CITY OF
ASHLAND

HISTORIC COMMISSION MEETING
AGENDA
April 6, 2016 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 2, 2016

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-2016-00387
SUBJECT PROPERTY: 95 N. Main St.
OWNER: Dan Durant
APPLICANT: Kistler Small and White, LLC
DESCRIPTION: A request for Site Design Review approval for exterior changes to a contributing property in the Downtown Historic District. The proposal is to make changes to the front façade of the building facing N. Main St. incorporating some of the features from the original historic structure and to make changes to the rear façade to allow for the addition of an accessible restroom in Brother's Restaurant.
COMPREHENSIVE PLAN DESIGNATION: Commercial - Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOT**: 5700

VI. **NEW ITEMS:**
Review board schedule
Project assignments for planning actions
Historic Preservation Week winner selections and description blurbs.
Election of new officers

VII. **OLD BUSINESS:**
City Council presentation – April 19, 2016
Iron Mike update

VIII. **DISCUSSION ITEMS:**
Historic Markers project update – Goldenspike historic marker

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

X. **ADJOURNMENT:**

ASHLAND HISTORIC COMMISSION

DRAFT Meeting Minutes

March 2, 2016

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

CALL TO ORDER:

Commission Chair, Mr. Skibby called the meeting to order at 6:04 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	**Council Liaison:**
Mr. Skibby	Carol Voisin
Mr. Shostrom	
Mr. Whitford	**Staff Present:**
Mr. Ladygo	Mark Schexnayder; Staff Liaison
Mr. Swink	Regan Trapp; Secretary
Mr. Emery	
Commissioners Absent:	Mr. Giordano (E)
	Ms. Kencairn (E)

APPROVAL OF MINUTES:

Mr. Ladygo motioned to approve minutes with corrections from February 3, 2016. Mr. Whitford seconded. Mr. Shostrom abstained.

PUBLIC FORUM:

There was no one in the audience wishing to speak.

Mr. Skibby closed the public forum.

COUNCIL LIAISON REPORT:

Ms. Voisin gave the Council Liaison report.

- The Council is looking into using the food and beverage tax towards the repair of streets and 2 CIP projects, since the funds are not being used.
- The property details for the residence at 85 Winburn Way will be posted on the City of Ashland website so that the public may view the plan.
- It was reported that the Parks Department is purchasing 4 new trucks for $108,000.
- The Council updated the parking ordinance and the violation fees will be discussed at the Council meeting on March 15, 2016.
- Ashland Fiber Network ad hoc committee is being extended for another year to deal with marketing and AFN products and will be working with a consultant.
- A vote on hindering pedestrian passage and soliciting contributions will take place on March 15, 2016.
- The Mayor is hosting a listening forum regarding the ban on smoking in the downtown area and how it will affect businesses.
- Ms. Voisin conveyed that Council will be looking at the budget soon and she would like to recommend that the Historic Commission receive a stipend of $15,000 - $20,000 a year, to be taken out of the transient occupancy tax. It could go towards current projects such as the Historic Markers Project. Ms. Voisin stated that as soon as she gets the details, she will present them to the Commission formally.

Mr. Skibby read aloud the procedure for public hearings.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2016-00275
SUBJECT PROPERTY: 574 Allison Street
APPLICANT/OWNER: Susan DeMarinis
DESCRIPTION: A request for a Site Design Review to allow for the conversion of an existing single-car garage to an Accessory Residential Unit (ARU) on the subject property. The proposed Accessory Residential Unit is to remain in the existing location on the property and will have a small addition to the existing structure. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DB; **TAX LOTS**: 5900.

There was no conflict of interest or ex-parte contact.

Mr. Schexnayder gave the staff report on PA-2016-00275.

Mr. Skibby opened the public hearing to the applicant.

- Ms. Susan DeMarinis of 145 Normal Ave, Ashland, Oregon, addressed the Commission. She gave a brief overview of the project. Ms. DeMarinis stated that she does not want to change the historic impact of the neighborhood and believes the project will be a great improvement to the building itself.

- Ms. Kristen Beers, neighbor at 550 Allison Street, Ashland, OR addressed the Commission. Ms. Beers stated that she is sad about another lot going to multiple residences. She stressed that parking is an issue and doesn't want to see this property turned into to a rental. She went on to say, that maintenance and upkeep of properties is an issue within the neighborhood and that she is a homeowner and doesn't want more renters moving in. She would love to see the focus more on the residence, not the ARU. Ms. Beers is excited to see what Ms. DeMarinis has planned for the project but is worried about the future of the neighborhood.

- Mr. Ivar Anderson, neighbor at 560 Allison, Ashland, OR addressed the Commission. Mr. Anderson stated that parking is an issue for everyone in the neighborhood and that's just the way it is.

- Ms. DeMarinis addressed the Commission as part of her rebuttal time. She pointed out that she has 2 approved parking spots at this time and went on to say that she has tenants whom she trusts and without her lower income rental her tenants would not normally be able to afford living in Ashland. She stated that she is supportive of neighbors coming to her if there are any issues with her tenants or property.

Mr. Skibby closed the public hearing and opened to the Commission for comments/questions.

Commissioners Shostrom/Whitford m/s to approve PA-2016-00275 with below recommendations. Voice Vote: all AYES. Motion passed unanimously.

- The proposed siding for the ARU should be six inch lap siding.
- The proposed ARU addition should have a gabled roof.

NEW ITEMS:

- Review board schedule
- Project assignments for planning actions
- Historic Preservation Week Event schedule & Nomination list review
- Presentation to City Council – The Commission discussed this and it was decided to postpone until next month's meeting.

Historic Preservation Week:

- Nominations were discussed and Commissioners broke into groups of 2 and will be conducting site visits of each property to see if the nominees qualify for an award. There was some discussion about individual and civic awards but no decisions were made.

OLD BUSINESS:

- Theater Corridor Project
- Historic Markers Project

Theater Corridor Project:

- The letter that was sent to City Council was discussed and Mr. Skibby stated that no response from Council has been received. The Commission stressed that working cohesively with and communicating every step of the way (with the PAC) is their ultimate goal.

Historic Markers Project:

- Mr. Ladygo will be taking over this project but stated that he does not have any of the information that had been sent to him previously. He mentioned that he would like to meet with Ms. Renwick to discuss and get the materials for the project.

DISCUSSION ITEMS:

- The Commission briefly discussed the Nutley Street project.

COMMISSION ITEMS NOT ON AGENDA:

There were no items to discuss.

Review Board Schedule

March 10th	Terry, Sam, Kerry
March 17th	Terry, Bill, Dale
March 24th	Terry, Tom, Andrew
March 31st	Terry, Kerry, Andrew
April 7th	Terry, Keith, Bill

Project Assignments for Planning Actions

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00813	374 Hargadine	Swink
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	**Re-assign**
PA-2015-00178	156 Van Ness Ave	Kencairn
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00878	35 S. Pioneer	Ladygo
PA-2015-00980	637 B' Street	Shostrom
PA-2015-01115	34 S. Pioneer	Ladygo
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01512	198 Hillcrest	Swink
PA-2015-01695	399 Beach	Skibby
PA-2015-01769	860 C	Ladygo
PA-2015-01517	209 Oak	Shostrom
PA-2015-02203	868 A Street	Whitford
PA-2016-00073	151 Pioneer	Swink
PA-2016-00275	574 Allison	Emery

Next meeting is scheduled April 6, 2016 at 6:00 pm.

There being no other items to discuss, the meeting adjourned at 7:40 pm

Respectfully submitted by Regan Trapp; Secretary

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

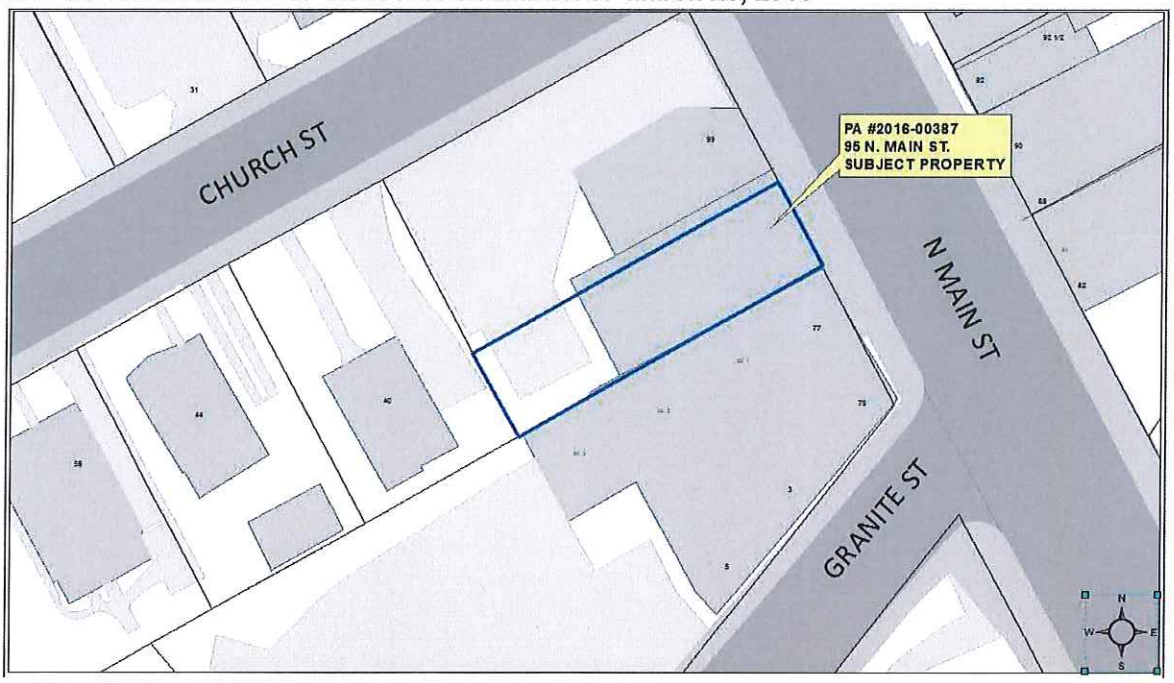
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: PA-2016-00387
SUBJECT PROPERTY: 95 N. Main St.
OWNER: Dan Durant
APPLICANT: Kistler Small and White, LLC
DESCRIPTION: A request for Site Design Review approval for exterior changes to a contributing property in the Downtown Historic District. The proposal is to make changes to the front façade of the building facing N. Main St. incorporating some of the features from the original historic structure and to make changes to the rear façade to allow for the addition of an accessible restroom in Brother's Restaurant. **COMPREHENSIVE PLAN DESIGNATION:** Commercial - Downtown; **ZONING**: C-1-D; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOT:** 5700.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday April 6, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: March 11, 2016
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: March 25, 2016



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

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.

CITY OF ASHLAND

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

ZONING PERMIT APPLICATION

FILE # PA-2016-00387

DESCRIPTION OF PROJECT

DESCRIPTION OF PROPERTY Pursuing LEED® Certification? ☐ YES ☒ NO

Street Address 95 North Main Street

Assessor's Map No. 39 1E 09BB Tax Lot(s) 5700

Zoning C-1-D (Commercial - Downtown Comp Plan Designation Downtown

APPLICANT

Name Kistler Small + White, LLC Phone 541.488.8200 E-Mail matt@kistlersmallwhite.com

Address 66 Water Street, Suite 101 City Ashland, OR Zip 97520

PROPERTY OWNER

Name Dan Durant Phone 541.941.8851 E-Mail dan.dj.durant@gmail.com

Address 642 Sutton Place City Ashland, OR Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title Architect Name Matthew J. Small Phone 541.488.8200 x15 E-Mail matt@kistlersmallwhite.com

Address 66 Water Street, Suite 101 City Ashland, OR Zip 97520

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

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

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

Matthew J. Small
Applicant's Signature

February 29, 2016
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.

Dan Durant
Property Owner's Signature (required)

February 29, 2016
Date

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[To be completed by City Staff]

Date Received 3-1-16 Zoning Permit Type Type I Filing Fee $ 1,572.00

OVER ▶▶

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March 1, 2016

Site Plan Review Findings of Fact

Brother's Condominium REMODEL

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  - LANDSCAPE PLAN
  - NORTH ELEVATION RENDERING
- MATERIAL SAMPLE BOARD ATTACHMENT

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PROJECT INFORMATION

PLANNING ACTION:
Site Review (Type I) for the remodel of the 95 N. Main Street, a primary contributing historic building owned by Dan Durant. The proposed project includes the conversion of (3) existing second floor apartments into a single condominium, a remodel of the rear of the building, and the rehabilitation of the front, north facing building facade.

ADDRESS & LEGAL DESCRIPTION:

OWNER:
Dan Durant
95 N. Main Street
Ashland Or 97520

ARCHITECTS:
Kistler Small + White
66 Water Street, Suite 101
Ashland, OR 97520
541.488.8200

LAND USE PLANNING:
Kistler, Small + White
66 Water Street, Suite 101
Ashland, OR 97520
541.4883.8200

PROJECT LANDSCAPE:
Kistler Small + White
66 Water Street, Suite 101
Ashland, OR 97520
541.488.8200

COMPREHENSIVE PLAN DESIGNATION: Commercial-Downtown

ZONING DESIGNATION: C-1-D

ADDRESS: Brother's Restaurant, 95 N. Main. Note: Historic Register of Historic Places records the address as 89 Main St, the address of the upper floor residences.

MAP AND TAX LOT: 39 1E 09BB, Tax Lot 5700

ACREAGE: .06 Acres

CURRENT OCCUPANCY TYPE: R-2

PROPOSED OCCUPANCY TYPE: R-3

BUILDING CONSTRUCTION TYPE: Type VB

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FIRE SPRINKLER SYSTEM: To Be Determined

BUILDING AREA:

Floor:	Existing:	Remodeled:	New Expansion:
First Floor	1,700 s.f.	125 s.f.	0 s.f.
Mezzanine	846 s.f.	287 s.f.	0 s.f.
Second Floor	1,390 s.f.	1,390 s.f.	0 s.f.
TOTAL	3,936 s.f.	1,802 s.f.	0 s.f.

LOT COVERAGE:

Lot Area:	2,614 s.f. (.06 acres)
Building Footprint:	1,738 s.f.
Proposed Impervious Area:	702 s.f.
Proposed Landscaped Area:	174 s.f.

APPLICABLE ORDINANCES:

C-1-D, Commercial Downtown
Site Design & Use Standards, Chapter 18.4.2
- Basic Site Review, Section 18.4.2.040
- Historic District Design Standards, 18.4.2.050
- Historic District Development Rehabilitation Standards 18.4.2.050.C
- Downtown Design Standards, 18.4.2.060

Vehicle Area Design, 18.4.3.080
Landscaping and Screening, 18.4.4.030
Tree Preservation and Protection 18.4.5
Signs 18.4.7

ADJACENT ZONING/USE:

NORTH:	C-1-D
EAST:	C-1-D
SOUTH:	C-1-D
WEST:	C-1-D
SUBJECT SITE:	C-1-D

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PROJECT DESCRIPTION

INTRODUCTION: Opened in 1889 the Josephine Crocker Building is one of Ashland's very earliest institutions. "Mrs. J. D. Crocker has put up a two-story brick building, the lower story of which is used for a store and the upper story for lodging rooms." ((Tidings, 7-Jan-1889, 4:7) National Register of Historic Places (NRHP)). Brother's restaurant is the current occupant of this main street location; a popular eatery for tourists and locals. According to the NRHP the building is a primary contributing example of a "vernacular storefront". Over the years updates to the street facade have strayed away from the design and detail of the original architecture.

The main component of the proposed project is the remodel of (3) existing second floor apartments into a single condominium. Access to the new condominium will be from an existing front entry off of North Main Street and a more private, existing entry from a parking area at the rear of the building. The interior of the second floor will be gutted with new interior walls, finishes, electrical and plumbing fixtures throughout. In addition, the existing back porch and associated storage spaces which are in very poor condition will be demolished and replaced. A new window is proposed on the front, street facade of the building and all existing windows are scheduled to be replaced with new (existing rough openings to remain). As part of the new back porch remodel a new restroom accessible from the mezzanine of Brother's Restaurant will be added. These upgrades, along with the internal improvements to the plumbing and electrical systems, will insure the soundness of this valuable historic resource for the future.

Another major component of the remodel is a redesign of the front, street facing facade. The goal of this redesign is to recreate a facade that is in better keeping with the design and detailing that has been lost with remodels to the building over the years (see attached drawing A6.2 North Elevation (circa 1890) and North Elevation (circa 2015). The intent is to apply a new stucco finish coat throughout, add new awnings and create details that accentuate the "base", "shaft" and "cap" of the building. Also, an effort has been made to distinguish the entry to the condominium from the entry to Brother's and to recreate the proportions of the facade to better respond to the existing windows that replaced the original windows years ago. New storefront windows and paint will also update the tired facade (see attached drawings, A6.1 North Elevation and R1.0 North Elevation Rendering).

Recognizing that the architectural treatment of the exterior facades are of primary concern to this planning action please note the following additional comments:

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NORTH MAIN STREET FACADE:

It was determined early on in the design process that restoring the building to its original brick facade was unrealistic. This was due mostly to the estimated cost and structural concerns of removing the existing stucco and pilasters and the fact that the original, second floor window openings were now infilled and buried under this stucco. Once this decision was made it became the goal of the design to create a facade meeting Ashland's design guidelines with historical references and one that was more appealing while necessarily incorporating the existing stucco, pilasters and renovated window openings.

Pilasters: An effect of the existing pilasters is to segregate the front facade into two distinct elements - the element associated with Brother's Restaurant and the element associated with the entry into the second floor - please note that this segregation continues from the first floor to the top of the building facade (see attached drawing, A6.4 Existing North Elevation). This division of the elevation does not occur in the original, brick building. A design goal of the proposed elevation was to accentuate and enhance this division. This was accomplished in the design by adding ornament, a new cornice, an awning over the condominium entry and a third window.

Second Floor Openings: The number, size, proportion and location of the original, second floor windows were drastically changed in the current Main Street facade. The current windows are responding to the stucco pilasters. As mentioned above a third window was added in an effort to balance the facade and to enhance the new emphasis on the restaurant portion of the facade (see attached drawing, A6.1 North Elevation).

Awnings: The awnings offer a significant element to the building face and are a direct reflection of the original building. The proposed awning design is striped similar to that of the original awning. In addition, the new awnings will eliminate the barrel shape of the existing awnings and will have a single slope to a front, vertical flat edge which will contain the street address numbers (see attached drawing, R1.0 North Elevation Rendering)

Base, Shaft, Cap: In an effort to restore some historical proportions to the front facade the proposed design includes a more clear delineation of the building's base, shaft and cap. ***BASE:*** The new "base" was accomplished with the addition of a detailed wood element below the new storefront windows, a change in color of the stucco at the "base" level and a trim detail delineating the top of the "base". The wood detail below the storefront is a historical reference to a similar wood element in the original building. ***CAP:*** The "cap" for the building was created with the addition of a new cornice and new trim details at the top of the building facade. The

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National Register of Historic Places describes an elaborately detailed cornice. While not a copy of the original, the new design includes a detailed cornice and other interesting features that reflect the original feel and relates to other primary contributing buildings in Ashland's downtown. This added detail along with the strategic placement of ornaments creates a more clearly defined "cap" to the building facade. ***SHAFT:*** The space between the cap and the base creates the shaft.

Window Mullions: The new metal clad wood windows are proposed as single hung windows with vertically arranged mullions in contrast to the horizontal mullions of the existing second floor windows.

Ornament: The existing blue, wood trim will be removed. New ornamental treatment includes the addition of "sun dials", a circle at the very top of the cornice, the number 2MXVI, two "birdhouses" and six, small vertical elements. The ornaments were added to help accentuate the "cap" of the building facade and to add interest and historical reference. The proposed "birdhouses", located at the top corners of the new cornice are a direct reference to a design element that has appeared in photographs of the original Crocker building. This design element along with the number 2MXVI (2016, year of the scheduled completion of the construction) are intended to be whimsical.

REAR/SOUTH FACADE:

The need for a major renovation can be seen at the rear of the building (see attached drawing A6.2 West Elevation and South West Elevation), which has become dilapidated. In keeping with the original feel the back porch with roofs will be rebuilt. In addition to the entrance to the condominium, there will be an entrance to the mezzanine and primary seating area, of Brother's restaurant. The remodel will also include a restroom to be accessible from the restaurant's mezzanine, there being none in the current layout.

Window Openings: The original window openings in the brick wall are intact however, over the years the openings have been infilled with framing in some instances and in others have been enclosed within a structure. It is the intent of this project to retain the original openings and provide new, metal clad wood windows. In addition, the existing storage structure located on the west end of the porch will be removed thus exposing an existing opening. This will restore natural light and ventilation to the new condominium. The new windows are scheduled to be single hung below with fixed, upper arched windows above.

Materials: The selected materials are intended to reflect a more utilitarian, alley architecture in keeping with the facade's rear orientation. Also, because this facade will serve as the primary

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entrance into the condominium consideration has been made to keep the finishes attractive and to a scale suitable for a residence. ***Roofing:*** Corrugated metal. Clear aluminum, factory finish. ***Siding:*** Painted, cementitous (Hardi Panel) board and batten. ***Existing Brick:*** Clean exposed brick to remain.

EAST FACADE:

The bricks on the East Elevation will be re-pointed but the iconic painted signage will remain unaltered. No additional work is scheduled for the east facade.

WEST FACADE:

The project proposes to eliminate the existing blue painted, wood trim from the entire facade. This will serve to remove the arbitrarily divided elevation and return it to its more historic, monolithic look. The existing stucco is scheduled to be refinished with an added finish coat and painted. In addition, the windows on this facade will be replaced with new, energy efficient, metal clad wood windows.

ADDITIONAL CONSIDERATIONS:

SITE IMPROVEMENTS:

The proposed project includes a vastly improved "backyard". The area is currently unkempt, unpaved, without organization and with very minor allowances for landscaping. The parking is undefined and unpaved. The proposed upgrades will improve what is seen from those traveling on Church Street and provide a safer, more usable area for those living and occupying the new condominium. Improvements include the following:

New Trash Enclosure: Currently there is not a trash enclosure and the trash receptacles are scattered throughout the back yard. The new enclosure will be large enough to contain all of the many receptacles required of a busy restaurant as well as trash receptacles for the new condominium. The trash enclosure will be fenced on all sides.

New Landscaped Area: The proposed upgrades to the backyard includes a landscaped strip to screen the new parking from the abutting property line. This landscaped area will include trees sufficient to shade the parking area and also is intended to meet the seven percent landscaped area requirement of the code. This landscaped area will serve as a break area for the restaurant's employees as well as a viewpoint from the condominium's rear porch. In addition,

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the trees planted in this area will offer needed shade for the residents from the south and west summer sun.

Parking: Parking is not required but will be provided for use by the condo. An easement has been granted to the Brother's building allowing access from Church Street through the adjacent property to the new parking area.

INTERNAL UPGRADES:

While not directly in the purview of this site review, the internal renovation will bring much needed improvements to the electrical and plumbing systems improving the safety of the building. The apartments units were in extreme disrepair and require a total remodel. In addition, there will now be a handicapped accessible entrance to the mezzanine seating area of Brother's restaurant and a new handicapped accessible bathroom.

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FINDINGS OF FACT

The following information has been provided by the applicants to help the Planning Staff, Planning Commission and neighbors better understand the proposed project. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the Site Design & Use Standards as outlined in the Ashland Municipal Code (AMC), 18.4.2, Site Design & Use Standards

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete. Where appropriate numbering follows the sited LUO.*

APPROVAL CRITERIA.

18.5.2.050 Approval Criteria
An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A,B,C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

A. **Underlying Zone.** The proposed complies with all the applicable provisions of the underlying zone C-1-D.

B. **Overlay Zones.** The proposed complies with the applicable overlays of the Historic District and the Downtown Overlay District.

C. **Site Development and Design Standards.** The proposed complies will the site Development and Design Standards.

D. **City Facilities.** The proposed complies with the applicable standards in section 18.4.6 Public Facilities and that there are adequate capacity of City Facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation are provided to the subject property.

E. **Exception to the site Development and Design Standards.** No exceptions are requested.

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CHAPTER 18.4.2.040 -.060, SITE DEVELOPMENT & DESIGN STANDARDS.

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 and proposed parking is in the back of the building. *Note: per 18.4.3.030. C This C-1-D use is exempt from the off-street parking requirement but is being provided for the condominium.*
   - **b.** This project will not alter the existing facade orientation which is compliant with this design standard.
   - **c.** The existing entrance will remain oriented towards N. Main Street. It continues to be clearly visible, functional, and shall be open to the public during all business hours.
   - **d.** No change will be made to the current zero front setback.
   - **e.** The building entrance is a storefront located on N. Main Street, the primary street
   - **f.** It is the intent of the Applicant to use the existing sidewalk which is compliant.
   - **g.** N/A
2. **Streetscape:** There is a mature tree in front of the building. This tree meets the standard for street trees. It will remain and be protected during construction.
3. **Landscaping:**
   - **a.** Site is in the Historic District and there are no landscaping requirements except that parking areas shall meet the requirements of 18.4.3 Parking, Access & Circulation and 18.4.4 (see sections below). Landscaping, Lighting and Screening. The Street Tree, in front of the building, will remain and comply with the 1 per 30" of frontage street tree requirement.
   - **b.** A new recycle/refuse disposal area will be located in the rear of the property and compliant with chapter 18.4.4.
4. **Designated Creek Protection:** N/A
5. **Noise and Glare:** There will be no additional lighting sources added. All Lighting will meet the requirements of section 18.434.050.
6. **Expansion of Existing Sites and Buildings:** N/A

18.4.2.040.C DETAILED SITE REVIEW STANDARDS:

1. **Orientation and Scale:**
   - **a.** Existing Floor Area Ratio will not be altered.
   - **b.** N/A

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c. The frontage of the building, that will be windows or doorways, is much greater than 20% and will provided views of the restaurant interior.
d. The door way will be clearly defined
e. N/A
f. There will be a large awning that will protect pedestrians (and diners) from the rain and sun.

2. **Streetscape:**
   a. N/A
   b. The building has a zero setback which will not be changed.
3. **Buffering and Screening:**
   a. There will be a new landscape buffer located in the rear on the East edge of the parking area.
   b. This lot has an intervening building between it and the R-2 zone toward the south.
4. **Building Materials:**
   a. The new facade will include a include reliefs in excess of the 15% required.
   b. The will not be any bright or neon paint colors used. Glass is not a majority of the building skin. *Note: The owner investigated removing the stucco to expose the original brick however it has proven to be cost prohibitive.*

18.4.2.050.B HISTORIC DISTRICT/HISTORIC DISTRICT DESIGN STANDARDS:

1. **Transitional Areas:** The location of the existing building is in the Historic District

2. **Height:** The existing height of the building is unchanged.

3. **Scale:** The existing scale will remain unchanged.

4. **Massing:** The massing of the building will remain unchanged

5. **Setback:** The setback of the existing building will not be altered.

6. **Roof:** The roof of the existing building will not be altered.

7. **Rhythms of Openings:** This building does not have a direct neighbor in which to be compared, however the pattern of the historic facade is largely being restored. Also, an effort has been made to distinguish the entry to the condominium from the entry to

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Brother's and to recreate the proportions of the facade to better respond to the existing windows. *Note: Original windows were replaced years ago.*

8. **Base of Platforms:** The remodel will create a strong, defined base as characteristic of historic buildings downtown.

9. **Form:** The form of the building will remain unchanged.

10. **Entrances:** The primary entrance will be better defined than the current entrance It will have an awning that is reminiscent of the earliest images of this storefront. *Note; new handicapped entrance to the mezzanine will be accessible in the rear of the building.*

11. **Imitation of Historic Features:** The applicants believe that the proposed changes provide an update of the facade but reflect the historic building in design and detailing.

12. N/A

13. N/A

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

2. **Rehabilitation Standards:**
   a. **Historic architectural styles:** There will be no new additions on the project.
   b. **Original architectural features:** The goal of the project is to bring the facade more in keeping with its original architectural features.
   c. **Replacement finishes:** A new smooth stucco finish coat will be applied throughout. With the exception of the painted signage on the East Exterior.
   d. **Diagonal and vertical siding:** Vertical siding will not be used.
   e. **Exterior wall colors:** Historic colors will used for exterior wall. (see attached drawing, North Elevation Rendering and material board submissions)
   f. **Imitative materials:** N/A
   g. **Replacement windows:** All existing second floor (condominium) windows will be replaced with new, metal clad wood windows. The existing storefront windows at the Brother's Restaurant will be replaced with new, clear anodized, aluminum storefront windows. All existing openings will be utilized with the new windows simply replacing the old, existing windows. Please refer to the drawings to see the new mullion configurations and note comments in the Project Description, pages (5) - (10) of this document.

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h. Reconstructed Roofs: The main roof will not be changed. The rear porch roofs will be corrugated metal.

i. **Asphalt or composition shingle roofs:** No change to the main roof will be made.

j. New porches: The rebuilt porches in the rear will be rebuilt with historic character.

k. New detached buildings: N/A

l. Standards for Rehabilitation: Noted

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18.4.2.060.C DOWNTOWN ASHLAND/DOWNTOWN DESIGN STANDARDS:

1. **Height:** The existing building height will not be changed.

2. **Setback:**
   - **a.** Building maintains a zero setback from sidewalk.
   - **b.** Primary entry will be on ground level..
   - **c.** N/A, porch is located on the rear of the building.

3. **Width:**
   - **a.** The building extends from side lot to side lot.
   - **b.** N/A

4. **Openings:**
   - **a.** The majority of the ground floor storefront will be transparent with windows
   - **b.** This is a primary contributing building in Ashland and the proposed design will restore the scale and proportions of the original architecture.
   - **c.** The upper floor windows will have vertical orientation.
   - **d.** Windows will not break the front plane of the building.
   - **e.** Main entry door will be transparent.
   - **f.** There are no blank walls adjacent to a public sidewalk.

5. **Horizontal Rhythms:**
   - **a.** A prominent base will provide a contiguous horizontal line.
   - **b.** The will be a clear visual division between ground level floors and upper floors.

6. **Vertical Rhythms:**
   - **a.** Vertical Rhythms will be enhanced by the updating of the window, and the panel detail. Also the columns running vertically will be accentuated.
   - **b.** The designed facade will reflect a traditional structural system.

7. **Roof Forms:** The roof not be sloped and have a well defined "cap" and cornice.

8. **Materials:**
   - **a.** The primary exterior of the building will be painted smooth stucco.
   - **b.** When possible the new design has incorporated many of the interesting historic details of the original architecture. See the Birdhouse detail from the original building (see attached drawing, A6.2 North Elevation (circa 1890)).

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9. **Awnings:**
   a. The new design calls for a large awning, especially appropriate because the historic building had a dominate awning. The sides of the new awning will be open creating a protected, welcoming yet open public space.
   b. The awnings will be placed above the store front windows with a second, matching smaller awning delineating the condominium's entrance.
   c. The awning will be more aligned with the existing horizontal elements of the Patricia Sprague building next door. The awning will also be horizontally in line with the second smaller awning above the condominium's door.

10. **Non-street or alley elevations:**
   a. The private entrance to the condominium is located in the rear.
   b. Visual integrity of the original building is being restored, not diminished with this remodel.
   c. The remodel will restore original design elements.
   d. The parking will remain in the rear of the building.
   e. The sidewalk will be unaltered.
   f. N/A

11. **Exceptions to Standards:** This project is requires no exceptions to the Design Standards.

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CHAPTER 18.4.3, PARKING, ACCESS, AND CIRCULATION.

18.4.3.080.C VEHICLE AREA DESIGN:

7. **LANDSCAPING:** Landscaping in the parking facilities is approximately 10 %, 3% greater than the 7% required.(see attached drawing, devoted to outdoor parking facilities, including the landscaping required in subsection 18.4.3.080.E.6). The Landscaped area will be a contiguous area in the South East corner of the lot and will include two new trees. *Note: The parking area is accessed by an easement through the neighboring parking lot.*

8. **LIGHTING:** Lights for the parking area, landscaping and refuse area will be directed down and not directly visible from the any residential property. Light will comply to section 18.4.4.050.

CHAPTER 18.4.4, LANDSCAPING, LIGHTING, AND SCREENING.

18.4.4.030.F PARKING LOT LANDSCAPING AND SCREENING.

1. **Landscaping**.
   a. Parking area landscaping is approximately 10 %, 3% greater than the 7% required. There two trees proposed for a parking area with a total of two parking spaces.
   b. The trees will be selected from Ashland Tree Commission's approved trees.
   c. The trees will be planted at least two feet from any curb or paved area
   d. The area is located at the south, east corner and serves as a property line screening as well as providing a recreational area for the residence and employees of Brother's Restaurant. The parking area is not large enough to support, landscaped areas "distributed throughout the parking area".
   e. The planted area will serve as property line screening.
2. **Screening.**
   a. **Screening Abutting Property Lines.** A landscaped area (+/- 5' at min and +/- 9' at the max) buffers the abutting a property line to the East.
   b. **Screening Adjacent to Residential Building.** The property does not adjoin a residential building.
   c. **Screening at Required Yards.** N/A

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18.4.4.030.G OTHER SCREENING REQUIREMENTS.

1. **Recycle and Refuse Container Screen.** A new fenced trash enclosure will screen the refuse containers from view.
2. **Outdoor Storage.** There is no outdoor Storage other than the recycle and refuse containers as noted above.
3. **Loading Facilities and Services Corridors.** N/A
4. **Mechanical Equipment.** Any mechanical equipment will meet the screening requirement.

CHAPTER 18.4.4, RECYCLING AND REFUSE DISPOSAL AREAS.

18.4.4.040.A RECYCLING AND REFUSE DISPOSAL AREAS:

2. **Commercial.** The refuse receptacle provided is equal or greater to the comparable refuse receptacle. Brother's Restaurant has been in existence on this site for over a decade. This proposal will not increase the need and will greatly improve the existing conditions.

18.4.4.040.B SERVICE AREAS: Recycling and refuse disposal areas are located to provide truck access and not within any required landscape area.

18.4.4.040.C SCREENING: A new fenced trash enclosure will screen the refuse containers from view as noted in 18.4.4.030.G.1.

18.4.4.050. OUTDOOR LIGHTING: There will be a minimal accent and safety lights in addition to the lights currently in use for the parking lot. Note: Brother's Restaurant is open for operation only until 2 in the afternoon and therefore has minimal evening activity.

CHAPTER 18.4.5, TREE PRESERVATION AND PROTECTION

18.4.5.030.B TREE PRESERVATION AND PROTECTION The applicant has already received the required tree removal permits. No additional permits are required. The Street tree directly in front of Brothers will be trimmed by an arborist and protected during construction. A tree protection plan will be submitted.

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CHAPTER 18.4.7, SIGNS

18.4.7.080 COMMERCIAL-DOWNTOWN ZONE: The proposed signage is identified on the Building elevation drawing. The current Brother's logo will be updated, but remain in its general current location on the awning over the front entrance.

PLANNING STAFF'S PRE-APPLICATION COMMENTS RESPONSES :

East Elevation Wall Graphic: The painted sign on the East Elevation will be preserved. The mortar joints will be repointed.

Prepared and Respectfully Submitted by:

Matt Small, Architect
Kistler Small + White, Architect

3.1.16
Date

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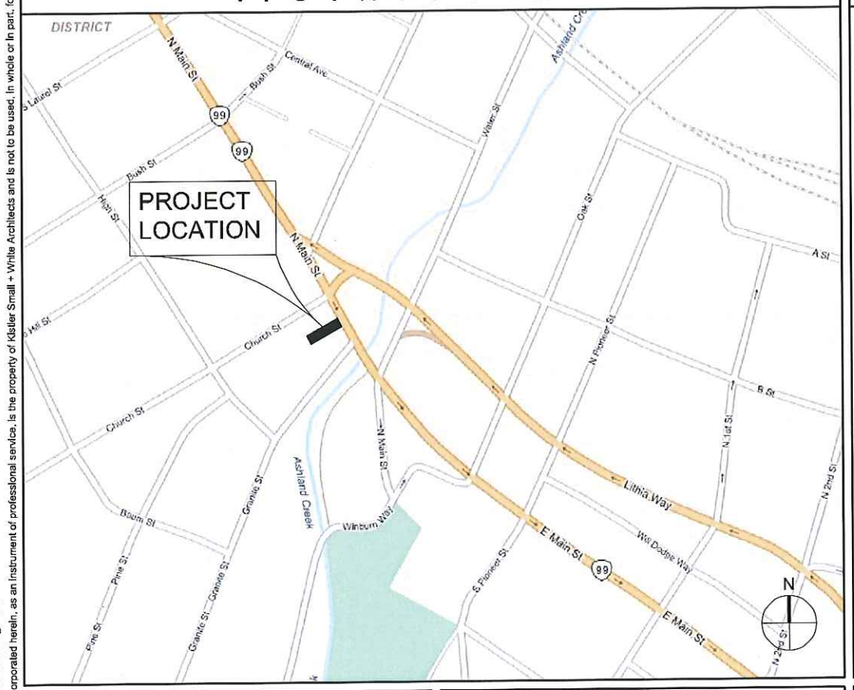
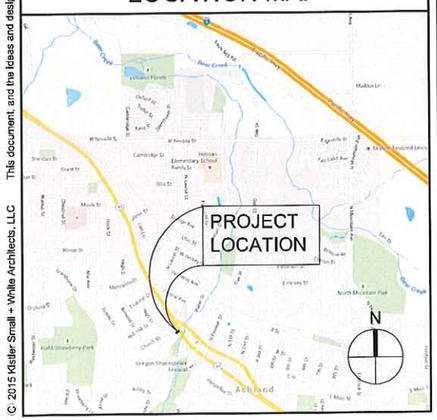
BROTHER'S CONDOMINIUM
REMODEL

OWNER	ARCHITECT	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
Dan Durant CONTACT: Dan Durant 642 SUTTON PLACE. ASHLAND, OREGON 97520 (541) 941-8851 (C) (541) 482-6032(H) dandurant@charter.net (E)	kistler small + white architects CONTACT: Matt Small 66 WATER STREET SUITE 101 ASHLAND, OREGON 97520 (541) 488-8200 (P) (541) 552-9512 (F) matt@kistlersmallwhite.com (E)	Ace Engineering, LLC CONTACT: Allan Goffe, P.E., S.E. P.O. Box 231 ASHLAND, OREGON 97520 (541) 552-1417 (P) info@ace-engineeringllc.com (E)	Green Meadows Building Co. CONTACT: Jim Green 5313 HIGHWAY 66 ASHLAND, OREGON 97520 (541) 840-5848 (P) greenmeadows@qwestoffice.net (E)

VICINITY MAP



LOCATION MAP



GOVERNING CODES

THE DESIGN OF THIS PROJECT IS BASED ON THE FOLLOWING CODES:

OREGON STRUCTURAL SPECIALTY CODE, 2014 ed.

OREGON MECHANICAL SPECIALTY CODE, 2014 ed.

OREGON PLUMBING SPECIALTY CODE, 2014 ed.

OREGON ELECTRICAL SPECIALTY CODE, 2014 ed.

OREGON ENERGY EFFICIENCY SPECIALTY CODE, 2014 ed.

OREGON FIRE CODE, 2014 ed.

NFPA 72: NATIONAL FIRE ALARM CODE, 2013 ed.

NFPA 13: AUTOMATIC SPRINKLER SYSTEMS, 2013 ed.

LEGENDS AND SYMBOLS

- DETAIL (A / A9.1): DETAIL IDENTIFICATION; DWG. NO. WHERE DETAIL IS DRAWN
- WALL CROSS SECTION (A / A9.1): SECTION IDENTIFICATION; DWG. NO. WHERE SECTION IS DRAWN
- BUILDING CROSS SECTION (A / A9.1): SECTION IDENTIFICATION; DWG. NO. WHERE SECTION IS DRAWN
- EXTERIOR ELEVATION (1 / 4 / A7.5): ELEVATION IDENTIFICATION; DWG. NO. WHERE SECTION IS DRAWN
- INTERIOR ELEVATION (1 / 4 / A11.1): ELEVATION IDENTIFICATION; DWG. NO. WHERE SECTION IS DRAWN
- GRID LINE (A / 0): TOP TO BOTTOM: LETTERS; LEFT TO RIGHT: NUMBERS
- ROOM IDENTIFICATION (OFFICE / 208): ROOM NAME; ROOM NUMBER
- NORTH ARROW (N): ARROW INDICATES PLAN NORTH
- DOOR IDENTIFICATION (100A): NO: ROOM NUMBER OF DOOR; LETTER: DOOR IDENTIFICATION
- KEY NOTE (1): KEY NOTE NUMBER
- WINDOW IDENTIFICATION (A / 1): WINDOW NUMBER; GLAZING TYPE
- RELITE IDENTIFICATION (R-1): RELITE TYPE
- PARTITION IDENTIFICATION (2B): PARTITION TYPE
- O.F.C.I. ITEM (5): ITEM NUMBER
- CABINET DIMENSION (155 / 24D / L1-0): W.I.C. CABINET TYPE NUMBER; CABINET LENGTH (FIELD VERIFY); CABINET DEPTH
- ELEVATION TAG (LEVEL T.O. EL. 0'-0"): LEVEL LINE & SURFACE ELEVATION
- CENTER LINE (℄)
- LOUVER IDENTIFICATION (L-1): LOUVER NUMBER
- HVAC EXHAUST
- HVAC RETURN
- HVAC SUPPLY
- LIGHTING SYMBOL
- LIGHTING SYMBOL
- LIGHTING SYMBOL

SEE INDIVIDUAL SHEETS FOR ADDITIONAL LEGENDS AND SYMBOLS

MATERIALS LEGEND

- EARTH
- GRAVEL / ROCK
- SAND / GROUT
- CONCRETE
- CMU
- (E) CONCRETE
- (E) CMU
- BRICK
- FRAMED WALL - NEW
- BATT INSULATION
- RIGID INSULATION
- CEILING / ACOUSTIC TILE / PANEL
- METAL
- DIMENSIONAL LUMBER
- BLOCKING / SHIM
- FINISH WOOD
- PLYWOOD

NOTE: ALL MATERIAL SYMBOLS ABOVE MAY NOT NECESSARILY BE USED IN THIS PROJECT. SEE INDIVIDUAL SHEETS FOR ADDITIONAL LEGENDS AND SYMBOLS

ABBREVIATIONS

NOTE: ABBREVIATIONS BELOW MAY NOT INCLUDE ALL FOUND IN THE DRAWINGS

ABV	ABOVE
AC	ASHPHALTIC CONCRETE
ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ASW	AREA SEPARATION WALL
BD	BOARD
BLDG	BUILDING
B.O.	BOTTOM OF
BM	BEAM
BS	BACKSPLASH
CAB	CABINET
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CH	COAT HOOK
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CR	CLASSROOM
CTB	COMPUTER TERMINAL BOARD
CTSK	COUNTERSINK
DBL	DOUBLE
DIA	DIAMETER
DIMS	DIMENSIONS
DF	DRINKING FOUNTAIN
DS	DOWNSPOUT
DW	DISHWASHER
DP	DISABLED PERSON
E	EXISTING
EA	EACH
EL	ELEVATION
ELE	ELECTRICAL
ELECT	ELECTRICAL
ELEV	ELEVATOR
EM	ENTRANCE MATTING
EMT	ELECTRICAL METALLIC TUBING
EQ	EQUAL
EX	EXISTING
(E)	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER & CABINET
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FHSMS	FLAT HEAD SHEET METAL SCREWS
FHMB	FLAT HEAD MACHINE BOLT
FIN	FINISH (ED)
FND	FEMININE NAPKIN DISPENSER
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE / FACE OF COLUMN
F.O.FIN.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD / STRUCTURE
FP	FIREPLACE
FR	FIRE RESISTANT
FRMG	FRAMING
FRZR	FREEZER
FTG	FOOTING
GA	GUAGE
GA	GYPSUM ASSOCIATION
GALV	GALVANIZED
GYP BD	GYPSUM BOARD
GWB	GYPSUM WALL BOARD
GB	GRAB BAR
GI	GALVANIZED IRON
GS	GALVANIZED STEEL
HS	HALL STATION (ELEVATOR)
H	HIGH
HDBD	HARDBOARD
HDR	HEADER
HDWD	HARDWOOD
HGT	HEIGHT
HR	HOUR
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HW	HOT WATER
HC	HANDICAP
INSUL	INSULATION
IR	INSIDE RADIUS
JST	JOIST
KS	KNEE SPACE
LAV	LAVATORY
LPG	LIQUID PROPANE GAS
M	MIRROR
MAX	MAXIMUM
MACH	MACHINE
MB	MACHINE BOLT
MB	MARKER BOARD
MDL	MODEL
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIW	MAKE IT WORK
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MET	METAL
MTL	METAL
MW	MICROWAVE
(N)	NEW
NIC	NOT IN CONTRACT
O/	OVER
OCC	OCCUPANCY
OPNG	OPENING
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
P	PAINT
P LAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PSF	POUNDS PER SQ. FOOT
PWC	PLASTIC WALL COVERING
PWP	PLASTIC WALL PANEL
PT	PRESSURE TREATED
RD	ROOF DRAIN
REF	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
SD	SOAP DISPENSER
SEP	SEPARATION
SF	SQUARE FEET
SQ FT	SQUARE FEET
SHTG	SHEATHING
SHT	SHEET
SIM	SIMILAR
SM	SHEET METAL
SMS	SHEET METAL SCREWS
SPECS	SPECIFICATIONS
STB	SINGAL TERMINAL BACKBOARD
STL	STEEL
STRUCT	STRUCTURAL
SS	STAINLESS STEEL
SST	STAINLESS STEEL
TPD	TOILET PAPER DISPENSER
TRSFR	TRANSFORMER/TRANSFER
TS	TUBE STEEL
TTB	TELEPHONE TERMINAL BACKBOARD
TVB	DATA TERMINAL BACKBOARD
TYP	TYPICAL
TH	THRESHOLD
TO	TOP OF
TC	TOP OF CONCRETE / CURB
TW	TOP OF WALL
UL	UNDERWRITER'S LABORATORY
UTIL	UTILITY
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
V-A	TYPE 5, RATED
V-B	TYPE 5, NON-RATED
VWC	VINYL WALL COVERING
WBG	WALL BUMPER GUARD
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WTP	WATER TREATMENT PLANT
WF	WIDE FLANGE
WS	WOOD SCREW
W.I.C.	WOODWORK INSTITUTE
W/	WITH

DRAWING INDEX

GENERAL:
A0.1 GENERAL INFORMATION
A0.4 SITE PLAN

ARCHITECTURAL:
A3.1 FLOOR PLANS
A6.1 EXTERIOR ELEVATIONS
A6.2 EXTERIOR PHOTOS
A6.3 EXISTING FLOOR PLANS
A6.4 EXISTING EXTERIOR ELEVATIONS

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BROTHER'S CONDOMINIUM REMODEL
OWNER: DAN DURANT
95 N. MAIN STREET, ASHLAND, OREGON

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GENERAL INFORMATION

PROJECT: 15-011
ISSUE DATE: 08-07-15
SHEET:

A0.1

Z:\PROJECTS\15\15-011 Brother's Condominium\1_Drawings\1_Current\A0.1_COVER.dwg, 8/3/2015 2:16:07 PM
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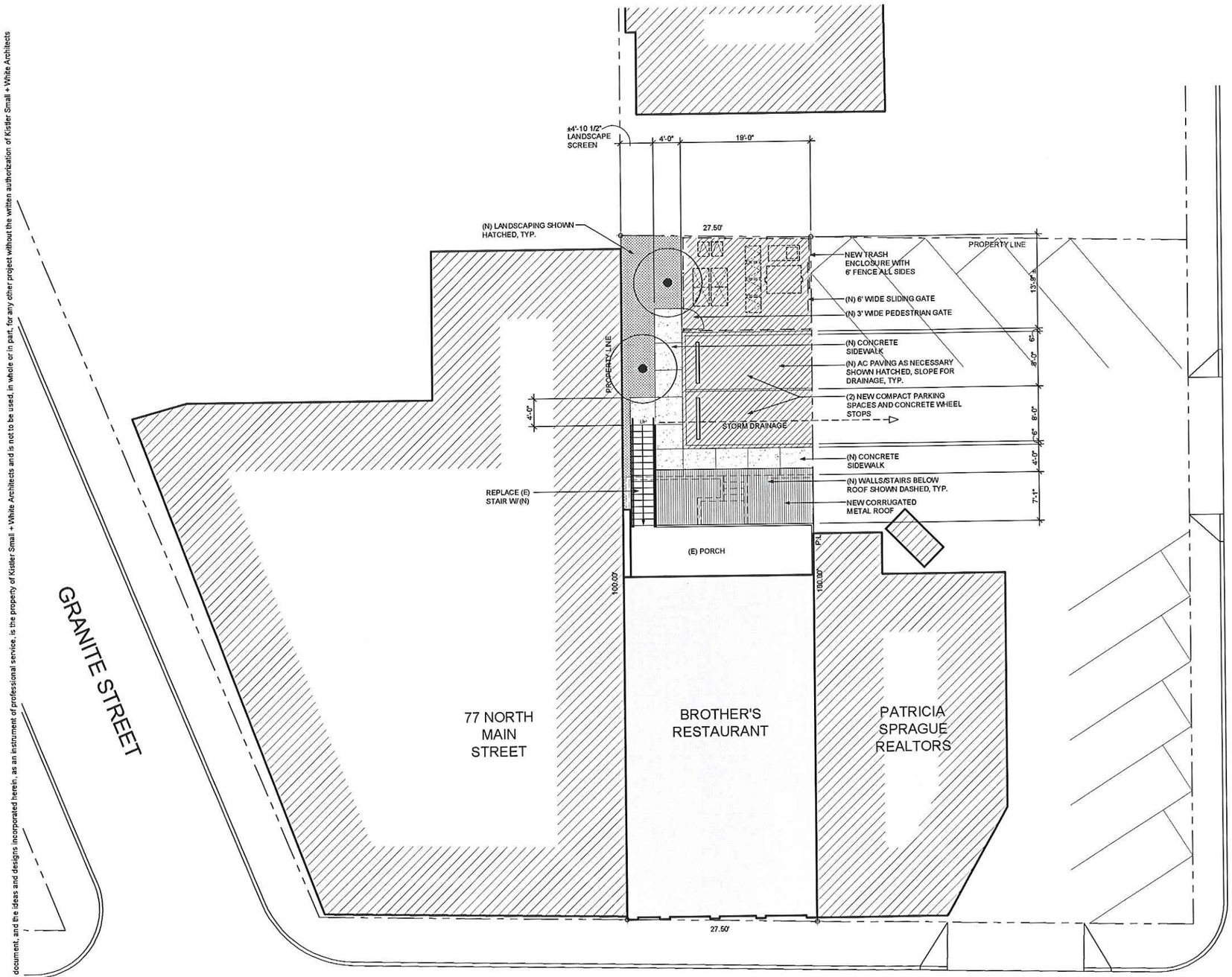

SITE PLAN
1/8" = 1'-0"

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REGISTERED ARCHITECT
MATTHEW J. SMALL
4573
ASHLAND, OREGON
STATE OF OREGON

BROTHER'S
CONDOMINIUM REMODEL - PHASE 1
OWNER: DAN DURANT
95 N. MAIN STREET, ASHLAND, OREGON

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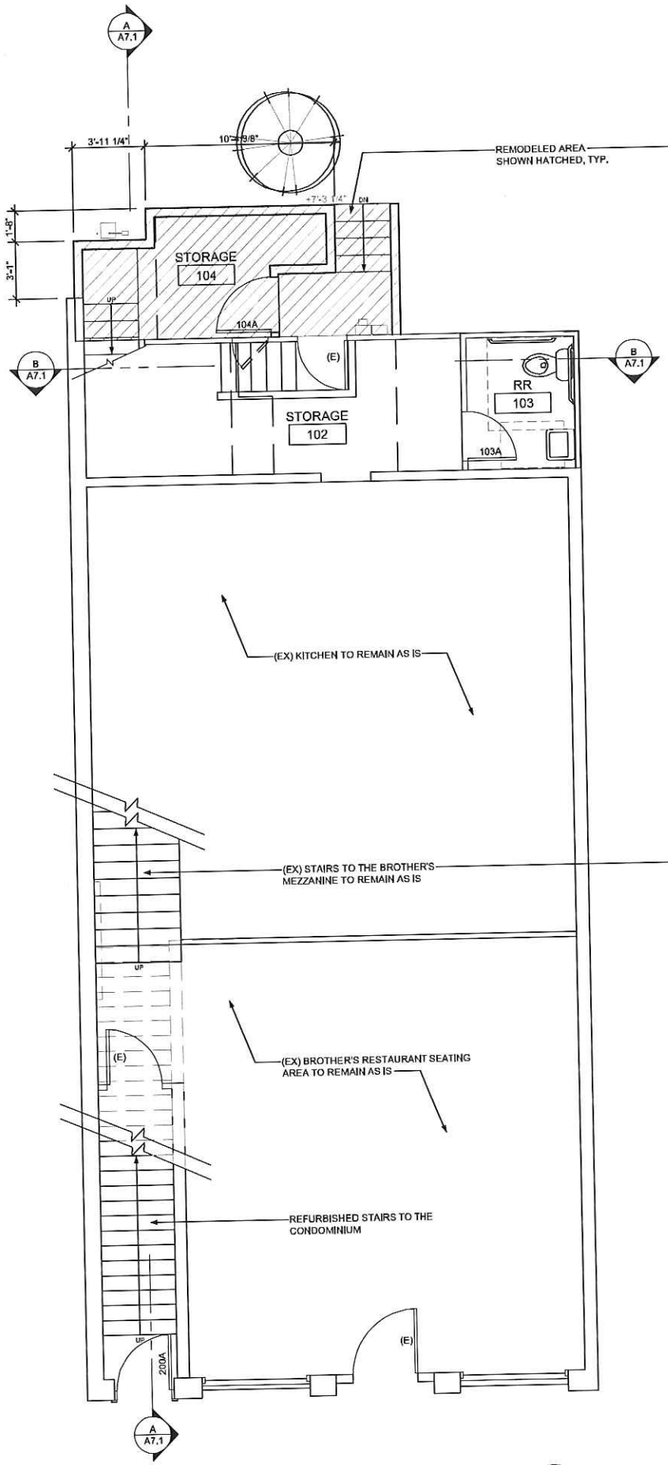
SITE PLAN

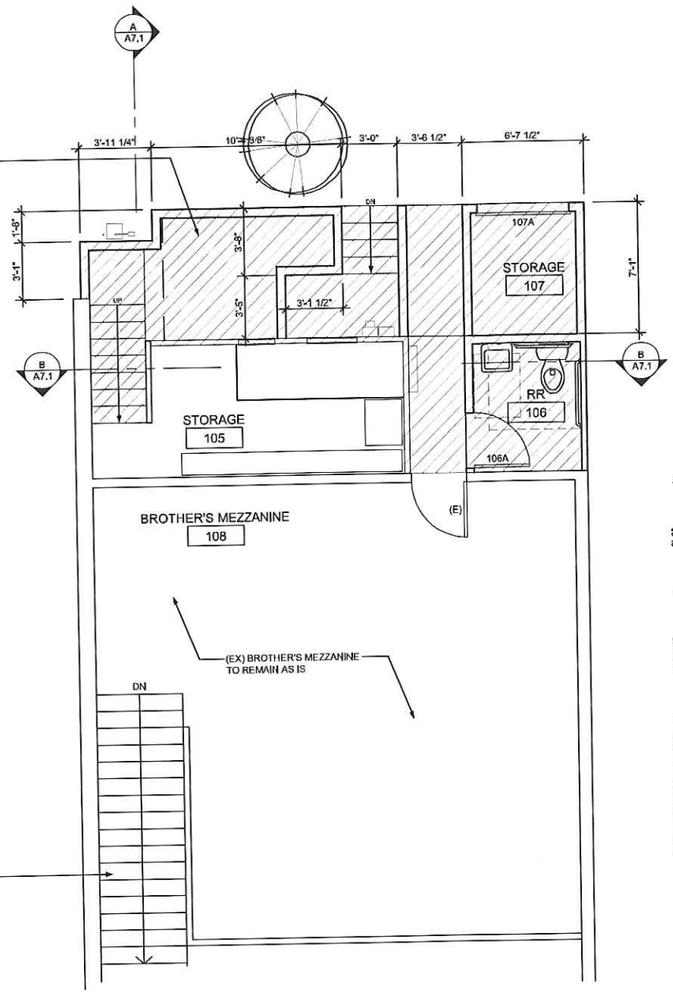
PROJECT: 15-011
ISSUE DATE: 11-01-15
SHEET:

A0.4



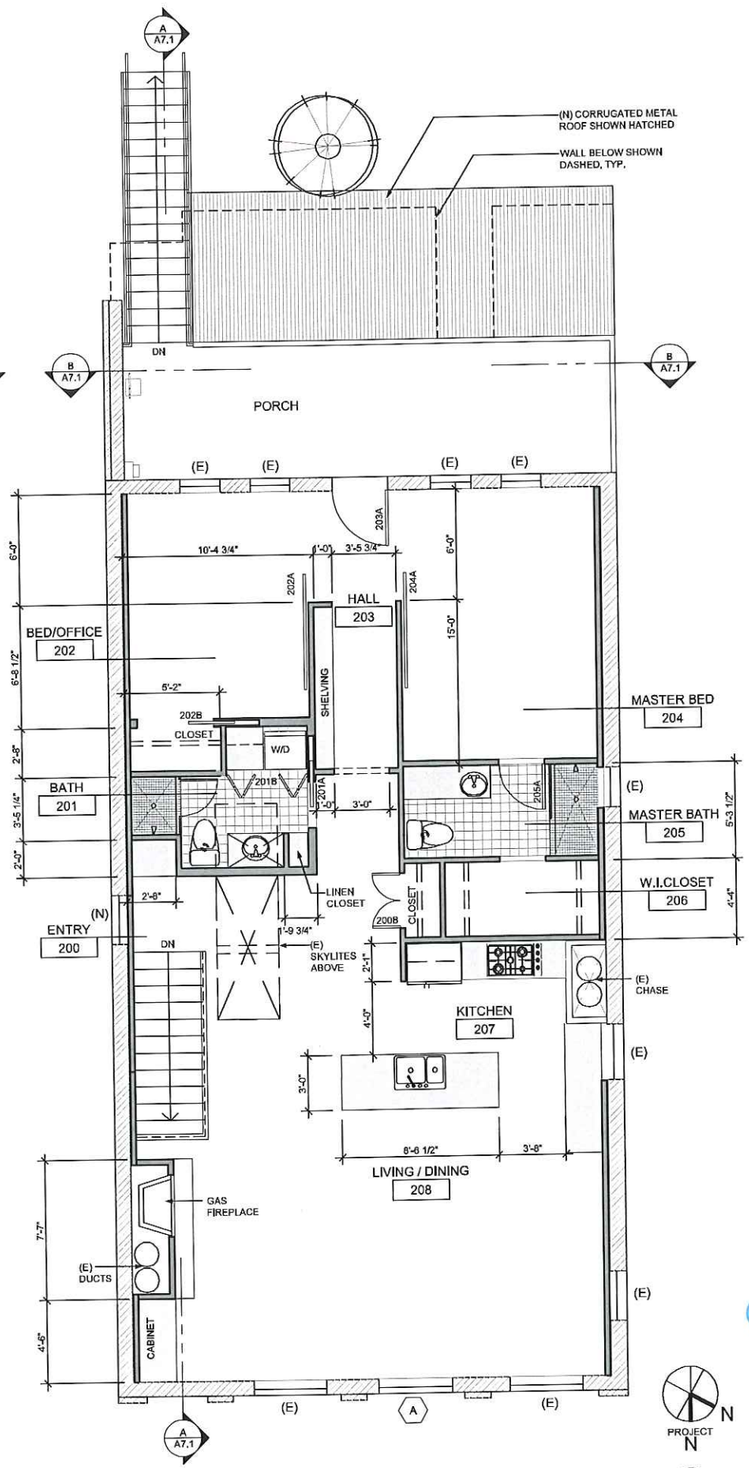
FIRST FLOOR PLAN 3

1/4" = 1'-0" (1/8" = 1'-0" 11 x 17)



MID LEVEL FLOOR PLAN 2

1/4" = 1'-0" (1/8" = 1'-0" 11 x 17)



SECOND FLOOR PLAN 1

1/4" = 1'-0" (1/8" = 1'-0" 11 x 17)

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

BROTHER'S CONDOMINIUM REMODEL

OWNER: DAN DURANT
95 N. MAIN STREET, ASHLAND, OREGON

REVISIONS

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City of Ashland

FLOOR PLANS

PROJECT: 15-011
ISSUE DATE: 08-07-15

SHEET:

A3.1

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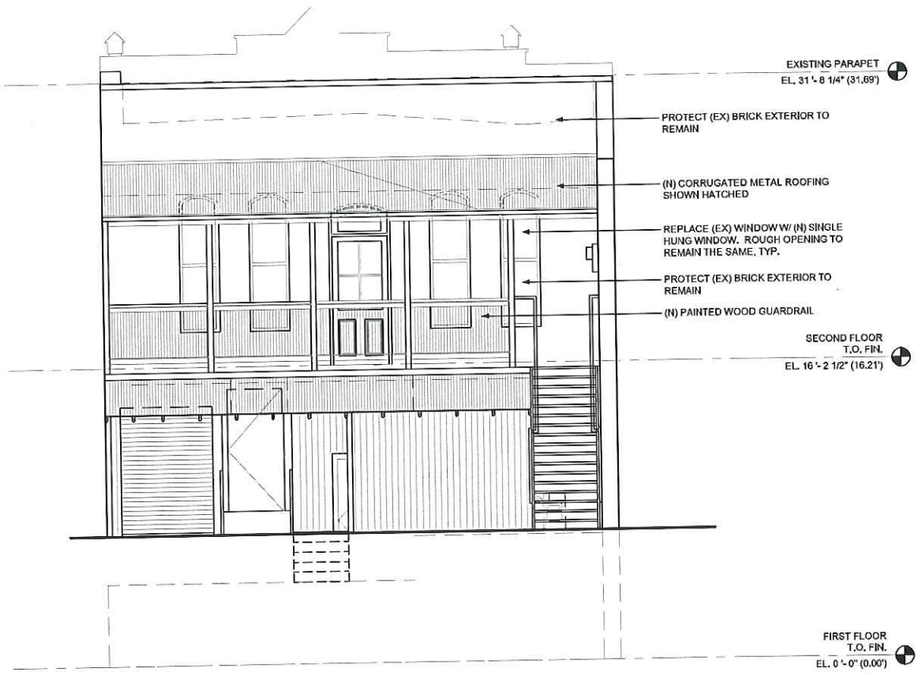
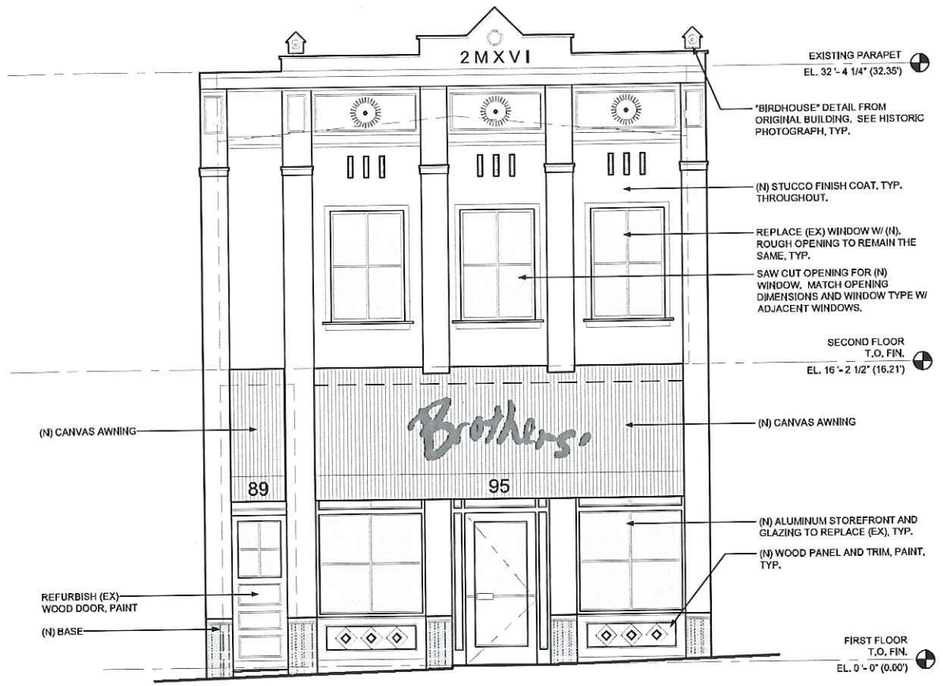
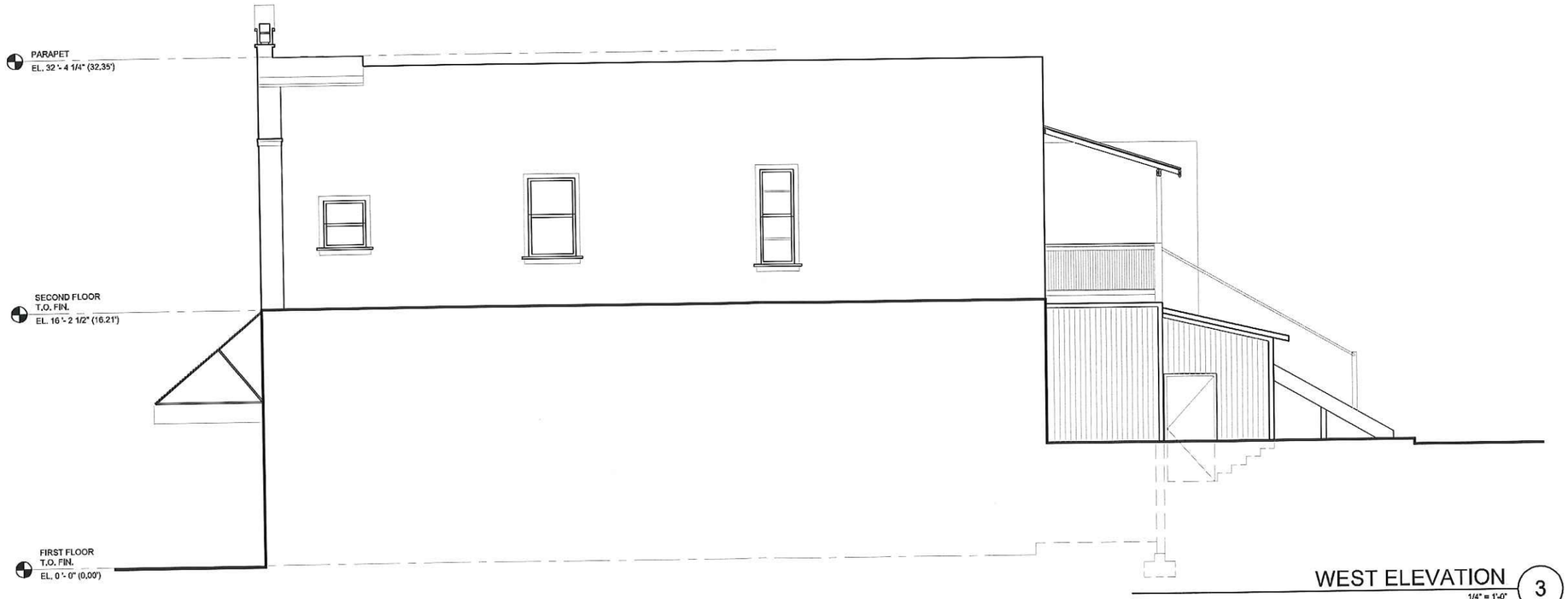


SOUTH ELEVATION 2
1/4" = 1'-0"



NORTH ELEVATION 1
1/4" = 1'-0"



WEST ELEVATION 3
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

PROJECT: 15-011
ISSUE DATE: 08-07-15
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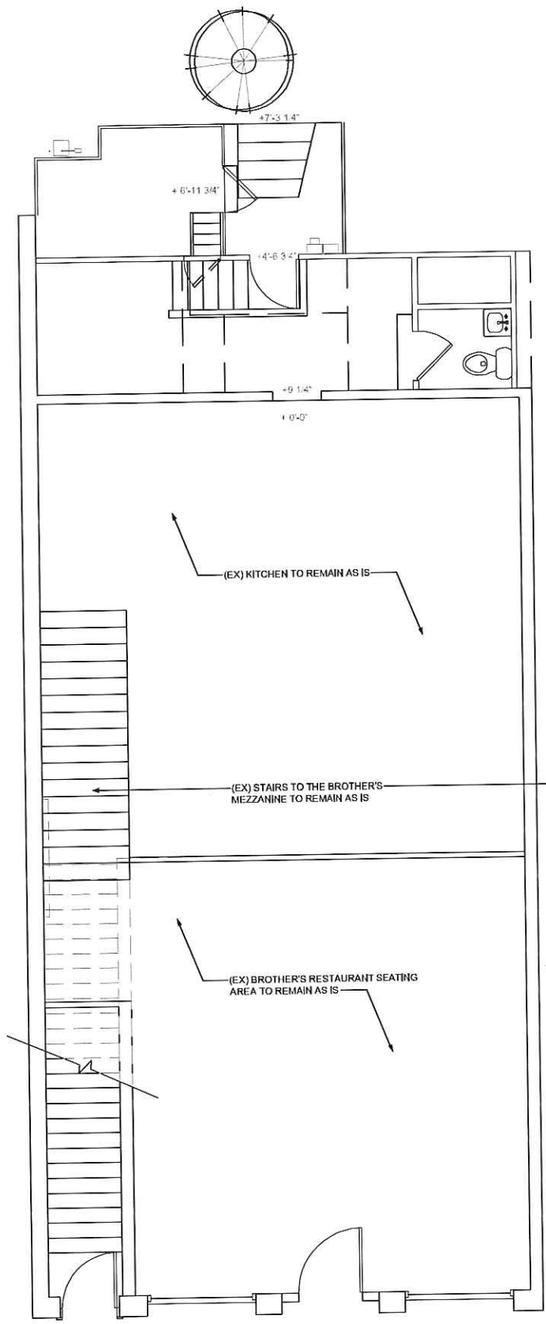
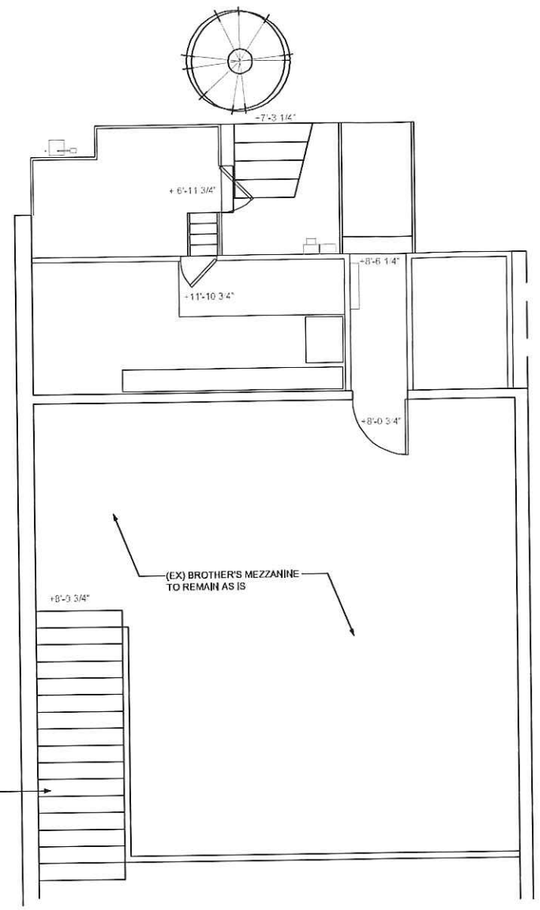
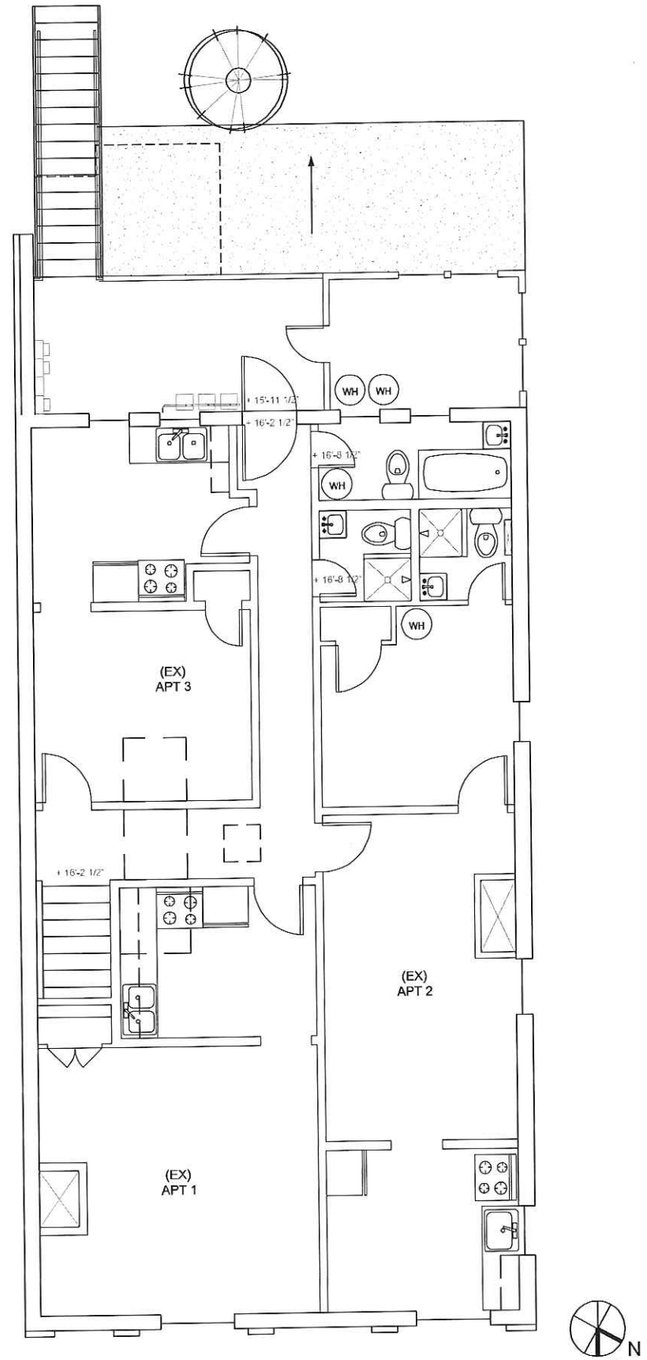


EXISTING FIRST FLOOR PLAN 3
1/4" = 1'-0"



EXISTING MID LEVEL FLOOR PLAN 2
1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN 1
1/4" = 1'-0"

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EXISTING
FLOOR PLANS

PROJECT: 15-011
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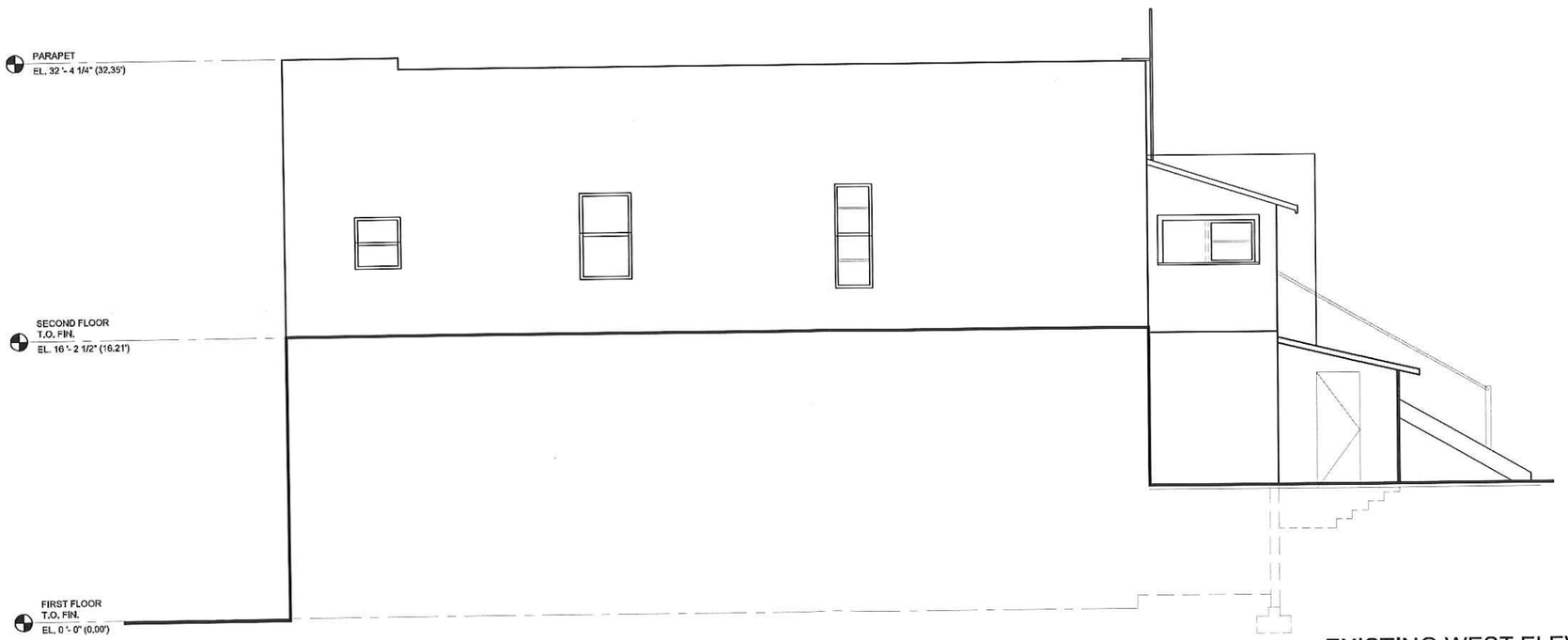
EXISTING SOUTH ELEVATION 2
1/4" = 1'-0"

EXISTING NORTH ELEVATION 1
1/4" = 1'-0"



EXISTING WEST ELEVATION 3
1/4" = 1'-0"

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EXISTING
EXTERIOR
ELEVATIONS

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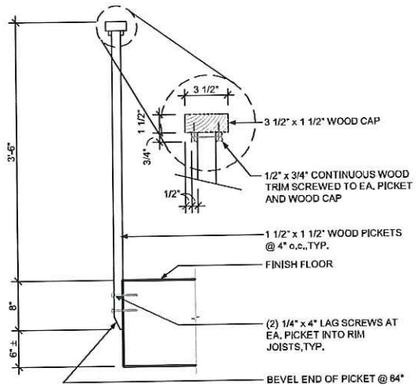
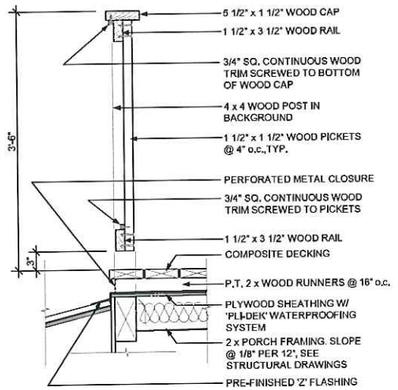
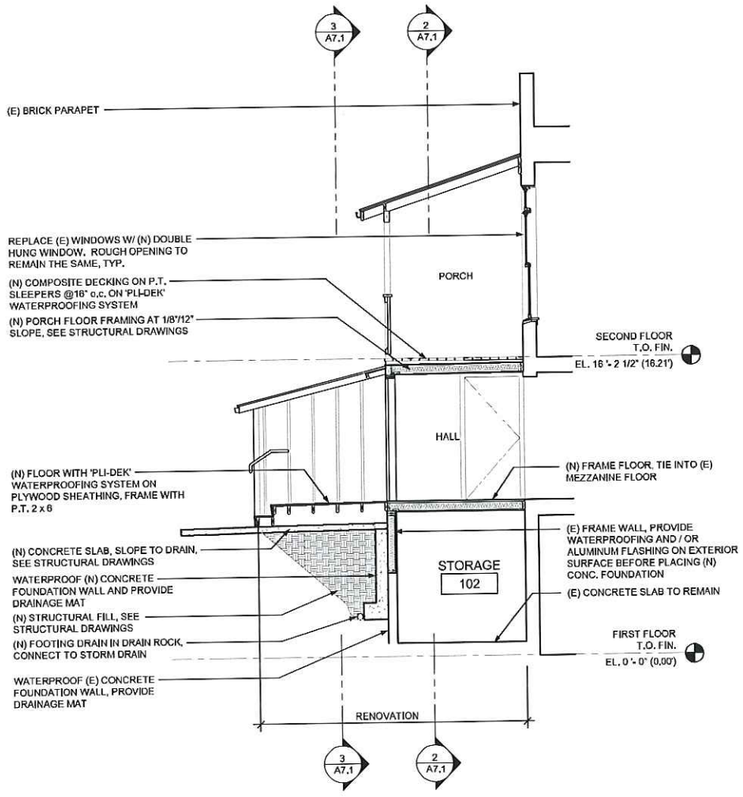


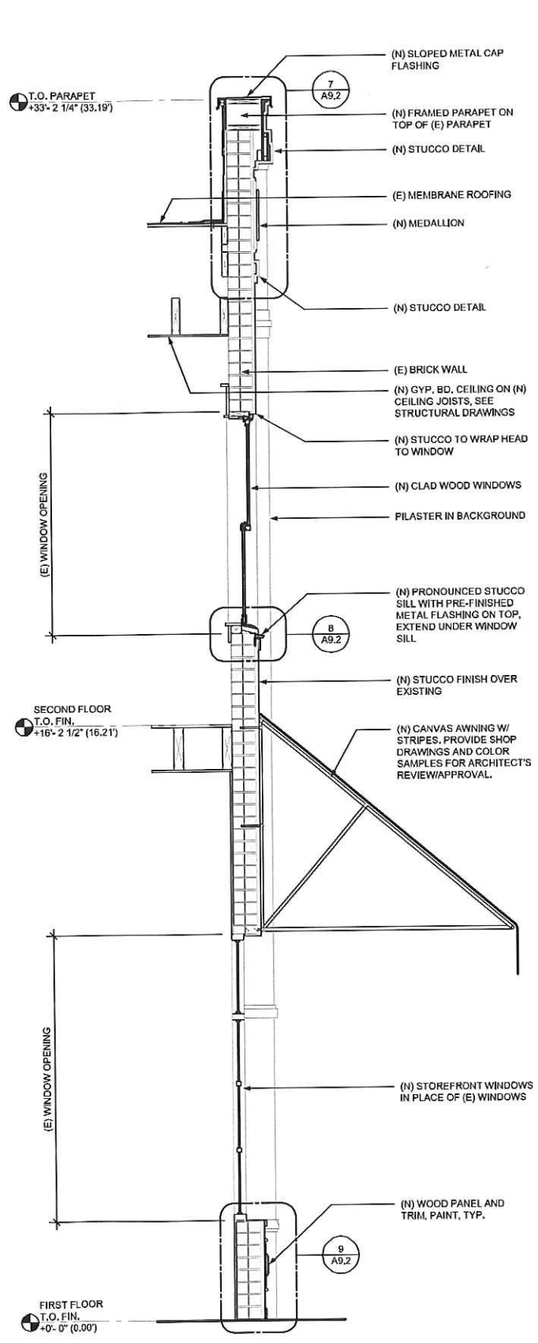
INTERIOR RAILING 5
COMPLETED IN PHASE 1 1"=1'-0"



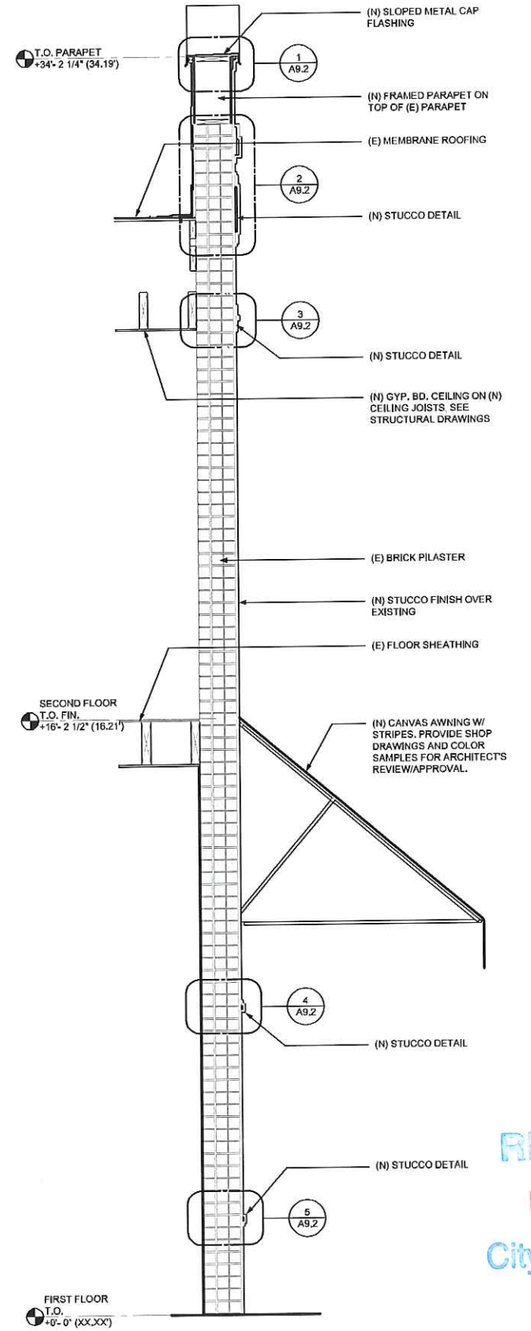
EXTERIOR RAILING 4
COMPLETED IN PHASE 2 1"=1'-0"



PARTIAL BUILDING SECTION 3
1/4" = 1'-0"



WALL SECTION 2
1/2"=1'-0"



WALL SECTION AT PILASTER 1
1/2"=1'-0"

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REGISTERED ARCHITECT
MATTHEW J. SMALL
4573
ASHLAND, OREGON
STATE OF OREGON

BROTHER'S CONDOMINIUM REMODEL - PHASE 1
OWNER: DAN DURANT
95 N. MAIN STREET, ASHLAND, OREGON

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WALL SECTIONS

PROJECT: 15-011
ISSUE DATE: 11-01-15
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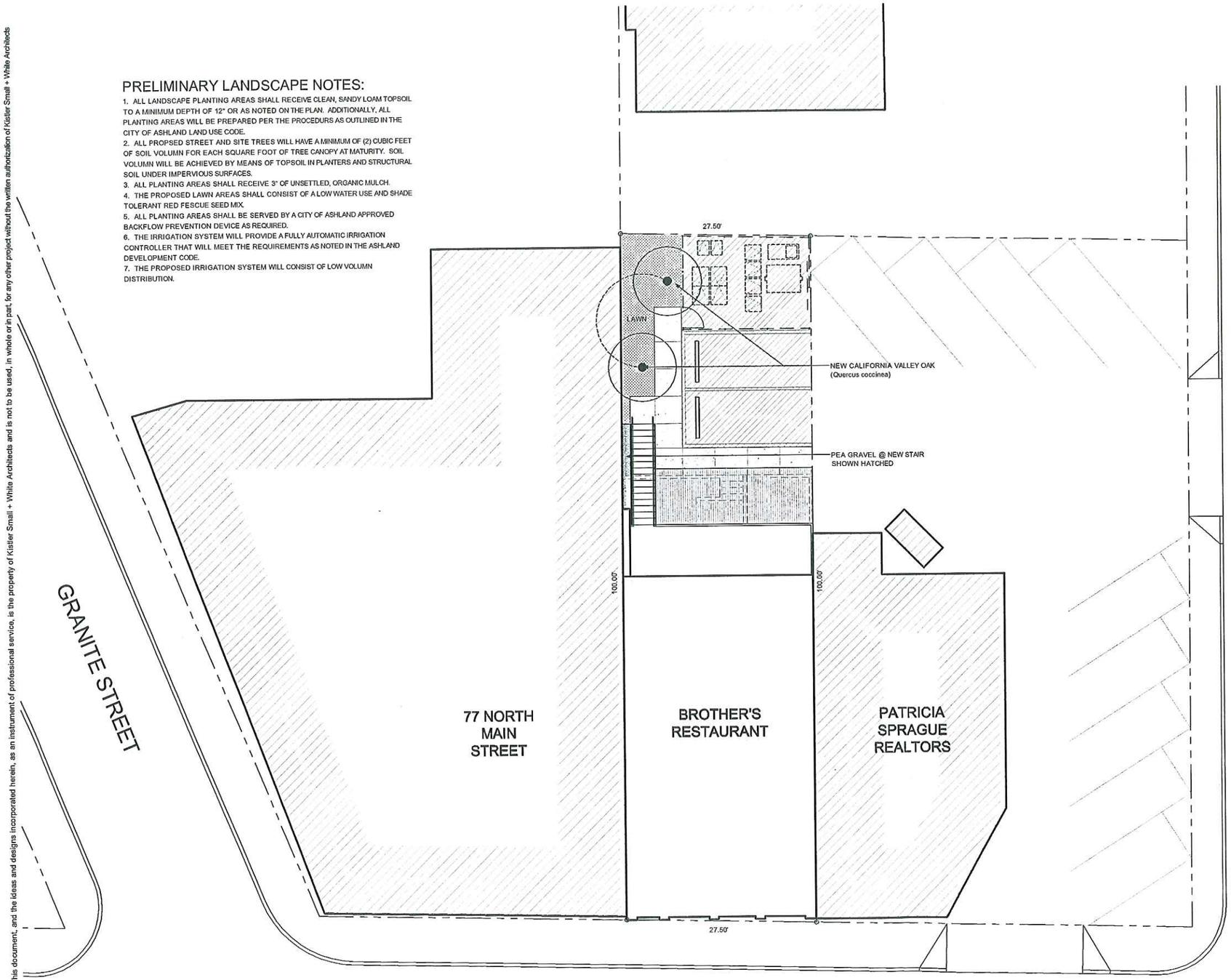
PRELIMINARY LANDSCAPE NOTES:

1. ALL LANDSCAPE PLANTING AREAS SHALL RECEIVE CLEAN, SANDY LOAM TOPSOIL TO A MINIMUM DEPTH OF 12" OR AS NOTED ON THE PLAN. ADDITIONALLY, ALL PLANTING AREAS WILL BE PREPARED PER THE PROCEDURS AS OUTLINED IN THE CITY OF ASHLAND LAND USE CODE.
2. ALL PROPSED STREET AND SITE TREES WILL HAVE A MINIMUM OF (2) CUBIC FEET OF SOIL VOLUMN FOR EACH SQUARE FOOT OF TREE CANOPY AT MATURITY. SOIL VOLUMN WILL BE ACHIEVED BY MEANS OF TOPSOIL IN PLANTERS AND STRUCTURAL SOIL UNDER IMPERVIOUS SURFACES.
3. ALL PLANTING AREAS SHALL RECEIVE 3" OF UNSETTLED, ORGANIC MULCH.
4. THE PROPOSED LAWN AREAS SHALL CONSIST OF A LOW WATER USE AND SHADE TOLERANT RED FESCUE SEED MIX.
5. ALL PLANTING AREAS SHALL BE SERVED BY A CITY OF ASHLAND APPROVED BACKFLOW PREVENTION DEVICE AS REQUIRED.
6. THE IRRIGATION SYSTEM WILL PROVIDE A FULLY AUTOMATIC IRRIGATION CONTROLLER THAT WILL MEET THE REQUIREMENTS AS NOTED IN THE ASHLAND DEVELOPMENT CODE.
7. THE PROPOSED IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUMN DISTRIBUTION.



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LANDSCAPE
PLAN

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NORTH ELEVATION

1/4" = 1'-0"

1

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REGISTERED ARCHITECT
MATTHEW J. SMALL
4573
ASHLAND, OREGON
STATE OF OREGON

BROTHER'S CONDOMINIUM REMODEL - PHASE 1
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NORTH ELEVATION

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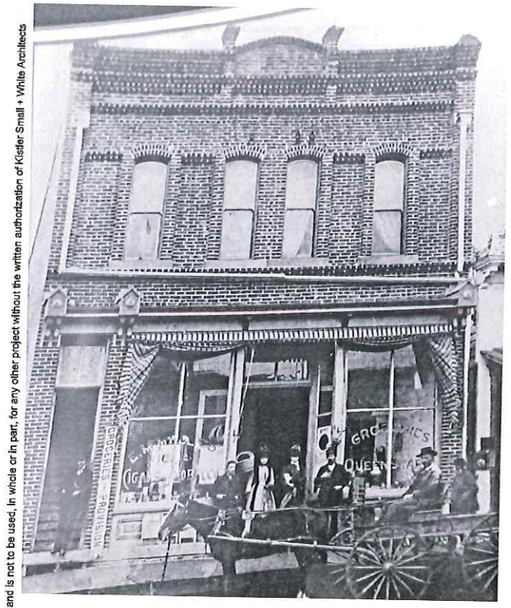
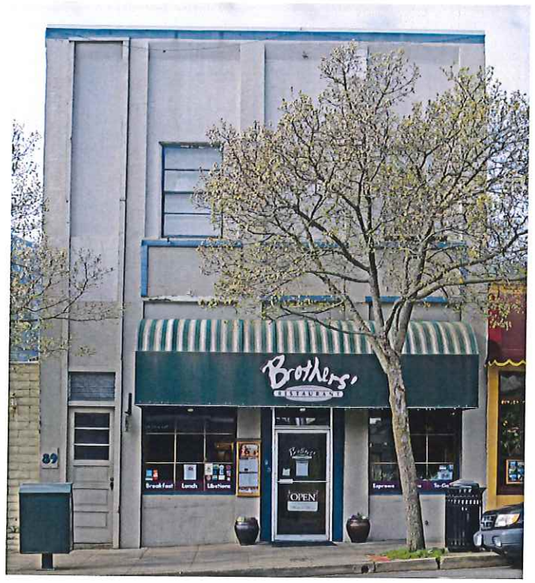


NORTH ELEVATION
CIRCA 1890



NORTH ELEVATION
2015

SOUTH ELEVATION
2015

WEST ELEVATION
2015

SOUTH-WEST ELEVATION
2015

EAST ELEVATION
2015

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EXTERIOR
PHOTOS

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PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
BD-2013-00813	374 Hargadine	Swink
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	Emery
PA-2015-00878	35 S. Pioneer	Ladygo
PA-2015-00980	637 B' Street	Shostrom
PA-2015-01115	34 S. Pioneer	Ladygo
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01512	198 Hillcrest	Swink
PA-2015-01695	399 Beach	Skibby
PA-2015-01769	860 C	Ladygo
PA-2015-01517	209 Oak	Shostrom
PA-2015-02203	868 A Street	Whitford
PA-2016-00073	151 Pioneer	Swink
PA-2016-00275	574 Allison	Emery

ADDITIONS

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	**Permit number**	**Permit Address**	**Permit type code**	**Permit description**	**Approval state**	**Final date**	**Owner Last Name**	**Owner First Name**	**Owner Address**	**Exp date**	**Appdate**	**Customer Last Name**	**Issue date**	**Cust First Name**
2	15-211	131 Meade	ADDN	Addition and remodel	Issued	N/A	Agakhanov	Vadim	521 Schofield	6/4/2016	2/5/2015		2/9/2015	
3	15-970	196 Meade	ADDN	2nd Story addition	Issued	N/A	Koerner	Hal/Diane	196 Meade	4/11/2016	5/21/2015		5/22/2015	
4	14-1534	100 Sixth	ADDN	Addition on church which is now residential	Issued	N/A	Ross/Conaway	Cory/Greg	100 Sixth	5/28/2016	9/4/2014		9/5/2014	
5	15-802	637 B Street	ADDN	Addition to kitchen	Issued	N/A	Lapkin	Lawrence	637 B Street	6/20/2016	4/30/2015	Coleman Creek Construction	4/30/2015	
6	15-749	155 Eighth	ADDN	Bedroom, bath, kitchen addition	Issued	N/A	Stewart	Jeanette	155 Eighth	4/27/2016	4/23/2015	Stewart	4/23/2015	Jeanette
7	14-1248	469 Allison	ADDN	Art Studio	Issued	N/A	Price/Van Der Zee	Lene/Kirt	469 Allison	5/31/2016	7/17/2014	Price/Van Der Zee	7/24/2014	
8	15-1419	872 Iowa	ADDN	Large addition and remodel	Issued	N/A	Therkelsen	Robert	872 Iowa	5/30/2016	7/23/2015	Therkelsen	7/23/2015	Robert
9	14-2232	95 Meade	ADDN	Large house remodel & addition	Issued	1/20/2016	Agakhanov	Vadim	521 Schofield	2/22/2016	12/31/2014	Agakhanov	1/9/2015	Vadim
10	14-1540	60 Alida	ADDN	Pop out bedroom	Final	2/20/2015	Lieberman	Micah/Greta	944 Kestrel Parkway	8/19/2015	9/4/2014	Lieberman	9/5/2014	
11	15-760	60 Alida	ADDN	Porch	Final	9/3/2015	Lieberman	Micah/Greta	944 Kestrel Parkway	2/29/2016	4/16/2015	Lieberman	4/16/2015	
12	15-1647	868 A Street	ADDN	Porch	Final	11/16/2015	Saturen	Steve	265 Steinman Drive	5/14/2016	8/27/2015	Integrity Building LLC- Mark Lackey	9/3/2015	
13	14-1584	288 Ninth Street Alley	ADDN	Second story addition	Final	2/11/2015	Luz	George & Sheldon	288 Ninth Street Alley	8/10/2015	9/11/2014	D.A Boldt	9/11/2014	
14	15-1063	353 Iowa	ADDN	Small addition & remodel to bedroom and dining room.	Final	10/16/2015	Merril	John/Ashley	353 Iowa	4/13/2016	6/4/2015	Conscious Construction	6/5/2015	
15														
16		**COMMERCIAL**												
17	14-1491	30 S. First	TI	OSF Rehearsal Center	Final	11/20/2015	OSF		PO Box 158	5/18/2016	8/26/2014	Adroit Construction	12/23/2014	
18														
19		**ARU**												
20	15-2146	121 Manzanita	ARU		Final	8/5/2015	Westerman	Laura	252 Timberlake Drive	2/1/2016	6/13/2014	Westerman	7/23/2014	Laura
21														
22		**SFR**												
23	14-956	270 N. First	SFR	New Single Family Home	Final	6/16/2015	RNN Properties		270 N. First		6/5/2014			

Terry,
Here is what I learned from George Kramer about Pioneer Mike.
Please share with the commission.

The bronze artist is at work on the molds and expects to pour bronze sometime in April. We expect to have Mike back in Ashland sometime in late May, early June, and in my discussions with the city there was a mention of having a "re-dedication" ceremony on the Plaza to coincide with the July 4th events. If the AHC wants to take a lead in that I think that would be great…

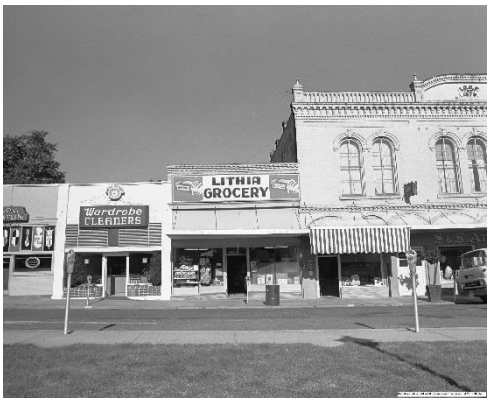
There is a short speech that was given in 1910, when Mike was dedicated the first time. I think we could invite members of the Carter family to attend, have the Mayor read that same speech, make some appropriate remarks, and all have lemonade (or Lithia Water) or both. GK

The city contact person is Steve Walker 541-552-2326.

Carol

Carol Voisin
cjvoisin@yahoo.com

April 2016



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

April 14th	
April 21st	
April 28th	
May 5th	

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

CITY OF ASHLAND

ASHLAND HISTORIC COMMISSION
Membership List

Commissioner's Name	Term Expiration	Mailing Address	Home Phone	Work Phone	E-Mail Address
Dale Shostrom	4-30-2018				shobro@jeffnet.org
Keith Swink	4-30-2016				kswink@mind.net
Kerry Kencairn	4-30-2016				kerry@kencairnlandscape.com
Sam Whitford	4-30-2018				skwhippet@mind.net
Terry Skibby Chairman	4-30-2016				terryskibby321@msn.com
Tom Giordano	4-30-2017				tomarch@charter.net
Bill Emery	4-30-2017				bill@ashlandhome.net
Andrew Ladygo	4-30-2017				allad@ashlandhome.net
Carol Voisin Council Liaison					carol@council.ashland.or.us
Mark Schexnayder		City of Ashland Planning Dept.		552-2044	mark.schexnayder@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us