

# National Historic Preservation Week "Past Forward"



*Mausoleum 1924*



*Plaza 1910*

## "DISTINGUISHED ARCHITECTURAL PRESERVATION AWARDS"

As presented by:  
City of Ashland  
Historic Commission  
Tuesday, May 17, 2022  
Pioneer Hall

### Ashland Historic Commission

Beverly Hovenkamp  
Dale Shostrom  
Terry Skibby  
Bill Emery  
Keith Swink  
Piper Von Chamier  
Sam Whitford  
Shaun Moran – Council Liaison  
Brandon Goldman – Staff Liaison  
Regan Trapp – Permit Tech II

## Individual Award

**Awarded to Julie Davis and Hillary Anne Ruff**

**Location:** 175 Church Street

The Jesse Wild House built in 1888 is a one-and-a-half story wood-frame dwelling. It stands on the northeast corner of Church Street and Scenic Drive at 175 Church Street and has a classic gable roof. In 1992, the then owner added a solarium on the northeast side of the 133-year-old house.

In January 2020 the home was found to be in total disrepair. For 9 months of probate, the house was not touched and the neighbors were in fear of fire. In October of 2020 the Julie Davis family purchased the house and began the challenging task of cleaning out the rat infested "collectors" home.

Julie Davis has been restoring old homes for 40 years and 175 Church was her biggest challenge. From October 1, 2020 to May 10, 2021, Julie and her daughter Hillary spent months cleaning out trash, removing walls, burned wood, beams, counters, redesigning the kitchen and bathroom and painting inside and out. Fire prevention was a high priority as far as landscaping which Julie and her daughter played a significant part in establishing. Local residents walking the Skidmore Historic District have been amazed by the transformation of this seemingly abandoned and lost historic home to the lovely, once again, functional historic home.

Julie and her family deserve this Historic Preservation Award and the Historic Commission is pleased to award it because they very likely saved, but certainly transformed, this historic house from near collapse to a beautiful home that the community is proud to call its own.

Written by, Keith Swink of the Ashland Historic Commission

## Individual Award

Julie Davis and Hillary Anne Rufi  
175 Church Street



Awarded to Julie Davis and Hillary Anne Rufi  
Location: 175 Church Street

## Historically Compatible Residential Addition

**Location:** 73 Pine Street – The Coolidge-Hite House

**Owner:** Beth Stark

**Architect:** Carlos Delgado

**Contractor:** Barnes Construction – Josh Barnes

**Landscape:** Sage Hill Landscape – Ken Laidlaw

Orlando Coolidge, who owned many rental properties in the Skidmore Academy District probably built the dwelling shortly after purchasing the property in 1890. The Sanborn Fire Maps show the dwelling on the site by 1898, the year in which Mary Jane Coolidge sold the property to Robert Hite who may have built the house. He maintained ownership until 1902. Various transactions and changes in ownership occurred throughout the first decade of the century and by 1910 the house was owned by George and Olive Yeo, who retained possession at least through 1920.

The original Coolidge-Hite House is a single-story vernacular gable volume of 12 ft. by 24 ft. with a low pitch hipped roof covering the entry porch facing Pine Street. Over the years, multiple poorly constructed additions were added to augment the primary volume.

Beth Stark, and her late husband Jerry, moved from Seattle in 1974 when the jewelry company that Jerry worked for moved to Ashland. They joined other family members already living here and bought 77 Pine St. in 1973 and 73 Pine St. in 1975 for \$9,500. These purchases were the beginnings of buying and fixing dilapidated homes and apartments, both here and in Talent, that they turned into a new career as rental landlords.

With little to no experience in building, Beth and Jerry began their 'do-it-yourself' improvements and remodeling to the buildings to keep rents reasonable and achieve some 'sweat equity'. Beth recalls that their first try at sheet rock installation began with a 'cloud of dust' while making cuts with a Skill-saw and needless to say, were just starting their years at 'the school of hard knocks'.

After the sale of some properties, Beth decided she wanted to move and live on a quiet street with a view... 73 Pine St. was where she would want to settle for the last time. She met architect Carlos Delgado in 2015 while accompanying a friend during a design session for work at the Rusk Ranch Nature Ctr... Elizabeth remembers his good listening skills and being generous with his time. To her great excitement, Carlos was available to help her realize her "dream renovation". With Carlos now on board she was looking forward to having **only** professionals performing the work on the project...she was done!

The property included an illegal rental that had been cobbled together behind a poorly built garage that had no historic value and required demolition. In its place, a new historically compatible garage was designed with an attached art studio in back. A new addition was attached to the historic main structure, that was recessed slightly that helps delineate the original from the new construction. The finished renovated and restored building included 1540 square feet.

Josh Barnes Construction was hired to orchestrate the demolition, renovation and new construction. The original structure had 1x6 siding that was uncovered after removing fiber board siding and non-historic shingles that were added over the years. Josh had new siding and moldings custom milled to match and

augment the siding that was salvageable. The building was jacked-up to level, over a new foundation, walls were taken down to the studs, the porch was removed and enlarged, new wood clad windows were installed, and all new electrical, plumbing, and interior finishes. Josh and his crew expertly assembled the old and new portions of the project to showcase the design and detailing of the original historic structure.

Sage Hill Landscape was hired to design the plantings and hardscape on the property to amplify the setting for this fine example of a Historically Compatible Renovation and Addition. Beth says that she feels a huge debt of gratitude to all the 'pros' who helped her realize her 'dream renovation'.

Written by, Dale Shostrom of the Ashland Historic Commission



**Location:** 73 Pine Street – The Coolidge-Hite House

**Owner:** Beth Stark

## Historically Compatible Residential Addition

**Location:** 542 Siskiyou Boulevard

**Owners:** Larry Hunter & Janet Holland

**Contractor:** Asher Homes - Dustin Brown

Larry Hunter and Janet Holland had lived in their beautiful rural home for fifteen years, but felt it was time to consider a move to a one-story home closer to shopping, entertainment and church where they could age in place.

One day Larry was having a meeting with his OLLI group at the Stratford Inn and looked across the street and admired 542 Siskiyou, a one-story Craftsman cottage. He said to himself "if that house ever comes on the market we'd be interested." The very next day he was driving up the Boulevard and saw a real estate agent putting up a sign in the front yard! After he and his wife, Janet, had looked at the house they bought it and put their rural property on the market.

Although the home looked well cared for it needed new electrical, plumbing, heating-air-conditioning systems and was too small for their needs. That's when they made the call to Steve Asher and Dustin Brown at Asher Homes. This turned out to be a match made in heaven; Steve and Dustin understood Larry and Janet's wish to create more space, add a new two-car garage and outdoor living area but at the same time preserve the integrity of their charming cottage.

A master suite was added to the rear of the home, the kitchen remodeled, a two-car garage and outdoor kitchen were added, all flawless with the original structure. The siding, corbels and roof all match perfectly. Inside the new addition incorporates moldings and flooring that march the originals.

Originally built in 1918, 542 Siskiyou Boulevard is all spiffed up and ready for its next 104 years!  
Congratulations on a job well done!

Written by, Sam Whitford of the Ashland Historic Commission

## Historically Compatible Residential Addition



Location: 542 Siskiyou Boulevard  
Owners: Larry Hunter & Janet Holland  
Contractor: Asher Homes - Dustin Brown

## Historically Compatible Mixed-Use Building

**Owner:** Plaza East LLC – Randy Jones and Mike Mahar

**Contractor:** Adroit Construction – Dave Ross

**Architect:** KSW Architects – Jerome White

**Landscape Architect:** Galbraith and Associates – John Galbraith

The Historic Commission's award for Historically Compatible Mixed-Use Building goes to those involved in the development of 185 Lithia Way, a three phase, three building project known as Plaza West, Plaza East and Plaza North. Plaza West won this same Historic Award upon its completion in 2016 that includes ten luxurious condominiums and a commercial first level. Plaza East is the new home of the Oregon Shakespeare Festival's offices and actor lodging.

Plaza East, the second phase of these three-story buildings, appears from Lithia Way, to be two separate structures, but is actually one building, that was designed with the intention to disguise its length of about 175 ft. by changing the façade materials and fenestration into two distinct architectural styles. By this approach, the architects successfully achieved a more traditional building width, that mimics other historic buildings found in the vicinity and the downtown.

Plaza East's 'left side' is more Moderna in style, with a material palette consisting of lightly colored stucco, large casement divided-lite windows, brightly projecting steel awnings, shading device, and strong horizontal and vertical rhythms. In contrast, the 'right side' façade, has the upper two stories clad in richly colored red brick with more traditional columns and corbeled brick details sitting atop a strong full-story base of tan ground block masonry. The windows are classic double hung with complimentary dark green fabric awnings.

As this building turns down First Street and heads north, we see the prominence and beauty of the projecting corner volume of this building that includes the welcoming recessed covered entrance and recessed porches above. The offset that helped create this fine corner feature is then repeated three more times on the east wall line creating a uniquely textured and shadowed series of step-backs to the façade. This project is a unique blend of historic design aesthetics with state-of-the-art infrastructure and construction and awarded a coveted LEED Platinum Certification. Situated on what was formerly the Copeland Lumber Yard, this property offers first class finishes that give a nod to the charming downtown historic neighborhood.

Written by, Piper Von Chamier and Dale Shostrom of the Ashland Historic Commission



Historically Compatible Mixed-Use Building



Owner: Plaza East LLC – Randy Jones and Mike Mahar  
Contractor: Adroit Construction – Dave Ross  
Architect: KSW Architects – Jerome White  
Landscape Architect: Galbraith and Associates – John Galbraith

## Civic Award

### **Marking Ashland Places (MAP) Sculpture and Medallions**

**Awarded to:** Dale Shostrom, Andy Stallman, and Allison Renwick

The Historic Commission is pleased to honor the first installment of the MAP program's vision with the completion of the art sculpture and bronze medallions representing important historic stories and sites in the Railroad District. The origins of the "Marking Ashland Places" project goes back to the Spring of 2013, when the Historic Commission officially presented the "Historic Markers Master Plan," to the Ashland City Council. The Commission's vision of the program, as described in that document, and endorsed by Council action on May 21st of that year, reads as follows.

*"The City of Ashland Historic Commission, in partnership with the Public Arts Commission, has developed a Historic Markers and Wayfinding Plan. The purpose of this plan is to promote Historical and Heritage Tourism that engages the public, and provides knowledge and context for the preservation of the history of Ashland, for both visitors and residents alike. This project will provide a connection to the history of Ashland on today's landscape."*

The overall goal of the program was to install distinctive artistic landmarks that represent important historic people, stories and events associated with each of Ashland's four Nationally Registered Historic Districts. Allison Renwick, who was serving on the Historic Commission and was the driving force behind the program, helped organize a subcommittee representing the Historic and Public Arts Commissions, which developed the Historic Markers Plan.

The conceptual framework for the project was the idea of organizing artistic renderings of important historic sites through the design of a hub and spokes pattern for each of the four historic districts. Kerry KenCairn, who was a member of the Historic Commission and also worked on the subcommittee is credited with the formulation of this design. The hub would be represented by the placement of a site-specific contemporary artwork related to a historic theme. The spokes would be represented by the installation of markers, such as plaques, that would branch throughout each district, identifying significant historic locations through a combination of images and narratives.

The City Council appropriated some initial funding for the implementation of Historic Markers in the Railroad District. In addition, planning staff from the Community Development Department prepared grants seeking additional private funding. However, those efforts proved unsuccessful and the program remained dormant for several years.

The program was revived in late 2018, once again led by Ms. Renwick, who was now a member of the Public Arts Commission. A new subcommittee was formed to review and reimagine the Historic Markers Master Plan. Eventually, both of the presiding Chairs of the Historic Commission and the Public Arts Commission, Dale Shostrom and Andy Stallman, respectively, took on the leadership of the subcommittee. They worked tirelessly together to bring the initial implementation into fruition, under its new name, "Marking Ashland Places," or MAP.

The rich history of the Railroad District in the late 19th century, especially the Southern Pacific Railroad's impact on Ashland's growth and economy, made for an exemplary location to begin the MAP project. The

first trains connected Ashland to Portland in 1884. Three years later, after completing the arduous work of building tracks across the Siskiyou mountains, passengers were able to travel from Portland to San Francisco. At one point, there were up to four trains a day that stopped in Ashland. The local economy benefited tremendously as the city became an important stop for the traveling public, as well as providing homes for many of the railroad crew and workers, including a large community of Chinese immigrants.

The driving of the "Golden Spike " in Ashland on December 17, 1887 brought national attention to the city because it marked the completion of the railroad tracks circling the entire perimeter of the continental United States. The transformative nature of the railroad's effect on the history and culture of Ashland is what is celebrated in the hub sculpture, titled " Golden Connections," The Public Arts Commission held a dedication ceremony for the installation of the sculpture on April 23rd of this year.

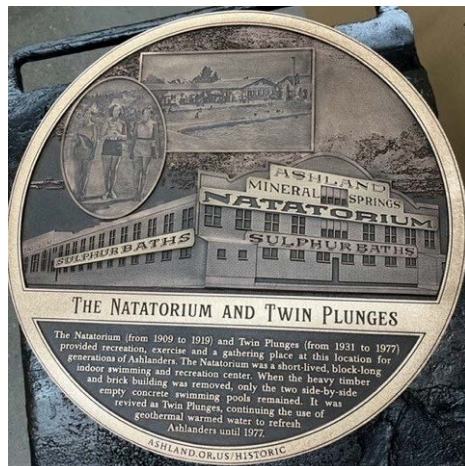
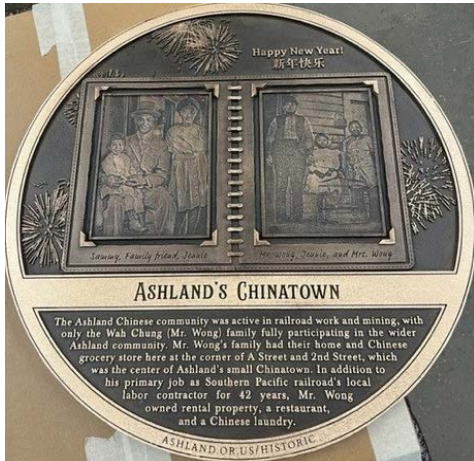
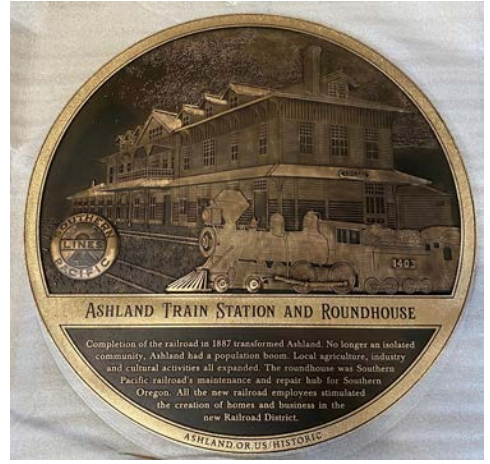
The spokes associated with this hub sculpture are five bronze medallions which display, in finely wrought detail, the images and narratives commemorating the Ashland Train Station and Roundhouse, the Ashland Depot Hotel Kitchen, Ashland's Chinatown, the Fourth Street Fire Station, and the Natatorium and Twin Plunges. These medallions are scheduled to be installed in the next few months.

This Historic Preservation Award recognizes the remarkable collaboration and committed leadership of the Historic Commission and the Public Arts Commission in the auspicious beginning of the MAP project's vision to use artwork as the vehicle for telling the story of Ashland's past.

Written by, Beverly Hovenkamp of Ashland Historic Commission

# Civic Award

## Marking Ashland Places (MAP) Sculpture and Medallions



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