

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

January 7, 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 December 3, 2014
- 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:** Mike Morris
- V. **OLD BUSINESS:**
- VI. **NEW ITEMS:**
 - A. Review Board Schedule
 - B. Project Assignments for planning actions
 - C. Historic Preservation Week
 - D. Notes from SHPO
 - E. Attendance report, July 2014-Dec 2014
- VII. **DISCUSSION ITEMS:**
- VIII. **COMMISSION ITEMS NOT ON AGENDA:**
- IX. **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

December 3, 2014

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

REGULAR MEETING - CALL TO ORDER 6:05,p.m. – SISKIYOU ROOM in the
Community Development/Engineering Services Building, located at 51 Winburn
Way

Historic Commissioners Present: Mr. Giordano, Ms. Renwick, Mr. Whitford, Mr.
Shostrom, Mr. Skibby, Mr. Swink, Mr. Ladygo

Commission Members Absent: Ms. Kencairn (U), Mr. Emery(U)

Council Liaison : Mike Morris

Staff Present: Staff Liaison: Amy Gunter, Clerk: Regan Trapp

APPROVAL OF MINUTES: Mr. Whitford motioned that the minutes be approved
from November 5, 2014. Mr. Swink seconded. Mr. Giordano abstained. No one
opposed

PUBLIC FORUM: There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT: Mr. Morris gave the council liaison report. Mr. Morris
discussed some changes to the land use ordinance and that it went through first
reading with the City Council. Mr. Morris reported that the Normal plan is going back
to the parks, traffic, and planning commissions for further review.

Mr. Skibby read aloud the procedures for public hearings.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2014-01880

SUBJECT PROPERTY: 280 Liberty Street

APPLICANT: Jason Eaton (*Conscious Construction, Inc.*)

OWNER: Joan Kleen

DESCRIPTION: A request for Site Review and Conditional Use Permit approvals to
construct a new approximately 400 square foot accessory residential unit for the
property located at 280 Liberty Street. **COMPREHENSIVE PLAN DESIGNATION:**
Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09DA;
TAX LOT: 4500

Ms. Gunter gave the staff report on this planning action and she remarked that staff
concerns were the orientation to the alley.

Mr. Skibby opened the public hearing to the applicant.

Jason Eaton, contractor, resides at 865 Henry Street, explained that the property is
not in the local historic district but in the national historic district. Mr. Eaton spoke in
detail about the small accessory residential unit they are adding. Main house has

vertical siding, standards state new construction shall be contemporary in design and shall be differentiated from historic residence. Applicant has proposed 12 inch board and batten siding with no corner trim, 2x2 window trim, and 6/12 pitch roof, with a galvanized steel shed roof over porch. Mr. Shostrom motioned to approved PA-2014-01880 as depicted, with the revised elevations. Mr. Giordano seconded. No one opposed.

PLANNING ACTION: 2014-01956

SUBJECT PROPERTY: First Place Subdivision, corner of Lithia Way & First Street

OWNER/APPLICANT: First Place Partners, LLC

DESCRIPTION: A request for Site Review approval to construct the second and third phases of the First Place Subdivision for the property located at the corner of Lithia Way and First Street. Phase One, a three-story 18,577 square foot mixed-use building (**Plaza West**) consisting of basement parking, commercial and residential space on the first floor and residential space on the second and third floors was recently completed at 175 Lithia Way. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09DA; **TAX LOT:** 10100, 11601, 11701 and 15000

Plaza North Building

Ms. Gunter gave the staff report on the Plaza North building on First Street (across from the post office).

Mr. Skibby opened the public hearing to the applicants.

The applicants spoke about Plaza North building and it's history. Mark Knox, applicant representative, briefly went through the site plan for Plaza North. Mr. Knox showed renderings of different perspectives/elevations and what the building will look like.

Steve Ennis, project architect, spoke about the shape of the lot, floor plans, materials used in the design, and spoke about why they used the stepping design on this building.

Mr. Skibby closed the public hearing to the applicants and opened to the commission for comments.

Mr. Colin Swales, 96 Coolidge, sent an email of public comments to be read at the hearing in regards to the Plaza West building. Mr. Swink read the email into record. His concerns are height, setbacks, massing, color, building and window design.

Mr. Skibby closed the public hearing and opened up to comments from the commission.

Mr. Shostrom expressed concern that the building didn't have any headers near the entrance and noticed the elevation pictures make it look recessed and dark around the Lithia Way approach. The Commission agreed that the addition of a lentil would add interest to the entrance at the intersection of the South and east facades, and the street, and break up the massing on that recessed entrance.

Plaza East Building

Ms. Gunter gave the staff report on the Plaza East building.

Mr. Skibby opened the public hearing to the applicants.

Mark Knox and Jerome White, project architect discussed the Plaza East building. The applicants addressed design of the building, including materials and window selections.

Mr. Skibby closed the public hearing to the applicants and opened to the commission for comments.

Mr. Knox provided rebuttal to Mr. Swales email by stating that the design is subjective. They have addressed all the standards and feel they comply with the criteria for the exceptions. He feels like there has been a commendable effort by the owner and the architects.

Mr. Whitford motioned to approve PA-2014-01956 with the conditions, regarding Plaza North that the addition of a lentil would add interest to the entrance at the intersection of the South and east facades, and the street, and break up the massing on that recessed entrance. 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. Welcome to Andrew Ladygo. Mr. Ladygo told the commission about his qualifications and experience and remarked that he is excited about this opportunity.

DISCUSSION ITEMS: There were no items for discussion.

Review Board Schedule

December 4th	Sam, Keith, Allison
December 11 th	Allison, Andrew, Bill
December 18 th	Tom, Andrew, Bill
December 24th	Allison, Terry, Dale
December 31st	Dale, Terry
January 8th	Sam, Keith, Allison

Project Assignments for Planning Actions – Review Update

PA-2014-01956	Lithia Way & First	All Commissioners
PA-2014-01880	280 Liberty	Skibby
PA-2014-01388	107 Fork St.	Emery
PA-2014-01126	345 Lithia Way-Gas station conversion to retail/restaurant-No permit as of yet	Giordano
PA-2014-00725	121 Manzanita-Under construction	Whitford
PA-2014-00725	469 Allison-Under construction	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00256	175 Lithia Way – Under construction	Giordano
BD-2013-00718	5 B Street – Under construction/ almost done	Not assigned
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
PA-2014-00491	566 Fairview St. – Under construction/almost done	Shostrom
BD-2013-00813	374 Hargadine – Under construction/almost done	Swink
PA-2013-01388	14 Calle Guanajuato(Sandlers) Restaurant-Under construction/almost done	Renwick
PA-2013-01421	270 N. First St.(Nisha Jackson)- Building permits issued	Renwick
PA-2013-01829	60 Alida St. (Lieberman) - Complete	Shostrom
PA-2013-01828	310 Oak St. (Thompson) – No new permits issued	Shostrom

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for January 7, 2015, 6:00 pm.
There being no other items to discuss, the meeting adjourned at 8:10pm.
 Respectfully submitted by Regan Trapp

**Role of Local Governments
In the Revised (2009)
Special Assessment of Historic Property Program**

The 2009 Legislation Session brought several revisions to the program. One of those called for local governments to take the primary role for project review and approval of the specially-assessed properties in their jurisdictions. The State Historic Preservation Office (SHPO) sees this change as an opportunity for a healthy dialogue between SHPO and the local landmarks commission/staff, and looks upon it as a collaborative process that can benefit all concerned.

Program Overview

- 10-year “freeze” of assessed value (which equates to lower property taxes).
- An approved Preservation Plan is required, and substantial work must be completed within the first 5 years.
- A second 10-year term is possible, though only after reassessment and submission of a new, more stringent Preservation Plan.

Certification of Applications

- SHPO certifies properties for participation in the program.
- Local governments are given 30 days to comment on applications.
- SHPO sends local governments final and amended plans.

Approval of Projects

- Local governments will typically serve as the decision-makers on Preservation Plan projects, but only under the following conditions:
 - The project triggers the need for local design review and approval, based on local preservation ordinance authority.
 - The local preservation ordinance is based on the “historic rehabilitation standards” (Secretary of the Interior’s “Standards for Rehabilitation”).
- Local governments must, however, coordinate with SHPO as follows:
 - Provide SHPO a copy of the proposed project (email is OK) and allow SHPO 14 days to comment. Information should include a brief project description, photos, elevation drawings or floor plans, if appropriate, manufacturer’s/contractor’s specifications, etc.
 - Address SHPO comments during the decision-making process and include in the written decision justification for accepting or rejecting SHPO comments.
 - Provide SHPO with a copy of the decision.
- Local governments may ask SHPO to be the primary approver of projects under any of the following conditions:
 - Projects involve work that is not under the jurisdiction of the local ordinance (e.g. interior work).
 - The local government feels it does not have the appropriate expertise or time for such oversight. (Most local governments already conduct a required local review, however, so this “new” reviewer role shouldn’t require additional work.)

Appeals of Decisions

- Local government decisions must be appealed through the specified local appeals process.
- SHPO decisions must be appealed through the Historic Assessment Review Committee, as specified in statute.

SHPO Contact Information

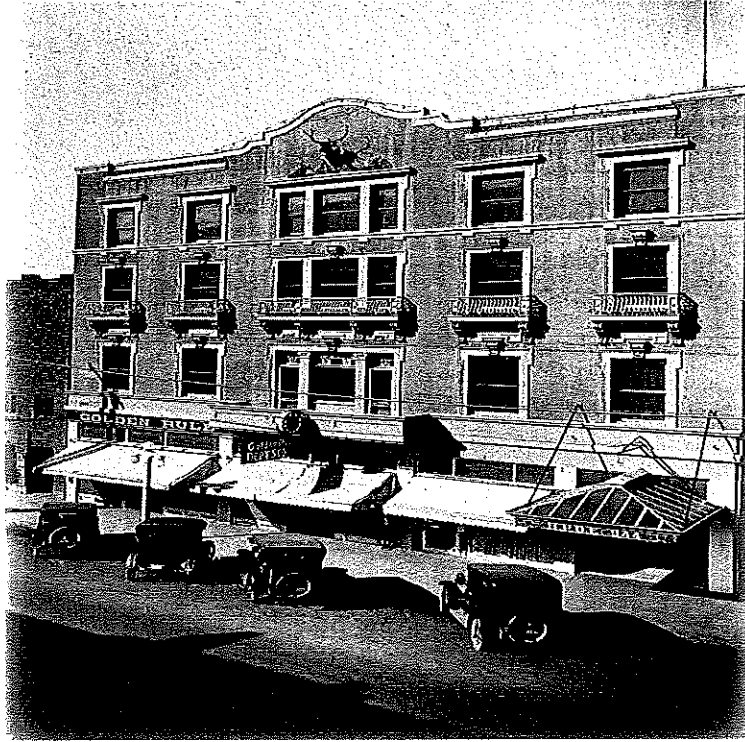
Joy Sears, Restoration Specialist
(503) 986-0688 or Joy.Sears@oregon.gov

Active SA projects in Ashland
Oregon State Historic Preservation Office

Project Name	Historic Name; Other Name(s)	Project Address	County	Prop Tax Acct	District	Status	Term	Begin Yr	End Yr
P. W. Paulson Building Paulson, P W, Building		89-93 Oak Street Ashland	Jackson	1-006685-3	Ashland Downtown Historic District	Active	1st Term	2011	2021
Mills, Vernie Victor, House Dickey, Floyd & Dorothy, House; Mills, Vernie Victor, House		727 Siskiyou Boulevard Ashland	Jackson	17214 3	Siskiyou-Hargadone Historic District	Active	1st Term	2003	2018

Total Resources Identified: 19

January 2015



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

January 8th	Sam, Keith, Allison
January 15th	
January 22nd	
January 29th	
February 5th	

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

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01956	Lithia & First	All Commissioners
PA-2014-01880	280 Liberty	Skibby
PA-2014-01388	107 Fork St.	Emery
PA-2014-01126	345 Lithia Way	Giordano
PA-2014-00725	121 Manzanita-Under construction	Whitford
PA-2014-00725	469 Allison-Under construction	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00256	175 Lithia Way – <i>Under construction</i>	Giordano
BD-2013-00718	5 B Street – Under construction/ almost done	Not assigned
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
PA-2014-00491	566 Fairview St. – Under construction/almost done	Shostrom
BD-2013-00813	374 Hargadine – Under construction/almost done	Swink
PA-2013-01388	14 Calle Guanajuato(Sandlers) Restaurant-Under construction/almost done	Renwick
PA-2013-01421	270 N. First St.(Nisha Jackson)- Building permits issued	Renwick
PA-2013-01829	60 Alida St. (Lieberman) - Complete	Shostrom
PA-2013-01828	310 Oak St. (Thompson) – No new permits issued	Shostrom
PA-2014-01837	95 Winburn Way – Ice Rink Cover	Shostrom

HISTORIC COMMISSION MEETING MEMBER ATTENDANCE July 2014 - December 2014										
MEETING	SHOSTROM	EMERY	SWINK	RENWICK	GIORDANO	SKIBBY	WHITFORD	KENCAIRN	LAW	LADYGO
July	PRES		PRES	PRES	PRES	PRES	ABS (E)	ABS (U)	ABS (U)	
August	PRES		PRES	PRES	PRES	PRES	PRES	ABS (E)	ABS (U)	
September	No Meeting due to lack of quorum									
October	ABS (E)		PRES	PRES	PRES	PRES	PRES	ABS (U)	ABS (U)	
November	PRES		PRES	PRES	ABS (E)	PRES	PRES	ABS (U)	Resigned	
December	PRES		ABS (E)	PRES	PRES	PRES	PRES	ABS (U)		PRES
ABSENCES	1	1	0	0	1	0	1	5	3	0
ATTENDANCE %	80%	67%	100%	100%	80%	100%	80%	0%	0%	100%

Under the "new rules"...

All members are expected to attend all regularly scheduled meetings, study sessions and special meetings, when applicable.

If a member will be absent from a meeting the member must notify the chair or the staff liaison at least two hours prior to the meeting.

Any member who has **two or more unexcused absences in a six month period** [i.e. January 1– June 30 or July 1 - December 31] shall be considered in a

Further **any member not attending a minimum of two-thirds (2/3) of all scheduled meetings** (inclusive of study sessions and special meetings) shall be

Attendance shall be reviewed by the commission or board during the regularly scheduled meetings in January and July, with a report sent to the Mayor at

ABS = ABSENT PRES = PRESENT