boot and part of an arm, and repairing the rifle. The statue was made of pot metal, and it is difficult to strengthen and restore, he said.

The monument was placed on

the Plaza in 1910 in memory of Henry P. and Harriet H. Carter.

The Carters arrived in Ashland in 1884 and he was soon one of the most prominent men in town. He founded the bank, planted hundreds of acres of fruit trees, was a prime mover in establishing the Ashland Electric Light and Power Co., served as vice president for the Carter Land Co., and was an officer in the Ashland Fruit and Produce Assn. and the Ashland Hotel Co. He owned much valuable city property.

Mrs. Carter was prominent in church, civic and temperance work.

In 1888, the Carters built an elegant Queen Anne style home at 91 Gresham St. — a house with parlor, den, music room, dining room, five bedrooms including an upstairs sitting-bedroom and balcony, kitchen — for \$4,000, (now the home of Mr. and Mrs. James Ragland), and, shortly thereafter, feeling that every self-respecting city should have one main thoroughfare, they laid out Siskiyou Boulevard, a 100-foot wide street through their holdings even though at that time the street simply stopped in the country. Main travel was along East Main Street and the stage road. Later U. S. 99 joined Siskiyou Boulevard to carry traffic south.

For the many contributions Mr. and Mrs. Carter made, the fountain and statue was gift to the city in their memory.

No specific damage is known to have happened during the 1940s or 1950s, but in the mid- to late-1960s, Pioneer Mike experienced the worst damage in its history. "Several years ago the statue atop the fountain on the Plaza toppled, fell, and broke" (*Ashland Tidings*, c1972)." While not entirely clear, James Smith, a long-time Ashland resident and former Water Department employee reports "...someone roped Iron Mike and pulled him down, the only thing left on top of the fountain was one boot."¹⁴

Certainly, as shown in Figure 5, the statue was removed from the Plaza and the damage Smith reports is consistent with the repair work undertaken by Ron Reinmiller, a graduate student and "art lab assistant" at Southern Oregon College. "Working with fiberglass and epoxy (sic), Reinmiller is building a new boot and part of an arm and repairing the rifle" (*Ashland Tidings*, c1972). According to the article, Mike was to be reinstalled in June. It appears that rather than a "new" boot, Reinmiller simply modified and reinforced the original zinc while changing Mike's stance from *contrapposto*, with his left foot slightly behind and raised on toe, to the current flat footed design. Evidence of fiberglass over zinc remains.

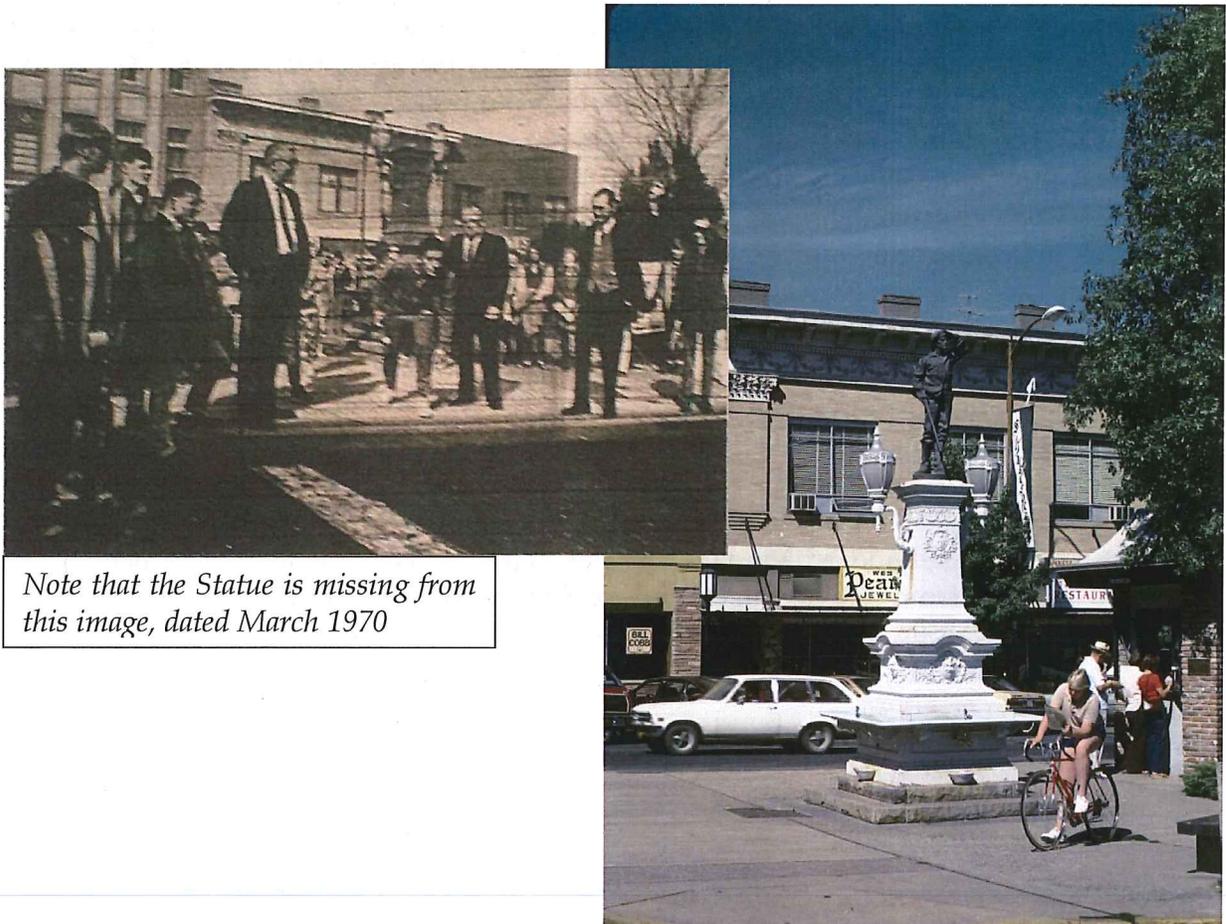
FIGURE 5
 Daily Tidings, c1969
 (From City Public Works Dept. Files)

¹³ City Council Files, see 18-May01937 (No. 12), and 19-July-1938 (No. 20).

¹⁴ *Ashland Then & Now*, Facebook Public Group, posted on 28-February-2015, 1:31 PM. Other posters concurred, recalling that Mike had been "Lassoed" and damaged, an event which likely occurred in 1967-1968.

Carter Memorial Fountain
PIONEER MIKE RESTORATION OPTIONS
City of Ashland, OR, April 2015

It appears that the c1972 work included the addition of support studs that allowed Mike to be physically bolted to the cast iron top of the fountain, since previously he simply sat on the fountain without any physical attachment points. Changes to Mike's rifle hand as part of the c1972 repairs are unknown, although it seems likely that at this time a bundle of copper tubing and epoxy were inserted into the rifle arm cavity in an effort to provide additional support.¹⁵ It is assumed that the reinstallation of the statue coincided with the decision to repaint the Carter Memorial Fountain base a glossy white, a major deviation from its historic scheme.¹⁶ At some point during this period, likely related to changes to the Plaza, the entire lowest plinth layer was embedded into the surrounding concrete surface, leaving only two layers of the granite exposed.



Note that the Statue is missing from this image, dated March 1970

**Figure 6: Carter Memorial Fountain, 1970 (left) and as restored, c1975 (right)
(University of Oregon Image)**

¹⁵ Dennis DeBey reports he had not added any copper tubing as part of his work over the years (Personal Communication, 24-February-2015).

¹⁶ Despite every effort, no mention of the re-installation of Mike in 1973, or the vandalism incident that required his removal from the Plaza circa 1968, could be found in the *Daily Tidings* or other sources.

Carter Memorial Fountain
PIONEER MIKE RESTORATION OPTIONS
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In 1982 portions of the fountain, including the supporting brackets that hold the water pans and drinking faucets, were repaired by local metal artisan Dennis DeBey under contract to the City. DeBey also sandblasted and repainted the fountain base in a deep brown with gold highlights, returning it to its historic appearance. Using automobile paints, this design and color scheme, as periodically retouched, largely remains today.

In October 2001 Mike's hand and gun were once again damaged by vandals, almost certainly failing at the same soldered joints that had been damaged circa 1968. "Mike was allegedly used by a Medford man as a "Jungle Jim" and launch pad on Halloween night," according to the Ashland police (*Ashland Daily Tidings*, 9-April-2002). DeBey again was hired to repair the statue. He reports that he cleaned the broken seams between the zinc plates and re-soldered them prior to repainting. At the time the paper reported that "Iron Mike will be a new man soon...better than he was before" (*Ashland Daily Tidings*, 9-April-2002). According to police reports, citations were issued in 2006 when seven people were climbing the statue and again, in 2008, when a man climbed the statue and burnt a flag in protest (*Ashland Daily Tidings*, 17-October-2014). In August 2013, a faulty underground electric cable "caused sparks to fly out of the top..." of the Carter Fountain, damaging some of the internal water supply lines, which were spliced back together with couplings (*Medford Mail Tribune*, 23-August-2013).¹⁷

Most recently, in October 2014, Pioneer Mike was again damaged by vandals who, likely while attempting to climb the statue, broke off the rifle and rifle hand in the same seam that had previously failed. The rifle and attached hand were found later, in the planter box outside a nearby restaurant. The bronze plaque in honor of the Carters, a long narrow panel with raised lettering that is mounted directly above the fountain tray facing south, had been damaged and broken into four pieces prior this incident. The Pioneer Mike statue was removed from the fountain and placed in storage at the Ashland Public Works warehouse awaiting repair.

¹⁷ Steve Walker, City of Ashland, personal communication, 10-March-2015.

4. CURRENT CONDITION

The Pioneer Mike statue is 5'-2" tall and rises from a square base or stand that has been modified to accept four posts. The statue is mounted to a bevel-edged cast iron top plate that allows the statue to be secured in place to the tower of the fountain base. The damage to the statue is the result of vandalism and the inherent character of its material; cast zinc. This naturally grayish material that was popular for statuary due to its workability and moderate cost. Zinc however, especially after long exposure to the elements in an outdoor situation, has multiple inherent issues that make it a difficult material for statuary.

Statues like the pioneer were cast in pieces, or plates, and then soldered together to form a hollow shell. Portions of Mike, through normal wear as the result of exposure, as splitting at the seams, as the result of thermal expansion (See Figure 7). Soldered cast-zinc plates have little inherent structural capacity and the crystalline structure of cast-zinc offers minimal resistance to impact. It is this latter fault that has led to Mike's damage from vandals who attempt to boost themselves up by relying on his right arm for support. This is evidenced most clearly by the simple fact that all documented instances of damage to rifle hand are in the same place, failing at the solder seams. 2002 efforts at internal reinforcement (the insertion of a bundle of copper tubing and epoxy) were likely effective in providing support *during* the repair process, but did little to create any actual weight bearing ability to the zinc casting afterwards. This modification may, through increased leverage, have actually created additional damage to the statue when placed under stress, by radiating force further away from the failing joint. In most situations, both the damage to both of Mike's boots and to his hand/arm, much of the damage also tends to follow the original solder or joint lines where the original thin cast zinc pieces were assembled into a whole. Both of the lower legs/boots exhibit a high degree of damage. The boots are reinforced with fiberglass, while his rifle hand had been repaired at least once (c1969) to repair breakage, with the rifle and hand undergoing serial repair to damage in the same basic area, including the October 2014 vandalism. Additional evidence of fiberglass reinforcement, especially on the back, are evident upon close examination of the statue.

The undamaged portions of the statue are in reasonably good condition, subject to normal weathering, however there are still cracks at plates seams, some of which are quite severe, that reduce the statue's overall structural integrity. These areas of damage will require repair no matter what option the city chooses for the statue's future, with an intent to return to exterior display naturally requiring more substantial intervention

As a result of its design and history, Pioneer Mike is a mixture of old, weakened, soldered seams that have been exposed to the weather for over a century and a series of failed seams and material damage that have been repaired through a mixture of solder, fiberglass and mechanical reinforcement with mixed success. Ashland has been incredibly lucky in that despite being hit by a truck (in 1931) and having fallen off the fountain (in c1967), Mike has only suffered damage to his extremities. "The most common damage to cast-zinc sculpture

is breakage" (Grissom, 2009:98). Zinc, which has limited resistance, tends to shatter catastrophically into multiple pieces on impact, often being so damaged as to preclude repair. This, apparently, is what happened to the Breyman Fountain, in Salem, OR, which fell do the ground in a windstorm 13 years after its installation and "...shattered to bits..." and was not replaced.

Repairing cast-zinc involves re-assembling the damaged pieces and re-soldering them, with the appropriate materials, usually along the broken joint lines. This has continually reduced effectiveness, as the edges of the joints degrade and the solder itself, which is not structural, has less and less connection to the plates, leading to increased chance of future failure. In effect, this is what caused the October 2014 failure, wherein an earlier repair the statues' hand failed again. Thankfully the perpetrator, who was likely climbing on the statue not intending to amputate it, did not drop the gun and the hand that holds it to the ground, which likely would have "...shattered it to bits," beyond repair.

The result of this continued damage and repair, exacerbated by the natural degradation of the zinc from exposure to the elements, is that repairing the statue, especially in areas that may be subject to stress like his rifle, hands and boots, will suffer from continually decreasing effectiveness, independent of the quality of the repair work itself. No good options exist for strengthening the statue's shell, to better resist damage. Installing an armature would require the complete disassembly and re-construction of the statue at the seams, and would be complicated if not impossible without high expense and limited expectation of success. Each soldered seams would, again, be a potential point of failure and the plates themselves might be damaged by disassembly.

Filling the statue, with polymer, lightweight fiber-reinforced concrete or some other material, occasionally considered an option for other cast zinc works, creates significant additional water-related expansion and contraction issues while providing only minimal structural support and so is highly ill-advised. "The severity of damage from concrete placed inside zinc artwork cannot be emphasized strongly enough" (Grissom, 2009:103-4).

The mechanical aspects of the fountain, being the water supply and drainage, electrical supply for the lighting, and a sump pump below grade, with four supply points on the fountain, has been continually rebuilt over the years and are presently in fair condition. Copper supply lines provide water to the four spigots, while PVC provides drainage. The copper was damaged during an electrical incident and have splice connectors that represent potential weak points. The dog bowls, non-operational, are vented with overflow points to the interior and there an automatic sump pump to reduce standing water. The interior of the fountain itself, subject to high humidity and standing water, exhibits a nearly complete rusted surface that should be addressed. The hollow interior of the fountain, formed by cast-iron pieces that are held together with metal screws, appears to be largely as originally installed.

Carter Memorial Fountain
PIONEER MIKE RESTORATION OPTIONS
City of Ashland, OR, April 2015



Figure 7: Carter Memorial Fountain, Interior Views, 2015 (note rusted surfaces)



Figure 8: Carter Memorial Fountain, Current Conditions

5. STATUE RESTORATION OPTIONS

There are four primary alternatives that City may choose to pursue regarding the Carter Memorial Fountain and the Pioneer Mike statue:

- 1) REMOVE (DO NOTHING): This would eliminate the statue from the Carter Fountain, leaving the cast iron fountain base as it currently stands (without any repair), maintaining the status quo of October 2014. This option was not considered further as unlikely and inappropriate.
- 2) REPLACE: This option would involve identifying or commissioning a new statue to replace the Pioneer, either using an available period-appropriate mold or an entirely new design. This option would significantly reduce authenticity and change the look of the Plaza and the Carter Memorial Fountain. Either of these choices would likely be controversial. Either would additionally be considered an “Adverse Effect” to the historic character of the Carter Fountain and the Plaza and so would require mitigation under ORS 358. This alternative was not considered further as unlikely and inappropriate.
- 3) REPAIR: As done at least twice in the past thirty years, this would involve repairing the damaged portions of the statue using appropriate materials (see below) and returning the repaired statue to its traditional perch atop the cast iron fountain base. Repairing the statue maintains historic authenticity but does not address the serial damage that has changed his appearance over time, serve to reduce the likelihood of future damage, or reduce the potential for catastrophic failure.

Discussion: Repair has been the City’s approach to all previous damage to the statue and is the least-cost option in the short-term. Repair does not address the issues surrounding cast-zinc, nor provide a long-term solution to assure that the statue will remain intact for the future. Repair is, however, the simplest, least complicated method of addressing the current damage, with minimal unknowns. No issues surrounding “authenticity” result and the original statue would remain in place, as it has in the past.

ISSUES WITH REPAIR:

- The existing statue has already been serially repaired, altering its appearance and creating weak spots that are prone to repeated failure under minimal stress.
- Even well done, continued exposure to the elements will continually degrade the exterior surface, increasing the frequency of painting and the risk of failure independent of vandalism.
- The likelihood of further breakage and damage is high, including catastrophic damage that will preclude accurate replacement.
- The City may or may not choose to address damage to the cast iron elements of the fountain while repairing the statue.

- 4) REPLICATION: This would involve making a mold of Mike (after minimal repair of the existing damage) and casting a replica. Multiple choices and options regarding the appropriate material for a replica create issues of cost, authenticity, weight, durability and maintenance were considered, however re-casting in BRONZE is the most appropriate and recommended solution.

ISSUES WITH REPLICATION:

Discussion: The original statue would be repaired, at least temporarily for non-exterior display, prior to serving as a master for the creation of a full-size mold. This could either be done digitally, via a scanning process (point cloud) or manually, with a latex molding material applied to the original statute. The point cloud would require crating and shipping the statue out of state, and would result in a limited use, non-archival, digital file that would be used to generate molds for casting. A latex mold process could be done on-site, avoiding shipping, and would create a series of molds/patterns that would then be used to cast the replica statue. The City would own the molds in either situation, should a future need arise, however the utility of a latex mold is more secure. The repaired original cast zinc statue could be placed on interior display at a suitable public location, however there may be people who take exception to having a "new" statue on the Plaza and consider it non-historic. Multiple decisions are required prior to the replication process;

DESIGN

- Requires design decisions between current and original contrapposto posture
 - Contrapposto posture would require either re-configuring the original Pioneer or, more likely, permission to mold the foot/boot of the statue in Storm Lake, Iowa.

Discussion: The current fiberglass boots do not have the same detail or quality of the original design and does not match the original posture of the statue. The city may choose to replicate Pioneer Mike "as-is," in a flatfooted posture, or to return the design to the original contrapposto. If the later, the best approach would be to create molds from the Storm Lake, IA "pioneer," which retains its original posture and is in excellent repair. Consultation with the City of Storm Lake indicates that they would be amenable to such a project. Molding from the Storm Lake Pioneer will require additional travel for the mold-maker, but that should be offset by savings in re-carving pieces for moldmaking locally. Ashland's original Pioneer Mike could remain as repaired, flat-footed.

MATERIALS

- Requires design decisions about choice of materials for a replica Pioneer
 - Cast Aluminum
 - Cast Bronze
 - Synthetic Materials (Resin/Polymer)
 - Cast concrete/cast stone

Discussion: Multiple materials are available for casting, each incurring decisions about weight (to avoid overloading or stressing the Carter Fountain base without additional strengthening), durability (resistance to weathering), appearance, and finish.

Although a variety of materials options were considered, based on durability, appearance, long-term maintenance costs and consistency with the original character, the recommended material for replication is BRONZE. Bronze is durable, resistant to weathering, and has a naturally historically appropriate finish, significantly reducing any future maintenance.

Casting in hollow-bronze results in a 20% increase in weight over zinc and may require additional support to the fountain base. The zinc statue weighs approximately 400 pounds, meaning a replica in bronze, which is denser than zinc, and will additionally have thicker walls than the current statue for added strength, could easily result in a statue weighing as much as 600 pounds or more. It is possible that this additional weight will not be an issue on the cast iron fountain, but determining that will incur engineering costs. If additional structural support is advised, a vertical steel support column would likely be inserted upon a new concrete pad within the fountain, adding expense.

6. OTHER REHABILITATION OPTIONS

A. FOUNTAIN REPAIR AND UPGRAGE

As part of the proposed statue project, the City may determine to additionally address concerns of the fountain base to improve the overall condition of the Carter Memorial Fountain. The current water supply and drainage system, while simple, appears adequate and but should be replaced to address damage resulting from the August 2013 electrical short incident. This is not considered a costly undertaking and avoids potential for future leaks and the resulting damage. Structural supports for the projecting fountain trays (several of which are damaged and all of which provide inadequate support), repainting/re-finishing, also likely require repair. The lighting, restored to the original globe design in 2002, appears sound.

Significant concerns with regard to the fountain base itself are as follows.

- Repair and reconstruction of water supply and drainage, possibly including faucets/spigots
- Improved support/damage repair to projecting iron trays, including significant rust deterioration in some locations
- Addressing the existing rust on the interior surfaces of all fountain elements, along with some rust staining and damage on panel exteriors
- Misc. damage to cast iron elements to the fountain base may require repair or fabrication of new pieces.
- Potential for increased support for a heavier replica (bronze or concrete) may be necessary. This will require evaluation by a structural engineer, based on weight, and would likely result in the installation of a single center support inside the fountain base.

Discussion: The interior of the cast iron fountain base, as shown in Figure 7, is coated with an evenly rusted surface while some portions of the exterior also exhibit rust or rust staining. This is almost certainly due to the presence of standing water year round in the fountain vault with limited air flow and high humidity. Successfully addressing the water infiltration in the fountain vault involves the risky proposition of either disassembling the fountain or relocating it as a unit to allow below grade excavation, installation of drainage, and the creation of a more water-resistant vault. In order to reduce the impact of rust while avoiding that level of cost and risk, installation of an improved sump pump along with an active ventilation system is recommended. Active ventilation, likely tied to sump operation, will include the installation of an electric fan(s) to create positive air movement along with increased ventilation ports to allow water vapor to escape the fountain interior.

Existing rust on the inner surfaces should be addressed with a spray-on "Rust Converter" similar to *Must for Rust* or other Phosphoric Acid-based products. Once rust has been neutralized, the interior cast iron surfaces of the fountain base can be treated with a rust inhibiting primer to reduce the potential for future rust buildup. The exterior of the foundation, last painted in 1982 as near as can be determined, should be cleaned and either repainted or touched up in matching colors following necessary repairs to damaged and rusted elements.

B. SECURITY IMPROVEMENTS

During the course of this project numerous comments have been made regarding increased security for the Plaza as a way of reducing future vandalism of the Carter and Lithia Fountains. Most frequently mentioned is increased policing or the installation of security cameras. These are reasonable suggestions, however it must be noted that catching a

vandal after the statue or fountain are damaged does not reduce the degradation, it just serves to identify the culprit and may, in some cases, provide a method to secure funding through fines that aide repair.

The costs of a standard installation of an exterior quality camera, mounted on the roof of city hall with capability to zoom in on the Fountain and record continuously for 24-48 hours were obtained from an area vendor.

7. RANGE OF COSTS & SCHEDULE

A. ESTIMATED COSTS

Estimates from qualified vendors capable of developing a model of the existing Pioneer Mike statue and casting a replica in a variety of materials (aluminum, bronze) have been secured on a preliminary basis. Once the decision is made to recast, the actual choice of material will result in only negligible savings. Costs for recasting, including mold-making and shipping ranged from \$24-26,000, about twice the estimated cost of repair of the existing statue.¹⁸

While not directly related to the repair of the statue, it is logical that repair and upgrade of existing damage to the fountain base, including rusting elements, damaged supports, plumbing and repainting would also be undertaken as part of the statue project. Addressing water and moisture infiltration issues through the increased ventilation and sump improvement inside the vault, to reduce moisture and future corrosion, is strongly recommended. Installation of increased support, if required, would provide additional stability to the fountain and will require some engineering and additional fabrication work, including installation of a suitable pad/floor within the existing vault.

Statue repair and replica is a fairly contained task and costs from qualified suppliers can be estimated with some accuracy. Costs related to the repair of fountain base including refurbishment of the cast iron elements, repair and or reconstruction are less “knowable” at this time. Rough estimates of those costs based on similar work are provided.

Estimates of the various tasks and costs associated with both the repair or replication options for the Pioneer Mike statue, including structural reinforcement due to increased weight, are shown in Table 1. Total costs for statue repair/replication and minimum fountain base upgrades range from \$35,500 to \$47,500. Added work, including structural upgrades and security cameras, will add an additional \$9000 in costs if needed or desired.

¹⁸ Some repair will be required prior to molding in any case, however this can be of significantly less durability if the statue is not intended for outdoor display. The City may choose to make a mold of the Storm Lake Pioneer as insurance against future catastrophic failure of a restored Pioneer Mike.



Figure 9: Pioneer Mike, at City Public Works Warehouse, February 2015

Carter Memorial Fountain
 PIONEER MIKE RESTORATION OPTIONS
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TABLE 1
Pioneer Mike Statue
Estimated Costs; Repair v. Replication

TASK	REPAIR OPTION	REPLICATION OPTION
Repair Damage for <i>exterior</i> installation	\$10,000	
Repair Damage for <i>interior</i> display		\$1500
Statue Replacement (BRONZE)		
Mold Making	\$8500	\$8500
Travel/Lodging in Storm Lake, IA for moldmaker		\$1500
Casting Statue in new material		\$17500
Shipping/Misc.		\$1000
MINIMAL REQUIRED FOUNTAIN REPAIR		
Repair and re-install damaged nameplate	\$500	\$500
Consolidate/Repair damage to trays & supports	\$7500	\$7500
Install new plumbing/fans, upgraded sump	\$6000	\$6000
Repair interior rush damage, clean exterior/repaint	\$3000	\$3000
TOTALS:		
REPAIR OPTION	\$35,500	
REPLICATION OPTION		\$47,000
<p>The following additional costs may or may not be required or desirable. Upgrade will be dependent upon analysis once total statue weight is known. A security camera is an optional expense that the City may or may not choose to install.</p>		
STRUCTURAL UPGRADE: If Required		
Engineering Design		\$2000
Fabrication and Installation		\$4000
SECURITY CAMERA: If Required		
	\$3000	\$3000

B. CONSTRUCTION TIMEFRAME

Based on the choice of vendor for the replication of the statue, which impacts shipping time, timing associated with travel to Storm Lake, Iowa (if determined), a new casting of Pioneer Mike could be ready for installation on the Plaza within 120-180 days from the date of Notice to Proceed. Vendors located in Oregon, avoiding shipping time for the statue, could reduce that time frame, as would a decision to repair, rather than replicate. Repair of the existing statue, either for molding or for exterior display under the REPAIR option, could take 90-120 days, especially if the option of recasting in the existing, modified, posture, is determined appropriate.

Repair of the fountain base, including new plumbing, cast iron repair/rust removal, and active ventilation systems, can be undertaken by local vendors, with or without city crews. This work should be accomplished within 60 days, concurrent with the statue process.

8. SUMMARY & RECOMMENDATIONS

The Carter Memorial Fountain has been and remains a key element in the character of the Plaza and, as such, an important part of Ashland's past and present. Normal wear and tear, coupled with a history of damage, has reduced the integrity of the Pioneer Mike statue. Based on its cast-zinc construction, and borne out by the history of every other known example of this statue in the United States, Ashland is lucky in that, despite its damage, Mike survives in more or less one piece. Left outside and exposed to the elements, it is only a matter of time before the statue will become so deteriorated, or so damaged, that restoration and continued exterior display will become unlikely if not impossible.

Based on the available options, from the standpoint of cost, durability, long-term maintenance and historic accuracy, *it is my professional recommendation that the City of Ashland replicate Pioneer Mike in a durable material, preferably cast bronze, based upon an original mold, and place this replica atop the rehabilitation base of the Carter Memorial Fountain..* Use of the matching Storm Lake, Iowa statue for molding purposes will return Ashland's statue to its original posture and, in toto, save the city resources. Ashland's original cast-zinc Pioneer Mike statue should be repaired, retained, and placed on interior display in an appropriate public location. These might include the Ashland Civic Center, the Ashland Public Library, Fire Station No. 1, City Hall, the Community Development Department, or some other location to be determined.

The mold of the Pioneer statue will be owned by the City and should be retained for potential future use. This might include some future recasting of the Breyman Fountain, in association with the City of Salem and the Oregon Parks and Recreation Department. Inquiries may also be made with the University of Northern Colorado, should they want to

replicate their lost "Minuteman." Future rental or loan of the mold may reduce the City's costs over time while providing a broader public benefit.

In addition to the statue, damage (rust, breakage, etc.) to the base of the Carter Memorial Fountain should be repaired prior to installation of the statue. The entire fountain should be repainted to protect the cast iron. While addressing the issues of the vault and existing conditions of the fountain are outside the scope of the current project, installation and improvement of an active ventilation system inside the vault and fountain will reduce the potential for additional damage. The City may or may not choose to install security cameras or increase policing so as to reduce and record any future vandalism.

NEXT STEPS:

- The City should determine what option(s) for the rehabilitation the Carter Memorial Fountain and Pioneer Mike it wishes to pursue, and then, within the current Kramer & Company scope of work (City of Ashland PO #12723) complete and submit an application to the Oregon State Historic Preservation in compliance with ORS 358.653, to document its proposed action. It is my opinion that either Repair or Replication options, as proposed above, will result in a FINDING OF NO ADVERSE EFFECT, completing the city's obligations in this area.
- If the City determines, as recommended, to replicate the Pioneer Mike statue in bronze, calculations as to final weight should be analyzed by a licensed engineer to determine the need for additional structural support and, if required, secure design for such upgrade.
- The City should determine the need and value of a security camera or other systems as a vehicle to reduce vandalism and protect the Plaza area from damage.
- Upon completion of the SHPO review process, the City should develop an RFP or RFQ for the required work and advertise via standard policy. If exclusions for works of art are available, contracting can be expedited through previously identified vendors.

Respectfully Submitted,



George Kramer, M.S., HP
Kramer & Company, Ashland

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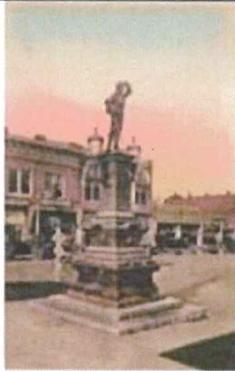
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APPENDIX 1

Carter Memorial Fountain

TIMELINE

				
November 1910	Circa 1915	Circa 1926 (Prior to Lithia Fountain installation)	Circa 1932	Circa 1936s
Taken shortly after installation, this card is dated Nov 12, 1910. Note lack of three-step granite plinth at base, twelve bubblers, round light globes (G. Kramer Collection).	Granite plinth installed Repainted 1913 AT, 10-July-1913 Repainted with "gold trimmings," AT 1-July-1915	Note change in Plaza grade, partial encapsulation of granite plinth.	Note change to lamps, this image is assumed to show the fountain post-truck damage of October 1931. See AT 28-Dec-1931, 26-Feb-1932. Repainted 5/1937, Council considered moving the CMF in 7/1938 but did not.	Note change to four bubblers, down from twelve (one per side, not three), changes to Plaza included more concrete (Neon sign will be installed in 1937)

CARTER MEMORIAL FOUNTAIN, PHOTOGRAPHIC TIMELINE, 1910-1936

Carter Memorial Fountain
 PIONEER MIKE RESTORATION OPTIONS
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<p>Circa 1955</p>	<p>Circa 1960</p>	<p>Circa 1968</p>	<p>Circa 1973</p>	<p>Circa 1975</p>
<p>Road way has changed, post-1947, note neon "Lithia Water" sign, installed in 1937"</p>	<p>Lithia Water Sign has been removed.</p>	<p>Pioneer statue is "lassoed" and topples from its base, suffering severe damage. The statue was removed from fountain and not replaced until Summer 1972, following restoration, with change to flatfooted posture.</p>	<p>White Paint (University of Oregon, Marion Dean Ross image) (Info Kiosk was built in 1971, see <i>Tidings</i>, 25-February-1971)</p>	<p>Repaired and repainted \$8K, ADT, 2-Nov-1982. Damaged by vandals, 31-Oct-2002, lights, replaced with globes, MMT 31-Jan-2002. Damaged by vandals, October 2104, removed to Public Works Shops pending repair.</p>

CARTER MEMORIAL FOUNTAIN, PHOTOGRAPHIC TIMELINE, 1955-2014

Prepared for the City of Ashland
(April 2015)



Carter Memorial Fountain
 PIONEER MIKE RESTORATION OPTIONS
 City of Ashland, OR, April 2015

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01956	Lithia & First	All
PA-2014-01880	280 Liberty	Skibby
PA-2014-00725	469 Allison	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St	Whitford
BD-2013-00813	374 Hargadine	Swink
PA-2013-01388	14 Calle Guanajuato(Sandlers)Restaurant	Renwick
PA-2013-01421	270 N. First St.	Renwick
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Not Assigned
PA-2015-00541	345 Lithia Way	Giordano
PA-2015-00493	37 N. Main	Skibby

May 2015



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

May 7th	
May 14th	
May 21st	
May 28th	
June 4th	

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