

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

April 3, 2019 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 March 6, 2019
- 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:**
Rich Rosenthal
- V. **PLANNING ACTION REVIEW:**
PLANNING ACTION: PA-T1-2019-00050
SUBJECT PROPERTY: 346 Scenic Drive
OWNER/APPLICANT: Robert & Elizabeth Bestor/Vadim Agakhanov
DESCRIPTION: A request for Site Design Review to construct a 765 square-foot detached residential unit to the north of the existing single-family residence. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 05DD; **TAX LOT:** 8300
- VI. **NEW ITEMS:**
 - Review board schedule.
 - Project assignments for planning actions.
 - Historic Preservation Week
- VII. **DISCUSSION ITEMS:**
 - Map project
- VIII. **COMMISSION ITEMS NOT ON AGENDA:**
- IX. **OLD BUSINESS:**
- X. **ADJOURNMENT:**

ASHLAND HISTORIC COMMISSION

DRAFT Meeting Minutes

March 6, 2019

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

CALL TO ORDER:

Shostrom called the meeting to order at 6:00pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison:
Shostrom	Rich Rosenthal - Absent
Whitford	
Babin	Staff Present:
Skibby	Fotini Kaufman; Planning Dept.
Emery	Regan Trapp; Secretary
Swink	
Commissioners Absent:	Giordano
	Von Chamier
	Hovenkamp

APPROVAL OF MINUTES:

Swink motioned to approve minutes for February 6, 2019. Whitford seconded. Voice vote. ALL AYES. Motion passed. Babin abstained

PUBLIC FORUM:

Huelz Gutcheon, residing at, 2253 Highway 99 in Ashland, addressed the Commission regarding solar panels and working together with the City in regards to climate change.

COUNCIL LIAISON REPORT:

Rosenthal was absent so no report was given.

NEW ITEMS:

- Review board schedule.
- Project assignments for planning actions.
- Historic Preservation Week.
 - **List of Nominees.** Nominees chosen for awards were 88 Dewey, 426 B Street, 206 Harrison, and 85 Winburn. Peter Finkle was chosen to receive an "individual award" for his historic tours of Ashland.
 - **Who will write the blurb for each property?**
 - 88 Dewey assigned to Emery.
 - 426 B Street assigned to Giordano.
 - 206 Harrison assigned to Swink.
 - 85 Winburn assigned to Whitford.
 - Peter Finkle assigned to Shostrom.
 - **Tour schedule.** It was decided that the Mausoleum tour would happen on Thursday, May 23, 2019 with a special tour hosted by Ellen Babin, starting at 2PM. Terry will lead a Historic Railroad District tour on Friday, May 24, 2019, starting at 2PM.
 - **- Decide on time for awards ceremony.** It was decided that the start time would be 12:30pm.

DISCUSSION ITEMS:

There were not items to discuss.

COMMISSION ITEMS NOT ON AGENDA:

There were no items to discuss.

OLD BUSINESS:

There were no items to discuss.

Review Board Schedule

March 7 th	Terry, Keith, Sam
March 14 th	Terry, Piper, Bill
March 21 st	Terry, Ellen, Tom
March 28 th	Terry, Dale, Bill
April 3 rd	Terry, Keith, Beverly

Project Assignments for Planning Actions

PA-2016-00847	252 B Street – Close to complete	Whitford
PA-2016-02095	563 Rock St – Work has started	Whitford
PA-2017-00235	114 Granite/ 9 Nutley – Work has started	Shostrom
PA-2017-00200	165 Water – Extension to PA submitted	ALL
PA-2017-01294	128 Central– Work has started	Emery & Swink
PA-2017-01417	228 B Street – No building permit	Whitford
PA- 2017-02005	533 Fairview(aka 100 Union) Work has started	Emery
PA-2017-02351/ 00026	549 E. Main – Permit issued, work started	Swink & Emery
PA-T1-2018-00015	70 N. Third Street – Permit issued	Swink
PA-T1-2018-00023	75 Lithia Way	Von Chamier & Babin
PA-T1-2018-00029	128/130 Bush Street – Permit issued	Hovenkamp & Whitford
PA-T1-2018-00033	160 Helman – No building permit	Shostrom
PA-T1-2018-00038	111 Bush – No building permit	Whitford

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled April 3, 2019 at 6:00pm

There being no other items to discuss, the meeting adjourned at 7:29pm

Respectfully submitted by Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: PA-T1-2019-00050

SUBJECT PROPERTY: 346 Scenic Drive

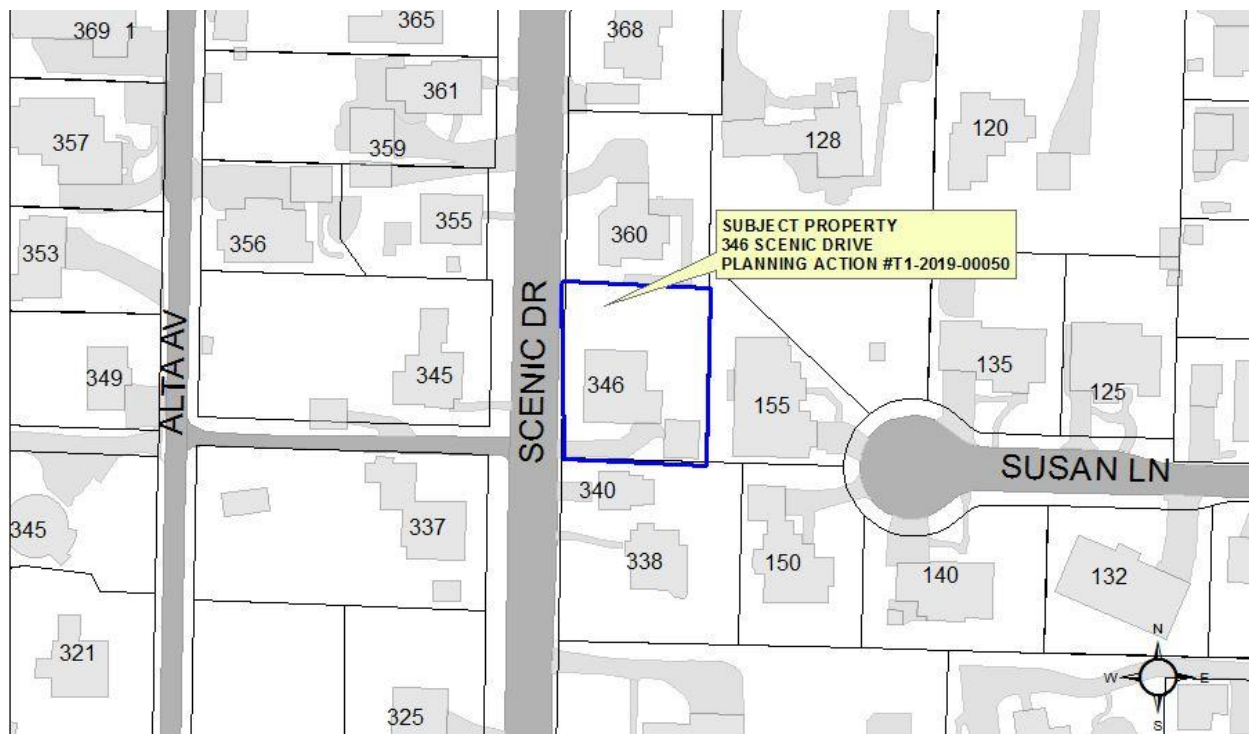
OWNER/APPLICANT: Robert & Elizabeth Bestor/Vadim Agakhanov

DESCRIPTION: A request for Site Design Review to construct a 765 square-foot detached residential unit to the north of the existing single-family residence. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 05DD; **TAX LOT:** 8300

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, April 3, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: March 27, 2019

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: April 10, 2019



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

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

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

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

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

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

SITE DESIGN AND USE STANDARDS

18.5.2.050

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

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

ACCESSORY RESIDENTIAL UNITS

18.2.3.040

Accessory residential units are subject to Site Design Review under chapter 18.5.2, except as exempted in subsection 18.2.3.040.A, below.

- A. **Exemptions.** Accessory residential units are permitted outright with an approved building permit, and are allowed without a Site Design Review under chapter 18.5.2 provided that the accessory residential unit meets all of the following requirements.
 - 1. The accessory residential unit is located in the R-1, R-1-3.5, RR, NN and NM zones. Accessory residential units in the R-2 and R-3 zones require Site Design Review under chapter 18.5.2 and are not permitted outright under this subsection.
 - 2. The accessory residential unit meets all of the requirements of the applicable zone in subsections 18.2.3.040.B, C, E and F, below, except as otherwise exempted in subsection 18.2.3.040.A.
 - 3. The size of the accessory residential unit is less than 500 square feet of gross habitable floor area (GHFA).
 - 4. The accessory residential unit is attached to the primary residence or within an existing primary residence. Accessory residential units located in the Historic District overlay and including exterior building changes that require a building permit, and accessory residential units located in detached structures (i.e., not attached to the primary residence) require Site Design Review under chapter 18.5.2 and are not permitted outright under this subsection.
 - 5. The property must have two off-street parking spaces, except that parking spaces, turn-arounds, and driveways are exempt from the requirements in subsections 1 and 2 of 18.4.3.080.D and paving requirements in subsection 18.4.3.080.E.1.
 - 6. Additional off-street parking is not required for the accessory residential unit if on-street parking is permitted within 200 feet of the property. Alternatively, one off-street parking space may be provided on the property in conformance with the off-street parking provisions for accessory residential units in section 18.4.3.080.
- B. **R-1 Zone.** Accessory residential units in the R-1 zone shall meet the following requirements.
 - 1. One accessory residential unit is allowed per lot, and the maximum number of dwelling units shall not exceed two per lot.
 - 2. Accessory residential units are not subject to the density or minimum lot area requirements of the zone.
 - 3. The maximum gross habitable floor area (GHFA) of the accessory residential unit shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA.
 - 4. The proposal shall conform to the overall maximum lot coverage and setback requirements of the underlying zone.
 - 5. Additional parking shall be provided in conformance with the off-street parking provisions for single-family dwellings in section 18.4.3.080, except that parking spaces, turn-arounds, and driveways are exempt from the requirements in subsections 1 and 2 of 18.4.3.080.D and paving requirements in subsection [18.4.3.080.E.1](#).
- C. **RR Zone.** In addition to the standards in subsection 18.2.3.040.B, accessory residential units in the RR zone shall meet the following requirements.
 - 1. No on-street parking credits shall be allowed for accessory residential units.
 - 2. If located in the Wildfire zone, the accessory residential unit shall have a residential sprinkler system installed.
- D. **R-2 and R-3 Zones.** Accessory residential units in the R-2 and R-3 zones shall meet the standards in subsection 18.2.3.040.B, except that the maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 500 square feet GHFA.
- E. **NN Zones.** Accessory residential units in the Normal Neighborhood District under chapter 18.3.4 shall meet the standards in subsection 18.2.3.040.B.
- F. **NM Zones.** Accessory residential units in the North Mountain Neighborhood NM zones under chapter 18.3.5 shall meet the standards in subsection 18.2.3.040.B, except that the maximum gross habitable floor area (GHFA) of the accessory residential unit must not exceed 750 square feet GHFA and that second story accessory residential units constructed above a detached accessory building must not exceed 500 square feet GHFA.



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

ZONING PERMIT APPLICATION

FILE # PA-T1-2019-0050

DESCRIPTION OF PROJECT Site Design Review for ARU

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? ☐ YES ☒ NO

Street Address 346 Scenic Drive

Assessor's Map No. 39 1E 05DD Tax Lot(s) 8300

Zoning R-1-7.5

Comp Plan Designation Single Family Residential

APPLICANT

Name Vadim Agakhanov Phone 541-951-6727 E-Mail vadim97520@gmail.com

Address 262 B Street City Ashland Zip 97520

PROPERTY OWNER

Name Robert and Elizabeth Bestor Phone _____ E-Mail _____

Address 346 Scenic Drive City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title Planning Consultant Name Rogue Planning & Development Services LLC Phone 541-951-4020 E-Mail amygunter.planning@gmail.cc

Address 33 N Central Avenue, Suite 213 City Medford Zip 97501

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

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

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

[Signature]
Applicant's Signature

3/15/19
Date

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

[Signature]
Property Owner's Signature (required)

3-13-2019
Date

[To be completed by City Staff]

Date Received 3.15.19

Zoning Permit Type I

Filing Fee \$ 696⁰⁰

RECEIVED

MAR 15 2019

City of Ashland

OVER ►►

Site Design Review for Accessory Residential Unit

346 Scenic Drive

RECEIVED

MAR 15 2019

City of Ashland



March 11, 2019

Site Review approval for an Accessory Residential Unit

Property Address:	346 Scenic Drive
Property Owner:	Robert and Elizabeth Bestor 346 Scenic Drive Ashland, OR 97520
Applicant:	Vadim Agakhanov 262 B Street Ashland, OR 97520
Planning Consultant:	Amy Gunter Rogue Planning & Development Services 33 N Central Avenue, Suite 213 Medford, OR 97501
Map & Tax Lot:	39 1E 05DD: Tax Lot: 8300
Zoning:	R-1-7.5
Adjacent Zones:	R-1-7.5 and R-2
Overlay Zones:	Wildfire Hazards Overlay Skidmore Academy Historic District

Request:

A request for a Site Design Review Permit for a detached accessory residential unit. The proposed ARU is to the north of the existing single-family residence.

Property Description:

The subject property is on the east side of Scenic Drive to the south of the intersection of Scenic Drive and Wimer Street. The lot has 116-feet of frontage on Scenic Drive and extends 94-feet to the east. The lot is 10,904-square feet in area.

The property and the adjacent properties are zoned R-1-7.5, Single Family Residential. The property is near the eastern boundary of the Skidmore Academy Historic District.

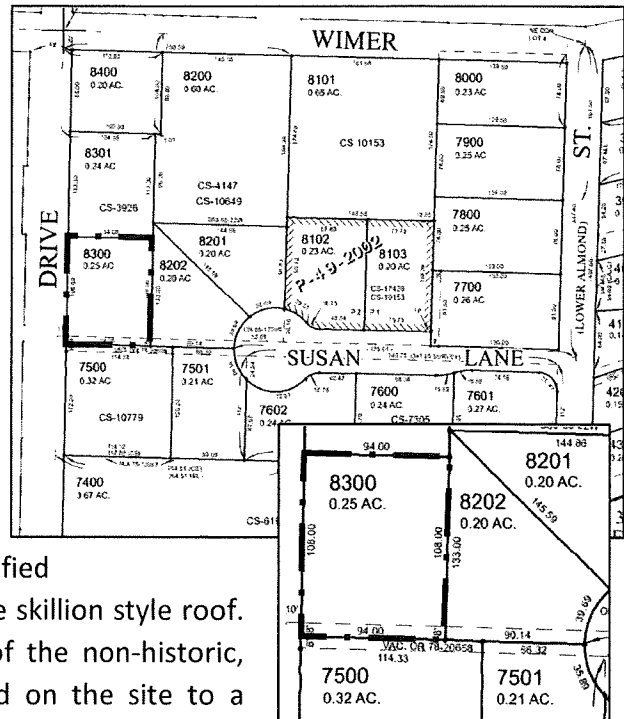
The property is occupied by a circa 1960s single family residence. The structure was substantially remodeled in 2014 with an approximately 300 square foot addition, and detached garage. The roof style was modified from a low pitch, single gable ranch style home to the skillion style roof. The modification substantially altered the exterior of the non-historic, non-contributing, 1960s ranch style that had existed on the site to a modern structure that reflects design trends of the late 2000s. The roof style and window changes made in 2014 are reminiscent of classic, 1960s modernism / mid-century modern, and the house, if originally constructed in this manner would likely have resulted in a Historic Contributing designation.

The 1,564-square foot single story residence has a 1,228-square foot finished basement. A 506-square foot, detached garage is located to the southeast of the residence.

The site slopes approximately 6.9 percent downhill to the north. The property is subject to solar setback standard A.

The main residence has a nicely landscaped rear yard area with large decks that provide access to their private yard area. The ARU will have access to the front, side and rear yard to provide for additional outdoor area.

Scenic Drive is a neighborhood collector street. The street is fully improved to the standards at the time of its construction with pavement, curb and gutter. Scenic Drive has an approximately 27-foot wide, paved driving surface along the frontage of the property. Due to the topography, there are no sidewalks in the vicinity.



The property is subject to solar setback standard A. The proposed structure complies with the minimum solar setbacks in the zone.

Excluding the 200 square feet of allowed permeable pavement / patio areas, etc. the proposal complies with minimum lot coverages in the zone.

Proposal:

The request is to construct a 765-square foot Accessory Residential Unit (ARU) to the north of the residence. The unit is proposed as a small one-bedroom unit.

The property is served by an existing, 17-foot wide driveway to the garage. This provides for the existing two parking spaces required for the residence, a third off-street parking space is located to the west of the garage, under the back side of the residence.

The addition of the one-bedroom unit requires an additional parking space. This space is requested as an on-street parking credit on Scenic Drive.

Covered bicycle parking will be provided for the ARU under the deck area. The two required bicycle parking spaces for the single family are within the garage.

The proposed ARU is oriented towards Scenic Drive. The proposed structure has a single gable shed roof similar to the pitch and massing of the primary residence. With similar exterior materials, trim details, windows and doors, the structure is architecturally compatible with the primary residence on the site. Within this portion of the Skidmore Academy, there is an eclectic mixture of housing styles in the area and the additional unit will fit into the eclectic street pattern.

The ARU is proposed to be more than six-feet from the primary residence, so it is not considered part of the maximum permitted floor area on the site. The proposed structure is setback 15-feet from the street. The setback is consistent with the other structures along the Scenic Drive frontage. The structure will not be located on any areas of steep slopes. The proposed structure will demonstrate compliance with the solar setback standards at the time of the building permit submittal. Presently, the height of the structure requires a 13-foot setback where a 12-foot setback is shown. The structure can be reduced in height to provide adequate solar clearance.

The unit has access to the spacious yard area.

On the following pages, findings of fact addressing the criteria from Ashland Municipal Code are provided on the following pages. For clarity, the criteria are in Times New Roman and the applicant's responses are in Calibri font.

CRITERIA from the Ashland Land Use Ordinance

B. Applicability. Except as otherwise required by an overlay zone or plan district, the following standards apply to residential development pursuant to section 18.5.2.020. See conceptual site plan of multi-family development in Figure 18.4.2.030.

1. Accessory Residential Units. Unless exempted from Site Design Review in 18.2.3.040.A, only the following standards in Chapter 18.4.2 apply to accessory residential units: building orientation requirements in 18.4.2.030.C, garage requirements in 18.4.2.030.D, and building materials in 18.4.2.030.E. If an accessory residential unit is located in the Historic District overlay, the standards in 18.4.2.050 also apply. See the Special Use Standards for accessory residential units in section 18.2.3.040.

18.5.2.050 Site Design Review

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.

The lot area exceeds the minimum lot area in the R-1-7.5 zone with 10,904 square feet of lot area in the R-1-7.5 zone.

The proposed structure is more than six-feet away from the primary residence and the structure is exempt from MPFA calculations.

The accessory unit does not need to meet density standards.

The proposed existing lot coverage is lot coverage complies with the maximum lot coverage in the zone.

Standards for Residential Zones:

18.2.3.040 Accessory Residential Unit

Accessory residential units are subject to Site Design Review under chapter 18.5.2, except as exempted in subsection 18.2.3.040.A, below.

A. Exemptions. Accessory residential units are permitted outright with an approved building permit, and are allowed without a Site Design Review under chapter 18.5.2 provided that the accessory residential unit meets all of the following requirements.

1. The accessory residential unit is located in the R-1, R-1-3.5, RR, NN and NM zones. Accessory residential units in the R-2 and R-3 zones require Site Design Review under chapter 18.5.2 and are not permitted outright under this subsection.

The property is in the R-1 zone. The unit requires Site Design Review because the ARU is detached and in the Skidmore Academy Historic District.

2. The accessory residential unit meets all of the requirements of the applicable zone in subsections 18.2.3.040.B, C, E and F, below, except as otherwise exempted in subsection 18.2.3.040.A.

The proposed accessory residential unit meets the requirements of the applicable zone found in subsection 18.2.3.040.B.

3. The size of the accessory residential unit is less than 500 square feet of gross habitable floor area (GHFA).

The accessory residential unit is proposed to be 765 square feet in area.

4. The accessory residential unit is attached to the primary residence or within an existing primary residence. Accessory residential units located in the Historic District overlay and including exterior building changes that require a building permit, and accessory residential units located in detached structures (i.e., not attached to the primary residence) require Site Design Review under chapter 18.5.2 and are not permitted outright under this subsection.

The accessory residential unit is not attached. The unit is within the Skidmore Academy Historic District. A Site Design Review under chapter 18.5.2 is required.

5. The property must have two off-street parking spaces, except that parking spaces, turn-arounds, and driveways are exempt from the requirements in subsections 1 and 2 of 18.4.3.080.D and paving requirements in subsection 18.4.3.080.E.1.

The property has three off-street parking spaces that are within the two-vehicle garage and under the cantilevered deck at the rear of the primary residence. Though exempt from paving, the driveway is a solid surface.

6. Additional off-street parking is not required for the accessory residential unit if on-street parking is permitted within 200 feet of the property. Alternatively, one off-street parking space may be provided on the property in conformance with the off-street parking provisions for accessory residential units in section 18.4.3.080.

One, on-street parking space is required on the Scenic Drive frontage. There is more than 44-feet of uninterrupted curb frontage.

B. R-1 Zone. Accessory residential units in the R-1 zone shall meet the following requirements:

1. One accessory residential unit is allowed per lot, and the maximum number of dwelling units shall not exceed two per lot.

The proposal is for one accessory residential unit in addition to the existing residence.

2. Accessory residential units are not subject to the density or minimum lot area requirements of the zone.

The density of the property does not impact the proposal.

3. The maximum gross habitable floor area (GHFA) of the accessory residential unit shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA.

The GHFA of the accessory residential unit is 765 square feet in area. This is less than 50 percent of the GHFA of the 2,792 square foot residence on the site.

4. The proposal shall conform to the overall maximum lot coverage and setback requirements of the underlying zone.

The proposed lot coverage, following construction of the accessory residential unit is 4,660 square feet which is 42.7 percent, and complies with the maximum allowed coverage in the zone.

5. Additional parking shall be provided in conformance with the off-street parking provisions for single-family dwellings in section 18.4.3.040, except that parking spaces, turn-arounds, and driveways are exempt from the requirements in subsections 18.4.3.080.D.1 and 18.4.3.080.D.2 and paving requirements in subsection 18.4.3.080.E.1.

The proposal requires an additional vehicle parking space. The property has two, off-street parking spaces within the two vehicle garage. A third parking space is to the rear of the residence under the cantilevered back deck area. The accessory

residential unit size requires a fourth parking space. The request is to allow for an on-street credit. There is available on-street parking along the frontage of the property.

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

The property is within the Skidmore Academy Historic District. The new construction not have a negative impact on the historic, non-contributing structure on the site and will complement the major façade renovation that occurred on the property in 2014.

The materials proposed for the structure are proposed to match the existing structure in dimension, finish and material type. The roof pitch, roofing materials and all proposed to match the existing structure.

The proposed structure is single story and setback further than the primary residence. The height of the structure is lower than the existing residence and the ARU will be complementary to the residence.

C. Site Development and Design Standards.

The trash / recycle area will be provided between the building and the parking area behind a screening fence and not visible to the public street.

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

The building materials will match the existing structure and are compatible with the surrounding area.

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

There are four “street” trees along the frontage of the property. There are screening conifer trees leaving no space for new street trees.

Landscape / Tree Protection:

The yard area is nicely landscaped with established trees on the site. Tree protection fencing with six-foot chain link panel fencing is proposed along the dripline of the hazelnut tree in the side yard between the residence and the proposed ARU. The trees in the front yard of the primary residence will have orange construction net or something similar protect these trees. An 8-inch cedar tree will be removed to facilitate the new construction. The tree is less than the size

thresholds that trigger a tree removal permit. The conifer tree proposed for removal will not be mitigated for.

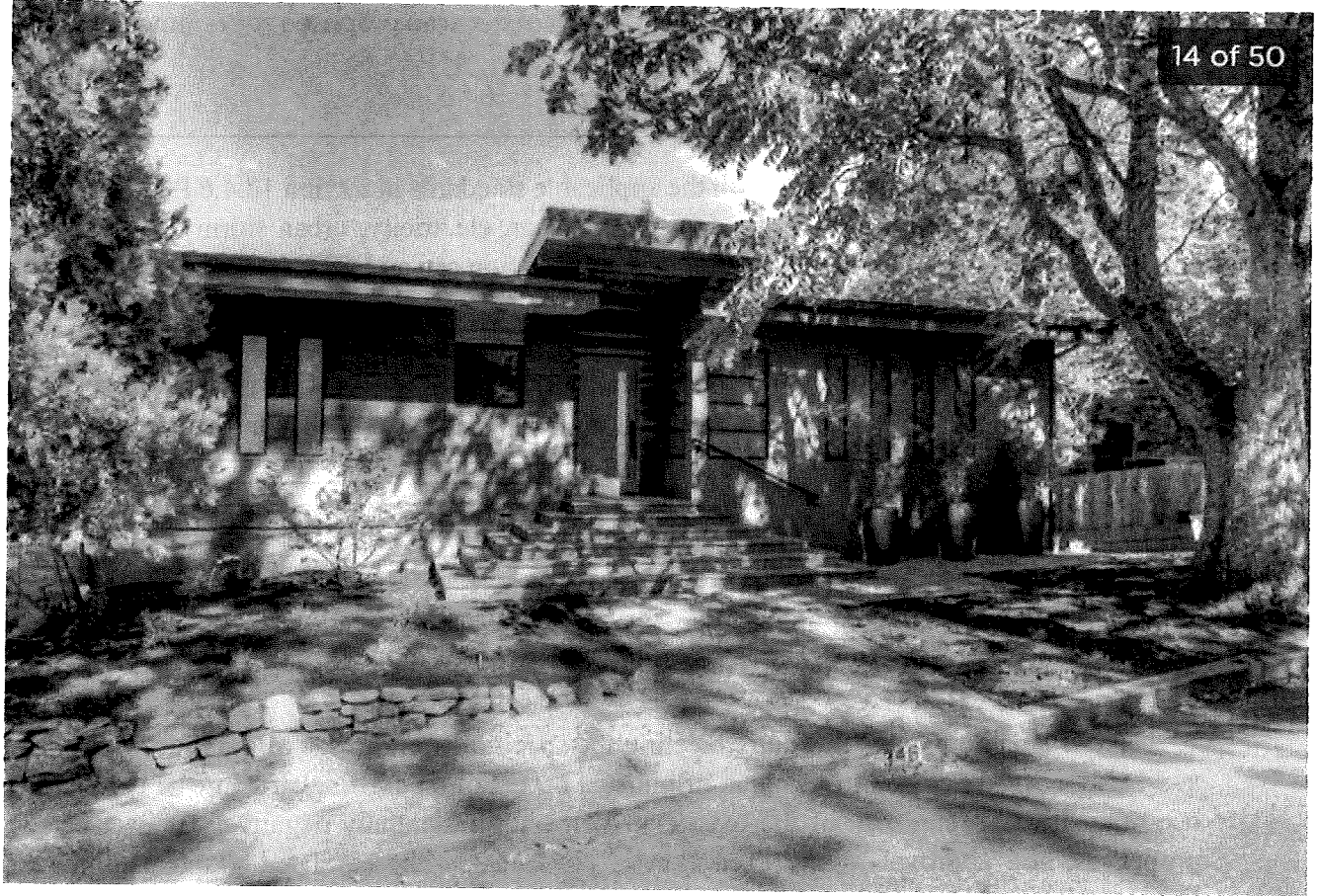
D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided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

Adequate city facilities exist and presently service the SFR and the ARU in Scenic Drive and in private utility easements. Water, sewer and storm drainage will be connected to the existing system. A separate electric service and meter for the ARU will be installed.

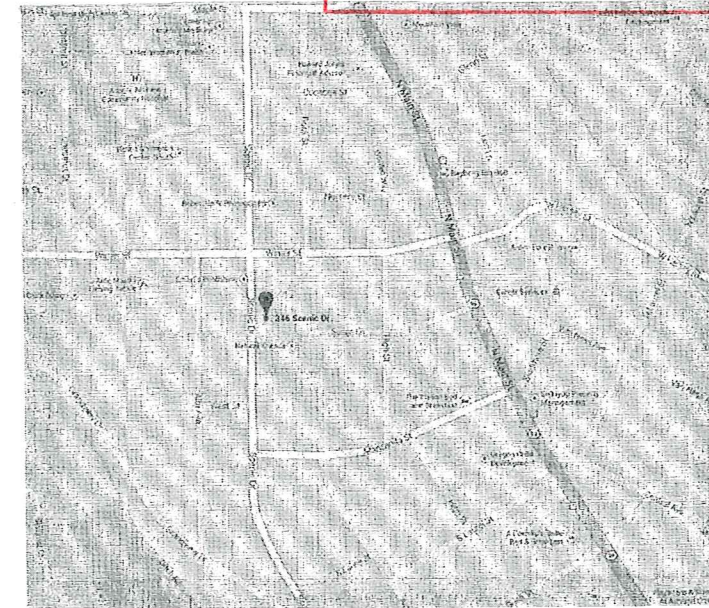
E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, 2, or 3, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty;

None requested.



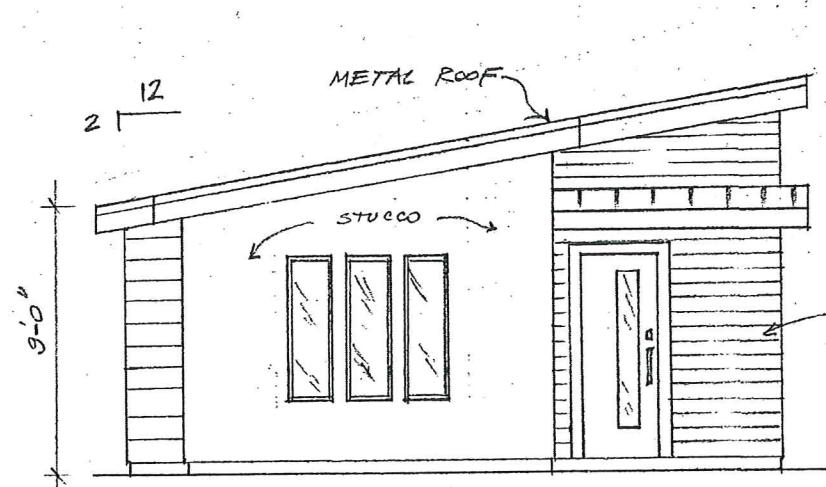
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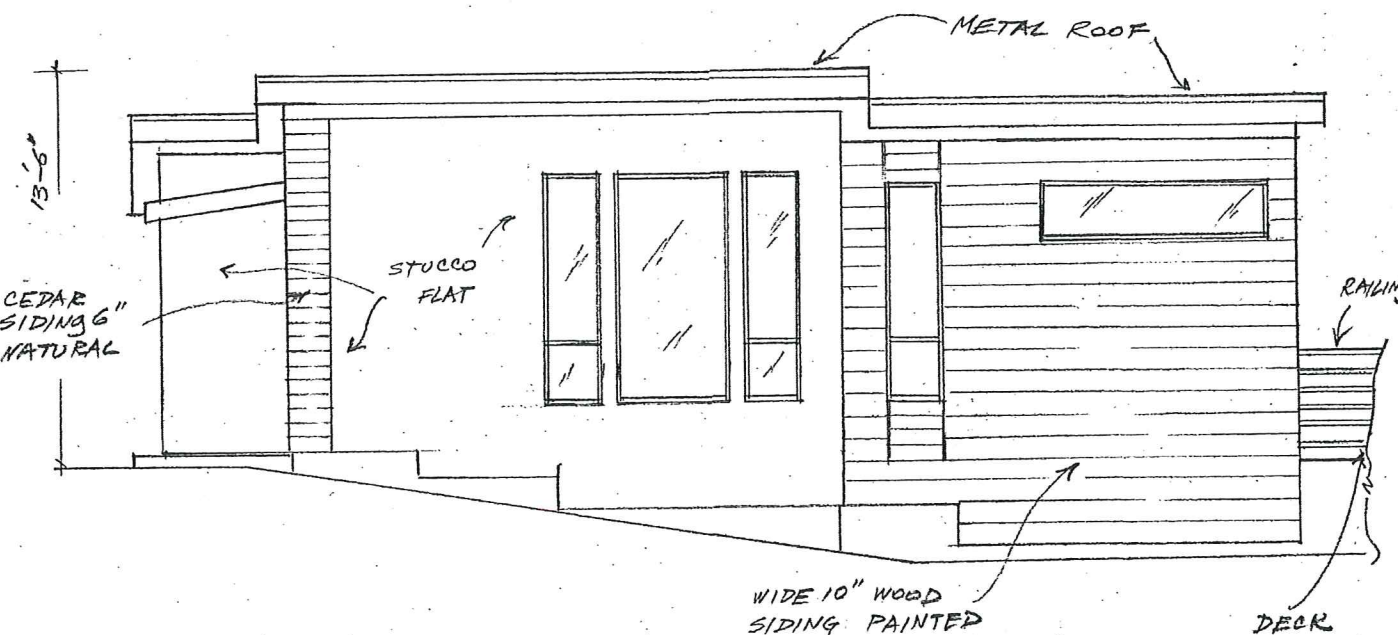
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Drawn	
Job	
Sheet	/
Of	Sheets

Plot Plan

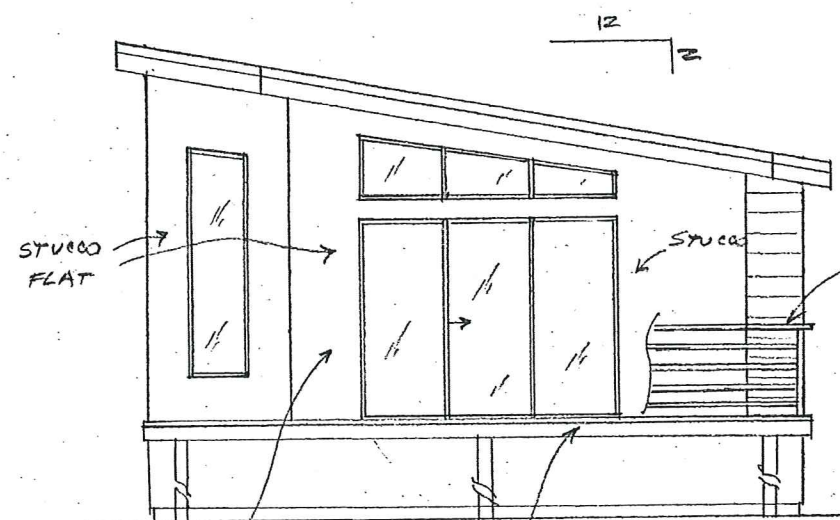
SCALE 1" = 10'-0"



WEST SIDE VIEW
STREET SIDE



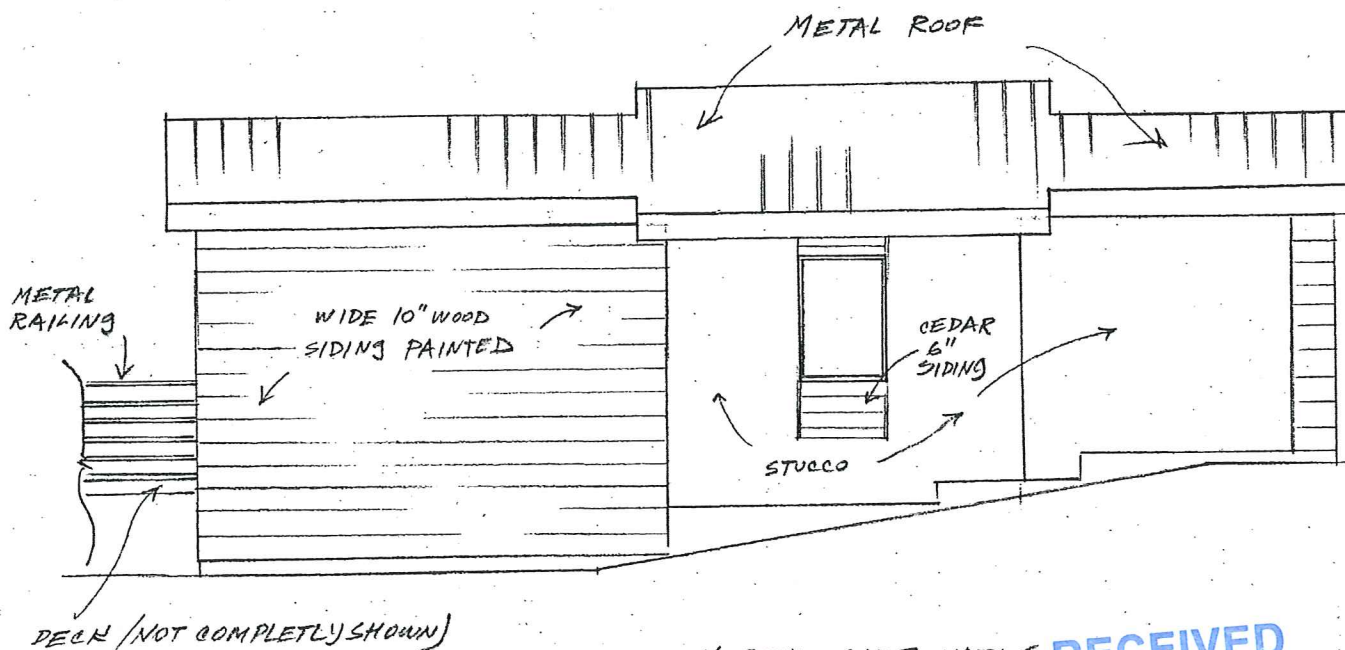
SOUTH SIDE VIEW



METAL RAILING
IS NOT SHOWN

DECK

EAST SIDE VIEW



NORTH SIDE VIEW

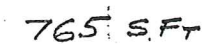
SCALE: 1/4" = 1'-0"

REVISIONS	BY

346 SCENIC DR ASHLAND OR
OWNERS: BOB AND LIZ BESTOR

Date	1/4" = 1'-0"
Scale	
Drawn	VA
Job	
Sheet	2
Of	Sheets

RECEIVED
MAR 15 2019
City of Ashland



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HISTORIC PRESERVATION AWARDS 2019
"PastForward"

Historically Compatible ARU - 88 Dewey Street - HARGARDINE
(EMERY ASSIGNED)

- Owner – Katherine Hill
 - 84 Dewey Street, Ashland, OR 97520
 - Need Phone #
- Contractor – Taylored Elements Construction -Dustin Brown
 - 588 Parsons Drive STE A, Medford, OR 97501
 - 541-621-8095
- Designer– Steve Renard
 - 2640 E. Barnett Rd. STE E-210, Medford, OR 97504
 - 541-621-5735

Historically Compatible ARU – 170 Third Street (aka 426 B Street) - RAILROAD
(GIORDANO ASSIGNED)

- Owner – Justin & Mira Adams
 - 426 B Street, Ashland, OR 97520
 - Need Phone #
- Contractor – Conscious Construction – Jason Eaton
 - PO Box 3205, Ashland, OR 97520
 - 541-973-8889

Historically Compatible ARU– 206 Harrison (aka 208 Harrison) - HARGARDINE
(SWINK ASSIGNED)

- Owner – Kathryn Nehrbass
 - 208 Harrison Street, Ashland, OR 97520
 - 541-944-0714
- Contractor – Robert Gibson & Robert Johnson
 - 247 N. Laurel Street, Ashland, OR 97520
 - 808-281-6569
- Architect – Bruce Von Alten
 - Yreka, CA
 - 530-739-0199

Historically Compatible Single Family Residence – 85 Winburn - SKIDMORE
(WHITFORD ASSIGNED)

- Owner – Bryan & Stephanie DeBoer
 - 1 Eastwood Drive, Medford, OR 97501
 - 541-227-9001
- Contractor – The Downey Company -Sean Downey
 - 160 Van Ness, Ashland, OR 97520
 - 541-840-5064
- Architect – Carlos Delgado Architect
 - 217 Fourth Street
 - 541-552-9502

Individual Award
(SHOSTROM ASSIGNED)

- Peter Finkle – WalkAshland.com
 - walkashland@ashlandhome.net
 - 1467 Siskiyou Blvd. #120, Ashland OR 97520

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

April 2019

PA-2016-00847	252 B Street – Close to complete	Whitford
PA-2016-02095	563 Rock St – Work has started	Whitford
PA-2017-00235	114 Granite/ 9 Nutley – Work has started	Shostrom
PA-2017-00200	165 Water – Extension to PA submitted	ALL
PA-2017-01294	128 Central– Work has started	Emery & Swink
PA-2017-01417	228 B Street – No building permit	Whitford
PA- 2017-02005	533 Fairview(aka 100 Union) Work has started	Emery
PA-2017-02351/ 00026	549 E. Main – Permit issued, work started	Swink & Emery
PA-T1-2018-00015	70 N. Third Street – Permit issued	Swink
PA-T1-2018-00023	75 Lithia Way	Von Chamier & Babin
PA-T1-2018-00029	128/130 Bush Street – Permit issued	Hovenkamp & Whitford
PA-T1-2018-00033	160 Helman – No building permit	Shostrom
PA-T1-2018-00038	111 Bush – No building permit	Whitford

April 2019



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

April 4th	Terry, Keith, Beverly
April 11th	Terry
April 18th	Terry
April 25th	Terry
May 2nd	Terry
May 9th	Terry

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



ASHLAND HISTORIC COMMISSION Membership List

Commissioner's Name	Term Expiration	Mailing Address	Home Phone	Work Phone	E-Mail Address
Dale Shostrom Chairman	4-30-2021				shobro@jeffnet.org
Keith Swink	4-30-2019				kswink@mind.net
Sam Whitford	4-30-2021				skwhippet@mind.net
Terry Skibby	4-30-2019				terryskibby@gmail.com
Tom Giordano	4-30-2020				tomgiordanoarch@gmail.com
Bill Emery	4-30-2020				bill@ashlandhome.net
Piper Von Chamier	4-30-2019				piper@kencairnlandscape.com
Beverly Hovenkamp	4-30-2021				revbev549@gmail.com
Ellen Babin	4-30-2021				cm_ellen@yahoo.com
Rich Rosenthal Council Liaison					rich@council.ashland.or.us
Fotini Kaufman Planning Dept.				552-2044	Fotini.kaufman@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us