

ASHLAND HISTORIC COMMISSION
ELECTRONIC MEETING
DRAFT Meeting Minutes
December 8, 2021

Community Development/Engineering Services Building – Electronic Meeting

CALL TO ORDER:

Hovenkamp called the zoom meeting to order at 6:00pm.

Commissioners Present:	Council Liaison:
Shostrom	Shaun Moran
Whitford	Staff Present:
Von Chamier	Maria Harris; Planning Dept.
Emery	Derek Severson; Planning Dept
Skibby	Regan Trapp; Permit Technician II
Hovenkamp	
Swink	
Commissioners Absent:	ALL PRESENT

APPROVAL OF MINUTES:

Shostrom/Whitford m/s to approve minutes for September 8, 2021. Voice vote. ALL AYES. Motion passed.

PUBLIC FORUM:

There was no one wishing to speak.

COUNCIL LIAISON REPORT:

Councilor Moran gave Council Liaison report. Items discussed were:

- The first reading of the annexation code amendments was presented to Council.
- The Community Center will move forward with the Ad-Hoc Committee's proposal approved by the Council.

Hovenkamp read aloud the procedures for Public Hearings.

PLANNING ACTION REVIEW

PLANNING ACTION: PA-T1-2021-00164

SUBJECT PROPERTY: 101 A Street

OWNER: Blue Marble/Jordan Willing

APPLICANT: Chris Brown, Arkitek: Design & Architecture

DESCRIPTION: A request for Site Design Review approval to permit a remodel and an 8,159 square foot addition to the building at 101 A Street. Proposed improvements include re-roofing; constructing a new rooftop addition and solar array and replacing rooftop mechanical equipment; installing new exterior stairs, exterior windows, awnings and a dormer; constructing interior second floor space; installing a parking area gate to regulate access; and adding new plaza space with seating. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1 with Historic, Residential and Detail Site Review Overlays; **MAP:** 39 1E 09BA; **TAX LOT:** 14600 & 14900

There was no conflict of interest or ex-parte contact indicated by the Commission.

Severson gave the staff report for PA-T1-2021-00164.

Hovenkamp opened the public hearing to the applicants.

Applicant's present:

- Christopher Brown, Arkitek
- Ian White, Arkitek
- Paul Turner, Arkitek

Chris Brown introduced himself and his team. He announced that this project is an adaptive re-use of a building that is a landmark feature of the railroad district in Ashland and will revitalize the A' Street Corridor. Ian White gave a summary on the history of the site and the project. Paul Turner stated that this would be a modern addition to offset the historical qualities of the building and that it was important to keep the setback from all sides of the building on the rooftop addition. They wanted to work with the vision of what is already there and stay within the existing material palette. The team's goal is to strip out the finishes from what Plexis added and return the historical character of the building.

Emery & Shostrom like the original proposal and agreed that, visually from south to north, it becomes more massive as compared to the original proposal. Emery acknowledged that although it's more massive it is a good use of the space.

The Commission thanked the applicants for their detailed plans.

Hovenkamp closed the public hearing to the applicants.

Emery/Shostrom m/s to approve PA-T1-2021-00164 with recommendation. Voice vote. ALL AYES. Motion passed.

Commission Recommendation:

The Historic Commission commends the applicant on the design and effort to remodel and repurpose a significant historic structure. The Commission also commends the applicant for the excellent application materials, as well as the presentation of the perspectives, elevations and site plans at the Commission meeting. The presentation and materials assisted greatly in understanding the proposed changes to the building exterior and third story addition.

The Historic Commission recommends reducing the plate height from ten to eight feet in height to minimize the visual impact of the mass and scale of the third-story addition from a variety of views from a pedestrian's perspective on A Street – see applicable design standards (below).

Historic District Design Standards 18.4.2.050.B

3. **Scale.** Recommended: Height, width, and massing of new buildings conform to historic buildings in the immediate vicinity. Avoid: Height, width, or massing of new buildings that is out of scale with historic buildings in the vicinity.
4. **Massing.** Recommended: Small, varied masses consistent with historic buildings in the immediate vicinity. Avoid: Single, monolithic forms that are not relieved by variations in massing.

Large Scale Projects, 18.4.2.040.D

1. **Orientation and Scale.**
 - a. Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building masses or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.

DISCUSSION ITEMS

Membership and attendance:

- Harris emphasized that there are 2 vacancies on the Commission that have not been filled for over a year. Staff suggests supporting an amendment to reduce the Commission to 7 seated members. This would be a council decision with the ordinance to be drafted by Staff. The Commission asked staff to investigate the following:
 - Having a "seated member quorum" (Like Tree Commission)
 - Reduce design review to 2x a month (with only 2 people)

Shostrom made a motion – Further discussion ensued as to what the motion should be.

Shostrom/Swink m/s to direct staff to research keeping Commission seats at 9 but use the “seated member quorum.” ALL AYES. Motion passed.

Community Center discussion:

- The Commission discussed in detail Shostrom's letter that was read aloud to Council back in September.
- Councilor Moran summarized the Ad-Hoc Committee's decision and what the next steps will be.
- The Commission conveyed that they would like to identify their role in this important matter, and formally address Council in the near future. They decided that they would study all the information from the November Packet and come together to discuss this topic at the next meeting in January.

ADJOURNMENT

Next meeting is scheduled for January 5, 2022 at 6:00pm via Zoom.

There being no other items to discuss, the meeting adjourned at 8:14 pm

Respectfully submitted by Regan Trapp, Permit Technician II