

September 19, 2021

RE Agenda Item: Winburn Way, Ad Hoc Committee, Final Report

Honorable Mayor and City Council Members,

My name is Dale Shostrom. I am currently a member of the Ashland Historic Commission and have served the City as a commissioner for over 22 years, where I help carry out the Commissions' charge to preserve the integrity of our historic structures and resources. I am speaking to express some thoughts and concerns regarding the proposal submitted by the Winburn Way ad hoc Committee. Because the Historic Commission has not met since the proposal was submitted, I am speaking on behalf of myself and not the Commission as a whole.

I have worked as a designer/builder in Ashland since moving here in 1974 and have collaborated with many structural engineers during my career. In the early spring of this year, by previous order of the City Council, I was invited by the Public Works Dept. to provide technical expertise and community representation in the evaluation of Engineering and Architectural firms that had submitted proposals to provide comprehensive evaluations of Pioneer Hall and the Community Center. During this process I developed a robust understanding of the condition of these structures via on-site visits with architects and engineers and I thoroughly reviewed all the documents, architectural drawings, engineering reports that pertain to these buildings.

In my opinion these buildings have some serious structural deficiencies and deferred maintenance issues. Pioneer Hall has been well investigated in recent years, whereas the Community Center has had only a preliminary report on the structural deficiencies of the roof and north wall of the main hall auditorium.

I think the ad hoc Committees' proposal can safely re-open these buildings. I whole heartedly agree with the need to get these buildings open for public uses and to find cost effective solutions. But the ad hoc charge to 'develop least-cost recommendations' falls short aesthetically and impedes the opportunity for historic restoration.

My major concern is with the Community Center auditorium ceiling and the proposed fix, by the installation of a **steel moment frame**. The existing curved vaulted ceiling covers an open floor area of 30 feet by 40 feet. The ad hoc Committees' structural solution is comprised of a series of asymmetrically spaced steel beams, headers, and post (wrapped in drywall) that will completely overpower and interrupt the historic openness, simplicity, and detailing of this beautifully vaulted auditorium.

Further, this utilitarian retrofit support system will complicate or permanently eliminate future opportunities to restore the north wall and roof systems, without the additional wasteful expenditure that will be needed to remove the steel moment frame. Specifically, the Committees' recommendation would severely restrict or preclude future repair of the sagging floor and compromised foundation, the outward leaning windows and wall, and the 15-inch-deep belly in the exterior roof plane. The consensus engineering solution, to remedy all these problems, has been to remove the existing roof structure and rebuild with new wood trusses. I believe the proposed **steel moment frame** is a totally unacceptable solution, both aesthetically and historically.

As a next step, we need to develop cost-effective design solutions that address safety concerns, longevity of the structure, and preservation of key historic design features, as previously directed by Council. By incorporating the ad hoc Committees' findings, we can simplify a new 'preliminary design and engineering phase'. Because the City may need to re-open a competitive solicitation process for engineering services regardless of the path forward, a more economical opportunity to better assess the long-term needs of these buildings is not likely to occur again soon. This phase should facilitate public input, needs analysis, and budgets. The resulting "menu" and price list of repairs, improvements, and restorations will enable Council and the community to better prioritize which actions should be performed over time.

These buildings are nearly a century old. It is time for a detailed evaluation that will guide decisions to ensure our historic public resources will serve the Ashland community for another 100 years.

Respectfully,
Dale Shostrom

Council Business Meeting

September 21, 2021

Agenda Item	Community Center and Pioneer Hall Ad-Hoc Committee Recommendations	
From	Scott Fleury PE Kaylea Kathol Rachel Dials George Kramer	Public Works Director Senior Project Manager Recreation Superintendent Historic Preservationist
Contact	Scott.fleury@ashland.or.us Kaylea.kathol@ashland.or.us Rachel.dials@ashland.or.us	541-552-2412 541-552-2419 541-552-2260

SUMMARY

Before the Council are a set of recommendations for moving forward to reopen the Community Center and Pioneer Hall. The recommendations come from the previously established Ad-Hoc Committee.

POLICIES, PLANS & GOALS SUPPORTED

City Council Goals (supported by this project):

- Address Climate Change

CEAP Goals:

- Strategy BE-2. Encourage increased building energy efficiency and conservation.
- Strategy BE-3. Maximize efficiency of City facilities, equipment & operations.
- Strategy BE-5. Prepare and adapt buildings for a changing climate.

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- Deliver timely life cycle capital improvement projects
- Maintain and improve infrastructure that enhances the economic vitality of the community
- Evaluate all city infrastructure regarding planning management and financial resources

PREVIOUS COUNCIL ACTION

[June 16, 2020](#) – Staff updated Council on structural, mechanical, electrical, and plumbing (MEP) deficiencies at Pioneer Hall and structural deficiencies at Community Center. Council directed staff to develop a plan to address deficiencies for both buildings.

[October 6, 2020](#) – Staff recommended addressing deficiencies at Pioneer Hall and Community Center via release of a formal public solicitation for professional engineering and architectural services via a Qualifications Based Selection (QBS) Request for Proposal (RFP). Council approved staff's recommendation.

[April 20, 2021](#) – Staff provided Council with a professional services contract with associated scope and fee for the rehabilitation project, as the next action based on previous Council direction.

[May 18, 2021](#) - Council, with unanimous approval, voted to create an ad hoc committee to review, analyze and make recommendations to Council on alternative means of repair for each of the two buildings and

requested that the creation, appointment of members and scope of work be brought forward at the earliest available Council meeting.

[June 16, 2021](#) – Council approved the formation of the Community Center and Pioneer Hall Ad-Hoc Committee along with the formal charge of duties.

BACKGROUND AND ADDITIONAL INFORMATION

Mayoral appointments to the Ad-Hoc Community Center/Pioneer Hall Review Committee include the following:

- Chris Brown, Architect
- George Kramer, Historic Preservation Consultant
- Gil Livni, Residential/Commercial Developer/Contractor
- Shaun Moran, City Councilor
- Stefani Seffinger, City Councilor

Staff liaisons – Scott Fleury, Public Works Director

Rachel Dials, Recreation Superintendent, Ashland Parks and Recreation Commission

Committee Scope of Work:

The committee was charged with developing recommendations for the least cost options for the timely repair and reopening of each building, either concurrently or in sequence. Recommendations or options that restrict or alter the historical uses of the buildings shall contain descriptions of those limitations. Likewise, options that expand or enhance potential legal uses of either building shall be described in the final report.

After establishment of the Ad-Hoc Committee, staff worked with its members to establish multiple meetings, associated agendas and meeting materials. Meetings included site visits and inspections of both facilities by the Committee and their respective engineers.

The ad-hoc Committee met three times to complete their charge:

[Meeting #1 - June 25, 2021 Minutes](#)

[Meeting #2 - July 14, 2021 Minutes](#)

[Meeting #3 - August 23, 2021 Minutes](#)

Committee Findings:

The attached report provides the recommendations of the ad-hoc committee. Pursuant to the committee's charge, the recommendations only address structural repairs and limited accessibility improvements.

FISCAL IMPACTS

A range of cost estimates are included in the committee's report.

STAFF RECOMMENDATION

Staff has no recommendations.

ACTIONS, OPTIONS & POTENTIAL MOTIONS

REFERENCES & ATTACHMENTS

Attachment #1: Ad-Hoc Committee Report

Winburn Way Ad Hoc Committee

Winburn Way Community Center/Pioneer Log Cabin

REPORT TO THE ASHLAND CITY COUNCIL
21-September-2021

Mayor Akins and Members of the Ashland City Council,

The following report details the findings and recommendations of the Winburn Way Ad Hoc Committee, appointed in June 2021 to develop least-cost recommendations for the timely repair and reopening of two historic, city-owned, buildings on Winburn Way, opposite Lithia Park. The committee is composed of Chris Brown, AIA, architect, George Kramer, M.S., HP, historic preservation specialist, and Gil Livni, a licensed Oregon building contractor, with Stef Seffinger and Shaun Moran, Ashland City Council, as ex-officio members. The committee's efforts were supported by Eric Snyder, P.E., structural engineer. Kaylea Kathol and Scott Fleury, of the Public Works Department, provided staff support. The Ad Hoc Committee held three public meetings between June 23 and August 23, 2021, with additional site visits by individual members to assess current condition in depth.



Pioneer Log Cabin and Women's Civic Club, c1923

COMMITTEE CHARGE

The Committee's scope of work was to evaluate the buildings, review previous studies, assess the buildings and develop least-cost recommendations to repair and reopen them for public use, reporting back to council with options and estimated costs for the work involved.

CURRENT CODE STATUS

As documented in the Committee's minutes per Adam Hanks, former Interim City Manager, and City Building Official, Steve Matiaco, there is no proposed change of use or occupancy for either structure from the previously existing (Hanks, 25-June-21). "Matiaco represented that because no occupancy change was anticipated, there would be no requirements to bring any other systems up to code." Upon questioning by Mr. Livni, Matiaco confirmed that without an occupancy change, neither seismic strengthening nor sprinklers are required at either building (Matiaco, 14-July-21). The Community Center was closed due to concerns raised by the 2019 Marquess structural evaluation. The Pioneer Log Cabin is currently occupied but closed during snow events.

Given the lack of occupancy change, all work proposed for the two buildings is largely voluntary, provided it addresses the identified structural concerns raised in previous reports.

RECOMMENDATIONS - Winburn Way Community Center

The Winburn Way Community Center, originally built as the Women's Civic Improvement Clubhouse, was completed in October 1922, aided by a donation from Jesse Winburn. The Community Center was individually listed on the National Register of Historic Places in 1989. The single story wood frame structure rises from a post and pier foundation with a perimeter skirting of parged stucco. Interior spaces include the large, main auditorium with a curved roof, smaller meeting areas, kitchen, and service spaces. An unfinished attic, accessed by a non-original straight flight stairway, is used for casual storage.

North Wall-Out of Plane Issue

The 2019 Marquess report identified the deflection of the north wall as a major area of concern. On-site review and analysis of the 1985 structural upgrade indicates that this situation was present in 1985 and addressed and stabilized with the addition of two metal tie-rods, inserted below the chords over the auditorium and tied to the wall plate. Evaluation of the current condition, with no cracks in the drywall, no twisting or gaps in wood trim, or other indication of movement suggest that this problem has been stabilized and is not a concern.¹ The Ad Hoc Committee, supported by the engineer's report, believes there is no further need to address this issue. During future repair, the turnbuckles on the tie-bars should be assessed/tuned to determine if they have loosened and, if needed, tightened to

¹ Window operation could not be evaluated due to the presence of strand board over all openings. Windows are assumed to be operable without any binding or other indications of continued wall movement.

continue to secure the wall against movement (see Strong-Ties, below). No other effort to return the north wall to plumb is recommended.

Roof Structure

The roof is idiosyncratically framed and subject to multiple recommendations for improvement as per Eric Snyder, P.E. and detailed in his memo, attached. The primary solution involves the construction of a steel moment frame to span the main auditorium and create additional support for the existing timber trusses. This will involve installing a series of columns along the perimeter of the auditorium, with steel beams below the truss and phantom bearing wall at the rear (west) end of that space, with new footings at grade, through the existing wood floor. Installation of the moment frame will be mitigated by painting all elements white, to blend into the ceiling, and applied trim to match existing treatments. All verticals here will be plumb, meaning that some form of tapered blocking will be needed between the columns and the north wall for aesthetics. Careful evaluation of the westernmost beam run to minimize impact to the proscenium is recommended (see Figure 1).

Additional beams, pony walls and other modifications will occur above the ceiling, in the attic area, with minimal visual impact to the historic spaces below. This work will provide additional support for the existing rafters and hips, augmenting or replacing existing members (see Figure 3). As per Eric Snyder, P.E., this proposed work will increase the capacity of the roof to code for snow loads, 25 psf, identified as an issue in 2019.

Foundation

Previous studies noted some settlement between the concrete footings and support piers in the main auditorium area. These can be addressed by a mixture of shims, where the gap is less than 1/2" or all new posts, for gaps larger than that. It is noted that access to the understructure, through the rear mechanical room, is very good, with ample height and generally dry and good conditions.

Diagonal wall sheeting has been cut and there is currently no lateral shear transfer from the main floor to grade. While a new continuous foot/concrete stem wall system could be added, we do not recommend this as required or necessary. As per Snyder, we recommend installed diagonal X-bracing between columns and Simpson-type strapping.

SUGGESTED WORK (not related to the 2019 Structural Evaluation)

The following work items were identified as "good sense" options that can be pursued as part of general upgrades to the Winburn Way Community in connection with the structural repair project. This work is NOT REQUIRED to reopen the building.

- A. Strong-Ties: To take advantage of work on site, we recommend that Strong-Ties (Simpson clips) be installed sill and plate connections in both the attic and basement

areas to provide additional connection. Lateral shear transfer should be addressed with the installation of x-bracing and strapping at the foundation.

- B. ADA Restroom: Lack of an ADA-compliant restroom was identified as a building need. We recommend that the storage area immediately east of the women's restroom on the main floor be converted into a single stall unisex restroom. Water and sewer are located in a common wall, for ease of construction.
- C. Attic Stairwell: To improve access to the existing men's and women's rooms by opening up the hallway, we recommend removal of the current, non-historic, attic stairwell and its replacement with a folding stair. This will have the additional benefit of reducing access to the attic area and inhibiting its continued use for casual storage. All material currently in the attic should be removed (retaining any historic fixtures or other building elements).
- D. Rear Entry Steps: The existing rear entry steps are of 2x wood on an unknown foundation with severe settlement and deterioration. These steps should be removed and replaced with new work, either cast concrete or pressure-treated wood and non-combustible deck material (Trex, or similar) (see Figure 2)
- E. Retaining Wall & Fire Break: The sloped site at the rear of both buildings creates a sloughing issue that leads to large debris piles of dirt and leaves (see Figure 4). Staff reports that this area is also prone to unauthorized access, creating a hazardous situation that complicates debris removal and maintenance. The banked debris against the wood foundations of both the Community Center and Log Cabin increase decay by trapping moisture, provide an access point for vermin, and, most importantly, represent a significant fire danger. All of these issues are further exacerbated by unauthorized access. The Ad Hoc Committee strongly recommends that the slope be excavated, and an engineered concrete retaining wall be installed approximately three feet (36") away from the foundation, with a new concrete slab/walkway to provide separation (see Figure 12). The slab will be designed with drainage to reduce water into the basement/foundation and should extend at the northwest corner to correct and improve access to the WWCC basement.

To reduce unauthorized access behind both buildings, new security gates (black steel, of suitable design) should be installed at the NW and SW corners with a shared gate to be located between the facades on Winburn Way (see Figure 5).

*Reducing unauthorized access and removing debris/fire hazard from the rear of the buildings is considered the single most important element of securing the future of these historic structures. The Ad Hoc Committee unanimously recommends that this work item be pulled from the larger repair project and contracted **as soon as possible** to reduce fire risk.*

RECOMMENDATIONS – Pioneer Log Cabin

The Pioneer Log Cabin, funded by Gwin S. Butler, was completed in 1921 (not 1890, as previously reported) and was initially used as a “museum” of Oregon pioneers. Adjacent to Lithia Park and the Ashland Downtown Historic District, the Pioneer Log Cabin is considered *eligible* for listing in the National Register of Historic Places but is not, in fact, formally listed. Built of bearing log on a post and pier foundation, the main building consists of a large meeting space, with a kitchen and service areas to the rear. The roof is idiosyncratically framed with a round-log rafters. A typical wood framed addition was built at the SW corner in 1988.

The majority of issues identified by previous studies relate to a proposed change in occupancy that triggered a seismic evaluation and recommended upgrade. Those changes are no longer anticipated. Meeting code for 25 psf snow load would require extensive re-construction of the roof or the installation of an interior moment frame (wood) to transfer roof loads to grade. Neither is recommended or considered necessary.² Because there is no proposed change of occupancy upgraded to the roof is not required. The Log Cabin is currently in use. All proposed work is, therefore, suggested but not mandatory to improve the building performance.

SUGGESTED WORK (not related to the 2019 Structural Evaluation):

The following work items were identified as “good sense” options that can be pursued as part of general upgrades to the Pioneer Log Cabin as the city determines appropriate.

- A. Strong-Ties: To take advantage of work on site, we recommend that Strong-Ties (Simpson clips) be installed as recommended at plate connections in the attic of the original log volume, augmented with gussets at existing (non-original) collar ties. Further evaluation may justify adding rafters to augment the existing. It is possible the roof sag predates the installation of the collar ties, which stiffen the roof, and may have addressed and stabilized the roof in its current condition in 1988. Additional reinforcement as recommended will increase capacity, but we do not represent that these actions will result in a full-code upgrade.
- B. South Wall Window: Log movement at the SE corner apparently results from the installation of a new window, installed without sufficient pinning to keep the logs in place. As per the engineer, this should be corrected with an inserted steel bar or a PT 4x4 on each side of the window rough-opening, screwed and clipped into place to inhibit further movement. The existing window can be reinstalled into the reinforced opening (see figure 9)

² According to most sources 25 psf of new snow is approximately 17 inches thick, with “wet snow” weighing more (see www.jlconline.com, “Snow Loads on Roofs,” by Christopher DeBlois). US Climate Data (www.usclimata.com) reports the average annual snowfall in Ashland as one inch. The highest recorded **annual** snowfall in Ashland since 1948 is approximately seven inches (<https://wrcc.dri.edu>). Upgrade to the Pioneer Log Cabin roof structure, via a moment frame similar to that proposed for WWCC, may be an appropriate upgrade the next time the roof is replaced.

C. Retaining Wall & Fire Break: (see E, above, as this recommendation should continue the entire length of the Log Cabin as well). A new gate/fence should be installed between the adjacent neighbor wall and the SW corner of the Log Cabin addition to reduce access to the rear and side areas of the building (See figures 7 and 8).

ESTIMATED COSTS

The following cost estimates reflect current costs for materials and labor (2021), including BOLI and related soft costs. Actual costs may vary, depending on the status of the construction sector at the time of contracting.

ITEM	DESCRIPTION	LOW	HIGH
Winburn Way Community Center			
1	Install wood and steel moment frame/roof repair over auditorium, including drywall as needed, footings, etc.	\$ 65,000	\$ 80,000
2	Unisex ADA Restroom in former storage	\$ 20,000	\$ 25,000
3	Rebuild Hall, remove stairs, install fold-down access, repaint and repair trim, etc.	\$ 8,000	\$ 12,000
4	Replace rear entry steps (may be combined with retaining wall work if concrete)	\$ 2,500	\$ 3,500
5	Basement StrongTies/sill clips, re-shim/replace footings, add x-bracing and strapping for lateral shear as needed	\$ 20,000	\$ 25,000
Pioneer Log Cabin			
1	Install StrongTies at plate connections, enhance roof framing with collar ties and gussets	\$ 15,000	\$ 20,000
2	Reinforce south wall window opening	\$ 5,000	\$ 8,000
Engineering/Soft Costs (includes retaining wall)		\$ 15,000	\$ 25,000
TOTAL STRUCTURAL/Functional Upgrades to reopen		\$ 150,500	\$ 198,500
RECOMMENDED UPGRADE TO REDUCE FIRE HAZARD			
	Excavate & install rear retaining wall behind both buildings, including concrete pad at WWCC basement entry, fencing and gates to reduce access	\$ 65,000	\$ 80,000
TOTAL RECOMMENDED PROJECT COSTS		\$ 215,500	\$ 278,500

SUMMARY

We would like to express our gratitude to the Council, and especially to Councilors Seffinger and Moran, for allowing this evaluation to proceed. It was heartening to determine that both these historic structures were in better shape than anticipated after reviewing the prior studies and meeting with staff. We believe we have outlined a program of minimally invasive, cost-effective methods to address issues and have given the city a path that can quickly return both buildings to full public use. We appreciate the staff support in preparing this report and are available to assist as the city moves forward toward construction.

Respectfully Submitted,



Chris Brown, AIA
Arkitek:Design & Architecture



George Kramer, MS, HP
Kramer & Company



Gil Livni
Magnolia Construction

ATTACHMENTS:

- Current images (Figures 1-9)
- Snyder memorandum
- Interior rendering, WWCC brace frame
- Section, Proposed Retaining wall and walkway
- Historic Newspaper Articles



Figure 1. Winburn Way Community Center, Main Space, Proscenium Arch

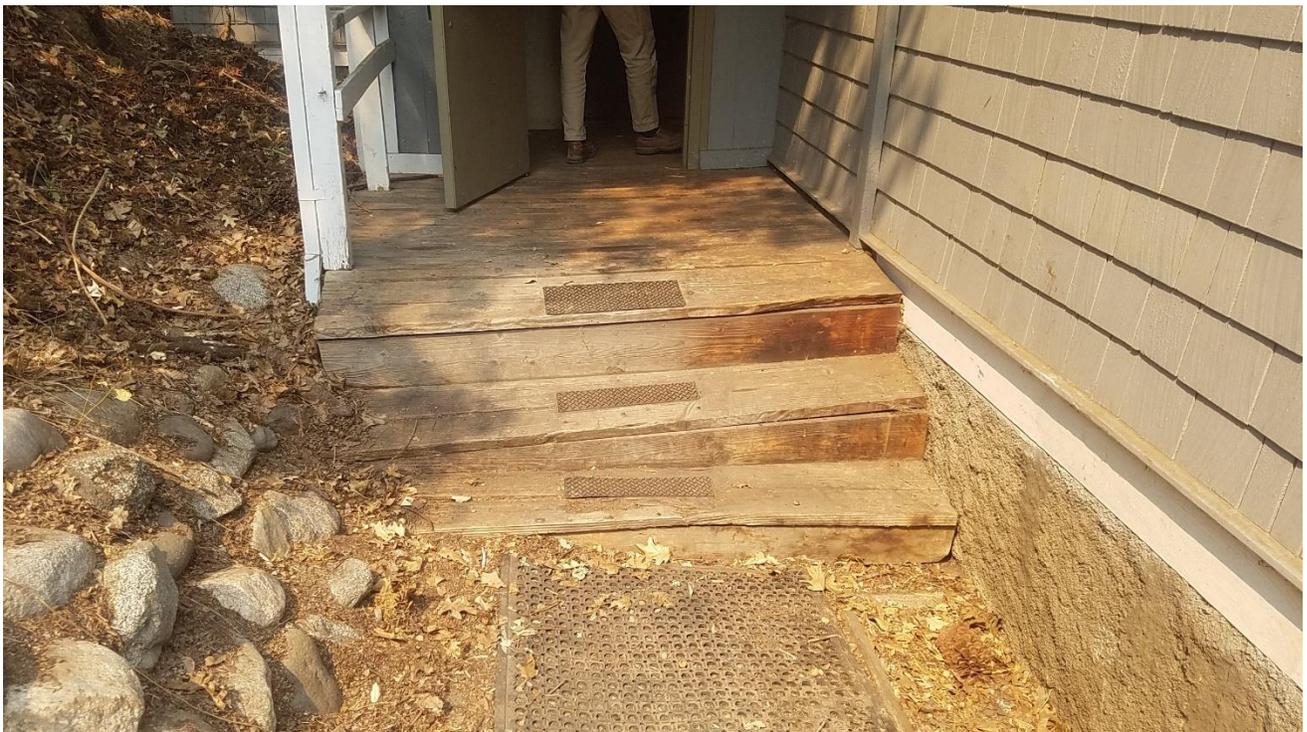


Figure 2. Winburn Way Community Center, Rear Entry Stair (note hillside at left)



Figure 3. Winburn Way Community Center, Over-stressed hip support



Figure 4. Winburn Way Community Center, Rear Sloughing Conditions



Figure 5. Winburn Way Community Center, Proposed Gate Location



Figure 6. Pioneer Log Cabin, Main Meeting Area



Figure 7. Pioneer Log Cabin, Proposed Gate Location



Figure 8. Pioneer Log Cabin, Rear Sloughing Conditions



Figure 9. Pioneer Log Cabin, "Unpinned" Logs at SE Corner Window

Structural Evaluation Memorandum
Snyder Engineering Company
Eric A. Snyder, P.E.
August 2021



Snyder Engineering Company
415 E Pine St
PO Box 3351
Central Point, OR 97502

To: Mr. Gil Livni
helmansprings@gmail.com

Re: **Initial Assessment of Ashland Community Ctr
59 Windburn Way, Ashland, Oregon**

8/10/2021



Dear Mr. Livni:

Per your request, I am providing an assessment of recommended structural repairs for the Ashland Community Center. This assessment is based on my walk-throughs of the building, and examination of existing drawings, prepared by Joyce C. Ward in 1985. It is the aim of this assessment to identify areas of concern that should be addressed with structural improvements. This assessment should not be considered a final design, which will involve development of the concepts outlined below.

The Ashland Community Center was constructed in 1922, and underwent significant renovations in 1985. I have a copy of the Architectural drawings from the 1985 renovation work, and have used those drawings as well as my site observations as basis for this assessment. Additionally, some concerns have been brought to my attention.

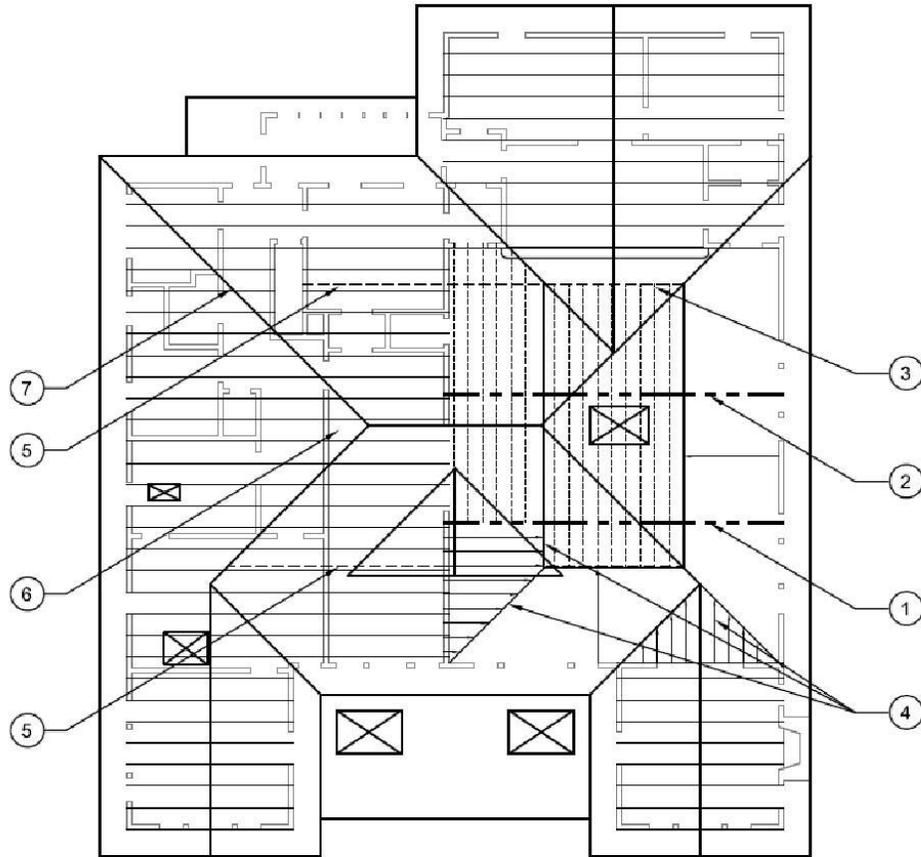
These include:

1. The North Wall and foundation wall are out of plumb, a situation that likely existed and may have in part motivated the 1985 repairs.
2. Portions of the roof over the "Main Hall" are sagging, potentially as much as 15 inches.
3. Portions of the ceiling over the "Main Hall" are sagging on the interior, particularly the west end of the hall, adjacent to the stage.
4. Roof Framing members are over-spanned, and / or improperly supported.
5. Exterior diagonal wall sheathing that fastened to the foundation was previously cut off above the foundation walls, and does not provide lateral shear-force transfer from the building to the foundation.
6. There are gaps between support posts and footings below the main floor framing, resulting in over-spanned floor framing members.

These above concerns have been considered when making my assessments.

Eric A. Snyder, P.E.

Please refer to this sketch showing the approximate As-Built ceiling framing of the Ashland Community Center.
Keynote comments are listed on page 4.

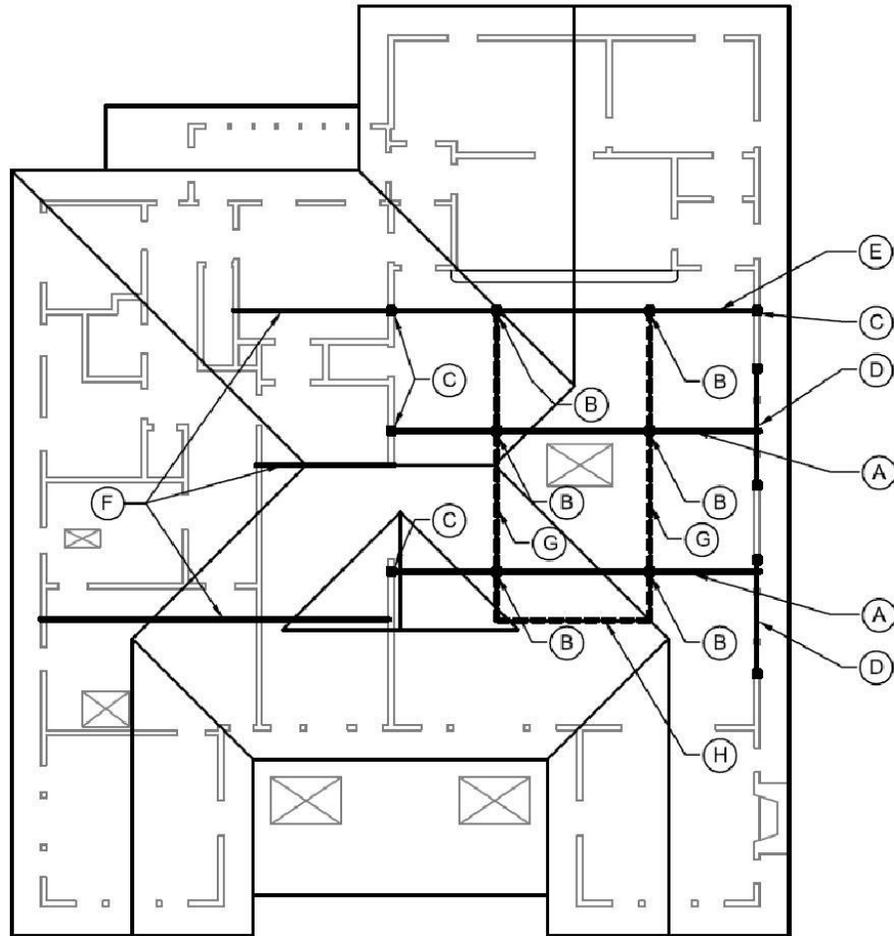


Legend:

- Ceiling Joists, Flat above Wall Plate
- Ceiling Joists, Sloped Along Length
- - - - Ceiling Joists, Flat, but Installed Between Sloped Truss Top Chord
- Existing Truss
- - - - Rafter-Supporting Pony Wall, Approximate Location
- Walls Below

Eric A. Snyder, P.E.

Please refer to this sketch for all references made in the Keynote recommendations:



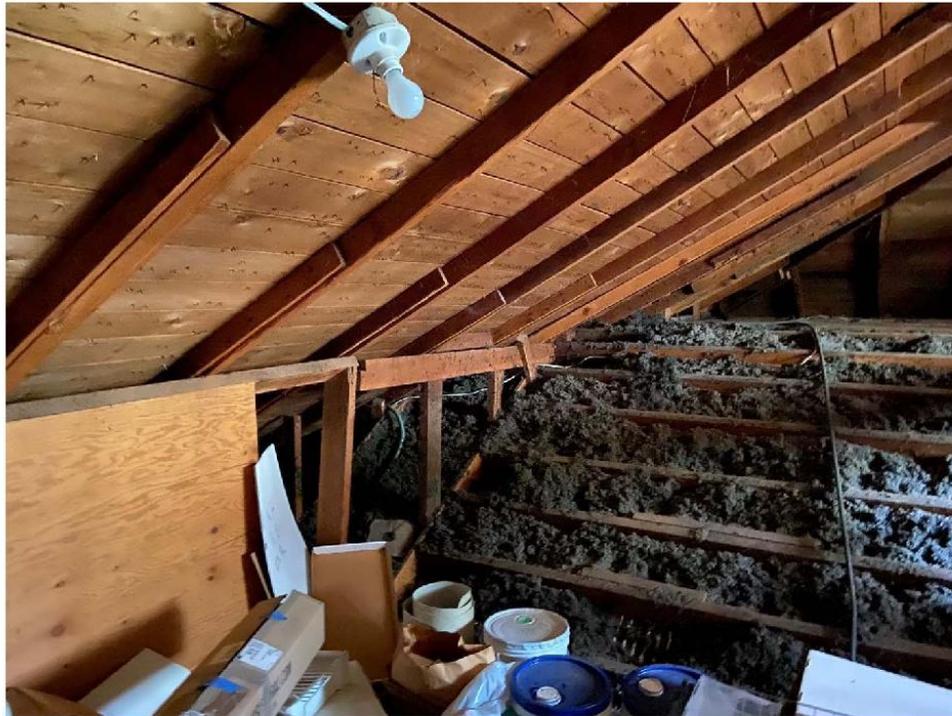
Eric A. Snyder, P.E.

(D) should be installed plumb on the interior, and extend through the existing floor to new pier pads below.

3: Existing Phantom Bearing

Analysis:

There is a phantom bearing wall in the vaulted ceiling of the Main Hall, a couple of feet back from the stage. This phantom bearing occurs where ceiling joists have insufficient length to extend to the intended support beam, spanning over the stage, because of a spacial conflict with the roof framing. In addition to the ceiling joists, some rafters on the south end of the Main Hall are also “supported” along this phantom bearing line. This condition is causing the ceiling to sag below, and is potentially dangerous.



Recommendation:

Similar to my previous recommendation, there is a lack of sufficient space in the ceiling and roof cavity to address this structural deficiency above the ceiling. Therefore, I'm recommending another beam to be located below this phantom bearing line (E) in the Main Hall below. This beam should be supported by

Eric A. Snyder, P.E.

new steel columns in the north and south walls (C), and have a pony wall constructed above to meet the ceiling, and support the insufficiently-supported roof and ceiling framing above. Effort should be made to lift the sagging ceiling with jacks, before constructing the pony wall. As with the above recommendation, support (C) will be placed to the interior of the north wall, and extend through the existing floor to a new pier pad below. To avoid obstructing the stage, the cross beam Gil Livni and I have discussed options to either arch the cross beam, or to otherwise step it up higher toward the interior of the room.

4. Sloped Ceiling Joists with No Support

Analysis:

Several of the sloped ceiling joists over the Main Hall appear to rely on existing 2x4 rafters for their top support. This occurs at the south-east end of the Main Hall, just to the east of Truss (1), where ceiling joists run up the vaulted ceiling slope, and somehow tie into rafters. Based on my initial analysis, it appears that a similar condition is likely occurring (although is not visible) where the northeast dormer intersects the ceiling of the Main Hall. The load path of this framing, from ceiling joist, into rafters, into hip/valley, to wall, should be simplified as much as possible, as the valleys and rafters are already over-spanned.



Eric A. Snyder, P.E.

Recommendation:

For general added roof support in this area, I'm recommending adding some new wooden beams (G) to span between the trusses. These beams can be used to support the over-spanned rafters on the north side of the Main Hall. I would have them extend to the east, cantilevering over Truss (1) to support a perpendicular beam (H) to support rafters.

5 & 6: Existing Attic Pony Walls and Diagonal Kickers

Analysis:

Between my site observations and CAD sketch, it is unclear that existing pony walls (5) or diagonal braces (6), that have been constructed in the attic space to support the rafters have a load path below the ceiling. They appear to span across open rooms, with no clear load transfer to the foundation below that.



Eric A. Snyder, P.E.

Recommendation:

It may be necessary to add a support beam (F) along the side of these pony walls. This can be done in the attic space, above the ceiling, and will likely consist of 2x12 members spanning between walls below. Further investigation is required to determine the exact recommendation.

7. Support for Hips

Analysis:

Existing supports for hips are insufficient.



Eric A. Snyder, P.E.

Recommendation:

Strengthen or replace existing 2x4 support post(s) below hips. It is likely that adding additional plies and creating a "Tee" shape will be sufficient.

8: Previous Removal of Diagonal Wall Sheathing

Analysis:

Dale Shostrom, a General Contractor familiar with this building has expressed a concern that the exterior diagonal wall sheathing has been previously cut, and there is no longer shear transfer from the walls to the foundation. Upon gaining access to the crawl space, below the building, it was revealed that, with the exception of the rear (west) wall of the building, there is no lateral shear transfer from the main floor to the earth. The perimeter of the building sits on posts that I'd estimate to be approximately 48" tall. There is a stucco façade on the exterior, but it offers no lateral strength.



Recommendation:

In speaking with Gil Livni, we discussed that a continuous footing and either concrete stem walls or plywood-sheathed pony walls would need to be added to meet current code. If this is not a requirement, then at a minimum, we could vastly improve the lateral-force resistance of the perimeter wall by bracing between posts. At a minimum, I would recommend installing diagonal X-Bracing between columns, consisting of 2 x 6 flat members, and strapping these to the existing 6 x 6 columns using Simpson strapping.

Eric A. Snyder, P.E.

o: Gaps Between Footings and Posts in the Crawl Space

Analysis:

It has been reported that several posts in the crawl space are no longer making contact with the footings that they are intended to be supported by.

Recommendation:

Gaps less than a half inch can be filled with shims. Gaps greater than a half inch should have a replacement post installed.

In Closing:

This is an initial analysis of the structural deficiencies that have been identified at the Ashland Community Center building, that is being presented for consideration in your determination of a strategy and budget for restoring this building to use.

Respectfully Yours,



Eric A. Snyder, P.E.
Principal
2107-1501



Snyder Engineering Company

415 E Pine St

PO Box 3351

Central Point, OR 97502

To: Mr. Gil Livni
helmansprings@gmail.com

Re: **Comments on Pioneer Hall**
73 Windburn Way, Ashland, Oregon

8/11/2021



Expires 6-30-2022

Dear Mr. Livni:

Per your request, I am providing comments on the Structural Seismic Assessment Report, previously done on Pioneer Hall, by Marquess & Associates. Per the statement in their Assessment, they provided a condition assessment, gravity assessment and Tier 1 and Tier 2 seismic assessment.

It is my understanding that this assessment was conducted as part of an investigation into the necessary structural improvements required for changing the use of the building from a community center, into an overnight shelter. This change of use is now no longer being considered.

I have not had a chance to observe the building from the interior, nor have I had the opportunity to view any drawings of the existing structure. My comments below are based on reviewing the Marquess report.

1. Gravity Load Assessment

The Marquess report found that floor joists and beams were insufficient to support an 80 psf live load in addition to their dead load. However, the report indicated that in their opinion, they would be sufficient to support a live load of 60 psf. (pg 4 and 5, A and B). Live load rating is prescribed by Table 1607.1 of the Oregon Structural Specialty Code (OSSC), and is dependent on building occupancy or use. A Live load rating of 60 psf is somewhat minimal for commercial use. It would satisfy the requirements for some uses, such as offices, or fixed-seat assembly areas, however, lobbies or recreational areas such as dancehalls should have a live load rating of 100 psf. Depending on the desired use of the building, some upgrades may be necessary to the floor system.

Gravity Assessment points C, D, and E of the Marquess report site various headers, rafters, and trusses in the building that have been identified as being insufficient to support design snow loading. These upgrades may be necessary as well. See additional comments below under "Condition Assessment".

2. Seismic Assessment

The Marquess report indicates (Pg 6) that they performed a “Tier 1” and “Tier 2” Seismic Analysis. These are procedures outlined in the publication ASCE 41-17, “Seismic Evaluation and Retrofit of Existing Buildings”. These procedures are often required for retrofitting Federal buildings, and may have been required by the Authority Having Jurisdiction (AHJ) i.e. the City of Ashland Building Department, for the change of use. If your plan is to maintain the building with the same use, this may or may not be required by the AHJ.

The Marquess report found several items that would tighten up the structure to better secure it in the event of an earthquake. These are mostly related to connecting the roof diaphragm to the walls via blocking, and providing positive connections between members that are part of the seismic force resisting system. If the AHJ requires this analysis, these items should be completed.

Additionally, some non-structural items were cited as being potential hazards in an earthquake, like the chimney and cabinetry. Non-structural item B (pg 6) identifies the log truss in the front of the building as needing positive connections between its members. Rather than considering this non-structural, I would have categorized this under the list of structural items, as this truss supports the roof over the main egress from the building.

3. General Condition Assessment

The Marquess report (Pg 4) indicated that they found the building to be in generally good repair. However, they identified sagging in the roof above the meeting hall. This is further identified in their gravity load assessment (pg 5, Item D), where they recommend that a new wood ridge beam be installed. It is unclear to me whether or not this recommendation would sufficiently address the deficiency that they identified. The rafters were identified as being insufficient, so a new ridge beam would not affect their load-carrying capacity. It may be (likely is the case) that the ridge beam is insufficient to support a design snow load of 25 psf, and should be reinforced or upgraded. If the rafters themselves are also insufficient, then it may be necessary to add additional rafters, or otherwise reinforce the existing rafters. Additional investigation would be required to make these determinations.

There is also some ceiling cracking occurring between the ceiling of an added wing and the original exterior wall of the building. The Marquess report identifies “settling” as the cause, but it could also be due to general shifting, if the new roof is tied to elements within the structure that shrink or swell relative to the wall. These types of cracks are often seen where additions are added. While they could indicate a structural deficiency, because they occur at the boundary between what was existing, and an addition, they are often simply fault lines that occur between two structurally independent portions of the building. Additional investigation would be required to make any further assessments.

Eric A. Snyder, P.E.

4. Other Items

One additional item that I did not see in the Marquess report, but has been raised, is that on the south wall, there was a window cut into the existing log framing, and the cut logs are now bowing out at the window, as they apparently were never, or were insufficiently pinned together. To correct this, I would recommend removing the existing window, and notching into the ends of the cut logs so that a 4x4 pressure treated trimmer can be in-set on each side of the window. This trimmer should be anchored at the top and bottom to continuous log framing with RSS screws at a 45-degree angle, as well as with a Simpson angle clip at each window opening corner. The 4x4 should be tied to each cut log with an RSS screw.

Respectfully Yours,



Eric A. Snyder, P.E.
Principal
2107-1501

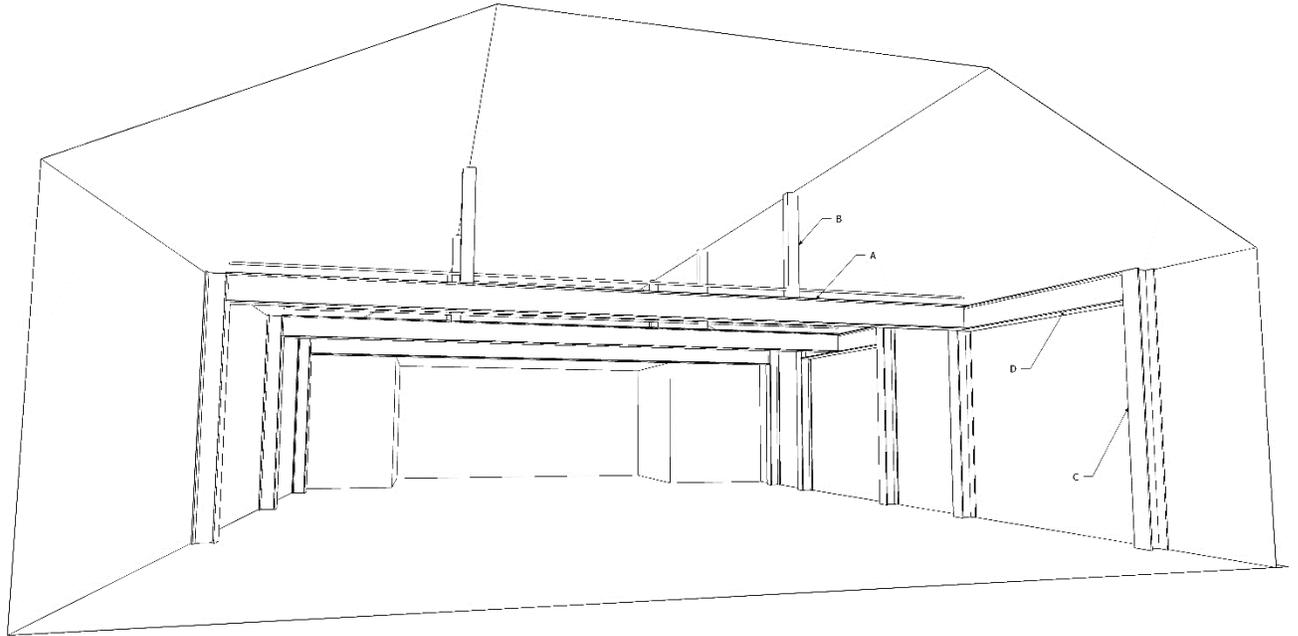


Figure 10. Winburn Way CC, Proposed Moment Frame, View Towards Stage/Proscenium
(Arkitek, 2021)

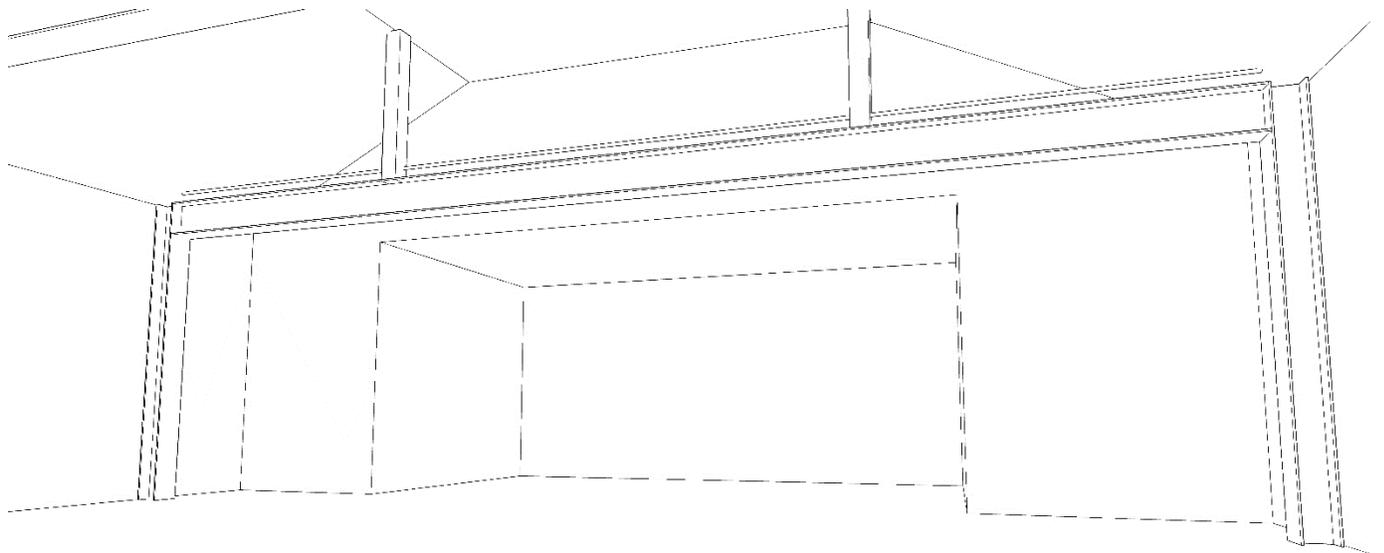


Figure 11. Winburn Way CC, Proposed Moment Frame. View at Stage/Proscenium
(Arkitek, 2021)

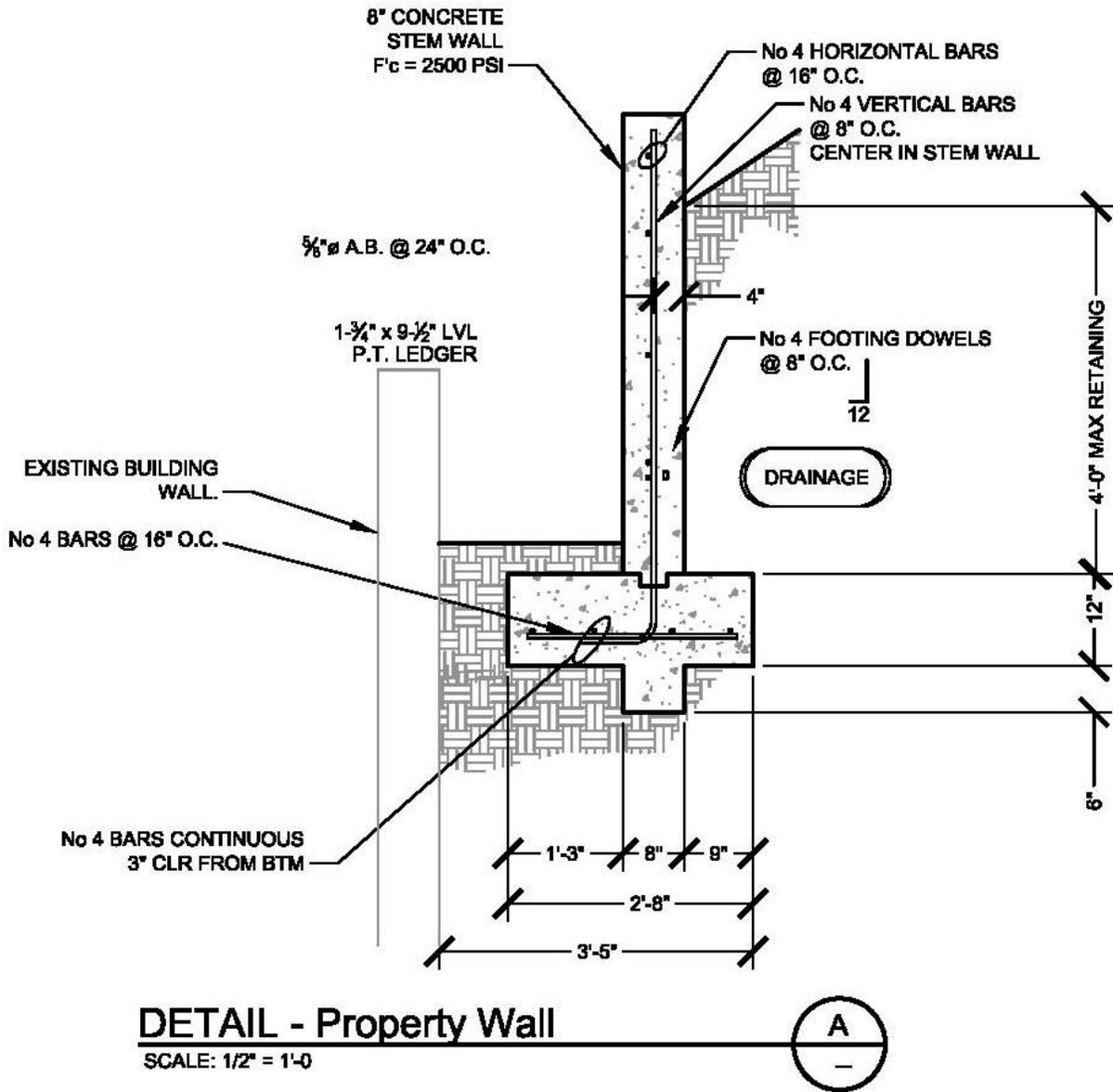


Figure 12. Proposed Retaining Wall, to be constructed at rear of both Winburn Way CC and Pioneer Log Cabin (Section), Snyder Engineering, 2021

PAGE SIX

ASHLAND PIONEER MEMORIAL NOW NEAR COMPLETION

ASHLAND, Aug. 31.—Erected in honor of Jackson county pioneers in general, but more specifically as a memorial to Mrs. Jacob Thompson, the log cabin on Park avenue is nearing completion at the hands of Mr. G. S. Butler, son of the late Mrs. Thompson. This cabin is typically built of logs, has a frontage of 26 feet and a depth of nearly 50 feet. It faces the east, is near the brookside, and has a porch along the entire front, under which will be a tablet placed in the wall as a further memorial to Mrs. Thompson. Very appropriately, the tablet is not only of native granite, but its workmanship will be the handiwork of Mrs. Ann H. Russell, herself a pioneer of the early '50 period, and still a resident of this city. Mrs. Russell is the mother of Mrs. Bertha Winter, president of the Southern Oregon Pioneer association. Mrs. Mamie L. Nelson, of Jacksonville being the secretary, a position which she has held for several years. It is expected to finish the log cabin on or about Sept. 10, in time for the annual reunion of pioneers. The building will house relics of the pioneer epoch, and will fill requirements of a comfort station as headquarters of the pioneer element which will gather there from time to time, either in reunion assembled or casually by way of inspecting its furnishings and equipment as reminders of the olden days. An ample fireplace rustically designed, will dispense a genial glow about the place, reinforcing other homelike surroundings. A. L. Lamb is the contractor on the job, but Mr. Butler planned all details, and it is due to his forethought and generosity that this memorial structure is being dedicated as a permanent reminder of early days.

Medford Mail Tribune
31-August-1921, Pg. 6, Col. 1

OPENING ASHLAND CLUB BROADCASTED BY MEDFORD RADIO

Below is a news item which was broadcasted from Radio K. F. A. Y., Medford, Oregon, on Wednesday, November 29, 1922, at 10:30 p. m.

"The Women's Civic Improvement club of Ashland, Oregon wish to announce the formal opening of their beautiful club house Saturday, December 2, 1922, afternoon and evening. This is an auditorium, banquet hall, kitchen, offices, rest rooms, nursery and bath rooms. One year ago the Women's Civic club started this building. Money was raised from entertainments, gifts and a salvage shop. Money came in so slowly that the completion was set for 1950, but last August Jesse Winburn of Sap & Salt, formerly of New York City, sent word to the Women's Civic club that he would finish and furnish the club house. The building and furnishings are very elaborate and complete in every detail. Too much credit cannot be given Jesse Winburn for this splendid gift which is one of many that he has bestowed upon the town, which is proud to call him one of her citizens. The Women's Civic club broadcast an invitation to the world to be present at the dedication Saturday, December 2, 1922, and invite you personally to enjoy the hospitality of this club house and the city's scenic beauties, auto park and miner alsprings. Next year there is to be a \$200,000 hotel erected in the city."

Medford Mail Tribune
1-December-1922, Pg. 6, Col. 3

ASHLAND CITY COUNCIL
REGULAR BUSINESS MEETING DRAFT MINUTES

Tuesday, September 21, 2021

Held Electronically; View on Channel 9 or Channels 180 and 181 (Charter Communications) or live stream via rvtv.sou.edu select RVTV Prime.

Written and oral testimony will be accepted for public input. For written testimony, email public-testimony@ashland.or.us using the subject line: Ashland City Council Public Testimony. For oral testimony, fill out a Speaker Request Form at ashland.or.us/speakerrequest and return to the City Recorder. The deadline for submitting written testimony or speaker request forms will be on Tuesday, September 20 at 10 a.m. and must comply with Council Rules to be accepted.

Note: Items on the Agenda not considered due to time constraints are automatically continued to the next regularly scheduled Council meeting [AMC 2.04.030.E.]

5:30 PM EXECUTIVE SESSION

The City Council will hold an Executive Session to consult with your attorney regarding your legal rights and duties in regard to current litigation or litigation that is more likely than not to be filed, pursuant ORS 192.660(2)(h). Executive Sessions are closed to the public.

Mayor Akins called the Executive Session to order at 5:30 PM. Councilors' Graham, Hyatt, Moran, Seffinger, DuQuenne and Jensen were present.

The Executive Session was adjourned at 5:55 PM

6:00 PM REGULAR BUSINESS MEETING

I. CALL TO ORDER

Mayor Akins called the Meeting to order at 6:00 PM.

II. PLEDGE OF ALLEGIANCE

Councilor Graham led the Council to the Pledge of Allegiance.

III. ROLL CALL

Councilors' Hyatt, Graham, Moran, Seffinger, DuQuenne and Jensen were present.

IV. MAYOR'S ANNOUNCEMENTS

DuQuenne read the acknowledgement into the record (*see attached*).

V. APPROVAL OF MINUTES

1. Business Meeting of September 7, 2021

Hyatt/Jensen moved to approve the Minutes. Discussion: None. All Ayes. Motion passed

unanimously.

VI. SPECIAL PRESENTATIONS & AWARDS

1. Annual Report by the Airport Commission

Staff Liaison Chance Metcalf introduced Commission Chair Jeff Dahle to present the Council with the annual Airport Commission update.

Mr. Dahle went over the annual report.

2. Ad Hoc Community Center & Pioneer Hall Review Report

Public Works Director gave a Staff report.

George Kramer and Gil Livni went over a PowerPoint Presentation (*see attached*).

Items discussed were:

- Least cost alternatives.
- Rolled Beam options.
- Estimated Costs.

Council discussed options.

Public Forum:

Written Public Testimony (*See attached*).

Dale Shostrom. – Mr. Shostrom read letter into the record (*see attached*).

Moran/Seffinger moved to accept the Ad-Hoc Commission report presented tonight to open the Community Center and Pioneer Hall at the earliest convenience and go forward with the recommendations outlined to fix Pioneer Hall and the Community Center Building. Discussion – Moran thanked all involved in the process and looks forward to the buildings being fixed. Seffinger spoke to the importance of the buildings being safe for the public. Jensen spoke in concern of opening the buildings immediately. He asked for clarification. Moran clarified that the buildings had no reason to be closed.

Hyatt spoke in concern of liabilities considering all the reports received. She suggested legal review.

Hyatt/Jensen moved to amend the motion pending legal review of the multiple reports to ensure that we are not moving forward in a way that increases the liability to the City.

Discussion: Hyatt spoke that the proposal was well presented but the concern she has is the multiple reports in hand that is indicating the needs of the structures and the liability to the City. Jensen spoke that there is a difference between something being up to code and something that is safe. He spoke that this needs to be determined before moving forward. Moran spoke regarding the existing issues mentioned by Councilor Hyatt. He spoke that there are not conflicting engineering reports, and he will not vote yes on the amendment. Seffinger questioned the timeframe. Interim City Attorney Katrina Brown spoke that a report can be brought back to the Council at the next Business Meeting. **Roll Call Vote: Jensen, Seffinger and Hyatt: YES. DuQuenne, Moran & Graham: NO. Tie breaking vote Mayor Akins: NO. Motion fails 3-**

4.

Primary motion discussion: Graham spoke questioning why the Council would move forward with repairs on 2 buildings which are historically significant without hearing from the Historic Commission. She also spoke in agreement with Hyatt’s legal concerns.

DuQuenne spoke in support of moving forward with opening the buildings.

Moran called the question.

Roll Call Vote to call the questions: Seffinger, DuQuenne, Jensen, Hyatt, and Moran: YES. Graham: NO. Motion passed 5-1.

Roll Call vote on main motion: Moran, Seffinger, DuQuenne: YES. Graham, Hyatt, and Jensen: NO. Tie breaking vote Mayor Akins: YES. Motion passes 4-3.

VII. MINUTES OF BOARDS, COMMISSIONS, AND COMMITTEES

[Airport](#)

[Budget](#)

[Conservation & Climate Outreach](#)

[Historic](#)

[Housing and Human Svcs.](#)

[Parks & Recreation](#)

[Forest Lands](#)

[Climate Policy](#)

[Community Center & Pioneer Hall Ad Hoc](#)

[Planning](#)

[Public Arts](#)

[Social Equity & Racial Justice](#)

[Transportation](#)

[Tree](#)

[Wildfire Safety](#)

VIII. PUBLIC FORUM

Business from the audience not included on the agenda. The Mayor will set time limits to enable all people wishing to speak to complete their testimony. [15 minutes maximum]

Louise Shawkat – Ashland – Global warming (*see attached*).

IX. CITY MANAGER REPORT

Gary Milliman gave the city Manager report. Items discussed were:

- Staff shortage – temp employee to fill in for Elizabeth.
- Tina and Gray and Melissa.
- CM and Finance Director recruitment are underway.

X. CONSENT AGENDA

1. Appointment of Kathy Kali to the Housing and Human Services Commission
2. Appointment of Joy Fate to the Housing and Human Services Commission
3. Appointment of Holly Christiansen to the Transportation Commission

Hyatt/Seffinger moved to approve the Consent Agenda. Discussion: None. All Ayes. Motion passed unanimously.

XI. PUBLIC HEARINGS

Persons wishing to speak are to submit a “speaker request form” prior to the commencement of the public hearing. Public hearings conclude at 8:00 p.m. and are continued to a future date to be set by the Council, unless the Council, by a two-thirds vote of those present, extends the hearing(s) until up to 9:30 p.m. at which time the Council shall set a date for continuance and shall proceed with the balance of the agenda.

XII. UNFINISHED BUSINESS

XIII. NEW AND MISCELLANEOUS BUSINESS

1. Social Service Grant Allocation

Housing Program Specialist Linda Reid gave a brief Staff Report and introduced Commission Chair Rich Rhode. Mr. Rhode gave an update.

DuQuenne thanked Staff and the Housing and Human Services Commission

Graham/Hyatt I move to approve the FY 2021-2023 social service grant funding allocations as recommended by the Housing and Human Service Commission at its regular meeting on August 26, 2021. Discussion: Graham thanked all for their excellent work. Hyatt thanked all for their excellent work. **Roll Call Vote: Jensen, Hyatt, DuQuenne, Graham, Moran and Seffinger: YES. Motion passed unanimously.**

2. APRC Funding Proposal

Interim City Manager Gary Milliman gave a brief Staff Report.

Public Input

Anne Bellegia - Ashland – Spoke encouraging the Council to support funding the APRC.

Elizabeth Landreth - Ashland – Spoke in support of Parks and Recreation activities.

Kristina Lefever – Ashland – Lefever T\thanked Staff and Council for their work. She read a letter into the record (*see attached*).

Council discussed Financial planning workshops.

Council discussed funding sources for Parks and Recreation.

Interim Finance Director Alison Chan explained the revenue sources for APRC.

Graham/Hyatt moved that Council direct Staff to come back to Council with an appropriate Resolution that pays the Debt Service for Streets in the 2022-23 budget from F&B; and allocates the remaining available funding in F&B to Parks and makes Parks whole by the \$445,000 by allocating an equal amount to the street debt service from the General Fund. Discussion: Graham spoke in support of the motion and spoke that by doing this for one year it will ensure that parks keep their allocation and flexibility on how we may shift the allocation going forward. Hyatt spoke in support of the motion. She spoke that this motion meets the will of the people. Council discussed funding.

Seffinger called the question. There was no second.

Council discussed restricted funding.

Roll Call Vote: Jensen, Hyatt, Graham, DuQuenne, Seffinger and Moran: YES. Motion passed unanimously.

Hyatt/Graham moved to postpone the balance of the APRC Funding proposal to a future agenda. Discussion: None. Voice Vote: All Ayes motion passed unanimously.

3. Council Manager Plan Workshop Agreement

McMillian gave a brief Staff report.

Graham/Seffinger moved to authorize the City Manager Pro Tem to work with representatives of Portland State University, Center for Public Service, to develop and execute an intergovernmental agreement for conducting two workshops concerning the Council-Manager form of government as outlined in the proposal from Portland State University, with a cost not to exceed \$8,109.00. Discussion: Graham spoke that she is glad to move forward with this. Seffinger spoke in agreement with Graham. Voice Vote: All Ayes. Motion passed unanimously.

XIV. ORDINANCES, RESOLUTIONS AND CONTRACTS

XV. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

Graham reminded all that the City is looking for citizens to apply to have their name drawn for public panel the City Manager description. The Interim Finance Director Alison Chan name association was clarified.

XVI. ADJOURNMENT OF BUSINESS MEETING

Seffinger/Hyatt moved to adjourn the meeting. All Ayes. Motion passed unanimously.

Meeting was adjourned at 9:26 PM

Respectfully submitted by:

City Recorder Melissa Huhtala

Attest:

Mayor Akins

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).

Written Public Testimony 09/21/21

Subject: Ashland City Council General Funds and Parks and Recreation

Message: I understand the difficulties of balancing a budget. I have lived and raised a family in Ashland for 50years. I want to speak for the importance of our city parks for quality of life, tourism and community. Can we be creative in budgeting? I always remember when we had a water crisis a few years ago California set a limit on water use. And the citizens met that goal. We can pull together and deal with shortages. We also stepped up when the Ashland ski area was failing and donated money to allow the city to purchase it. I was disappointed when Ashland spent huge amounts to tie into the Medford water system rather than ask our community to reduce use and waste when shortages occurred. In looking at budget cuts can we look at ways to ask for community support and look for places we can reduce costs by creatively looking for cost savings, and surveying for ways we can reduce. Thanks for all your work. I know you have many challenges. But I urge you to please be mindful that as things get hard, parks are very important for quality of life, physical and mental health and especially for lower income folks. Sincerely Alison Laughlin

Dear Council Members,

I'm asking that you not further reduce by approximately 10% the Ashland Parks & Recs budget and not consider selling off park land.

It is my understanding that other general fund departments have not taken such a hit, how about balancing the scales a bit.

Our parks are a wonderful part of the city and should continue to be used and cherished in the same manner as we can now. Personally, my mother, in her 90s, loved our walks with her in N.Mountain Park until she died at age 98. She enjoyed watching the kids playing sports as well as the wildlife and flora along Bear Creek. I play pickleball at the courts several times a week - it offers the best combination of sport, social ambiance and natural beauty in the valley.

Kind regards,

Jack Methot
President,
Southern Oregon Pickleball Association
and Foundation

I'm a long time Ashland resident and have spent many wonderful hours in Lithia Park. One of the reasons I moved to Ashland was because of the beautiful park and surrounding areas. Having been to Golden Gate Park in California I was very impressed with the way Lithia is laid out and patterned after Golden Gate. I call Lithia Park "the heart of Ashland" because it pulses with life in the form of the fauna, trees and water. I realize that there's only so much funds to go around for Ashland to work with and there are many projects that need attention. I would hope that the city planners realize the short and long term value of maintaining the park the way it is. Why is it that on any nice day there are no parking spaces along the park? Where are all those people? Sure, some park there and walk into town to shop but the majority are "in" the party enjoying themselves. It is not a financially sound idea to want to curtail the park or shrink it's size to save money. Think long, long term here - ;please. Thank you for your consideration in this matter.

Philippe Sprague

I just wanted to weigh in about our parks in Ashland.

When I moved here 17 years ago, one of the things I loved most was all of the parks and support for outdoor recreation. And that is still what keeps me here today.

We spend time in the parks regularly. Love watching people play in the parks, the wildlife, etc. The plethora of space for social gathering and physical exercise is important for our community and our town. Without the parks and activities that they offer, our town is far less desirable. We are seeing people leaving the area due to fires and water issues. Losing any part of our parks and the activities they encourage will, in my opinion, decrease the desirability of our homes as well as decrease tourism here.

This is an outdoor vivacious town...please don't give up on that.
~Ren Kolar

Dear Mayor Atkins and Ashland Councilmembers,

I just watched the Ashland City Council/Parks Study Session from August 23, 2021, and, first, I would like to say thank you for running a well-organized meeting that kept civility on what is likely to be an increasingly difficult topic to address.

I am a citizen of Ashland and extremely frequent user of parks. My family uses Ashland park properties literally daily, and usually more than twice daily, despite smoke or pandemic. We walk our dog at Oredson-Todd, the Ashland ponds, and literally everywhere it's possible to walk a dog, twice per day, and we make judicious use of the provided doggie bags. When there's no air quality alert, my son plays soccer three times weekly at North Mountain Park with the Ashland Soccer Club. My husband swims three times per week, year-round (yes, even in winter) at the Daniel Meyer Pool through the Masters Swim Program. We use the BMX track, even with popped tires due to the thistle. We frequently attend weekend birthday parties at Garfield or Ashland Creek Park, and we use the ice skating rink in winter. It is not an exaggeration to say that our lives revolve around our park activities, and I believe that is the case for the majority of families in Ashland, especially as COVID-19 has forced activities outdoors. The parks are an enormous part of why we live here.

Additionally, Lithia Park and the trails in Siskiyou Mountain Park and other city lands bring many tourists to the region, adding an important boost to Ashland's economy.

For the incredible services that the Ashland Parks provide us, at \$1.89 per \$1,000 assessed home value, our family pays about \$672, less than \$2 per day. We would be willing to pay double or even triple that to be sure that the parks department could operate at a reasonable service level.

While property taxes are higher in Ashland than our neighboring towns, people like ourselves have chosen to live here even though it is more expensive because the schools, parks, and services make the quality of life so wonderful.

What I noticed and was bothered by in the special session is that there was a singular focus on

the need to cut \$1 million-\$4 million from the budget in the long-term. I get that we obviously need a balanced budget. But there was no mention of the other side of the equation—revenue. There was very little discussion about any options the City could take to raise revenue or any steps being taken to avoid slashing funds.

While the revenue might not be put in place in time to pass the next budget, at the very least, there should be a subcommittee studying all the innovative ways that might be possible to raise revenue. It just makes no sense to me to say in one breath, “Ashland Parks are the crown jewels responsible for Ashland’s quality of life and tourism economy,” and then to say in the next breath, “but we’re slashing your already lean budget with no future plans to reinstate it.”

Imagine how much better it would feel to be saying, “We need to cut the budget in the short- to mid-term, but we’re figuring out a way to get back on track with new revenue streams.”

According to city-data.com, about 40% of the population in Ashland has a household income of \$75,000 or above, and 31% of the voters in the May 19, 2020 voted for the \$8.2 million bond to finance City Hall, Pioneer Hall, and the Community Center. I’m sure many of them would be willing to pay their fair share for use of parks. How can the City tap into the 30-40% of Ashland residents that are willing and eager to help fund Parks capital improvement projects, programs, and services?

Could we do a parks bond measure only for home valuations that are above a certain threshold? The Marin Wildfire Prevention Authority recently passed a ballot measure that includes a low-income senior exemption—could we do something similar?

Could we put pay parking in place in the parking spots that line Lithia Park? Could a Friends of Ashland Parks group be formed to raise money for capital improvement projects or develop a Parks membership pass that costs, say, \$99/year?

Are there any matching grants available at the state or federal level that include climate change resiliency, wildfire prevention, and watershed protection that could help cover some of the upkeep at Lithia Park, Oredson-Todd, Ashland Ponds, and Hald Strawberry? Could there be some jointly funded positions that make sense across the forest resiliency team, the water department (for watershed protection), and Parks?

How much revenue could be generated if Pioneer Hall, the Community Center, an upgraded pool, and a BMX park all charged a higher (but still reasonable) rate for use? Have all options truly been explored?

I am urging the City Council to keep the existing 2021-2023 Biennium Budget so that Parks can operate in a dependable, planned manner based on what they expected and were promised by the last elected City Council. I also would like the Council to focus on ways to keep the Parks budget resilient, dependable, and intact over the long term, whether this is through an allocation of 98% of the Food and Beverage Tax, an increase in property taxes, a bond measure, or some other measure.

Thank you for your time and service,
Pam Kuhn
Ashland Resident

To the Ashland City Council:

Ashland DEVO is a local non-profit with the mission of building grit, resilience, and camaraderie in our youth through mountain biking. Ashland DEVO was formed in 2019 and this year has put 200 local youth through mountain bike programs ranging from kindergarten to 12th grade.

The positive effects of this program are widespread, and Ashland DEVO continues to become a larger part of the cultural fabric that makes up the community of Ashland.

Ashland DEVO is reliant on the use of parks maintained by the Ashland Parks and Recreation Department (APR) for its programs. Without these venues and public spaces to rent from APR, our programs would not be able to operate at the current capacity. Anticipating growth in our programs (we had 30 riders on a waitlist this Spring), venues are the biggest need. Projects such as the East Main Park pump track and skills area will serve as an important training ground, building self confidence and stewardship lessons in our youngest riders. Utilizing open spaces such as Siskiyou Mt. Park, Riverwalk Park, and city-managed trails is paramount to our program's success. A cut in the APR budget could hinder our ability to keep up with demand, grow our non-profit, and serve more children in the community. This would have a devastating ripple effect on our programming.

Ashland DEVO is strongly in support of keeping APR fully funded. This will ensure programs like ours can use clean, well kept facilities and amenities that continue to make Ashland a great place to live, ride bicycles, and play.

Sincerely,

Ashland DEVO Board of Directors

Hello On page 4 of the printed information put out for the Business meeting on 09/21/21 there is a paragraph that says something about passing a Council Resolution that would adopt an opinion that you could approve an end run around the requirement to have the voters approve the spending of the F&B funds. Having The VOTERS approve all spending of the F&B themselves was the agreement and wording in the ordinance and one of the biggest reasons Ashlanders passed the F&B. No one has ever proposed going around it before. Do not pass such a resolutionever!!!

I realize the Business meeting has an extremely dense agenda, and I am trying to follow it all. We really have accomplished some goals and need to reorganize so much. It is an opportunity as well as a necessity. I want good, informed people with different viewpoints who honor the spirit and letter of the law and true public involvement...of, by and for the people...involved in this overhaul of our City and how it works. This is truly an opportunity!!!

I have said before, make no changes to APRC funding now. It is premature. They can do just fine on the 1.89 they were allowed a few years ago....it goes up a few percentage points each year anyway. I actually would have supported a 4 to 6% cut to their budget along with all other City Departments, excluding the Fire and Ambulance services because of our drought and emergency issues. I say NO CHANGES to APRC FUNDING SOURCES.... for the foreseeable future. There are too many unanswered questions about the handling of finances in this City which will take months to sort it all out.

My opinion is that APRC wants unchecked, unfettered, total control of more and more money when cuts and updating of the entire department is required. I believe we need to consider Charter changes that bring the APRC in line with the other departments and not give them more independence. I also hope we will have many new Commissioners in the next two years and new management as well. Time for new people who can see us through major adaptations to our new conditions in town....financial, environmental, and political. Time for transparency, accountability, and a course correction that embodies democracy much more authentically.

I want to officially thank Councillor Moran for his comments during the previous meeting in which he read parts of an email exchange between Councillor Graham and Mr Milliman. I appreciated so much hearing Mr Milliman's and Ms Chan's current assessment of what they are discovering about our budget and the way it has been organized. I hope to hear a lot more about the organization of the Central Services and its numerous transfers of funds every which way....and how to more professionally organize that. I am grateful for the gradual restoration of information to our City website. I want it to equal or surpass the transparency of the Portland and Medford public information and be as easily presented as possible for the general public. I appreciated hearing Mr. Milliman's advice and comments on what we need to work toward to put our house in order. I thank Councillor Moran for his personal comments too. They were spot on!

I want to see meetings about Administration and Finance be put on study sessions too...not just what you have earmarked for the chopping block. Certainly Administration needs a thorough review....and of course staff compensation packages, perks of all kinds etc. Letting that fly under the radar leaves many problems unsolved....swept under the rug!

Finally I want to thank our Mayor for running a tight ship during the meeting. It was never legal or appropriate to high jack meetings and throw topics on the agenda at the end of meetings, nor to try to have votes too, which were not properly noticed. I hope we get a good permanent attorney soon, conversant with the law and the rules that guide public meetings, who will strongly enforce them. I hope we are fast tracking the search for a permanent attorney who is experienced, strong, unbiased, and independent. I prefer someone experienced in Oregon. HOWEVER I am glad to witness the Mayor holding the line. Our Mayor has a different role than before but still has influence, power, responsibilities, and stature. I expect all Councillors to act respectfully.

thank you for reading this. Gwen C Davies

Dear Council Members,

I understand there is some consideration of cutting funds or even selling some of our lovely parks. Of all the wonderful features of our city, none are more treasured than our recreational spaces. Please preserve our beauty and vitality.

Thank you,
Daniel Baker

I would like to express my strong objections to any proposal that does not begin to control APR costs. In the absence of a strong Mayor in Council Ashland is unable to hold anyone accountable for excessive and wasteful spending.

Until we can be organized to draw up a petition for a change in the current Council structure giving the Mayor more power than the current limited power to break a tie in Council we must do everything we can to oppose any proposal that funds the current levels of spending at APR.

Ideally the Council would have the power to remove an APR Director who refused the Mayor's directives to reduce spending, but this cannot be done today given the public's returns of a divided Council.

Harry David

Dear Madame Mayor and Members of the Ashland City Council,

You are being asked to consider revisions to the funding mechanism for the Ashland Parks and Recreation Department. I urge you to say no to the reallocation of Food & Beverage taxes and the department's apparent belief that it, and it alone, deserve to be protected from the impacts of our current financial situation.

APRD will attempt to make this a referendum of sorts on the value of parks. Nobody is questioning that parks are a public good.

The question is how many parks a town of 21,000 people needs, how much it should cost to maintain them, and most importantly, who and how it should be paid for.

We are facing a future where tourism income, through both TOT and F&B are likely to at best remain stable and more likely to decline. The city government is already facing structural deficits in its spending/revenue equation. No department, not even parks, can expect nor deserves, guaranteed funding. It is completely tone deaf, if not surprising, that these questions are even being asked at this moment. Parks should be thrilled they haven't taken a hit.

Asking for more is inappropriate. Entirely inappropriate. Council should tell APRD so in no uncertain terms

Respectfully submitted,

George Kramer

To the Ashland City Council:

On behalf of the Rogue Valley Mountain Bike Association (RVMB), we would like to show our support for

Ashland Parks and Recreation (APR). A major draw for the mountain biking community (and to the greater community) is our access to trails and the parks that provide our members and their families with a plethora of recreational opportunities. We believe the APRC provides services that make Ashland such a great place to live. Studies have shown that outdoor recreation attracts employers and active workforces, helping ensure communities thrive economically and socially [1].

These facilities provide everyone a breath of fresh air, but are especially important for the youth in our community. Studies have shown that youth aged 11-14 spend about 12 hours per day in front of a screen [2], and youth aged 10-16 spend just 13 minutes per day in outdoor activities [3]. This severe lack of time spent outdoors is linked to adverse outcomes such as anxiety, childhood obesity, academic under-performance and bullying [4]. Outdoor recreation has been shown to significantly improve educational outcomes for elementary, secondary and post-secondary students, and lower long-term individual and public health care costs by reducing stress and obesity rates, improving physical fitness and strengthening social bonds with family and friends [5]. I urge the City Council to consider these outcomes when making their decision. The APR has already undergone budget cuts, which the community witnessed in the form of reduction in care to the basic needs of our parks and recreation areas.

Numerous studies have shown that more and more people are traveling for mountain biking and mountain

bike tourism is a significant contributor to local economies. Well maintained bike trails and facilities not only attract visitors from elsewhere, but are a key component to a strong local community, strengthening the local economy, and bringing some new ideas with them.

To keep this community thriving, we are in full support of the APR and their mission to provide and promote recreational opportunities and to preserve and maintain public lands.

Sincerely,

- members of the RVMBA Board

Sources:

- 1) Outdoor Industry Association, 2017. *The Outdoor Recreation Economy*
- 2) Timothy Egan and Casey Egan (National Geographic Magazine), 2016. *Can the Selfie Generation Unplug and Get Into Parks?*
- 3) Seattle Children's Research Institute, 2017. *Archives of Pediatric & Adolescent Medicine*
- 4) Richard Louv (Children & Nature Network), 2015. *THE RIGHT TO A WALK IN THE WOODS: Children's connection to the natural world should be considered a human right*
- 5) Metro, 2017. *Hiking, mountain biking and equestrian use in natural areas: A recreation ecology literature review*

It is difficult to parse out funding for Parks and Rec, but as a resident of Ashland for almost 20 years now, I believe that there are enough parks in the city of Ashland for all existing neighborhoods. As geographically, Ashland cannot extend its boundaries very far I see no need for new parks. Keep the status quo and improve upon those existing facilities as revenues allow.

The mention of the 1903 charter or statute not approving of a golf course as a park is a mute issue. Apparently, the golf course was approved ca. 7 years later which renders its exclusion mute.

The golf course, I believe is the only revenue earning "park" in the entire system. I see no reason to change that. The recent pandemic and drought issues have hurt all of the parks. Hopefully, we can weather this current situation and keep all of what we have generated since 1903.

Sydney Embry

Dear Mayor Atkins and Ashland Council members, We are truly proud to be residents of this wonderful small town. Many of us came originally through our exposure to Shakespeare. It brought us here for a week or less each year. What naturally occurred after repeat visits was our expanded view of what Ashland has to offer. It is so much more than a tourist town. People do not move to small towns, buy property, raise their children and continue to live in a small town without the basic necessities of community life. Those necessities include parks and recreation, at the top of the list. The hallmark of what is considered the ideal small town for families and retirees has been shown across this country to be gathering places, recreation facilities, programs, and neighborhood parks. Like all small towns, our coffers have taken a hit. This is where a town decides what is truly important. Where indeed are our ideals and commitment to our residents? Does our mission as a healthy small town include the vitality of our gathering places, recreation facilities, programs and neighborhood parks? Who are the first priorities of our town? It is of course our children's well-being, our families, our aging community and yes, our small town businesses. Small business can thrive through our local community, when the local community is thriving. We already know that our vision of the future must look beyond tourism. Smoke and travel has forced us to reconsider everything. Now is our opportunity to use the budget we have to re-enforce the foundation of what makes a small town great. It has shown time and again that a small town can be sustained through the very practices that nurture their residents. We already know just how much Lithia Park means to us. We see everyone, young and old out enjoying the park, the trails, the new Pickle ball courts. Even through the smoke. Sometimes, perhaps we are less aware of what else Parks and Recreation brings to our tax paying, voting residents. **The short list: Community Gardens** Needed now more than ever, in these trying times. **Senior Center** The lifeblood of the greater aging community of Ashland. **Daniel Meyer Pool** An outdoor pool for all residents and guests alike from May through August. Another small town feature that our town can be proud of. **North Mountain Park** An educational gem that not all small towns can toot their horn about. **Classes and Activities** Just spend a moment looking through the quarterly Parks and Recreation Play guide. Every one of these classes and activities are filled to capacity each quarter. Great leadership comes from thinking outside the box and with long term vision in mind. The short sighted version looks at this year's budget and sees only the low hanging fruit of cuts. The 2021-2023 Biennium Budget sustains the health of our residents. We know each of you have chosen to serve on this Council and at the helm of mayorship for the betterment of our town and residents. We know you will do the right thing. Thank you for your time and consideration, Judy Blue

Re: Parks and Recreation Budget

1) First off, a question: If budget is so tight, why are we creating a new park on E Main St when we can't afford the personnel to maintain what we have?

2) Use more volunteers. The Ashland Creek Park Community Garden has been able to operate well this last year with personal time and funds donated by garden members. We've taken care of a serious ground squirrel infestation, which cost us hundreds of dollars and many hours of work. We improved the greenhouse for full spring use. We built a gazebo in the Pollinator Garden and bought plants and fertilizers for the Pollinator and Children's gardens. We also send our volunteers outside the garden fence to weed the fence line, the circle rain garden and prune the lavender bushes.

3) Keep Park costs minimal: At the Community Garden, Parks pays for irrigation water and spigot repair, green debris removal 2-3 times/yr, vandalism repair (recently a gate lock was damaged), and the staff at N Mtn Park who administer garden wait lists, contracts, fees and overall management.

4) Maybe this model of volunteers could be applied to other areas. One thought is to ask the Ashland Garden Club or Master Gardeners to plant and maintain a perennial flower garden at the triangle between Lithia Way and N Main at the entrance to the Plaza. In Pt Townsend WA, where I am at the moment, the Master Gardeners maintain a beautiful perennial flower garden at the entrance to town and it is stunning.

Thanks for your consideration of these thoughts for minimizing costs,

Carol Carlson

Ashland Creek Park Community Garden Co-Manager

Dear Council: I support whatever funding can be found to continue the invaluable work of the Parks & Recreation Department. I have been a volunteer at North Mountain Park for over 15 years. Without such an outstanding facility, I don't see how the City could consider itself to have a Parks & Recreation Department.

I know there is some ordinance or regulation that states there is to be a park within so many miles of every neighborhood in Ashland. I think it's more important to support what we already have than to continue to build new parks that can't be supported financially.

Please consider funding/supporting our parks, and especially North Mountain Park. Thank you in advance for your consideration. Viki Ashford

Dear City Council,

I understand that you will be reviewing and making decisions on APR and I would like to add my input.

After living many places in California & Hawai'i, I've made beautiful Ashland my home for 16 years now . I love Ashland because it has all the ingredients I love in a small town, particularly the recreational aspects.

I have taken part or continue to take part in the following:

hiking all the Ashland trails (the exercise, beauty and natural surroundings have been so helpful to my well-being especially in these Covid times!)

classes/events at N. Mountain Nature Park

concerts/events at Lithia Park's Band Shell and at the Pioneer Community Center

dance classes at the Grove

But the most satisfying and fulfilling recreational aspect has been being a member of the Ashland Creek Community Garden for the last 15 years. Working with the soil to grow your own food, harvesting it and having stored food available all winter really helps with my food budget! Sharing with other gardeners in the maintenance and upkeep of our community garden creates long lasting ties & bonds with fellow gardeners.

I appreciate all the time and energy you are putting in to creating a thriving, financially sound Ashland and I hope that my input helps in that process.

Respectfully submitted,

Ann Cramer

Dear Mayor and City Councilors:

I am very concerned about the future health of all the divisions within Ashland Parks and Recreation (APRC). I understand that their budget has been approved for the first year of the biennium, but not for the second year. I also understand that there seems to be an effort to cut back on the funding of this important group.

I believe that cutting the funding would have a major negative impact on the livability in the City of Ashland. I co-chair the Livable Ashland: An All Age Friendly City initiative that was approved by the City Council and APRC. All the areas that APRC has are essential to the livability of our city. One of the areas that is important to our group is intergenerational activities. Where better to have these than in the parks. Grandparents take their grandchildren on walks and to the play equipment. These areas need a budget to keep them looking nice and safe for all.

The Ashland Senior Center is a vital link to the large population of Ashland that is over 65. During the Covid-19 time the Center has reached out to especially vulnerable people to make sure they are well. Now the Center staff have enacted the Phone Buddy program (of which I am a volunteer) to continue to address the important problem of loneliness in our community.

All the recreation activities that the division oversees (especially in a non-Covid time) are important to young and old. It would be a shame to have to curtail these because of budget costs. This would make our city less livable.

I would like to see the APRC budget increase, as it has been decreased over the last several years. They have made do, but that will not work forever. Please consider seriously how you fund APRC for the future.

Thank you for reading my input.

Sandy Theis

RE Agenda Item: Winburn Way, Ad Hoc Committee, Final Report

Honorable Mayor and City Council Members,

My name is Dale Shostrom. I am currently a member of the Ashland Historic Commission and have served the City as a commissioner for over 22 years, where I help carry out the Commissions' charge to preserve the integrity of our historic

structures and resources. I am speaking to express some thoughts and concerns regarding the proposal submitted by the Winburn Way ad hoc Committee. Because the Historic Commission has not met since the proposal was submitted, I am speaking on behalf of myself and not the Commission as a whole.

I have worked as a designer/builder in Ashland since moving here in 1974 and have collaborated with many structural engineers during my career. In the early spring of this year, by previous order of the City Council, I was invited by the Public Works Dept. to provide technical expertise and community representation in the evaluation of Engineering and Architectural firms that had submitted proposals to provide comprehensive evaluations of Pioneer Hall and the Community Center. During this process I developed a robust understanding of the condition of these structures via on-site visits with architects and engineers and I thoroughly reviewed all the documents, architectural drawings, engineering reports that pertain to these buildings.

In my opinion these buildings have some serious structural deficiencies and deferred maintenance issues. Pioneer Hall has been well investigated in recent years, whereas the Community Center has had only a preliminary report on the structural deficiencies of the roof and north wall of the main hall auditorium. I think the ad hoc Committees' proposal can safely re-open these buildings. I whole heartedly agree with the need to get these buildings open for public uses and to find cost effective solutions. But the ad hoc charge to 'develop least-cost recommendations' falls short aesthetically and impedes the opportunity for historic restoration.

Page 2 of 2

My major concern is with the Community Center auditorium ceiling and the proposed fix, by the installation of a **steel moment frame**. The existing curved vaulted ceiling covers an open floor area of 30 feet by 40 feet. The ad hoc Committees' structural solution is comprised of a series of asymmetrically spaced steel beams, headers, and post (wrapped in drywall) that will completely overpower and interrupt the historic openness, simplicity, and detailing of this beautifully vaulted auditorium.

Further, this utilitarian retrofit support system will complicate or permanently eliminate future opportunities to restore the north wall and roof systems, without the additional wasteful expenditure that will be needed to remove the steel moment frame. Specifically, the Committees' recommendation would severely restrict or preclude future repair of the sagging floor and compromised foundation, the outward leaning windows and wall, and the 15-inch-deep belly in the exterior roof plane. The consensus engineering solution, to remedy all these

problems, has been to remove the existing roof structure and rebuild with new wood trusses. I believe the proposed **steel moment frame** is a totally unacceptable solution, both aesthetically and historically.

As a next step, we need to develop cost-effective design solutions that address safety concerns, longevity of the structure, and preservation of key historic design features, as previously directed by Council. By incorporating the ad hoc Committees' findings, we can simplify a new 'preliminary design and engineering phase'. Because the City may need to re-open a competitive solicitation process for engineering services regardless of the path forward, a more economical opportunity to better assess the long-term needs of these buildings is not likely to occur again soon. This phase should facilitate public input, needs analysis, and budgets. The resulting "menu" and price list of repairs, improvements, and restorations will enable Council and the community to better prioritize which actions should be performed over time.

These buildings are nearly a century old. It is time for a detailed evaluation that will guide decisions to ensure our historic public resources will serve the Ashland community for another 100 years.

Respectfully,
Dale Shostrom

Thanks for considering this.

Marc Heller

Dear City Councilors, Ashland

Chicken Little, the sky is falling!

Or is it?

I know that all of Ashland is struggling. Challenges include the smoke season, the shutdown of OSF and other live theatre, and decrease in tourists from pandemic and smoke. If the parks department is cut going forward, we will gradually lose much of what makes Ashland special.

I am writing to urge you to fund APRC, Ashland Park and Rec Dept. Beth and I have lived here in Ashland for 41 years, and we really appreciate what APRC adds to Ashland, both parks and recreation components.

We use the outdoor pool. We take APRC sponsored classes. We appreciate the pickleball and tennis courts. We love Lithia Park. We love the neighborhood parks. We walk in Oredson Todd, and the other Ashland trails. So much of what makes Ashland special, is in our outdoor parks and recreation, which has been so important during the pandemic. When I visit other towns, I always appreciate the ones that properly fund and support their Parks and Rec Departments.

I know you face pressure from a vocal minority who are saying, cut the budget, cut services. I know that PERS is an 800 pound gorilla that stresses public budgets. But is cutting parks the right answer? I think not.

Please keep the existing 2021-2023 Biennium Budget so that Parks can operate in a dependable, planned manner based on what they expected and were promised by the last elected City Council. I get that the Council needs to focus on ways to keep the Parks budget intact and sustainable over the long term. I'm not a financial advisor, I don't know the best way to do this, whether it is raising taxes and

fees, vs dedicating Food and Beverage Tax to Parks, or some other mechanism. But find a way. I don't want to live in a town, where the parks are dying.

Dear Councilors and Mayor,

Thank you for your service.

Per item VIII, 2 on the agenda of the Sept. 21 Council Business Meeting, I implore you to reject APRC's requests:

- for 98 per cent the City's FBT
- for enactment of an ordinance requiring that the total amount of City funds allocated to the APRC be equal to the amount of funds that would be produced through the application of a \$1.89/\$1,000 property tax
- for a contract with the City to provide APRC with central services
- designation of APRC as a Local Contract Review Board

Thank you for your consideration.

Elin Silveous

COMMENTS by Vince Zauskey for Tuesday's City of Ashland Council Meeting, 9/21/21

I am commenting on this Tuesday's City Council meeting and specifically about the Parks & Recreation agenda item discussing current and future funding for Parks & Recreation.

While I believe it is important for the City of Ashland to continue maintaining Ashland's parks, the facilities associated with parks and other necessary work that falls under the park's umbrella, I am especially focused on North Mountain Park and the Nature Center.

I have been a volunteer at NMP for 20 years. I attended meetings when NMP was going through planning stages, passed along input and celebrated with all involved when NMP was approved as a 'nature park' affording educational opportunities for young and old. A few years later, the Nature Center building was approved for a remodel and, though it has been closed to the public for a couple of years due to Covid-19, it is a tremendous resource for exploration and learning. I hope it can reopen soon.

Past staff and the two remaining staff members--Libby VanWyhe and Jennifer Aguayo--have done a stellar job during non-Covid years by making the Nature Center a hub for volunteers, K-12 students and adults who teach classes or volunteer their time to maintain the park's grounds. The volunteers' time and energy is reflected in the beauty our community and out-of-town guests enjoy throughout the summer, the fall and once again in the spring at the NMP entrance or while touring the park. North Mountain Park is unique and Ashland has no other park like it.

I firmly believe the Parks and Recreation Department and especially NMP needs to be supported now and in the future so young people can learn the importance of how Climate Change and the natural world plays a vital role in their life today and how it will play an even more important role in the years ahead. Classes held at NMP with many supported by K-12 community teachers, local SOU students and volunteers were the catalyst for successful nature-related classes in the past (pre Covid-19). Many classes served adults as well and are again being offered this fall.

The City of Ashland needs to find a way so learning can continue to be funded and ongoing at NMP as soon as it is safe to do so.

Councilors, Mayor, City Manager Pro Tem,

At a recent City Council Meeting, the suggestion was made that much emphasis has been made about the Climate and Energy Action Plan(CEAP) and not enough discussion of other priorities that are to be discussed and acted on.

Our community **should have** an ultimate concern for the goals that have been established by the CEAP. Every aspect of the decisions you make regarding land use, our transportation network, housing, water and wastewater treatment, are inherently embedded with our ability to adapt and mitigate emissions and their consequences.

Ashland has instituted policies that help our citizens with concrete steps to help us be resilient. Our Climate Page, <https://ashlandor.org/climate-energy/> has information to **Prepare, Rethink, Switch and Renew**. I know that this has helped me understand what things I can start doing to help us meet CEAP's goals. Promoting these ideas to citizens while tackling the decisions you will make that will affect generations is essential.

Thank you for your dedicated service to our community.

Linda Peterson Adams

Councilors:

I am bringing this letter to you wearing several hats.

First, I am a relatively new resident of Ashland - since 2014. A primary reason for moving here is because we were willing to pay the taxes to enjoy - and ensure - that Ashland is a livable and sustainable community for all.

Personally, I believe that the North Mountain Nature Center is key to that phrase - "livable and sustainable". With this letter, I am bringing to you my concerns about the future of Ashland. In all of the writings I have seen about the budget, our wonderful parks were put forward as the reason to continue APRC funding. But I have not seen or heard enough about other services that also need to be supported. I understand the value of all of our parks and I want them to continue.

And there needs to be some way to make sure that we find the funding to continue the operation of the North Mountain Park Nature Center.

I am also part of the Bee City USA Ashland subcommittee under Parks and Rec. I feel that our town is better and stronger because of our Bee City USA Ashland status and I can say personally with feeling that Libby Van Whye is a critical part of our team, and the reason we now have over 75 Bee City USA Ashland designated pollinator gardens, and several pollinator gardens on park property.

I, along with many many others, value the North Mountain Park Nature Center in many ways. Either personally because of the classes taken or taught, or because we know how many lives are touched through their amazing educational programs with schools throughout the Valley, or because we want to make sure other organizations can continue using the grounds to teach about fish, acorns, birds and more, or just because we love the place for walking and experiencing the natural world, a world that is fast disappearing, even in Ashland. Both Ashland and the Rogue Valley need this place.

What will happen if the Nature Center goes away? What will happen to the visitors who come here to visit the Nature Center and stop to shop and eat? What about our air quality and the quality of our Bear Creek and other waterways? What will happen to the Center's amazing gardens and open spaces? What about all the volunteers who are tending the grounds, not to mention Libby and Jen?

We need amazing and inspiring places to teach our residents about the wonders of birds, skunks, fish, crevice nesting bees, beavers, and more, not to mention our native trees, shrubs, and flowering plants that are so fast disappearing everywhere. of the natural world. This is a place to learn about the keystone oak tree and all it provides, our native grasses, camas, and tarweed, the practices of the indigenous tribes, how and why salmon spawn in Bear Creek, and --- well, I could all go on.

So I will just end with my statement that The Nature Center is a critical component to ensure our city, both now and in the future, continues to be a liveable and sustainable Ashland. And I hope you will insure that the budget reflects this asset to our City.

Thank you for your support.

*Kristina Lefever
Ashland*

RE: Parks and Recreation budget.

I am an Ashland resident and strongly support continuing a strong Parks and Recreation department and expanding recreational opportunities for residents. I do not support reducing parks and recreation budget and opportunities. I believe the City Council needs to think more fully, broadly, and critically at both sides of the budget equation. Budget is a balance of income and expenses, but some Council members appear to have a singular focus on only the expenses side of the equation. This problem demands looking at both sides of the budget equation and not assume that cutting expenses is the only option. It clearly isn't and Council members need to expand their thinking around this.

I and my family use Ashland parks daily, sometimes twice per day. And we need more parks and more amenities at parks, not less. We need to ask why Ashland residents choose to live here, knowing that housing costs are more expensive, property taxes are higher, and utility costs are higher than elsewhere in the Rogue valley and the region. Residents have chosen to live in a more expensive place because they think it's worth it. And expense is relative. Some who would oppose a small increase in fees through utilities or property taxes are already spending thousands per month on other expenses.

Please think more fully about this problem and increase parks budget and find a way to make that happen.

--

Bill Kuhn

To the Mayor, Councilors and Mr. Milliman

I would like to address the issue of the proposal to redefine how the F&B Tax is to be used.

The F&B Tax was established for purposes of acquisition, planning, development, repair and rehabilitation of City parks by APRC.

To now claim that the term rehabilitation is subject to interpretation and would include maintenance is simply not convincing. Mowing lawns, garbage collection, irrigation, cleaning bathrooms, etc. cannot, in any way, be included in a definition of "repair and rehabilitation." Including it would mean a total elimination of the accounting differentiation between capital and operating costs.

F&B tax was never meant to be an ongoing revenue stream, but only a one time tax to address long term debt and CIP – with a sunset date.

Redefining the purpose of F&B tax, appears to be an attempt to skirt the issue of having this change come before the electorate, which is clearly required.

APRC had been funded historically with a portion of the property taxes from the General Fund. But in the 2021-2023 biennial budget process, this funding through the General Fund left a projected \$2M "structural deficit." Instead of finding appropriate places to cut, the solution was to fund APRC from a source other than the General Fund - with the F&B taxes. Thus, between this switcheroo and the injection of Federal COVID Funds, the \$2M deficit that was mentioned miraculously disappeared... and the necessary cuts were never addressed!

Years of refusing to make any budget cuts, allowing salaries and benefits to get bloated and the APRC to continue to acquire more parks land with the corresponding increased operating costs (even though acquisition had not been considered essential), lead to the aforementioned deficit. Cuts, especially in higher salaried management, were off the table.

It also cannot be ignored that soon after the budget was passed with this dubious change in funding, COLA raises were also passed, increasing the budget by an estimated \$135K. We can assume that next years budget will also include raises. I've looked but details about this are nowhere to be found so it is impossible to state anything definitively.

Instead, to regain trust and address the issues at hand, I would like to suggest cuts outlined below to immediately address underlying issues:

1. Place a temporary freeze on all non union salaries / benefits (est. \$145K). Renegotiate other salaries / benefits asap
2. Immediately cut auto allowances (\$70K)
3. Review and cut other discretionary allocations (for instance: \$500K to Chamber of Commerce)
4. In addition to the above, require all departments (excluding the Police Department and Fire & Rescue) to cut 5% of their budget, **WITHOUT CUTTING SERVICES.**

And in March, we could take a vote to have a temporary re-assignment of the F&B tax code back to the General Fund. Given that this has been discussed much throughout the budget process, as well as current study sessions and Council meetings, 6 months for the education of the voters would be sufficient. These steps are a good start to proving to the voters that the City / Council is now taking this budget seriously.

I recognize that due to all the years of not making these cuts makes it now a very painful and difficult task, but one which must be done.

I beg you to consider both excluding the Police Department and Fire & Rescue from budget cuts as well as any attempt to outsource them, unless expressly recommended by the Department Chiefs. We cannot afford to cut these essential services.

Thank you all for your hard work.

Leda Shapiro

Madame Mayor and Esteemed Councilors:

The Ashland Parks and Recreation Committee has previously made several “demands”, later downgraded to “requests”, regarding their funding. Our City Manager Pro Tem, Gary Milliman, has made his recommendations to the Council, and on the whole, they are solid and sensible.

He says **NO** to the idea of allowing APRC to act as its own Contract Review Board.

He says **NO WAY** to the idea of allowing APRC to contract directly with third parties, circumventing Council oversight.

Both of those should be obvious to anyone who has the best interests of the city in mind. But it’s APRC’s funding mechanism that garners the most discussion, and raises the greatest concerns.

The current biennial budget was recommended by the Citizens Budget Committee as written with only one amendment: to reduce expenditures or raise revenues by \$1M. This was the wholly inadequate response to the news that the budget has an overall structural deficiency, and will be in deficit by the end of this budget period. The shortfall was estimated at \$3.5M. It is a legal requirement that the city budget be balanced.

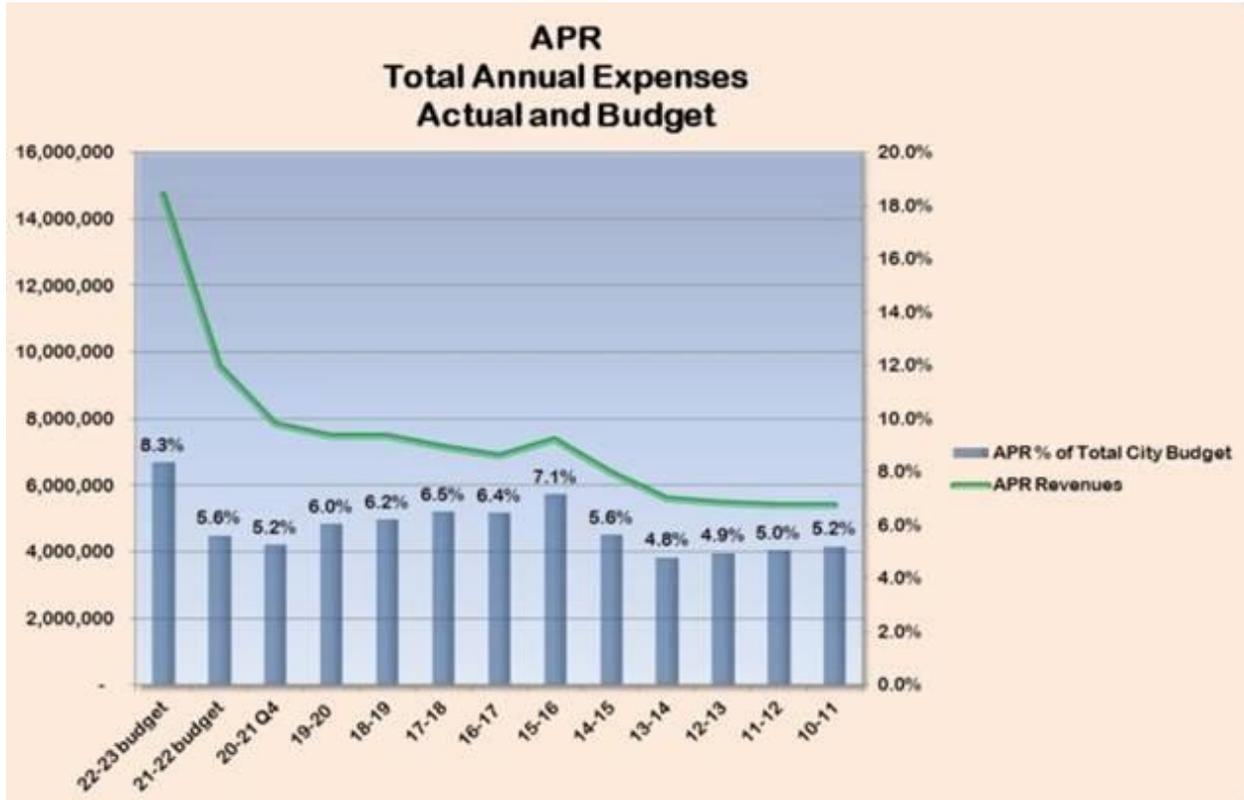
The obvious answer is to cut expenses... EVERYWHERE POSSIBLE, IN EVERY DEPARTMENT. This is the task facing the council. If they can’t cut expenses, they’ll have to raise fees and find other funding mechanisms, since our tax rate is maxed out.

MEANWHILE, APRC is whining about their budget being cut AT ALL. Instead of thinking of the overall welfare of the city and its residents, it can only think of funding its own projects. ***No wonder people appropriately accuse APRC of empire building!***

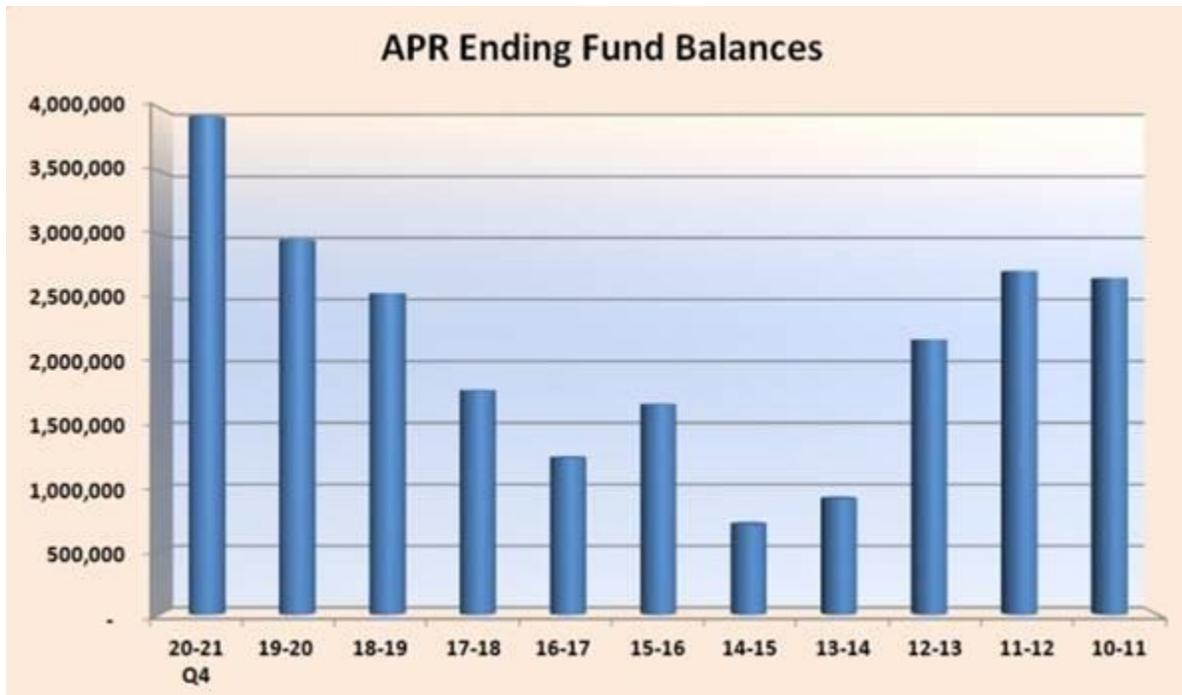
APRC has thrown around a lot of misleading figures to try to justify its insatiable appetite for funding. But here are the facts: APRC’s budgeted funding for 21-22 is 22.2% greater than it actually spent for 20-21, and its budgeted funding for 22-23 is a whopping 53.6% greater than budgeted for 21-22. To put it another way, APRC’s budgeted funding for 22-23 is 87.6% greater than their actual expenditures for 20-21.

[All data is sourced from the 2020 Ashland Comprehensive Annual Financial Report, the 2021 Ashland Fourth Quarter Financial Report, and the 2021-23 Budget.]

HOW DARE APRC COMPLAIN ABOUT THEIR FUNDING? Still, they persist. They demand a guaranteed level of funding, when the rest of the city is in need of cutting back.



APR also has very healthy ending fund balances. The graph below shows the growth of the total of the ending fund balances of the three funds that under which APR operates: APR General Fund, APR Capital Improvements Fund, and APR Equipment Fund. As of the last quarterly report, that total stood at \$3,934,047.



But all of this is not enough! APRC has got their sights on the Food & Beverage Taxes. Somehow, they talked the previous Finance Director and City Manager Pro Tem into including a change in the current budget. They currently get 25% of it, but they want it ALL: 98%, that's 100% less 2% for the City administering the taxes. They would take tax money that has been specifically dedicated to Streets funding by an ordinance approved by a vote of the citizens about five years ago. This ordinance was worded specifically to prevent the use of the FBT for any uses not specified without a confirming vote of the electorate.

So therein lies the rub. The City Manager wants the Council to consider the level of funding for APRC. His recommended option is to place the question of dedicating 98% of FBT before the voters next spring. HOWEVER, he leaves open the option of Council attempting to OVERRIDE the FBT Ordinance with a resolution designed to twist the intent of the FBT Ordinance right now.

THIS MUST NOT BE ALLOWED TO HAPPEN!

Ordinance 3133 is unambiguous:

C. The taxes collected by the City under this chapter shall be used as follows:

*5.d. Except as provided in subsection 4. 020.34. D, any remaining amounts shall be appropriated for purposes consistent with this chapter **unless other purposes are approved by a Council-adopted ordinance enacted by a vote of the Ashland electorate.***

D. The council may decrease the rate of the tax or eliminate the tax described in subsection 4. 020.34. A and B after a public hearing. Notice of the hearing shall be given by publication in a newspaper of general circulation in the City at least 10 days prior to the date of the public hearing.

THERE IS ABSOLUTELY NO JUSTIFICATION FOR INCREASING APRC FUNDING OR FOR VIOLATING THE TERMS OF ORDINANCE 3133 AT THIS TIME.

Thank you for your consideration.

Dean Silver

Hello City Council,

As a citizen of Ashland for over 13 years, **I am writing in support of adequate program funding for North Mountain Park Nature Center staff and programs.** Did you know that the nature center trains, supports, and **connects hundreds of Ashland citizens** with meaningful civic engagement and community building? Did you know that these volunteers and staff **educate thousands (literally) of young school children** every single year? Yes, these are the young people that are our current and future water and climate protectors. Clearly, engaging them in activities to learn about the natural world and develop a sense of place is critical. Do you agree that this is important? Thank you for your future transparency, integrity, and trust in continuing what works - educating young people! **Restore and maintain programming and funding at North Mountain Park Nature Center.**

Thank you for making budgetary decisions that make sense and reflect care for our whole community,

Mary Ann Perry

Dear Council Members,

I am concerned about Ashland parks because I have heard various friends discussing the possibility that The Ashland City Council may vote to defund some of the branches of this organization, namely the "rec" branch. There appears to be a limited understanding of what "rec" refers to in this organization. It isn't just the golf course, the pool, the tennis courts, the golf course, the ice rink. It also includes North Mountain Park and The Senior Center.

I want to speak about North Mountain Park.

I have been going to North Mountain Park for over 10 years and almost every day for the past 4 years since I currently live across the street. I couldn't believe the increase in walkers and parents with kids

once we were in lockdown last year. People love the place and it has given them respite during the extremely troubled times we are living in.

This park offers so much diversity to the community. The bird watching there is rich, the gardens (cared for by volunteers) are stunning, the delightful children's play area, a recent addition, is a huge draw for laughing children and parents. Walkers and runners abound at all times of the day. Bear Creek is magical with many birds and other wildlife. There are many places to have picnics all around the park. There are the athletic fields which are heavily used. In the past (pre-Covid) there have been many educational programs for students at the rate of over 1000 a month being served. There have also been many classes at The Nature Center, an amazing resource. Unfortunately because of Covid the center is closed.

North Mountain Park is vital to Ashland, a town which is losing many things which once made it an extra special community. Let's keep our parks vibrant and funded as they should be. Covid has made life very stressful for most of us. One of the best cures for stress is being outside. Being in the fresh air to run and play is so necessary for children, the most damaged population due to the many Covid restrictions.

Thank you.

Sincerely,

Gwen Oaks (North Mountain Park Volunteer and Concerned Ashland Citizen)

To City Council, Mayor, MR. Milliman:

I just recently read an email sent to you by Leda Shapiro on budget issues and the handling of F&B and APRC funding requests. It is an excellent letter. She identifies many key issues and dynamics.

I support her recommendations for immediate cuts. She has good approaches she recommends. For instance cuts of 5% to every department excluding police and fire and also excluding service cuts. I always say fully fund Fire and Rescue but am agreeing with adding Police to the list. Our town is changing; our valley is changing. I also support her other suggestions. Some address cutting perks and imbalances that have been identified for 4 or 5 years now by others who have studied our budget. I second what she says.

I want also to mention that there was an article in the Sunday paper about the extreme stresses Mercy Flights is currently under with the huge burden of our covid surge. They are having trouble keeping up with the workload.

The workload is not likely to decrease any time soon...there will be a winter surge in our region that will continue to stress our first responders and hospitals all over the NOrthwest. Flu season is expected to be intense this year as well....rebounding and being above normal. So the ambulance companies and hospitals could be in for a hard winter.

Now is not the time to make any changes to our Ambulance Services. Other companies will also be stressed with the covid surge....and this will likely go on for months. Do not merge with anyone now or turn over our ambulance services to anyone. As a member of Fire Med with Mercy Flights added on, I have no idea if I needed Mercy Flights they will be able to respond. Covid may keep take up all their capacity.

I believe strongly in keeping our Fire and Rescue department as is. We have an excellent department with cross training and superb training standards. We also have a great response time. I do not want the County to assume getting us contracts or setting standards for us.....there are more issues with the way the County handles things than I can enumerate....very different standards and values than we have. I do not want them in charge of our ambulance services or anything else actually. I also noted questions about how outsourcing our ambulance services to other companies would affect our ability to finance our fire department. Every budget letter I have written for 5 years or so now says protect our Fire Department...usuallly right before the City did the most insane thing they could....cut right at the beginning of fire season. It is time to reverse that trend and restore the Departmentand protect it as our fire seasons will get worse. With 4 times the fires we have now predicted for our future, this will remain the highest priority for decades. I fully believe that the connections between our ambulance service and our fire department bolster both....they are inextricably intertwined. Keep them both robust and connected and an Ashland department. Maybe at some point there is something we can do with District 5 and the questions our Mayor articulated tonight....but only if our Department is fully protected or enhanced. The County will absolutely not give us the quality services we have always had.

I missed the first part of the meeting and will catch up soon. Until then..thanks for reading this.

~Gwen Davies

Madame Mayor and Esteemed Councilors:

No one can understand why APRC wants the entirety of the FBT. APRC keeps saying they want and need a dedicated, reliable revenue stream, but everyone knows FBT is neither of those.

It's all about the new pool.

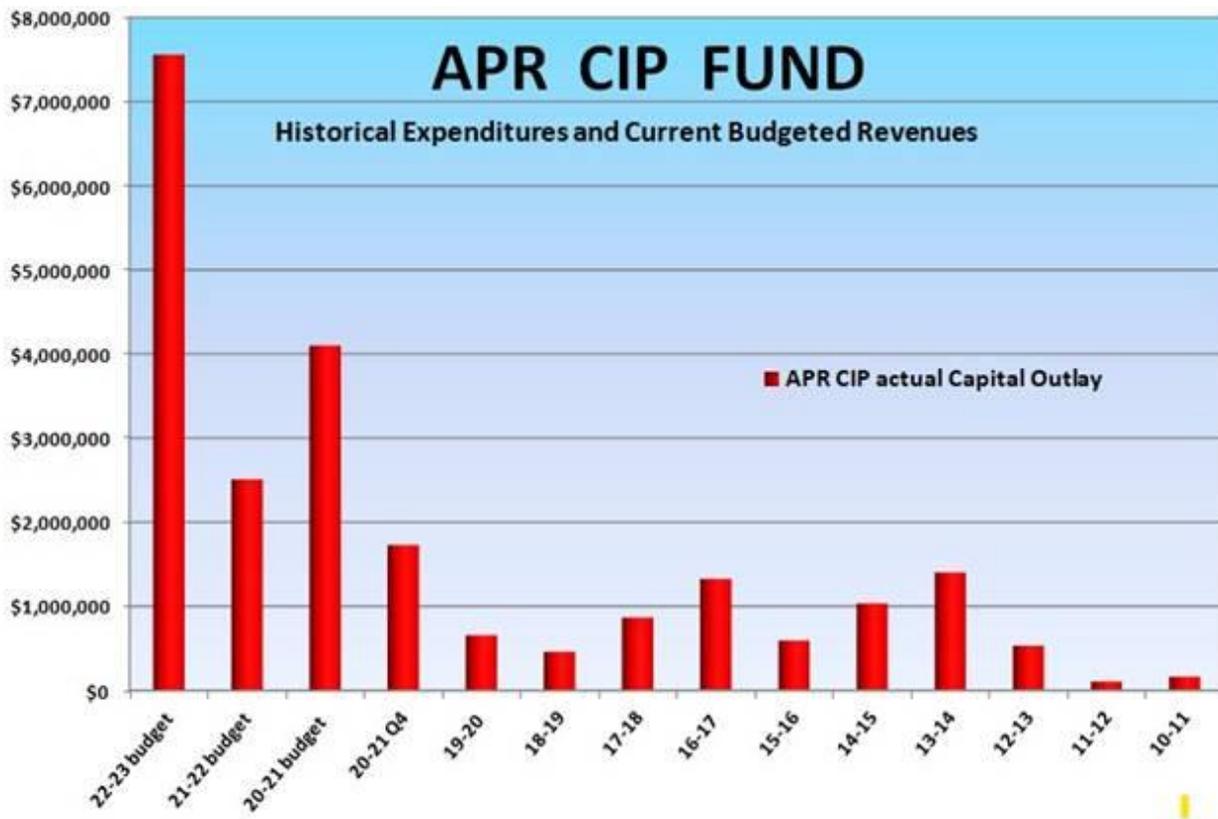
APRC knows that the electorate will never approve a \$5.5M GO bond for a new pool, but they are determined to build it, come hell or high water.

The only way they can do it is to find a way to fund a revenue bond for that purpose, a bond that won't need approval by the voters.

That explains why they are so desperate to get their hands on 98% of FBT. That entire 98% will be available for servicing the debt on whatever size bond they wind up needing. They want that money to be used "at their discretion".

Regardless of what APRC tries to make you believe, it has an ending fund balance in the Parks CIP fund as of 7/31/21 of \$1,708,410. That money, along with the proceeds of a \$4-5M bond might pay for the new pool. And the unrestricted FBT revenue will pay for that debt service.

THAT is why you see \$7.5M in the budget for next year for the Parks CIP fund. They are counting on the FBT and a big revenue bond.



They talked Melanie and Adam into this scheme, and staff rammed the budget through the CBC with no hope of understanding what was going on, since it was a total subterfuge.

Don't fall for it, Councilors. Reject their demands. Focus on the ENTIRE budget.

Thank you for your consideration.

Dean Silver

The latest intergovernmental Panel on Climate Change indicates that if we wish to limit global warming to 1.5 degrees C (2.7 degrees F) above the 1850-1900 level, we need to reach net zero emissions by no later than 2030 - and that's just for a 50% chance. If we want a better chance, the deadline is sooner. While Governor Brown's Executive Order 20-04 from March last year charges state agencies with reducing emissions to at least 45% below the 1990 level by 2035, and at least 80% below the 1990 level by 2050. The critical phrase 'at least' gave the agencies the opportunity to impose emissions

reduction trajectories that are steep. Unfortunately, the program developed by DEQ to target fuel suppliers and stationary (industrial) sources is simply not enough to meet the urgency of the moment. Please contact DEQ during the 60-day comment period ending October 4th to urge the program be strengthened commensurate with this urgency. I will circulate the address for submitting comments and for a page where more information is available on the shortcomings of the DEQ proposal in the chat."

[The address for submitting comments is GHGCR2021@deq.state.or.us while more information on the program and its shortcomings is available at <https://socan.eco/cpp-comments/>]

louise40208@gmail.com

Dear City Council:

Oak Knoll Golf Course is a true treasure. I have enjoyed it independently as well as a member of the OK Women's Golf Association the many years I have been in retirement. It has been a safe location for all ages during the pandemic -- for exercising as well as socializing, a boon to body and spirit. Furthermore, it offers a large open space for birds and other animals. The whole course is beautiful, peaceful and, thus, healthful. The course manager, Patrick Oropallo, has done a fantastic job in creating community.

In short, Oak Knoll Golf Course is an asset to humans and animals and should be maintained in perpetuity.

Amy Lepon

Dear City Council,

Like many other letters of support you've received, I am absolutely in favor of continued funding for our Oak Knoll golf course. Since moving to this valley in the early 1980's, I have enjoyed and immensely valued OK course for many reasons.

It has preserved a breathtaking place of beauty for not only folks in this area, but also for our vital tourist population. It is a well-maintained and affordable golf course that I have enjoyed as well as many others. Patrick Oropallo has done an excellent job in running the course, including other Rogue Valley golf club in activities and adding community/athletic events to extend the gift of this treasure to our community at large. During the pandemic when many venues were closed, Oak Knoll golf course provided an important place of refuge and reprieve when the Covid standards allowed its use.

In closing, I feel that supporting Oak Knoll golf course now and in the future is one of the most tangible and uplifting uses of city funding.

Sincerely,
Barb Street

I wish to support the Oak Knoll golf course. Patrick Oropallo has increased the number of events at Oak Knoll and new opportunities to learn the game. Golf has been my refuge during the pandemic - a safe way to get exercise and be outdoors. It is also an activity that seniors can continue to enjoy as we age. Please continue to support this wonderful community asset!

Phyllis Fernlund

My name is Bruce Boyd. I've been an Ashland resident and homeowner in the oak knoll neighborhood for the last five years. This is my written testimony as I am unable to attend the council meeting. I support keeping funding for the Oak Knoll golf course. Two reasons:

(1) some residents and some elected officials would like to eliminate the golf course because it is financially not self-supporting. If that is part of the litmus test for parks and recreation facilities and programs, then very few if any parks and recreation programs fully fund themselves. I encourage you to use that litmus test when looking at the other facilities and programs, not just the golf course. For example Lithia Park does not generate direct revenue. Why is that park more priority for receiving funding than the golf course that actually partially funds itself ?

(2) it was noted by the interim city manager that our forefathers who created the parks commission in the early 1900s probably did not envision a golf course as part of the parks program. He is likely correct. Again if this is a litmus test then I doubt that our forefathers who founded the parks commission envisioned a swimming pool or a senior center or many other programs than need outside funding. Again I encourage you to use the same litmus test against other parks and programs that would receive funding, not just single out the golf course.

Finally, I would like to commend Patrick Oropallo who has done an excellent job managing and upgrading Oak Knoll Golf Course.

Bruce Boyd

I have volunteered at the NMP Nature Center since the first month that I arrived in Ashland, September 2018. The existence of this Nature Center was a big draw for me, as it's existence testifies to the foresight of the Ashland Community. There are only 23 nature centers in all of Oregon, 4 in Southern Oregon, many operated by Federal and County agencies, and yet the programming in our city -operated Ashland center is top shelf.

I have been involved in Environmental Education since the 1980's as a teacher who believed that it was essential to bring children outdoors to start understanding the marvelous web of nature that surrounds and supports us. I have led teams to create outdoor learning natural areas in schools and been involved in the writing of much curriculum for those spaces. Coming in to volunteer at North Mountain Park Nature Center, I was very impressed by the knowledge and professionalism of the staff, and by the curriculum which has been written, tested, and improved over the years at the Nature Center.. This curriculum is specific to this time and place, developed by it's own staff, not just a generic off-the-shelf set of generic activities.

Having both a highly skilled staff and an up-to date-curriculum, and an excellent training program for it's volunteer teachers, and the ability to organize the comings and goings of 100 busloads of children from the area... this is a community asset which is truly priceless. It is a living asset... if the staff and programs are allowed to fade away, it will not simply be a matter of dusting off the old curriculum and starting over. Programs of this quality are very rare, and the greatest asset they have are their trained staff. I'm guessing that this is the finest nature center and program run by any city in the state of Oregon, and comparable to top programs in the country. .

Ashland clearly has a daunting fiscal crisis this year. And, we need to consider the values of our community assets with the long term in mind. Given the environmental challenges we face, especially with climate, we need to push ahead with educating ourselves and our children about how humans can play a positive role in nature. Kids today more than ever need to be outdoors in settings that make sense, to understand it, so that when they as adults are faced with the environmental problems that will inevitably crop up, they will have a foundation of understanding to build upon.

Jonathan Pope

Council,

The Oak Knoll course is a valuable asset for the city of Ashland. With the new management it is getting better and better and becoming more and more popular with both tourists and locals. A golf course and tennis facilities were both requirements for a city, when we were looking for a place to retire to. Both are still a necessity for us. They are both keystones of a good parks and recreation department and must receive adequate funding.

Please give them the support they deserve.

Thank you, Bill and Nancy Walz

September 21, 2021

My name is Liz Landreth and my husband and I have lived in Ashland for 8 years. I'm a long-time school program activities instructor at North Mountain Park Nature Center, and I speak tonight to voice my support for this valuable community resource.

We moved here from California and chose to live in Ashland, even with it's higher prices because we felt that the city offered an exceptional quality of life.

In this current difficult time for the city, I understand that the lack revenues have put a severe strain on our budget and that changes have to be made that affect the APARC.

There is a reason that "recreation" is tied with parks, parks without recreation are just empty spaces, void of enrichment. We do things in parks.

So, when considering recreation activities and programs, I respectfully request that you evaluate their impact on the community, which is definitely quantifiable.

For example, here are some stats (averages) from the North Mountain Park Nature Center the last four years:

- **2276 students per year** participating in over **100 K-5** inquiry-based, standards-aligned outdoor education classes
- **1035 people of all ages** attending other classes and events per year
- **369 volunteers of all ages donating 3736 hours** to support NMP programs per year

North Mountain Park Nature Center deserves its top ranking in the APRC recreation budget. Thank you for your time.

Sincerely, Liz Landreth

Dear Mayor and City Council

I wish to express how very important North Mountain Park is to me and my family. We walk through and enjoy North Mountain Park several days a week. We see the joy it brings to so many families and individuals, and we see how it sustains many species of birds and plants as well.

For us it is an important place for exercise and for being in a natural setting.

Without the park and its programs, our quality of life in Ashland would be effected negatively.

Please support the long term continuance of staff and programs at North Mountain Park.

Thank you very much.

Miriam Sundheim

Land Acknowledgement (shorter version)

We acknowledge and honor the aboriginal people on whose ancestral homelands we work—the Ikirakutsum Band of the Shasta Nation, as well as the diverse and vibrant Native communities who make their home here today. We honor the first stewards in the Rogue Valley and the lands we love and depend on: Tribes with ancestral lands in and surrounding the geography of the Ashland Watershed include the original past, present and future indigenous inhabitants of the Shasta, Takelma, and Athabaskan people. We also recognize and acknowledge the Shasta village of K'wakhakha—“Where the Crow lights”—that is now the Ashland City Plaza.

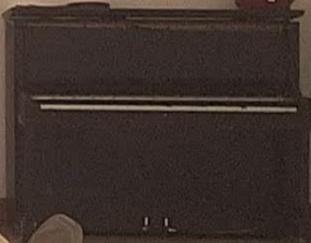
Winburn Way Community Center and Pioneer Log Cabin



AD Hoc Committee Report
21-September-2021

Womens Civic Club - Richland Oregon

Chris Brown – George Kramer – Gil Livni
Councilors Seffinger & Moran







ASHLAND COMMUNITY CENTER

59 WINDBURN WAY

59 WINDBURN WAY

LOADING ZONE

NO PARKING

QUALITY

QUALITY

NO PARKING

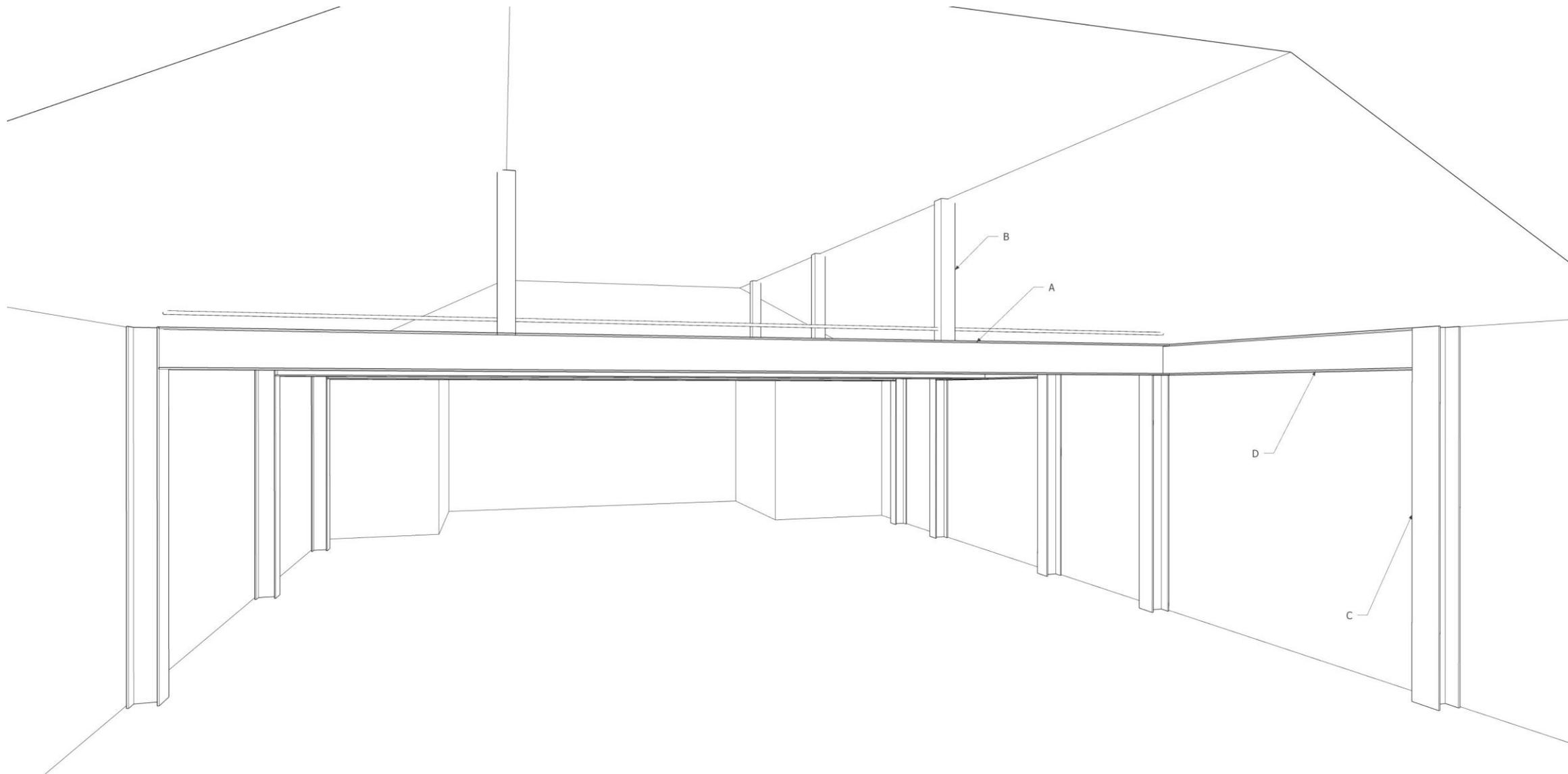


LEAST-COST ALTERNATIVES

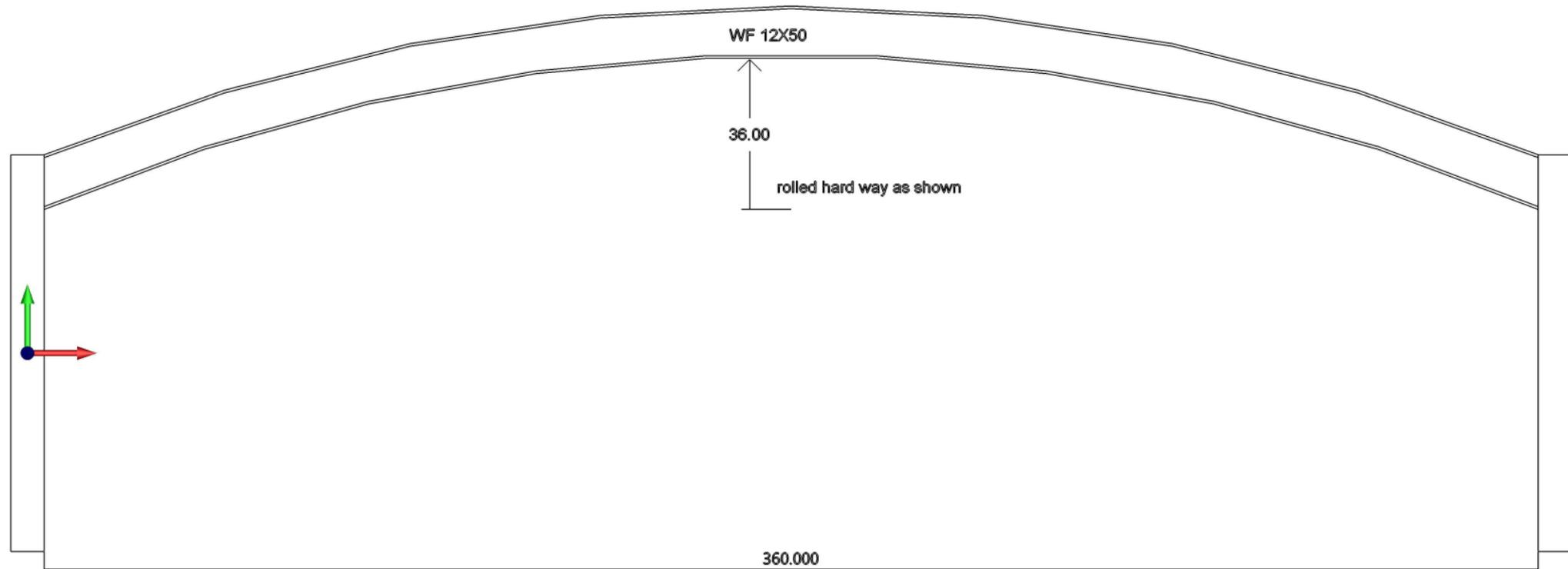
25 psf snow load

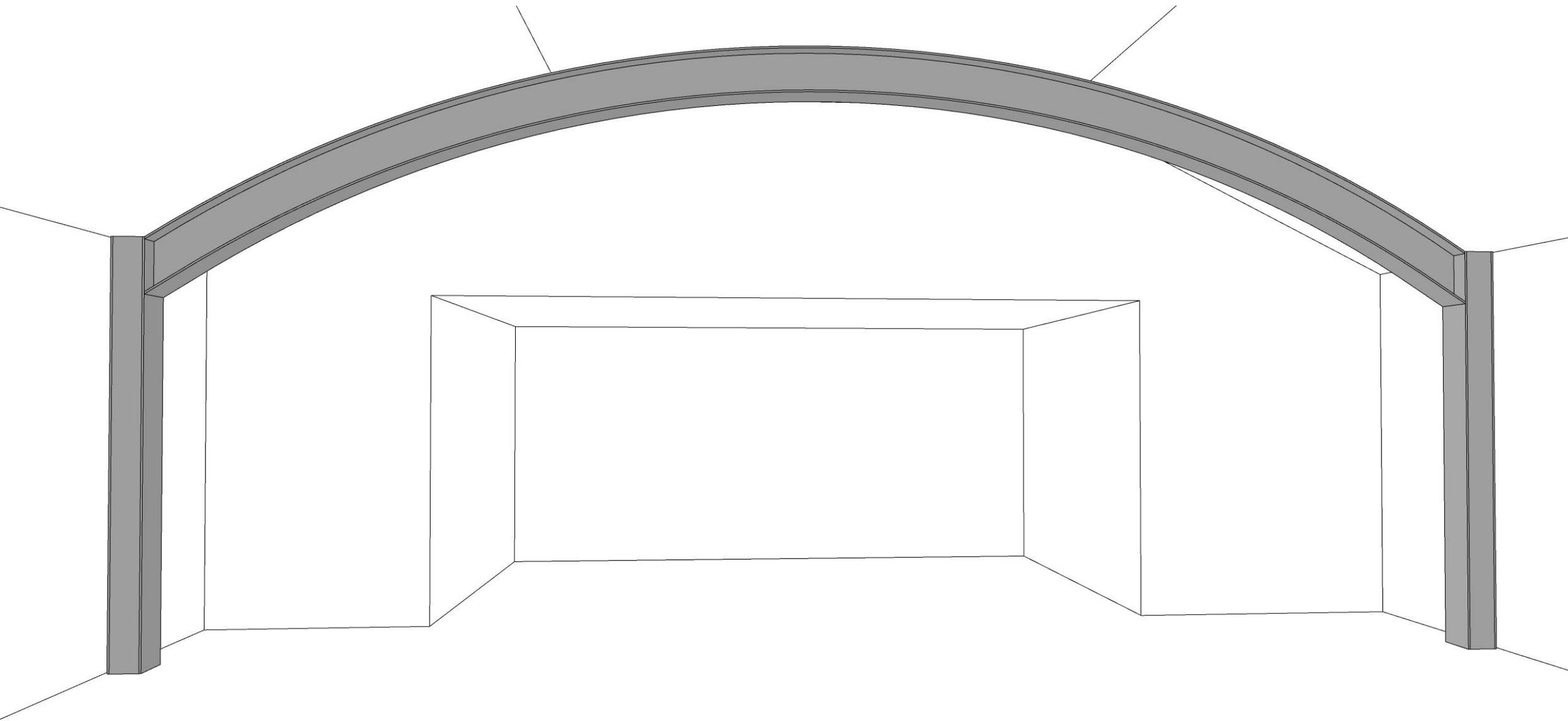
Weight of Snow		
Snow Depth	Design Weight	Estimated Actual Weight
6 inches	7.5 psf	6-9 psf
12 inches	16.1 psf	12-18 psf
18 inches	26.1 psf	18-24 psf
24 inches	37.8 psf	24-36 psf
30 inches	51.8 psf	30-45 psf
36 inches	69 psf	36-54 psf
42 inches	90 psf	42-63 psf
48 inches	117 psf	48-72 psf

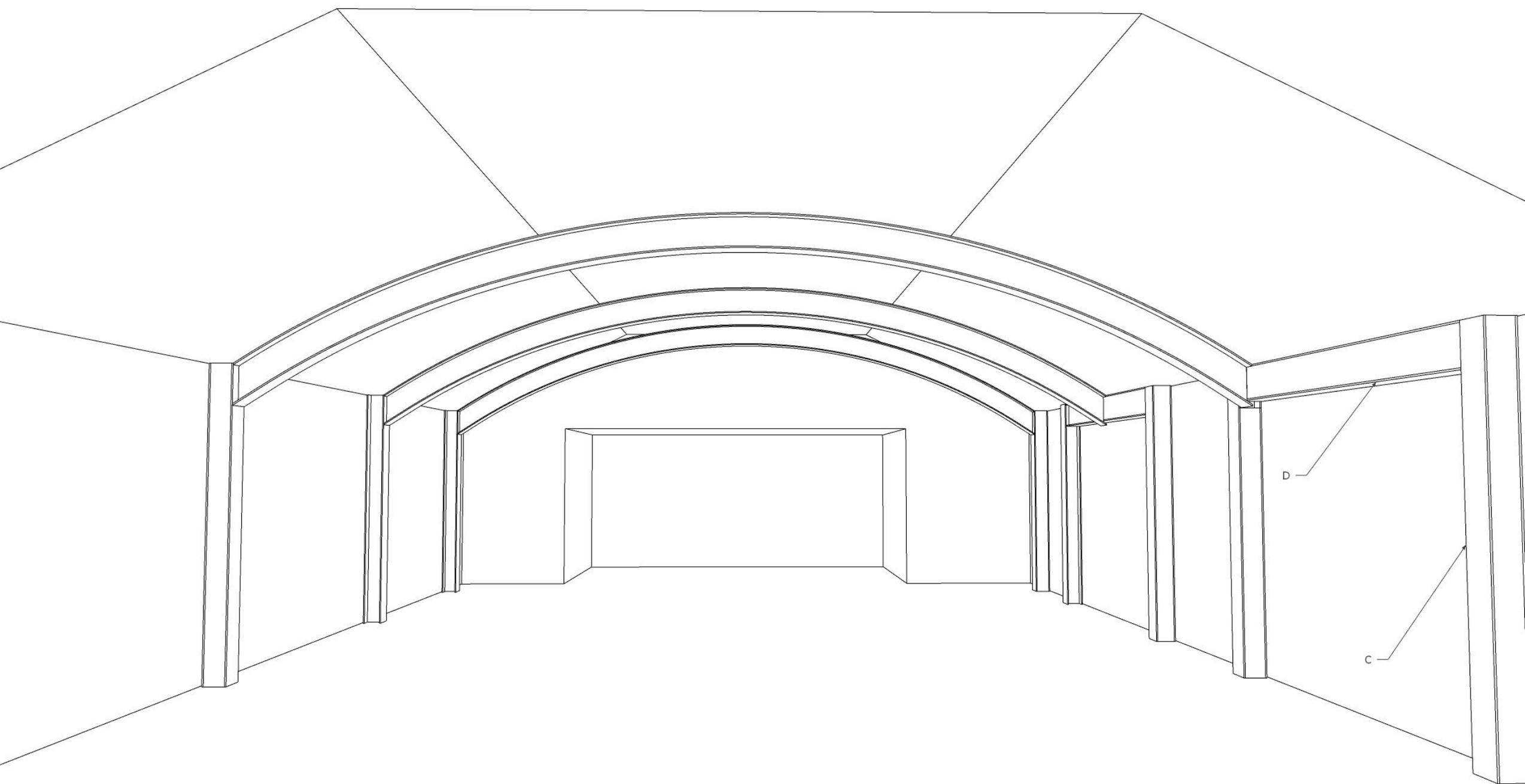
Snow design loads are based on figures published by the ASCE; estimates for the actual weight of snow range from 1 to 1.5 psf per inch of depth. Note that the density of snow increases as depth increases. In a 6-inch snowfall, an inch of snow has a design density of 1.25 psf per inch, and a real-world density closer to 1 psf per inch; in 48-inch-deep snow, the design density is more than 2.4 psf per inch while the actual density is probably 1.5 psf per inch or more.



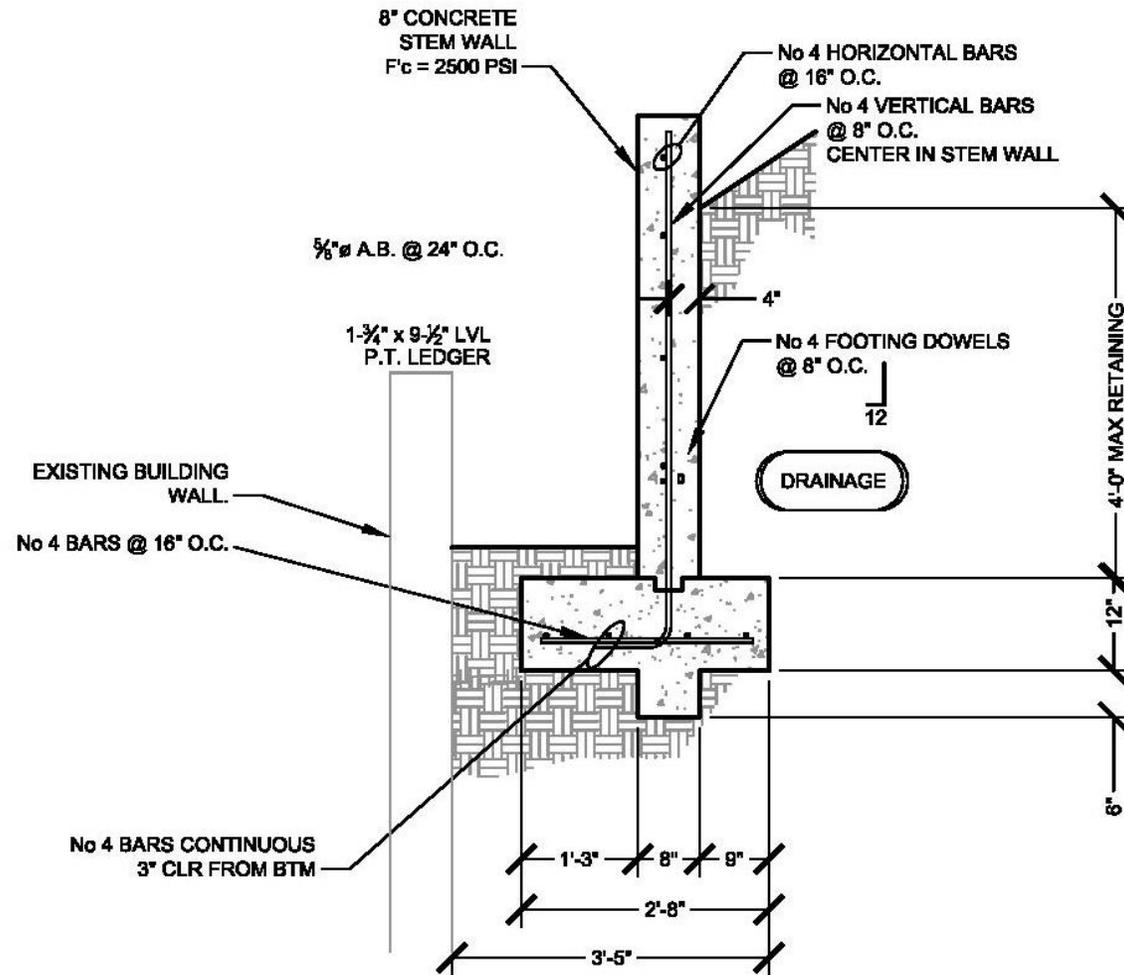
Rolled Beam at Proscenium Arch





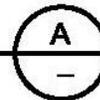






DETAIL - Property Wall

SCALE: 1/2" = 1'-0"



ESTIMATED COSTS

The following cost estimates reflect current costs for materials and labor (2021), including BOLI and related soft costs. Actual costs may vary, depending on the status of the construction sector at the time of contracting.

ITEM	DESCRIPTION	LOW	HIGH
Winburn Way Community Center			
1	Install wood and steel moment frame/roof repair over auditorium, including drywall as needed, footings, etc.	\$ 65,000	\$ 80,000
2	Unisex ADA Restroom in former storage	\$ 20,000	\$ 25,000
3	Rebuild Hall, remove stairs, install fold-down access, repaint and repair trim, etc.	\$ 8,000	\$ 12,000
4	Replace rear entry steps (may be combined with retaining wall work if concrete	\$ 2,500	\$ 3,500
5	Basement StrongTies/sill clips, re-shim/replace footings, add x-bracing and strapping for lateral shear as needed	\$ 20,000	\$ 25,000
Pioneer Log Cabin			
1	Install StrongTies at plate connections, enhance roof framing with collar ties and gussets	\$ 15,000	\$ 20,000
2	Reinforce south wall window opening	\$ 5,000	\$ 8,000
Engineering/Soft Costs (includes retaining wall)		\$ 15,000	\$ 25,000
TOTAL STRUCTURAL/Functional Upgrades to reopen		\$ 150,500	\$ 198,500
RECOMMENDED UPGRADE TO REDUCE FIRE HAZARD			
Excavate & install rear retaining wall behind both buildings, including concrete pad at WWCC basement entry, fencing and gates to reduce access		\$ 65,000	\$ 80,000
TOTAL RECOMMENDED PROJECT COSTS		\$ 215,500	\$ 278,500

September 19, 2021

RE Agenda Item: Winburn Way, Ad Hoc Committee, Final Report

Honorable Mayor and City Council Members,

My name is Dale Shostrom. I am currently a member of the Ashland Historic Commission and have served the City as a commissioner for over 22 years, where I help carry out the Commissions' charge to preserve the integrity of our historic structures and resources. I am speaking to express some thoughts and concerns regarding the proposal submitted by the Winburn Way ad hoc Committee. Because the Historic Commission has not met since the proposal was submitted, I am speaking on behalf of myself and not the Commission as a whole.

I have worked as a designer/builder in Ashland since moving here in 1974 and have collaborated with many structural engineers during my career. In the early spring of this year, by previous order of the City Council, I was invited by the Public Works Dept. to provide technical expertise and community representation in the evaluation of Engineering and Architectural firms that had submitted proposals to provide comprehensive evaluations of Pioneer Hall and the Community Center. During this process I developed a robust understanding of the condition of these structures via on-site visits with architects and engineers and I thoroughly reviewed all the documents, architectural drawings, engineering reports that pertain to these buildings.

In my opinion these buildings have some serious structural deficiencies and deferred maintenance issues. Pioneer Hall has been well investigated in recent years, whereas the Community Center has had only a preliminary report on the structural deficiencies of the roof and north wall of the main hall auditorium.

I think the ad hoc Committees' proposal can safely re-open these buildings. I whole heartedly agree with the need to get these buildings open for public uses and to find cost effective solutions. But the ad hoc charge to 'develop least-cost recommendations' falls short aesthetically and impedes the opportunity for historic restoration.

My major concern is with the Community Center auditorium ceiling and the proposed fix, by the installation of a **steel moment frame**. The existing curved vaulted ceiling covers an open floor area of 30 feet by 40 feet. The ad hoc Committees' structural solution is comprised of a series of asymmetrically spaced steel beams, headers, and post (wrapped in drywall) that will completely overpower and interrupt the historic openness, simplicity, and detailing of this beautifully vaulted auditorium.

Further, this utilitarian retrofit support system will complicate or permanently eliminate future opportunities to restore the north wall and roof systems, without the additional wasteful expenditure that will be needed to remove the steel moment frame. Specifically, the Committees' recommendation would severely restrict or preclude future repair of the sagging floor and compromised foundation, the outward leaning windows and wall, and the 15-inch-deep belly in the exterior roof plane. The consensus engineering solution, to remedy all these problems, has been to remove the existing roof structure and rebuild with new wood trusses. I believe the proposed **steel moment frame** is a totally unacceptable solution, both aesthetically and historically.

As a next step, we need to develop cost-effective design solutions that address safety concerns, longevity of the structure, and preservation of key historic design features, as previously directed by Council. By incorporating the ad hoc Committees' findings, we can simplify a new 'preliminary design and engineering phase'. Because the City may need to re-open a competitive solicitation process for engineering services regardless of the path forward, a more economical opportunity to better assess the long-term needs of these buildings is not likely to occur again soon. This phase should facilitate public input, needs analysis, and budgets. The resulting "menu" and price list of repairs, improvements, and restorations will enable Council and the community to better prioritize which actions should be performed over time.

These buildings are nearly a century old. It is time for a detailed evaluation that will guide decisions to ensure our historic public resources will serve the Ashland community for another 100 years.

Respectfully,
Dale Shostrom

Councilors:

I am bringing this letter to you wearing several hats.

First, I am a relatively new resident of Ashland - since 2014. A primary reason for moving here is because we were willing to pay the taxes to enjoy - and ensure - that Ashland is a livable and sustainable community for all.

Personally, I believe that the North Mountain Nature Center is key to that phrase - "livable and sustainable". With this letter, I am bringing to you my concerns about the future of Ashland. In all of the writings I have seen about the budget, our wonderful parks were put forward as the reason to continue APRC funding. But I have not seen or heard enough about other services that also need to be supported. I understand the value of all of our parks and I want them to continue.

And there needs to be some way to make sure that we find the funding to continue the operation of the North Mountain Park Nature Center.

I am also part of the Bee City USA Ashland subcommittee under Parks and Rec. I feel that our town is better and stronger because of our Bee City USA Ashland status and I can say personally with feeling that Libby Van Whye is a critical part of our team, and the reason we now have over 75 Bee City USA Ashland designated pollinator gardens, and several pollinator gardens on park property.

I, along with many many others, value the North Mountain Park Nature Center in many ways. Either personally because of the classes taken or taught, or because we know how many lives are touched through their amazing educational programs with schools throughout the Valley, or because we want to make sure other organizations can continue using the grounds to teach about fish, acorns, birds and more, or just because we love the place for walking and experiencing the natural world, a world that is fast disappearing, even in Ashland. Both Ashland and the Rogue Valley need this place.

What will happen if the Nature Center goes away? What will happen to the visitors who come here to visit the Nature Center and stop to shop and eat? What about our air quality and the quality of our Bear Creek and other waterways? What will happen to the Center's amazing gardens and open spaces? What about all the volunteers who are tending the grounds, not to mention Libby and Jen?

We need amazing and inspiring places to teach our residents about the wonders of birds, skunks, fish, crevice nesting bees, beavers, and more, not to mention our native trees, shrubs, and flowering plants that are so fast disappearing everywhere. of the natural world. This is a place to learn about the keystone oak tree and all it provides, our native grasses, camas, and tarweed, the practices of the indigenous tribes, how and why salmon spawn in Bear Creek, and --- well, I could all go on.

So I will just end with my statement that The Nature Center is a critical component to ensure our city, both now and in the future, continues to be a liveable and sustainable Ashland. And I hope you will insure that the budget reflects this asset to our City.

Thank you for your support.

Kristina Lefever
Ashland

United States Department of the Interior
National Park Service

MAY 19 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Women's Civic Improvement Clubhouse
other names/site number Winburn Way Community Center

2. Location

street & number 59 Winbrun Way N/A not for publication
city, town Ashland N/A vicinity
state Oregon code OR county Jackson code 029 zip code 97520

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official [Signature] Date May 1, 1989
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Mark J. Baker Entered in the National Register 16 June, 1989
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Social/Clubhouse

Current Functions (enter categories from instructions)

Recreation and Culture/hall, auditorium

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Materials (enter categories from instructions)

foundation stucco

walls wood: shingle

roof wood: shingle

other stone (river rock)

Describe present and historic physical appearance.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

The Winburn Community Center in Ashland was built as the meeting place of the Ashland Women's Civic Improvement Club. Construction began in September 1921 and the structure was formally dedicated on December 3, 1922. The bungalow-style structure with a central covered entrance porch is of frame construction. It was designed and built by contractor A.L. Lamb. Now owned by the City of Ashland, the resource retains its historical integrity in location, setting, materials, and design. It continues to serve Ashland as a community meeting hall and auditorium.

Located in township 39 south, Range One east, W.M., Section 9, Tax Lot 2500 on Lot 9 Block 1 of the Official 1888 Map of Ashland (Assessor's plat 39 1E 9BB), the Winburn Community Center is in the northern portion of the block of Winburn Way between the intersection of Nutley and the Ashland Plaza, the City's downtown commercial center. The building faces in a easterly direction towards Lithia Park (NRHP, 1982) and is bounded on the north by a vacant dirt parcel that serves as a parking lot and on the south by the Butler Pioneer Log Cabin, also owned by the City of Ashland. At the west edge of the parcel, immediately to the rear of the structure is a steep grade up to Granite Street.

The basically rectangular, single-story, building measures 74 feet 6 inches in depth and 61 feet 6 inches in width including a covered porch, measuring 29 feet 10 inches wide by 14 feet deep, on the front facade. The main portion of the structure is composed of an auditorium hall with an arched ceiling, a raised stage platform and backstage area,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

two conference rooms, a kitchen, hallway, an office/storage area and two restrooms. An office area is adjacent to the front porch at the northeast corner. There is a storage area and small covered rear porch at the southwest corner. Construction is of wooden frame covered with shingles. The wood shingled main hipped roof with a north/south ridge is augmented by three intersecting shingled gables covering the protruding spaces. A gable dormer on the east plane of the main roof volume has three three-pane windows which admit light into an attic storage area. The foundation is of wooden piers on concrete footings. The crawl space area is sheathed on the exterior by stucco over wire mesh. A 12 foot by 29 foot concrete slab basement at the northwest corner houses new (1985) HVAC equipment.

A major restoration of the Winburn Community Center was funded by a Community Block Development Grant in 1985 and carried out by The City of Ashland under the direction of architect Joyce Ward. Structural problems in the roof and foundation, likely the result of the original sporadic construction schedule and use of sub-standard materials¹, were corrected as well as some interior remodeling, primarily to the kitchen and bathroom areas.

The primary window type is wood frame grouped in sets of three with a fixed center pane flanked by two inwardly opening casement panels. All windows have a horizontal mullion defining the top third which is itself divided vertically into five lights on the fixed panels and two on the casements. Other windows and the transoms above exterior doors are consistent with these basic proportions and design. Four 8" diameter (at base) doric columns of wood stave construction divide the front porch into three visual units. The center unit is filled with a 30" high wooden railing; the north unit has steps and handrails, provided in 1985 for handicap access, and the south is open with two concrete steps up to the wooden porch floor.

¹ Tony Hazarian, "Facelift for an Unforgotten Friend", Ashland Daily Tidings September 3, 1985 p.7.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3

At the northeast corner is a river rock chimney with concrete slab ledges where the main body stops and the chimney stack begins. Two rectangular wooden louvered attic vents are centered under the protruding gables of the front facade. An exterior door on the north facade and the wooden stairs to it are an exterior entrance to the stage area. At the main entrance a pair of new wooden doors, designed to match the existing windows, were installed in 1985. The front porch was roofed over with built-up asphalt and two skylights were installed in 1985. No other major changes or additions to the original exterior volume or deviations from the original exterior materials have been documented or are apparent.

The basic original interior spatial arrangement remains with roughly one-half the area of the structure devoted to the main auditorium and stage spaces. A stairwell to the attic storage area was added in the hall at the south rear portion of the building, probably in the late 1960s when the structure was used as office space for a local government agency. The second conference area at the southeast corner was divided into two smaller spaces. These interior partition walls were removed, re-creating the original larger space, during the 1985 restoration. A wood and glass wall with a doorway between the rear of the auditorium and the office at the northeast corner has been blocked off and covered with curtains for acoustic purposes on the auditorium side and celutex-type material, for use as a bulletin board, on the office side.

Original interior wood trim of stained 4" wide fir with a transparent white glaze remains in the majority of the building around doors and windows. The 12" high wooden baseboards are of the same materials and finish. Replacements are of similar colors and size without the white glaze. Original brass-colored light fixtures with white globes line the auditorium walls and central conference areas at eye level. A stone-faced fireplace with the original andirons remains in the northeast corner office. Varnished oak flooring is used in all areas with the exception of storage and backstage area, which are 3" fir planking. The kitchen area and restrooms are vinyl.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

The second conference area and all office areas are floored with commercial grade carpeting. Lath and plaster walls painted with flat eggshell white remain throughout. In 1985 the ceiling of the central auditorium was sprayed with an acoustic material and three 1" steel tie-bars were installed.

The Winburn Community Center retains the integrity of its original setting and relationship to its site. Both the interior and exterior are in essentially the same configuration, in materials and spatial arrangement, as when first constructed. The appearance, setting and function of the Winburn Community Center continue to evoke its historical role.

9. Major Bibliographical References

Hannon, Nan and LeBow, Clayton. An Inventory, Historic Documentation, and Assessment of Cultural Resources at Lithia Springs and Winburn Camp. Eugene, Oregon: Infotech, Inc., 1987. (Ashland Planning Department)

Mahar, Franklyn. "A Study of Jesse Winburn's Life and Contributions in Ashland, Oregon." Research paper, Southern Oregon State College, 1960. (SOSC Library)

Ashland Daily Tidings, various issues 1921-1923. (University of Oregon Library)

Chamberlin, Grace Hilton. "History of the First District Told," The Oregon Clubwoman, December 1936, page 4. (UO Library Oregon Collection)

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Ashland, Department of Planning, Department of Parks & Recreation

10. Geographical Data

Acreeage of property 0.19 acres Ashland, Oregon 1:24000

UTM References

A

1	0	5	2	3	5	0	0	4	6	7	1	3	8	0
Zone				Easting				Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone				Easting				Northing						

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated area is described as Tax Lot 2500, Lot 9, Block 1 of the Official Ashland City Map of 1888 in SW¼, NW¼ Section 9, Township 39S, Range 1E, of the Willamette Meridian in Jackson County, Oregon. The Tax Lot is approximately 70 x 121 feet, or 8,470 square feet in area.

See continuation sheet

Boundary Justification

The boundary encompasses the entire city tax lot which is the historic site of the clubhouse.

See continuation sheet

11. Form Prepared By

name/title George Kramer
 organization N/A date December 1988
 street & number 386 North Laurel telephone (503) 482-9504
 city or town Ashland state Oregon zip code 97520

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1A

The Women's Civic Improvement Clubhouse in Ashland, Oregon is located on Winburn Way, the parkway bordering the west edge of Lithia Park, the great public landscape of the Progressive era which reaches up Ashland Creek canyon from the town center.

The building, an Arts and Crafts bungalow of 1922, was designed and built by local contractor A. L. Lamb. One story in height with attic, it is composed of a main, hip-roofed volume having a central dormer and gable-roofed wings projecting from the corners of the facade. The porch or court in the central recess is filled completely with a pergola supported on four slender Tuscan columns, the center pair of which is linked by a simple railing of balusters and rails. The foundation was sheathed with rough-cast stucco over wire mesh. In keeping with the Craftsman tradition, the building is entirely clad with shingles, and doors and windows are trimmed with flat, unadorned surrounds. Typical are three-part window groupings with divided top lights in which a large, fixed-paned center bay is flanked by narrower casement windows.

Original wood trim and finishes remain on the interior, where the distinctive features are Craftsman-style fireplaces, one of river-washed boulders and the other faced with native stone. The central volume contains the auditorium with arched ceiling, a raised stage platform and backstage area. The building also houses a kitchen, conference rooms, and office and storage space.

The building is significant locally under Criterion A for its association with the women's movement and the City Beautiful movement which, stemming from popular interest in the World's Columbian Exposition of 1893, engaged public support for landscape development. The clubhouse is the property most importantly associated with these movements in Ashland because it was the first specially-designed headquarters of the Women's Civic Improvement Club, which originated in 1908 and held as its main purpose the beautification and betterment of Ashland. It was in 1908 that promotional efforts by the Women's Civic Improvement Club resulted in the people of Ashland voting their approval of including park maintenance in the city charter. The germ of the community's Olmstedian park which was to be designed in 1915 by John McLaren, Superintendent of Parks for the City of San Francisco, was thus established. When the club formally incorporated in 1916, joining the statewide Federation of Women's Clubs, the goal of acquiring and developing real property for a clubhouse was included in the articles. In a pattern repeated innumerable times across the country in this early period of the women's movement, the local group enhanced its influence and skills for promoting civic improvements and social welfare by accepting the guiding hand of the statewide Federation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1B

The good works of the Ashland Women's Civic Improvement Club were typical of the progressive era and broadly encompassing, but were concentrated substantially on fund-raising and organization of volunteer labor for landscaping of public areas, especially Lithia Park. The new clubhouse was planned, in part, as a hospitality center for women and children in that period of high expectation concerning Ashland's promise as a mineral springs resort. When the club ran out of funds to complete the construction which had commenced in 1921, Jesse Winburn, a former New York City advertising executive who had retired to Ashland, stepped in to finance completion of the project. For this and other public spirited actions, the philanthropist was commemorated in renaming of Mill Street, the route of access to his rustic retreat near the headwaters of Ashland Creek, as Winburn Way. Winburn's sojourn in Ashland was comparatively brief. He returned to New York in 1923, three years after his arrival in the Bear Creek Valley.

In the years following its formal dedication, through the Depression and wartime, the Women's Civic Improvement Club Building was the setting of innumerable public occasions and social events. Because of its importance as a community gathering place and assistance center in the Great Depression, the building's historic period of significance is drawn from the date of its completion to 1939. Since the 1960s, the building has been held and maintained by the City of Ashland. The building, now known as Winburn Community Center, was faithfully rehabilitated with Community Development Block Grant assistance in 1985.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

The Winburn Community Center, built 1921-22, is significant for its association with the Ashland Women's Civic Improvement Club, an organization founded in 1908 that had a marked impact on Ashland's development. The Center is the earliest such building constructed expressly as the home of a women's club in Southern Oregon and is only the fourth such structure built in the state. It is among few still standing and in use for their original purpose. The Winburn Community Center is incidentally the only remaining structure in Ashland which was associated with Jesse Winburn, a New York millionaire who retired in Ashland in 1920 and donated the funds to complete the building two years later. The building, now owned by the City of Ashland, retains its integrity of site, design, materials, and workmanship. It continues to serve the community as a meeting hall and auditorium-the structure's originally intended purpose.

The Ashland Women's Civic Improvement Club (hereafter referred to as the Civic Club) was founded in 1908, by Mrs. Bertha Winter, Mrs. C.H. Vaupel, and Mrs. J.T. Meikle, "...for the purpose of civic improvement and the beautification of Ashland."¹ The Club incorporated in 1916 and joined the First District Federation of Women's Clubs of Southern Oregon, a chapter of the statewide Federation of Women's Clubs.²

¹ "Civic Improvement Club has Enviably City Record", Ashland Daily Tidings, August 30 1921.

² "History of the First District Told by Grace Hilton Chamberlin." The Oregon Clubwoman, December 1936 Vol 23 No. 3.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3

Projects of the Civic Club prior to 1920 included donations to the Ashland City Band, a 1913 clean-up day which "...suggested that property owners whitewash their old barns and fences...", purchasing the stock of the Wagner Nursery (in 1915) and donating its plants and shrubs to Ashland's citizens to beautify the town, providing volunteer labor and funding for the landscaping of city parks and pioneer cemeteries, distributing flowers to railroad passengers and caring for the Ashland Exhibit Center at the Southern Pacific Depot, providing scholarships to local students, working on the campaign to secure a State Normal School (eventually to become Southern Oregon State College) for Ashland and "presenting every picture in the public library up to 1919." The Civic Club also was instrumental in the beginnings of Ashland's Fourth of July Parades, an event that continues to dominate the town's summers. After temporarily disbanding during WWI the Civic Club reformed in 1919. After the election of Grace Hilton Chamberlin to president the Civic Club began to actively pursue the construction of a clubhouse. This had been a goal of the original articles of incorporation in 1916 which had never been acted upon: "...the procuring of real property for the construction of a home for said corporation and its members...".³

Originally, the Women's Civic Club intended to build a structure which, in addition to serving as a meeting space and community hall, would be used as a rest station for women tourists and place for some not too subtle promotion of Ashland. "Every women tourist will be invited to share our hospitality...We want a room for mothers with the conveniences for that baby and the small children who can't be left at home. There will be a room whose unseen motive will be a boost for Ashland. . . where the hostess will . . . give information as to where to get the best shampoo or where to buy a ranch. These woman-to-woman talks can do more by way of "welcome to society" than any number of

³ "Civic Imp.(rovement) Club had Enviabale City Record".
Ashland Daily Tidings, August 30, 1921.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

printed pamphlets".⁴ The planned large hall was to include a main auditorium with seating for 500 and a smaller banquet hall for 200 in addition to utilities, offices, and rest spaces.

On August 2, 1921 "Members of Ladies (sic) Civic Improvement Club addressed the (City) council asking that the City grant them a sixty or 99 year lease year on a certain property on Mill Street to be used for the erecting thereon a club building."⁵ The location requested was to be adjacent to the Pioneer Cabin site which the council had recently leased to Gwin S. Butler for the erection of a log cabin. The Civic Club originally requested 125 feet of frontage. However, after reviewing the financial obligations required for a large building, the club revised its plans downward and requested of Council, on August 9, 1921, a smaller 75 foot wide tract. "While the Civic Club is eager to be of service to the city, members of the building committee feel that the time is not ripe for a building whose upkeep might prove too great a burden"⁶ The original plans were reduced in scale so as to keep the rest space and banquet hall but eliminate the large central hall. The reduced land lease was granted by council for a period of twenty-five years at the August 9 meeting.⁷

⁴ "Civic Club Backs Idea, Large Hall." Ashland Weekly Daily Tidings, August 10, 1921.

⁵ City Council Minutes August 2, 1921. City of Ashland, Oregon.

⁶ "Civic Club Favors Rest Room in Lieu of Large Hall" Ashland Daily Tidings, August 10, 1921.

⁷ Ibid.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5

The Winburn Community Center building was designed by, and built under the direction of, A.L. Lamb, of Ashland. "Mr. Lamb will look after the job of building and squeezes the most from every dollar."⁹ Lamb was a contractor and, as a former member of the Ashland City Council (1916-1918) had advocated the construction of such a hall for the benefit of the city. In addition, a "Madame Lamb" was a member of the Civic Club's building committee and it is likely that this was a relative of the contractor's. Lamb drew plans for both the original large hall and the one eventually built to fit the smaller lot. "Mr. Lamb is working on the plans with the same enthusiasm that he had for the larger building"⁹ Lamb had previously directed volunteer laborers as the general contractor in charge of the expansion to the Chautauqua dome, designed by Ashland architect E.O. Smith, the foundation of which is now the base of the Elizabethian Theater of the Oregon Shakespearean Festival Association. Similar one-day volunteer work parties were arranged for the construction of the Civic Clubhouse.¹⁰ In 1942 Mr. Lamb, then living in Salem, Oregon, was hired to demolish those Ashland commercial storefronts in the path of the widening of Highway 99.¹¹ No other of Lamb's works or designs in Ashland or elsewhere has been identified.

Despite the reduction in the scope of the project, the Civic Club continued to lack the funding to complete the construction of the structure. Work had halted entirely by the Spring of 1922 and the building sat partially completed. On August 30, 1922, approximately one-year after breaking ground, the Civic Club announced that Jesse Winburn "has agreed to furnish not only sufficient money to finish the

⁹ Ibid.

¹⁰ "Free Dinner is Planned by Civic Club for Workers". Ashland Daily Tidings, November 16, 1921.

¹¹ "A.L. Lamb in Charge of Wrecking Buildings," Ashland Daily Tidings, May 22, 1942.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6

building itself but has promised the ladies to equip the building with all the necessary furniture to make the club rooms centers of culture and refinement."¹²

Jesse Winburn was an influential member of the advertising world when he sold his business and retired to Ashland in early 1921. Winburn had been the owner of the New York City Car Advertising Company, with offices at One Wall Street, a firm responsible for advertising within the subway system. He had become interested in Ashland after hearing a speech given by Professor Irving E. Vining, an Ashland resident who traveled the country giving lectures, at The Advertising Club of New York of which Winburn was president. As Vining's guest, Winburn visited Ashland in February 1920 and liked what he saw of the Oregon town. Winburn's interest was no doubt encouraged by Vining, E.D. Briggs, the City Attorney, E.V. Carter, a local banker, and Bert Greer, the publisher of the Ashland Daily Tidings, all of whom unabashedly saw in Winburn the financial and political contacts that could get the city's dream of becoming a mineral water resort back on track. In particular Winburn was seen as a potential investor the purchase and renovation of the Ashland Hotel, a move which was seen as crucial to the success of the mineral spa venture.

For his Oregon residence Winburn purchased a small log cabin, known as Long's Cabin after the original homesteader. He enlarged and renamed it "Sap and Salt in the Woods" after the newspaper column written by his friend, Bert Moses, who had come with Winburn to Ashland. The cabin was located five miles from Ashland up a dirt road running through Lithia Park (NRHP). Significantly, as it later developed, the cabin was also located within the City's watershed. Winburn's habit of fishing and grazing livestock on the watershed caused considerable friction between the millionaire and the City Council. Additionally a feud, of sorts, developed between Winburn and E.D. Briggs, the City

¹² "Community Club House Will be Completed Soon" Ashland Weekly Tidings, August 30, 1922.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 7

Attorney. Winburn's promise as the financial backer of the Ashland Hotel was never to be realized and his habit of intervening on the local political scene was eventually to turn much of the town against him.

During his time in Ashland, however, Winburn's philanthropic nature found many expressions. He offered cash prizes to be given away at the Fourth of July parades. He hosted large parties at Sap and Salt in the Woods for the town's children. When during an illness he was confined to the Granite City Hospital he found the facilities inadequate and subsequently bought all the stock in the Hospital's holding corporation and, at his own expense, refitted the building at the estimated expense of \$30,000. Upon the completion of the renovation, Winburn gave it to the City, the beginnings of Ashland's continuing community-owned hospital services. Thinking that swans would be an attractive addition to Lithia Park Winburn had six imported from Holland at \$75.00 dollars each.¹³ These were Ashland's first swans, now a symbol of the city, enshrined upon its corporate shield and in the name of The Black Swan Theater of the Oregon Shakespeare Festival.

Driving up and down Mill Street, along the edge of Lithia Park, on his way to and from Sap and Salt in the Woods, Winburn apparently noticed the partially completed Women's Civic Clubhouse. Winburn's offer to fund the completion of the project was among his largest legacies to Ashland. In addition to completing the structure and providing funds for furniture Winburn also contracted with a Mr. Palmer of Medford to travel to San Francisco and secure an organ of "sufficient quality and tone to go with the other equipment..." with a budget of \$5000.¹⁴

¹³ Franklyn D. Mahar, "The Millionaire and the Village: Jesse Winburn Comes to Ashland" Oregon Historical Quarterly 1963, p. 339.

¹⁴ Ibid., p. 338.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

When the Women's Club building was, at long last, completed, in early November 1922, the organization had a banquet in honor of their benefactor. In a packed room, including gubernatorial candidate, Walter M. Pierce of La Grande and Mrs. Frank Irvine, the wife of the editor of The Portland Journal, plus many local dignitaries, Jesse Winburn was praised for his contributions to Ashland and the state. Charles Loomis, Ashland's mayor, stated that what Ashland needs, in addition to "more water, more lights, a big hotel and more co-operation, is more Jesse Winburns". C.E. "Pop" Gates, Mayor of Medford, claimed that should Winburn ever tire of Ashland "the people of Medford would be more than glad to build a canyon down the center of the city, if that would be an inducement to Mr. Winburn to move.." Finally, a group of local children, always Winburn's favorite constituency, sang to the tune of "Soloman Levi" the following:

"His name is Jesse Winburn,
He lives at Sap and Salt,
He is the man we love the best
With him we find no fault.
We do appreciate his deeds
And everything else he's done,
And all the boys are with us
In giving a glad hurrah."¹⁵

In consideration of Winburn's many gifts to the City of Ashland the City Council, on April 17, 1923, renamed Mill Street, which winds past the Women's Civic Club, through Lithia Park and up to Sap and Salt in the Woods, "Winburn Way in his honor."¹⁶

Jesse Winburn left Ashland in early 1923 and returned to New York. "He became wary of being approached with ideas

¹⁵ "Winburn is Feted at Big Banquet in Civic Building"
Ashland Daily Tidings, November, 1, 1922. p. 2 col. 4-6.

¹⁶ Mahar, pg. 340.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 9

that needed financing and the continuing complaints over his contamination of the city water supply."¹⁷ Winburn continued his philanthropies in New York, donating the Ravenstyn painting "Portrait of a Gentleman" to the Metropolitan Museum of Art, for which he was made a "Fellow in Perpetuity", in 1923.¹⁸ He loaned 1,000,000 francs to the French Olympic Committee in 1933 to assure the Paris games, was the founder of the Bronxville Golf Association and purchased and renovated the Hunt Estate for its use as a clubhouse. Winburn was made Chairman of the New York City Parks Protective and Improvement Committee in 1926. He died suddenly, at the age of 58, on July 21, 1929.¹⁹

After the formal dedication and opening of the Civic Clubhouse on December 5, 1922, it was used as designed, for meetings, banquets, shows and tourists until the beginning of World War II. With the construction of Camp White, east of Medford, the Rogue Valley became the home for a large number of servicemen. In 1942 a contract was signed between the Army and the Civic Club to use the building as the local USO for \$50.00 a month rent and the installation of a new roof. Each Wednesday was reserved for Civic Club use.²⁰ After the war, with the de-commissioning of Camp White, the building once again became a local meeting place. During the 1950s, with funds from former Ashland resident Mrs.

¹⁷ Marjorie O'Harra, The Ashland Story. p.114

¹⁸ Aronson, Deborah, Assistant Archivist. Letter dated March 4, 1988.

¹⁹ "Jesse Winburn, Banker, Dies in New Rochelle", New York Times, July 22, 1929, p. 19.

²⁰ "USO in Civic Club Seems more Certain as Group Meets Officials." Ashland Daily Tidings, June 16, 1942, p.1

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 10

Johnny Gruelle, whose husband was the author of the Raggedy Ann and Andy children's books, the Clubhouse was painted (possibly the dark brown which existed into the 1980s) and again re-roofed.²¹

In the 1960s the building was converted into the home of the Ashland Parks and Recreation Department and that agency remained there until the late 1970s. By 1985 the building was sadly neglected and badly in need of repair. The City of Ashland took control of the property and with funding provided through a Community Block Development Grant local architect Joyce Ward and general contractor John Williford undertook extensive repair of the building. Yet another new roof was installed, this time over a structurally corrected framework and the exterior shingles were repainted the original grey. Since its completion and rededication the building continues to be used as the site of local club meetings including The Women's Civic Club, the Garden Club and many, many others. Dance groups use the auditorium which is also the site of many exhibits and presentations. Since 1986 the City of Ashland Historic Commission has used the building for its monthly meetings.

The Winburn Way Community Center building is significant to the history of the Women's Club movement in Oregon as the earliest example of a structure expressly built as a women's clubhouse in Southern Oregon and one of the oldest surviving such buildings within the State. Its association with the Women's Civic Improvement Club of Ashland, an organization whose efforts early on helped set the tone for the development of Ashland's tourist economy, has continued unbroken since its construction.

²¹ "History of the Ashland Woman's Civic Club", Ashland Public Library Oregon Cabinet.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 11

While not nominated under Criterion B, the Community Center is noteworthy for its association with Jesse Winburn who, though he lived in town for less than three years had a great impact on the community and has become a prominent local figure. The Women's Civic Improvement Clubhouse which he helped fund, and which has since been renamed after the street dedicated to him by the City, is the only direct, built, remains of his generosity to the people of Ashland.

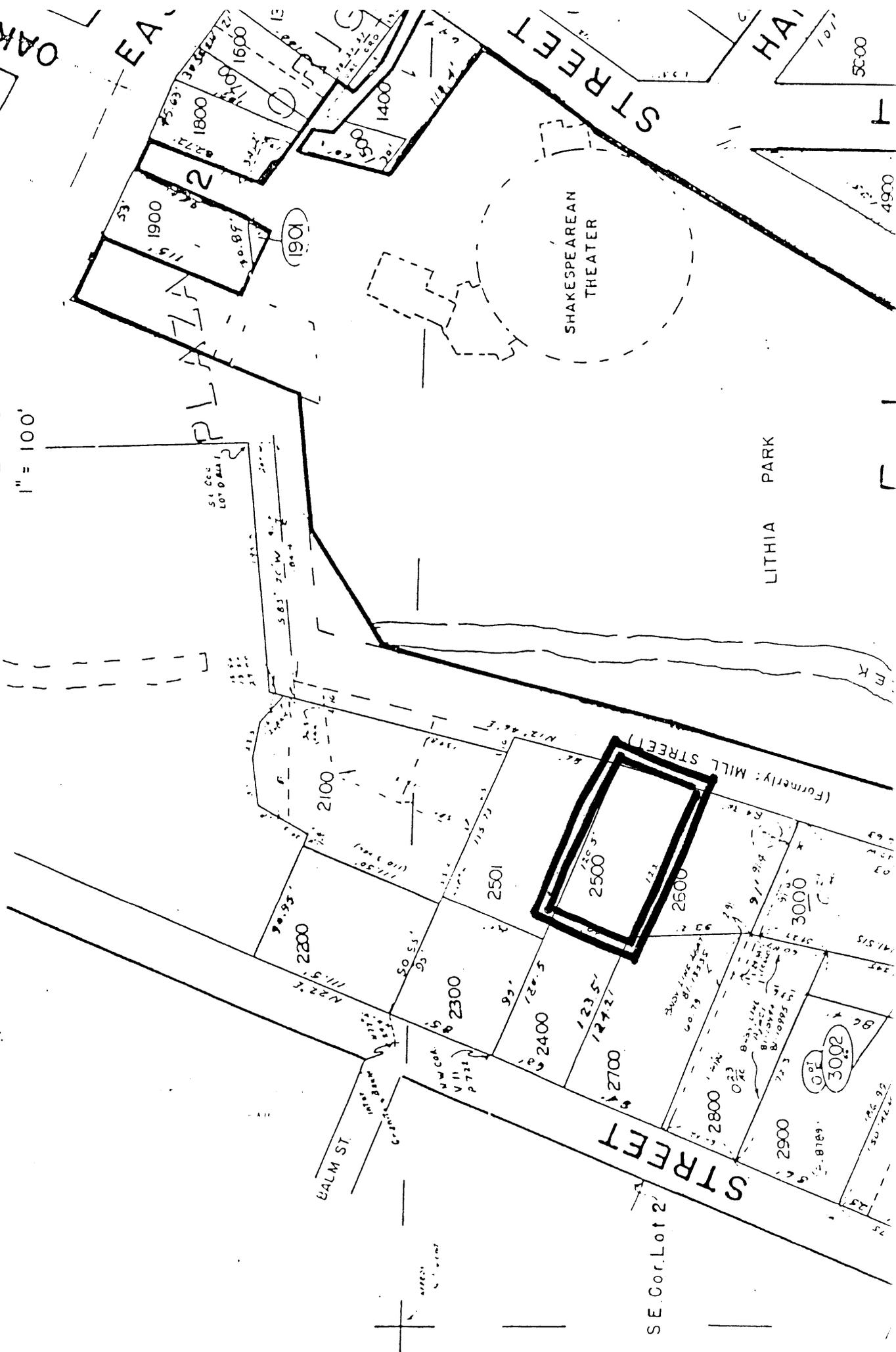
The Winburn Way Community Center retains its original style, form, design and usage of materials. While some interior and structural changes have been made, the building continues to convey the integrity of the period and associations for which it is significant. Its past and continuing role as the major community activity center in the traditional downtown core of Ashland represent an unbroken link with the original objective of those dedicated individuals; the members of the Women's Civic Club, the people of Ashland, and, finally, Jesse Winburn, worked to establish.

SW 1/4 NW 1/4 SEC. 9 T.39 S. R.1 E. W.M.

39 1E 988

1" = 100'

2700
 2700
 3000
 2500
 2100
 1700
 1300



5000
 4900

LITHIA PARK

SE COR. LOT 2

STREET

STREET

HA,

EA,

OAK ST

BALM ST

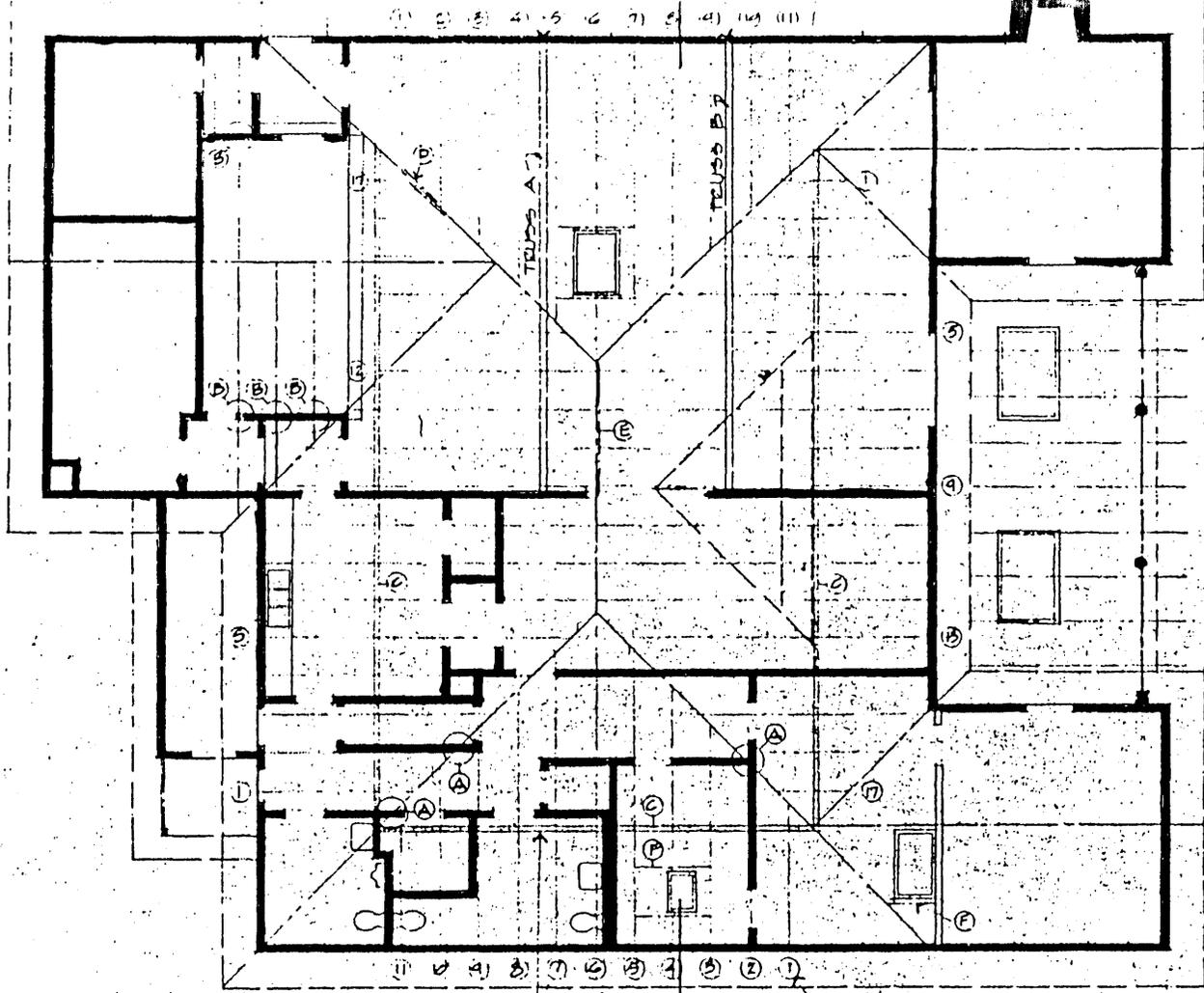
(Formerly: MILL STREET)

SHAKESPEAREAN THEATER

190

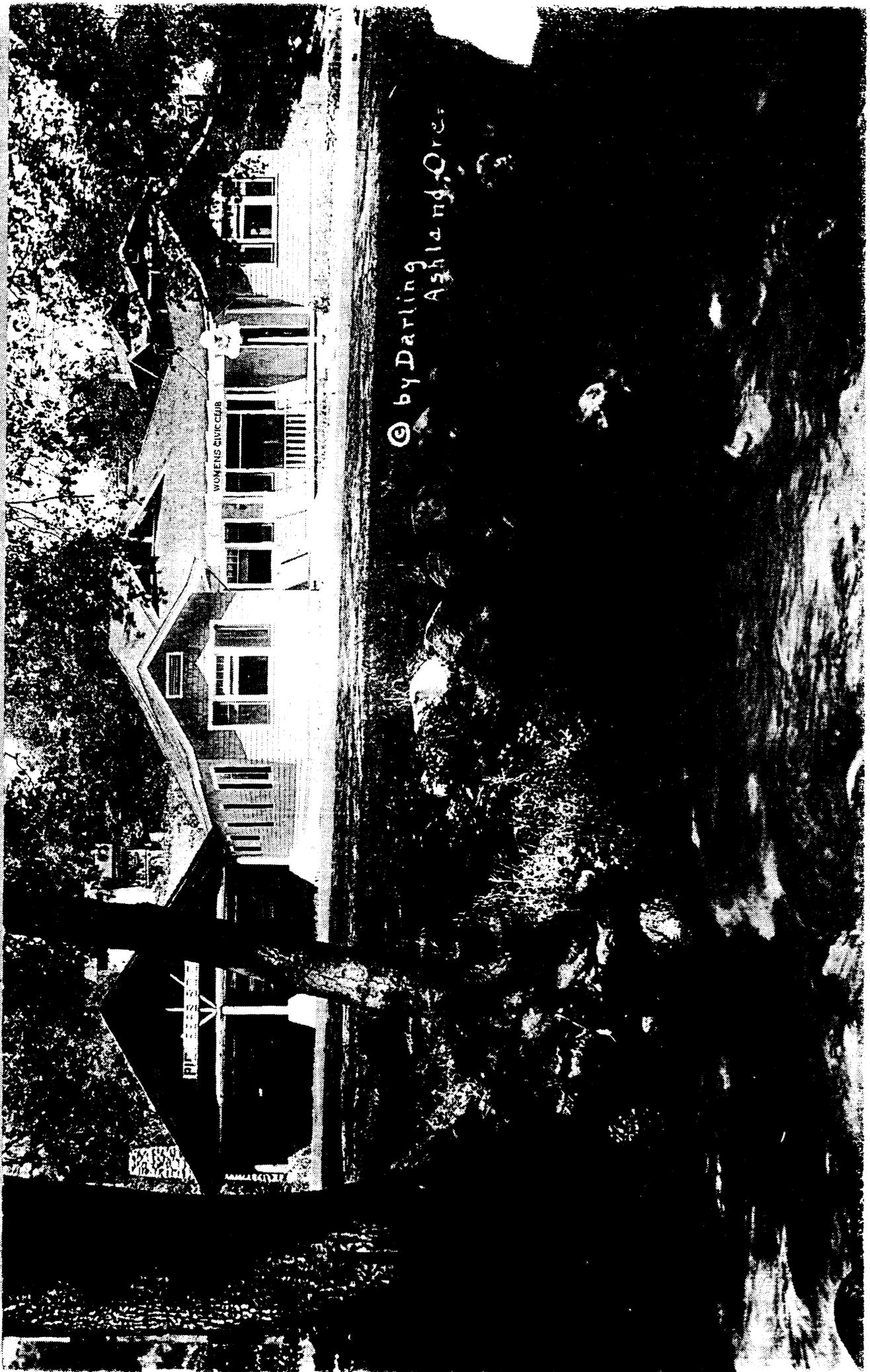
3092





FLOORPLAN, WINBURN COMMUNITY CENTER
 ASHLAND, JACKSON COUNTY, OREGON

(ADAPTED FROM COMMUNITY CENTER RESTORATION
 SHEET 2 OF 1
 JOYCE C. WARD, ARCHITECT
 5-9-1985)



WOMENS CIVIC CLUB

© by Darling Ashland, Ore.



CIVIC CLUB HOUSE
ASHLAND, ORE

STUDIO ASHLAND
Photo

WINBURN WAY COMMUNITY CENTER (1921)
59 WINBURN WAY
ASHLAND, JACKSON COUNTY, OREGON

HISTORIC VIEW, ABOUT 1923
SOUTHERN OREGON HISTORICAL SOCIETY
PO BOX 480
JACKSONVILLE, OR 97530

1 OF 3

EAST (FRONT) ELEVATION



WINBURN WAY COMMUNITY CENTER (1921)
59 WINBURN WAY
ASHLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO, 1988
386 NORTH LAUREL
ASHLAND, OR 97520

2 OF 3

EAST (FRONT) ELEVATION



WINBURN WAY COMMUNITY CENTER (1921)
59 WINBURN WAY
ASHLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO, 1988
386 NORTH LAUREL
ASHLAND, OREGON 97520

3 OF 3

NORTH (SIDE) ELEVATION



WINBURN Way Community Center (1921-2)
59 WINBURN Way
ASYLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO, 1989
386 NORTH LAUREL
ASYLAND, OR 97520

Auditorium
Looking NW.
4 of 6



WINBURN WAY Community Center (1921-22)
59 WINBURN WAY
ASHLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO - 1989
386 NORTH LAUREL
ASHLAND, OR 97520

DETAIL - FIREPLACE
NW CORNER
5 OF 6



WINBURN Way Community Center (1921-2)
59 WINBURN Way
ASHLAND, OR 97520

George Keamer Photo - 1989
386 NORTH LAUREL
ASHLAND, OR 97520

SE Meeting Room : 6 of 6