



Historically Compatible Accessory Residential Unit

Location: 88 Dewey Street
Owners: Katherine Hill
Contractor: Taylored Elements Construction
Designer: Steve Renard

The Taylor-Potter House circa 1900

The Taylor-Potter House is a good, relatively intact example of a story and a half Gable ended farmhouse that is common to the railroad district. The land was purchased by Emily and J. H. Taylor in 1903 and the dwelling was likely constructed shortly thereafter. By 1906 Mrs. Taylor, then a widow, is listed as residing elsewhere in Ashland. Roscoe Potter purchased the property in September 1907 and lived here with his wife, Elsie, until 1912. It is one of many historic houses that line Dewey St.

The main house is an L shape and fronts on Dewey St. There is also a historic garage that has been converted into an ARU.

The project that the current owner recently completed added the following improvements:

- A garage facing the alley
- A laundry room
- A new bathroom for the ARU,
- A deck to connect the main house to the added features

This project is worthy of an award for the following reasons:

- The street facing aspects of the house were not altered, and it maintains its historic appearance.
- All of the newly added features are tucked in back of the main house and are not visible from the street.
- The added building is compatible with the historic features main house.

Written by, Bill Emery of Ashland Historic Commission.



Historically Compatible Accessory Residential Unit

Location: 170 Third Street

Owners: Justin & Mira Adams

Designer/Contractor: Conscious Construction / Jason Eaton

The new ARU located off the existing Alley on Third Street, around the corner from the historic residence on B street, in the Historic Railroad District, is an excellent example of a compatible infill project. The project consists of a new home and garage located at the rear of the Pinkston-Bartiges historic home. This handsome Historic Contributing home was built in 1889 and retains a very high historic integrity as well as a supportive relationship to the surrounding historic district.

In general, the historic development patterns of the Railroad District has homes fronting on the streets with accessory structures accessed from alleys in the rear. The new project is consistent with this traditional pattern.

Many of the existing structures in the neighborhood were built in the late 1800's and most of these buildings have a historic traditional vernacular style. The new building is in harmony with this concept. This harmony of style can be seen by the form of the new home which has steep roof pitches and an orientation to the alley for the garage and building entrance. Furthermore, although the new home utilizes contemporary building materials, energy efficiency, current floor plan design, and new construction methods, the overall presentation fits into the historic feel of the neighborhood. This compatibility is due to the use of traditional, dimensioned architectural trim/detailing, the window/door proportions/placement and the building's paint colors, which all mimic the historic existing home. It is also important to note that this new home provides an infill residential unit close to Ashland's downtown, in harmony with the goals of the city.

The overall combination of the above attributes supports the award for a historically compatible Accessory Residential Unit and by doing so, preserves the fabric of this historic district.

Written by, Tom Giordano of Ashland Historic Commission.



Historically Compatible Accessory Residential Unit

Location: 206 Harrison

Owners: Kathryn Nehrbass

Contractor: Robert Gibson & Robert Johnson

Architect: Bruce Von Alten

In January of 1925, The Tidings reported that Milton J. Farley had nearly completed a house at 208 Harrison Street. After 90 some years and numerous changes in ownership over time, Kathryn Nehrbass purchased the residence and lovingly restored it. She refurbished house and altered the interior to more current standards.

In 2017 Kathryn decided that it would be beneficial for her long-term residency to convert the tumble down detached garage in her driveway into an Accessory Residential Unit (ARU) to rent at the present, and possibly house a caregiver further in the future.

Kathryn contacted Architect Bruce Von Alten to design the project, and he began design work in December 2017. With plans in hand, Kathryn contracted with General Contractors Robert Johnson and Robert Gibson to rebuild the garage into the beautiful bungalow style living space that it is now. The structure also acquired its own address: 206 Harrison St.

While this all sounds straight forward and relatively easy, that was not always the case. The approval process was fraught with code issues that proved challenging. Still, the contractors and owner worked with

the building officials to institute creative (but sometimes costly) solutions to comply with existing building codes yet maintained the historic architectural integrity of the existing home - as well as the street scape and neighborhood as a whole.

As a result, Kathryn and her renovation team were able to comply with all of the code ordinances while still maintaining the beautiful architectural details that match the existing home, including the siding, decorative corbels that support the roof overhang, and many trim details.

For these reasons, the City of Ashland's Historic Commission is pleased to recognize this project with a Historically Compatible Accessory Residential Unit award for 2019, for its attention to detail and the exceptional effort expended to comply with ordinances while creating a new housing unit that will be the pride of the neighborhood for decades to come. Congratulations.

Written by, Keith Swink of Ashland Historic Commission.



Historically Compatible New Single-Family Residence

Location: 85 Winburn Way

Owners: Bryan and Stephanie DeBoer

Architect: Carlos Delgado

Contractor: The Downey Company, Sean Downey

For 25 years, Bryan and Stephanie DeBoer have lived in a beautiful 1937 art deco home in East Medford that they have lovingly maintained and improved over the years, but both have longed to return to Ashland someday where they both lived as children. With their youngest child nearly through high school, they decided that the time had come for them to return to Ashland and build their “dream-home.” Bryan has had a passion for, and love of architecture all of his life and especially mid-century modern. But where could they find property to build on in Ashland that decades ago decided not to increase its urban growth boundary?

Added to that was that the athletic DeBoers wanted to be within walking distance of Lithia Park and the theatres and restaurants in downtown Ashland.

Many people have wondered why anyone would want to build a home on a busy street in the heart of the city, but the property on Winburn met the criteria that the DeBoers wanted for a location. The site of the original Ashland Creamery, a hamburger stand that Bryan remembers visiting as a child, occupied the site since the 1950s. However, it was a real challenge to build a home on a small lot of only 2,924 square feet with the steep slope of the hillside behind it. But the architect, Carlos Delgado, working with senior designer, Tom Sager, (and with a lot of input from the DeBoers) was up to the challenge!

The result is going to be one of the most architecturally significant homes ever built in Ashland. Upon completion, the goal is that the home will appear to have been there for decades rather than having just been built. The builders have utilized a lot of natural materials and it meets LEED standards, so there are many sustainable and environmentally friendly aspects built into the home. With patios on both sides and one on the roof, the home is designed for a lot of outdoor living. Also, there is a spa incorporated into one of the side decks. Mature trees on every level have been planted which help the home appear to have been there for a long time. Lots of natural stone and reclaimed wood help give the home a timeless appearance.

Half as big as the DeBoer's home in Medford, the home incorporates all the elements they consider most important. The floor plan is very open and flows beautifully, plus everywhere you look there is a little surprise incorporated into the design, such as two lalique panels that had been made in France in 1928. With a large wine cellar and elevator, there will be little reason for the owners to ever leave!

Congratulations on a job beautifully done and welcome home to Ashland!
Written by, Sam Whitford of Ashland Historic Commission.



Individual Award

Peter Finkle Writer- Marking Ashland Places (MAP)

Peter arrived in Ashland in 1991 from Oakland, Calif. when he relocated with an herbal supplement company, which he co-founded in 1981. His work included product development, quality assurance, international sales, and technical writing on health, until his retirement in 2017. He has loved writing poetry all his life and is now focusing his skills on history and community life with columns and articles for the Ashland Tidings.

In April of 2018, Peter began 'Walk Ashland', an ambitious project to walk every street in Ashland to gather information for the community to learn about the people, history, gardens, wildlife, architecture, and local businesses. His website, walkashland.com, includes articles and photos to promote history, educate, and enhance community culture.

Peter has offered his time to do historical research and writing for the Historic and Public Arts Commissions, that are working together on a project, called 'Mapping Ashland Places'. The first phase is to place pictorial and informational bronze plaques in the Railroad Historic District's sidewalks celebrating historical buildings and sites to help educate both the Ashland citizens and our visiting tourists alike. Peter's more detailed writings along with historic photos (Terry Skibby) of these sites will appear on a new website that the Historic Commission is now developing as a single source for locating Ashland's historical significance and documentation.

The Historic Commission is grateful that Peter Finkle has volunteered his passion, research, and writing skills to help foster more appreciation for Ashland's historic past and raising the community's awareness.

Written by, Dale Shostrom of Ashland Historic Commission.

Ashland Lithia Water Landmark Dedication

The Lithia Fountain was installed on the Ashland Plaza in late 1927. In the 1900s, Lithia Water, which comes from the Pompadour Chief Spring, nearly four miles east of downtown, was the focus of a city-wide development plan that hoped to transform Ashland into a mineral spring-based resort. Under the slogan "Ashland Grows While Lithia Flows," Ashland's citizens passed a \$175,000 bond issue in 1914 to develop Lithia Park and build a pump and distribution system for the highly mineralized water to fountains at the library, railroad depot and park.

Although the system was built, the plan largely "fizzled," at least in part due to the use of wood stave piping which quickly became clogged by mineral build-up that restricted flow. However, this work was likely the catalyst for the gradual development of Lithia Park.

Interest in Lithia Water was revived in the 1920s when a local group sought permission to bottle the water for sale, a venture which had minimal success due to the water's pungent taste and aroma.

In 1927 the Ashland Chamber of Commerce petitioned the City Council to make Lithia Water available on the Plaza. The Lithia Fountain, built of locally quarried Ashland Granite, was installed later that year. Today the "fizzy" lithia water bubbles up from fountains in Ashland's downtown plaza, tasting of sulfur and bicarbonate.

Over the years, due to extensive corrosion caused by the heavy mineral content in the water and vandalism, the fountains became increasingly damaged and difficult to repair. Major vandalism in 2006 required extensive repair and replacement with three goals: (1) replace the basins with an interest in historical accuracy, (2) reduce the likelihood of vandalism, and (3) to make the fountain easier to maintain without the use of chemicals. Ten new basins were fabricated, and porcelain powder coated. A steel armature was installed inside the granite section to hold the basins in place. The final addition was the return of the historic sign denoting the origin of Lithia Water. In December 2007, the restoration was completed and the fountains fully operational.





Lithia Fountain 1999



Lithia Fountain 2007

In 1981, then Public Works Director, Al Alsing petitioned to have the Lithia Water fountains added to the American Water Works Association Landmark designation and was approved in 1982 (Tidings 2 Nov 1982). The designation was commemorated with a bronze water drop plaque. The original plaque was vandalized and “lost.”

Allen A. Alsing was employed with the City for 36 years, from 1951 until his retirement in 1987. Al was very committed to both the City and the community. He volunteered with the Oregon Shakespeare Festival from 1966 to 2004 and was on the board of directors. In retirement, he was an Ashland Parks and Recreation Commissioner, Ashland Airport Commissioner, and involved with the Ashland Parks Foundation and Southern Oregon Historical Society Foundation. He was recognized by the Chamber of Commerce as the “Ashland Volunteer of the Year” in 2008.



Allen “Al”
Alsing
August 13, 1927
May 22, 2011

