

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

November 4, 2015 at 6:00 P.M.

- I. **REGULAR MEETING - CALL TO ORDER:** 6:00 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way
- II. **APPROVAL OF MINUTES:** Historic Commission regular meeting of October 7, 2015
- III. **PUBLIC FORUM:** Business from the audience not included on the agenda. (Total time allowed for Public Forum is 15 minutes. Speakers are limited to 5 minutes or less, depending on the number of individuals wishing to speak.)
- IV. **COUNCIL LIAISON REPORT:** Carol Voisin
- V. **OLD BUSINESS:**
PAC Gateway Island proposal – Public input and Commission recommendations on this proposal to happen during this time.
- VI. **PLANNING ACTION REVIEW:**

PLANNING ACTION: PA-2015-01517
SUBJECT PROPERTY: 209 Oak St., 221 Oak St., 225 Oak St. and 11 B St.
OWNER/APPLICANT: Spartan Ashland Natalie Real Estate, LLC
AGENTS: Kistler, Small & White, Architects
DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approvals for the properties at 209 Oak Street, 221 Oak Street, 225 Oak Street and 11 B Street. The proposal includes the renovation of two existing, historic homes; the construction of six townhouses along B Street; and the construction a new, detached residential cottage. Also included are requests for a Variance to allow a 15-foot wide, one-way driveway where a 20-foot driveway width would typically be required; two Conditional Use Permits to allow a 25 percent increase in the Maximum Permitted Floor Area, and to allow a commercial use within an existing, historic residential building; and an Exception to the Street Standards to allow a curbside sidewalk along B Street where a planting strip would typically be required between the curb and sidewalk.
COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2;
ASSESSOR'S MAP: 39 1E 09BB; **TAX LOTS:** 15600, 15700, 15900 and 16000
- VII. **NEW ITEMS:**
Review board schedule
Project assignments for planning actions
- VIII. **DISCUSSION ITEMS:**
Email from David Sherr-Included in packets.
- IX. **COMMISSION ITEMS NOT ON AGENDA:**
- X. **ADJOURNMENT:**

ASHLAND HISTORIC COMMISSION

Meeting Minutes

October 7, 2015

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

REGULAR MEETING - CALL TO ORDER 6:0p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

Historic Commissioners Present: Mr. Skibby, Mr. Swink, Ms. Kencairn, Ms. Renwick, Mr. Whitford, Mr. Emery, Mr. Ladygo, Mr. Shostrom, Mr. Giordano

Commission Members Absent:

Council Liaison : Carol Voisin

Staff Present: Staff Liaison: Mark Schexnayder; Clerk: Regan Trapp

APPROVAL OF MINUTES:

Ms. Kencairn motioned to approve minutes from September 2, 2015. Mr. Swink seconded. Mr. Giordano abstained. No one opposed.

PUBLIC FORUM:

There was no one in the audience wishing to speak.

Mr. Skibby requested that old business be moved up on the agenda before the Council Liaison report is given.

OLD BUSINESS:

Dan Merrill and Bruce Dickens with Ashland Parks and Recreation addressed the Commission. They would like the Commission to consider a request to place a plaque on a large boulder in Railroad Park. The plaque would commemorate the ceremony in which a golden spike was driven on December 17, 1887. Mr. Merrill and Mr. Dickens would like to present to the signs and plaques committee of the Arts Commission and have the backing of the Historic Commission.

Ms. Renwick requested that the Commission help choose the actual plaque and stated she sent Mr. Merrill some design ideas prior to the meeting. They discussed that having the plaque presentation as part of Historic Preservation week would be a good idea.

COUNCIL LIAISON REPORT:

Ms. Voisin gave the Council Liaison report.

Mr. Skibby read aloud the procedures for public hearings.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2015-01517

SUBJECT PROPERTY: 209 Oak St., 221 Oak St., 225 Oak St. and 11 B St.

OWNER/APPLICANT: Spartan Ashland Natalie Real Estate, LLC

AGENTS: Kistler, Small & White, Architects

DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approvals for the properties at 209 Oak Street, 221 Oak Street, 225 Oak Street and 11 B Street. The proposal includes the renovation of two existing, historic homes; the construction of six townhouses along B Street; and the construction a new, detached residential cottage. Also included are requests for a Variance to allow a 15-foot wide, one-way driveway where a 20-foot driveway width would typically be required; two Conditional Use Permits to allow a 25 percent increase in the Maximum Permitted Floor Area, and to allow a commercial use within an existing, historic residential building; and an Exception to the Street Standards to allow a curbside sidewalk along B Street where a planting strip would typically be required between the curb and sidewalk. **COMPREHENSIVE PLAN**

DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S**

MAP: 39 1E 09BB; **TAX LOTS:** 15600, 15700, 15900 and 16000

Mr. Schexnayder gave the staff report on PA-2015-01517

Mr. Skibby opened the public hearing to the applicant.

Leslie Gore of Kistler, Small, White addressed the Commission. Ms. Gore stated that the applicant had already addressed the Commission with design information previously and that she was there to answer specific questions on the planning action. She emphasized had she been told to bring in specifics on design she would have, but that the Commission had already seen the presentation previously. She assured the Commission that the applicant will be restoring the buildings to historic integrity. Ms Gore went on to say that the applicant would like to continue on to present to the Planning Commission the following week.

Mr. Skibby closed the public hearing and opened to the Commission.

Historic Commission's recommendation is to continue this planning action until November's meeting where the applicant can provide more detailed information.

Mr. Giordano motioned to continue PA-2015-01517 until November's meeting. Mr. Whitford seconded. No one opposed.

The Historic Commission provided the following comments for the applicant to consider:

1. The cottage setback is a good use of space and preserves the character of the property.
2. The exclusion of a park-row along B Street is appropriate.
3. The slanted partitions separating the condominiums along B Street are not desirable.
4. Design development drawings would be helpful.
5. Details on materials and design specifics are needed.
6. The Historic Commission would recommend against a Conditional Use Permit for the commercial use of the historic home on the corner of Oak and B Streets.
7. Metal roofing is not appropriate.
8. Detailed drawings of the condominium porches are needed.

PLANNING ACTION: PA-2015-01695

SUBJECT PROPERTY: 399 Beach Street

OWNER/APPLICANT: Chris and Samae Chlebowski

DESCRIPTION: The property owners are proposing to construct a new garage to facilitate off-street parking. Due to circumstances on the property, the application requests a Variance from the standard setbacks. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DD; **TAX LOTS:** 1200.

Mr. Schexnayder gave the staff report on PA-2015-01695

Mr. Skibby opened the public hearing to the applicants.

There was no applicant present to address the Commission.

Mr. Skibby closed the public hearing and opened to the Commission.

Mr. Swink motioned to approve PA-2015-1695 with recommendations below to go to the review board for approval. Mr. Shostrom seconded. No one opposed

1. The proposed garage siding should match 1 x 6 large V groove on the existing cottage.
2. The proposed garage door(s) should be historically compatible.
3. The proposed garage roofing material specifics are required.

Mr. Skibby requested that PA-2015-01846 be moved up on the agenda as the applicants were present and no applicant was present (at the time) for PA-2015-01769.

PLANNING ACTION: PA-2015-01846

SUBJECT PROPERTY: 345 Lithia Way

OWNER: Randolph Hays LLC

APPLICANT: Kistler, Small, White, Architects

DESCRIPTION: A request for a minor modification to a previously approved Site Design Review (PA-2014-01226). The proposal is to replace the decorative porcelain tile with a wall mounted, decorative steel element. The steel component is a free form design that will be unique to this location and produced by a local artist. The steel element will be attached to the existing concrete masonry wall and will have a clear finish to prevent the rust from staining surrounding finishes.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS:** 1801.

No staff report was given for PA-2015-01769.

Mr. Skibby opened the public hearing to the applicants.

Matt Small with Kistler, Small, White addressed the commission. He introduced the artist, Kirk Imus, who will be doing the steel work on the Growler as part of the modification submittal. Mr. Imus will be adding a steel element that would replace the porcelain tile that was originally proposed for the building.

Mr. Skibby closed the public hearing and opened to the Commission.

Ms. Renwick motioned to approve PA-2015-01769 as presented. Mr. Ladygo seconded. No one opposed.

PLANNING ACTION: PA-2015-01769

SUBJECT PROPERTY: 860 C Street

OWNER/ APPLICANT: Emily Inget/ Ben Treiger

DESCRIPTION: The request is for a Conditional Use Permit for a roof expansion on a non-conforming two story dwelling. The existing dwelling is three feet into the public right-of-way. The proposed development will involve replacing the existing flat roof with a gable roof. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09AD; **TAX LOTS:** 8600.

Mr. Schexnayder gave the staff report on PA-2015-01769

Mr. Skibby opened the public hearing to the applicants.

Ben Treiger, General Contractor of 237 Talent Ave, Talent OR, addressed the Commission. Mr. Treiger stated that the applicants are looking to make this a family home with a better use of space. He remarked that they have limited means and are trying to increase the historic compatibility of the home.

Mr. Skibby closed the public hearing and opened to the Commission.

Mr. Shostrom motioned to approve PA-2015-01769 with recommendations below. Mr. Swink seconded. No one opposed.

1. Include Board and Batten Siding with a Belly Band on proposed home addition.
2. Plate height and gutter height should match on both the existing home and the addition.
3. The window headers on the home addition should match each other.
4. Slider windows are acceptable.

NEW ITEMS:

- Review board schedule
- Project assignments for planning actions
- PAC Gateway Island proposal

The Historic Commission requested that a separate agenda item be added for the November meeting regarding the Gateway Art Project so that the public may comment. They will also discuss recommendations to give to Arts Commission. The Commission's recommendation is to continue this until the November meeting.

Mr. Schexnayder spoke about the Oak Street wig wag on the railroad crossing sign. Mr. Schexnayder stated that the Public Works department would like to donate the wig wag sign to the Historic Commission to be preserved. The Historic Commission recommends that the wig wag be restored and put back on the crossing if possible.

DISCUSSION ITEMS:

Mr. Schexnayder spoke about the CLG study session and stated that they would not be having any more meetings until 2016 due to time constraints.

COMMISSION ITEMS NOT ON AGENDA:

Mr. Schexnayder spoke about an upcoming Historic Preservation conference and stated that they need a speaker on September 24, 2015 to give a welcome speech. It was discussed by the Commission and no one was able to do it this time.

Review Board Schedule

| | |
|--------------|--------------------------|
| October 15th | Terry, Bill, Kerry, Dale |
| October 22nd | Terry, Tom, Allison |
| October 29th | Terry, Bill, Andrew |
| November 5th | Terry, Keith, Sam |

Project Assignments for Planning Actions

| | | |
|-------------------|-----------------------------|--------------------|
| PA-2014-01956 | Lithia & First | All |
| PA-2014-00710/711 | 143/135 Nutley | Swink & Whitford |
| PA-2014-01283 | 172 Skidmore | Shostrom |
| PA-2014-00251 | 30 S. First St | Whitford |
| BD-2013-00813 | 374 Hargadine | Swink |
| PA-2013-01828 | 310 Oak St. (Thompson) | Shostrom |
| PA-2014-02206 | 485 A Street | Renwick |
| PA-2015-00178 | 156 Van Ness Ave | Kencairn |
| PA -2015-00374 | 160 Lithia Way | Emery |
| PA-2015-00541 | 345 Lithia Way | Giordano & Renwick |
| PA-2015-00493 | 37 N. Main | Skibby |
| PA-2015-00878 | 35 S. Pioneer | Ladygo |
| PA-2015-01163 | 868 A' Street | Kencairn |
| PA-2015-00980 | 637 B' Street | Shostrom |
| PA-2015-00797 | 266 Third | Ladygo |
| PA-2015-01115 | 34 S. Pioneer | Ladygo |
| PA-2015-01496 | 35 S. Second-Winchester Inn | Shostrom |
| PA-2015-01512 | 198 Hillcrest | Swink |
| PA-2015-01695 | 399 Beach | Skibby |
| PA-2015-01769 | 860 C | Renwick |

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for November 4, 2015, 6:00 pm.

There being no other items to discuss, the meeting adjourned at 9:05pm

Respectfully submitted by Regan Trapp

Gateway Island Public Art - Selection Panel Concept Review

The following information is provided as a point of departure to stimulate thought and questions for the artists about their proposals. These considerations, and more, were used in the PAC process of narrowing the field of artists to the final three. Selection panel members may ask questions of the artists at their presentations on September 10th. During final selection deliberations on September 11th, the panel has the opportunity to discuss the merits of the artist proposals and ask questions of City staff Ann Seltzer, and the PAC chair Margaret Garrington, before coming to consensus on a final selection.

A. Selection Criteria extracted from RFQ Project Intent – How closely does the art piece meet the goals set out in the RFQ:

- Is the piece contemporary and original?
- Will the artwork stimulate conversation and create a sense of identity for site?
- Does the piece have the potential to become a visual landmark/iconic to Ashland?
- Will the piece enhance the Gateway location and the experience of entering downtown?

B. Artistic merit and creativity

- How strong (positive or negative) is your response to the visual appearance of the work? Does the piece have the wow factor?
- How well does the artwork activate the site in terms of size, form, color, magnitude, etc?
- Is the piece engaging from differing viewpoints, levels, angles, and perspectives?
- Comparatively, how does each work rate in originality, concept, vision, and overall aesthetics?

C. Consideration of public art master plan goals, purpose and mission

- Would the art piece elevate awareness of public art in the city?
- Is the design visually memorable to the diverse users of the site?
- Does the piece lend a unifying identity for Gateway and the public spaces, buildings, and roadways that surround/cross it?

D. How the artwork fits within the context of the site

- Does the concept articulate the space by expressing a coherent whole engaging to all (pedestrians, bicyclists, vehicles, library, fire station, and bus stop users)
- Is the work appropriate for the City placing Ashland in an contemporary context artistically?

E. Potential safety conflicts

- Does the proposal present conflicts that would interfere with traffic, pedestrian, bicycle or other public safety concerns?

F. Practical considerations

- Technical feasibility: can the work be built and installed as proposed?
- Is the piece/material easily maintained?

*Oct 4
Council*

Gateway Island Public Art Selection
Sept. 11, 2015

To: Ashland City Council
From: Allison Renwick, selection committee member

What a nice surprise! After hearing how difficult public art selection processes can be, I was so very pleased to have a great experience on the panel. Everyone was professional, respectful, and thoughtful, yet frank in their appraisals. It was one of the best exchanges of “art talk” I’ve had the pleasure of participating in.

The site: Gateway Island is a transitional space between our every-day world of distracted activity, driving the wide boulevard, and the significant, walkable, historic core of old Ashland. As such, a more modern piece is most appropriate because it considers the world we live in today. It nicely balances the figurative public sculpture at the north end of town, the tribute to the First Nations, and its reference to our history.

For me, the results were very satisfying. While I came to the selection meeting unsure of my final choice, as the discussion progressed my questions were answered, my reservations confirmed, and new perspectives were opened. In the end, I firmly believe the choice was the right one. First, Susan Zoccola’s work, “Gather”, has the best scale for the space, “just right”, as they say. (The other finalists’ pieces were too big or a little too small.) Its delicacy and transparency don’t overwhelm the site. Second, her sculpture is the most open and welcoming to the walker, bicyclist, and driver, inviting us to look beyond. Third, its linear nature speaks to the two newish buildings nearby, the fire station and the library, both of which have large transparent areas and linear accents which lighten the visual weight, rather than presenting just mass and bulk. This contextualism is important for public sculpture. Fourth, as pointed out by a panel member, Zoccola’s sculpture evokes in non-objective form many historic Ashland images: mill-wheels, saw-blades, Native basketry, as well as the rounded glacial erratics found above the park. One might also imagine it as suggesting a bicycle wheel, with its sense of flow and movement. Fifth, though her piece does have similarities with other modern sculpture in its general form, it was specifically intuited from her experiences here, rather than being simply a modification of her earlier work to suit our city. And finally, by offering a completely non-objective piece, she is not seeking to tell the viewer what to see, but is calling up what is in the viewer, allowing us to interact in our own way according to our experiences over time. For me, as a retired college art instructor, Susan Zoccola’s work speaks to the strongest of the modern art trends: the joy of pure form as a thing-in-itself with its own visual language that beckons us to ‘listen’. What she is offering is a ‘gathering’ vessel that challenges us to fill.

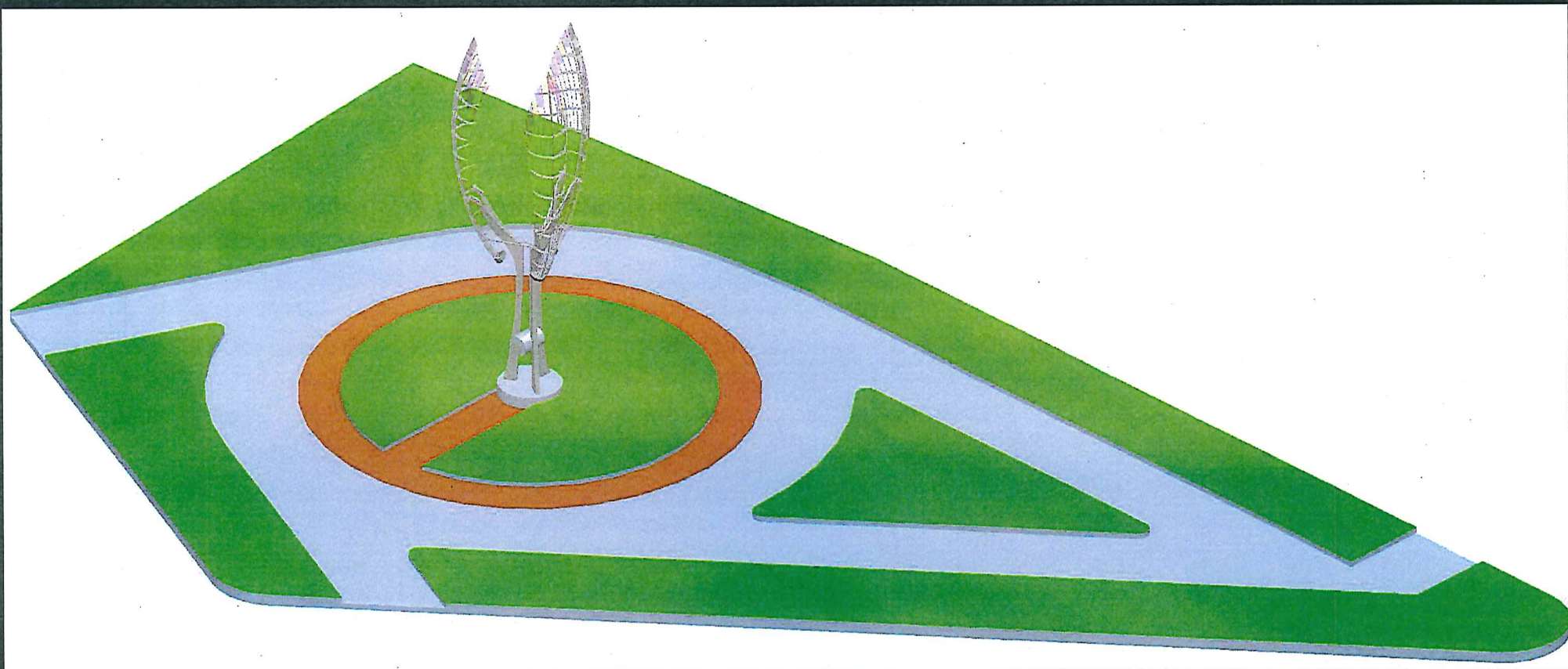
Allison Renwick

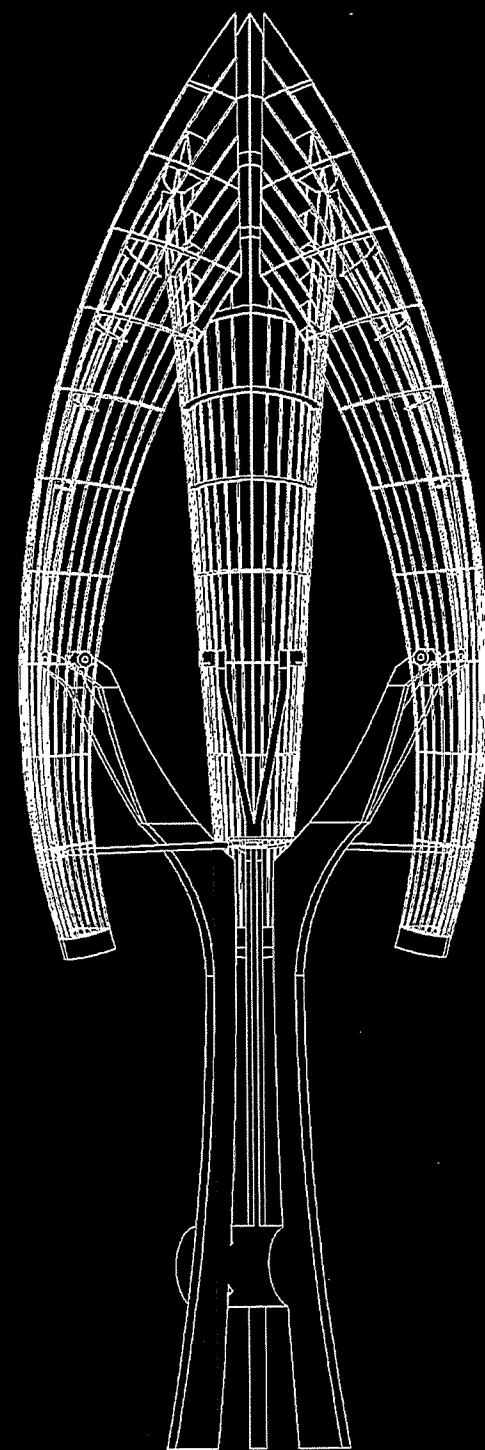
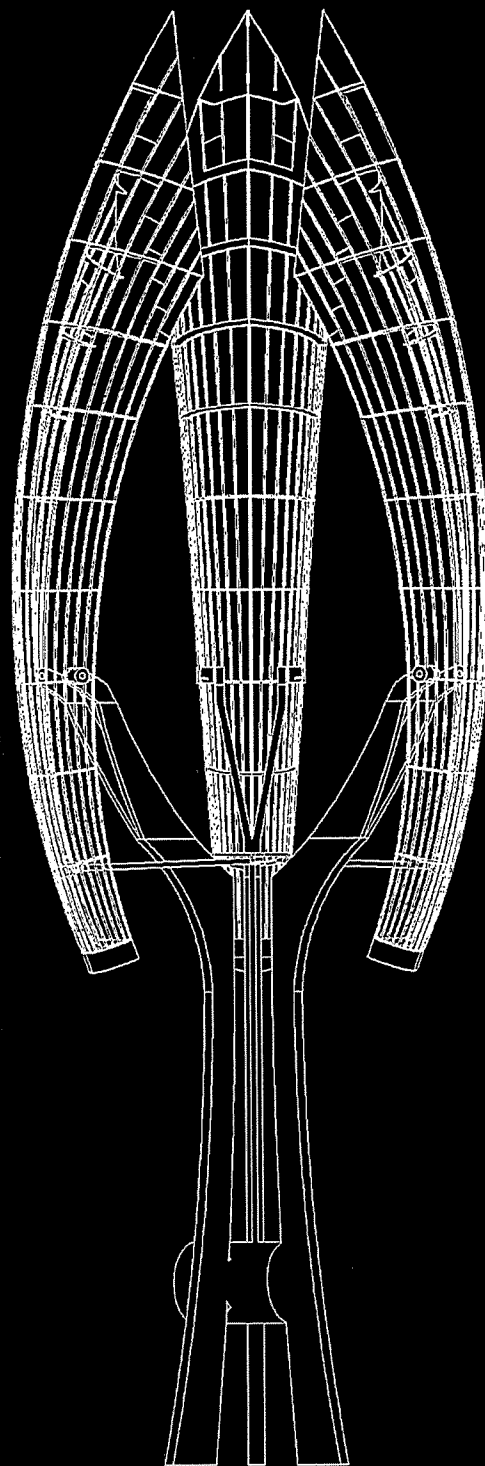
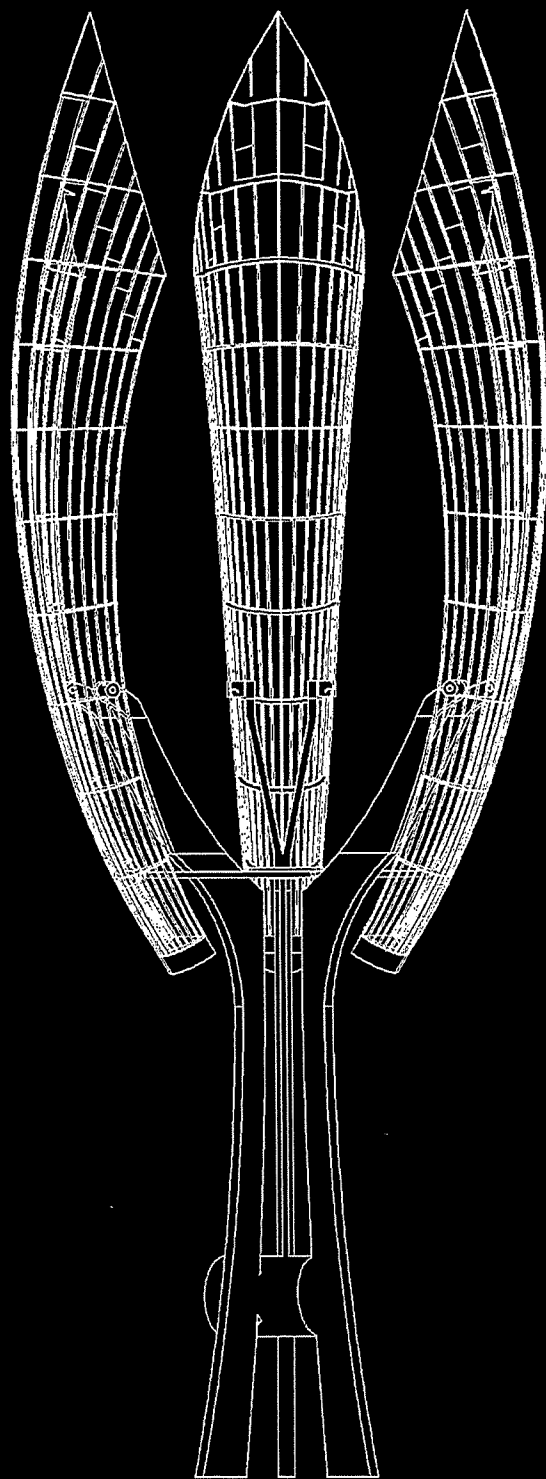
Ashland
Gateway Island Sculpture

Pete Beeman
2015

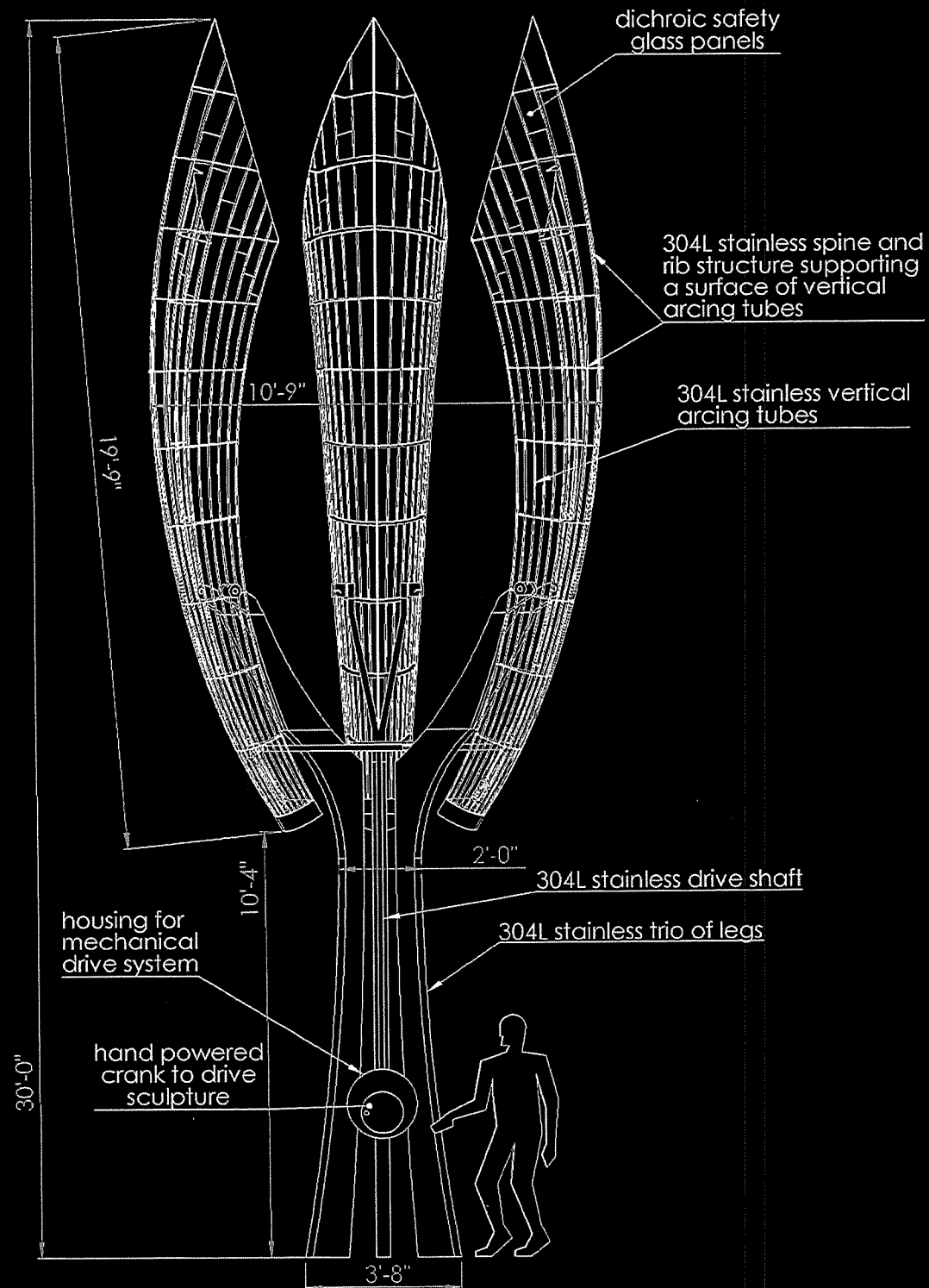


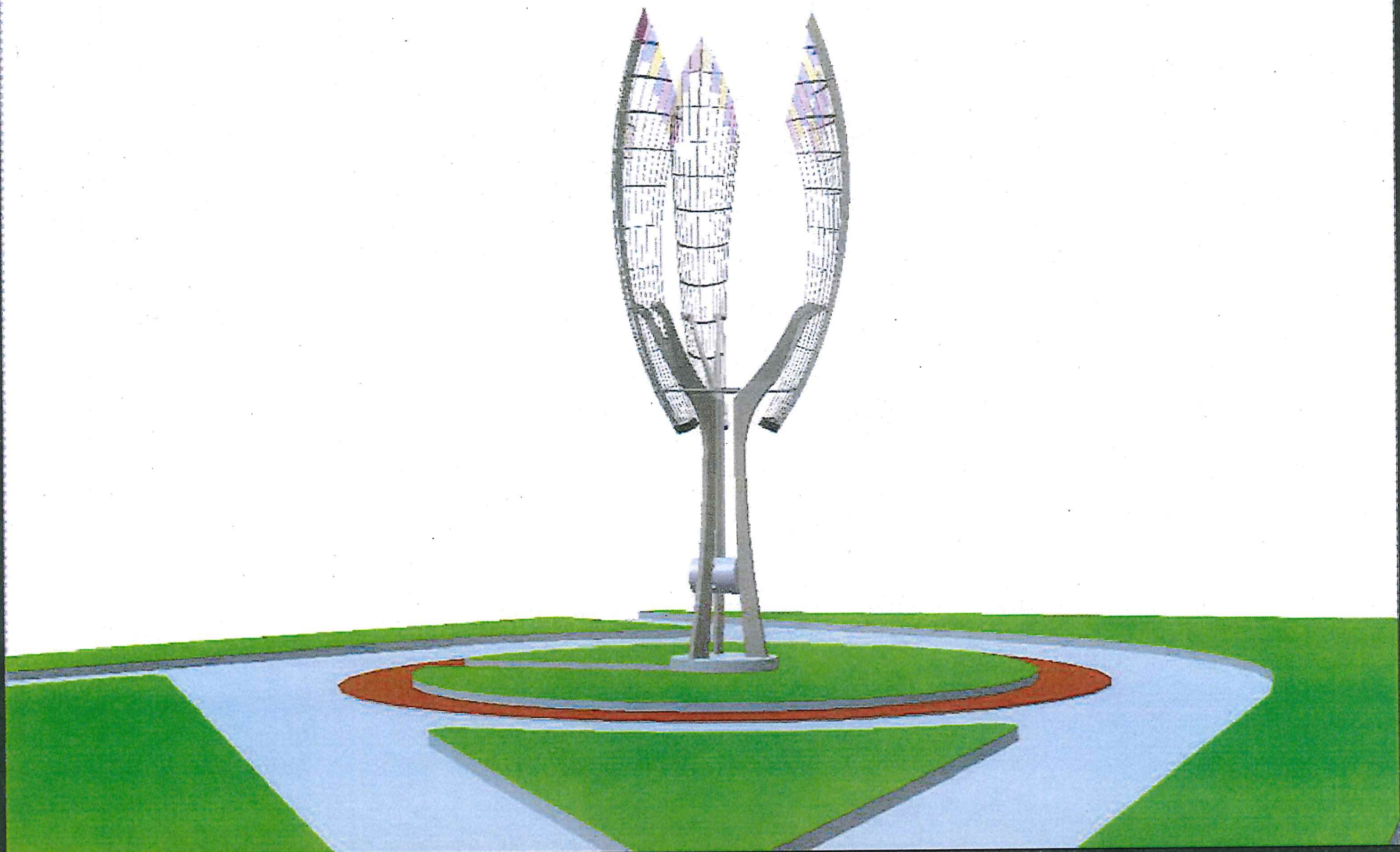














stoller | studio

Ashland Helix

by Roger White Stoller

City of Ashland
Gateway Island Artwork

Ashland, OR

Summary

OBJECTIVE

- To enliven the human experience of entering downtown Ashland

GOALS

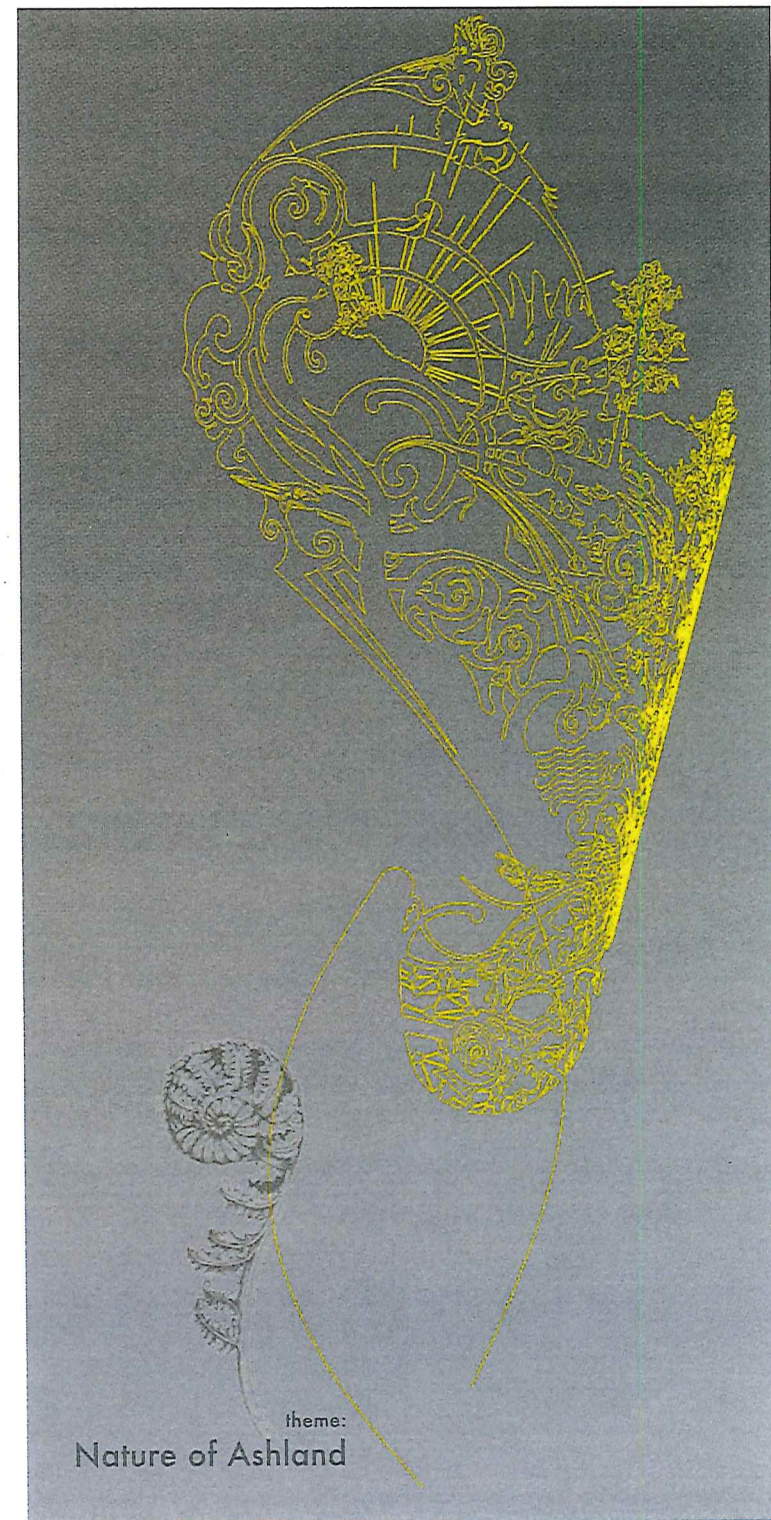
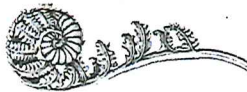
- Honor the community
- Inspire civic pride

SOLUTIONS

- Iconic form: helix
- Timeless theme: Nature of Ashland
- Abstract metal-lace pattern
- Enduring material:
hand finished stainless steel

“One touch of nature makes the whole world kin”.

William Shakespeare



theme:
Nature of Ashland

Artist Statement

AshlandHelix

a sculpture

My approach to this piece combines geometry, metaphor and abstraction in the pursuit of an enduring work of art. Exquisitely crafted in high-grade stainless steel, it will be built through combining the best of old world craft with modern technology. It is designed as a modern symbol representing the spirit of Ashland.

Inherent in being human exists a moral obligation requiring stewardship of the Earth, and this is an overarching theme in the artwork. This ideal is expressed in the upward thrust of the form, the abstractions from natural world, and the helical spiral which expresses the unfurling gesture of *life*. It's timeless theme honors the past, present and future of the City.

This vertical swirl of shining steel stands as a permanent welcome to the City of Ashland.



Geometry

The basis for this work is a vertical conic cut away to reveal a rising spiral, winding from the ground up, like a vortex cloud; or a genie from a lamp. The lower portion of the sculpture depicts a solid, yet hollow shape transforming into it's airy upper section of metal-lace.

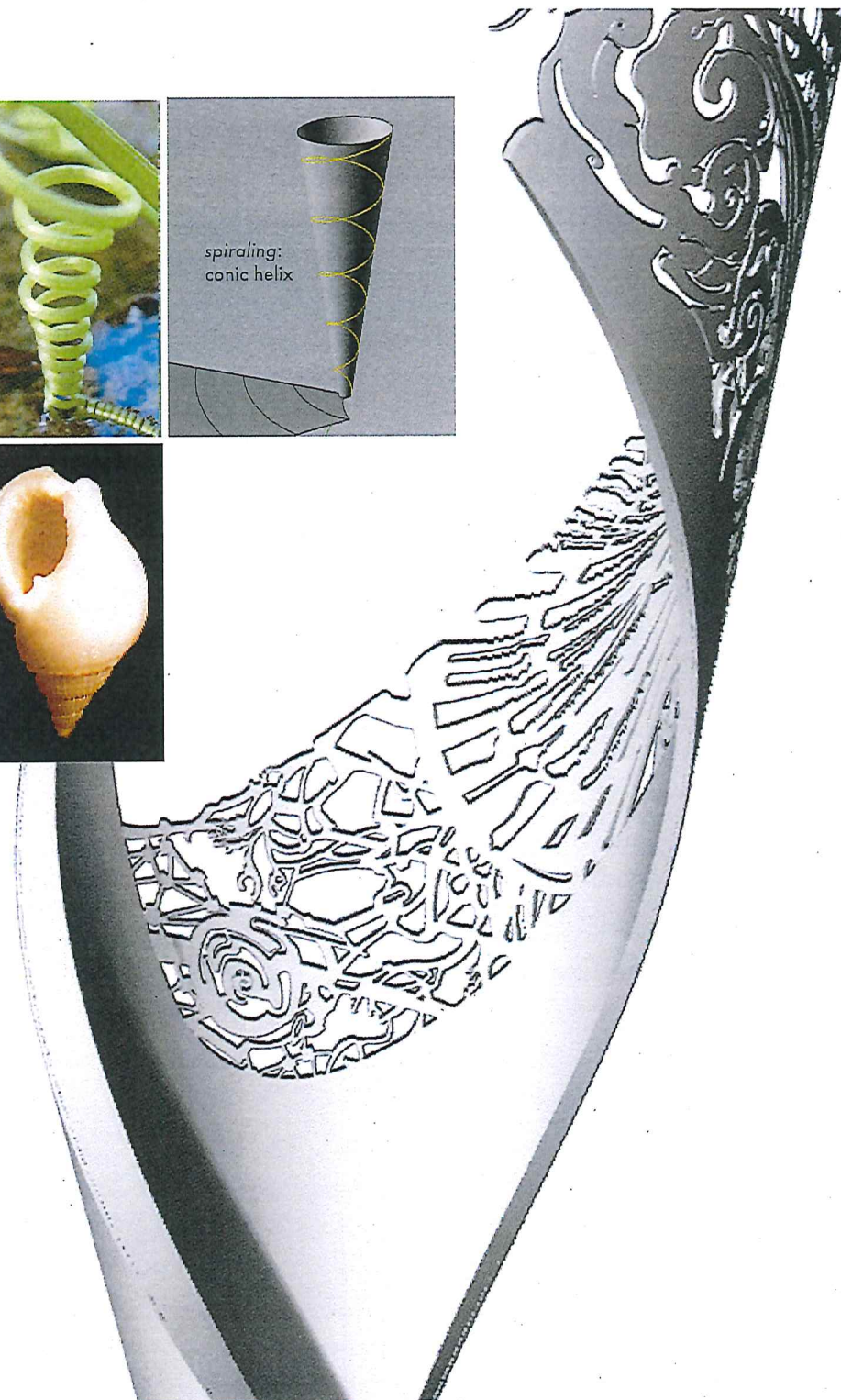
The geometry of this work also references the form of DNA and unfurling plant life. The helical pattern has been carved from a modified series of cones, creating a shape that echoes the shell fossils found in Oregon's oldest rocks. These originate from the ancient shallow seas covering the area 100 million years ago.

The Artwork

The final sculpture would be implemented along an evolutionary line from my previous metal-lace artwork. Being a permanent addition to the Downtown Gateway, this piece has an enduring quality while bringing a contemporary sensibility appropriate to this modern community. Having a striking simplicity and unity when viewed from a distance, upon closer viewing one's interest will be sustained by the detailed composition of patterns, steel-brushed textures and the light that plays off those surfaces.

My design philosophy is based upon a deep respect for the natural world and for the potential of human experience. I welcome the opportunity to work collaboratively with the City of Ashland.

Roger White Stoller



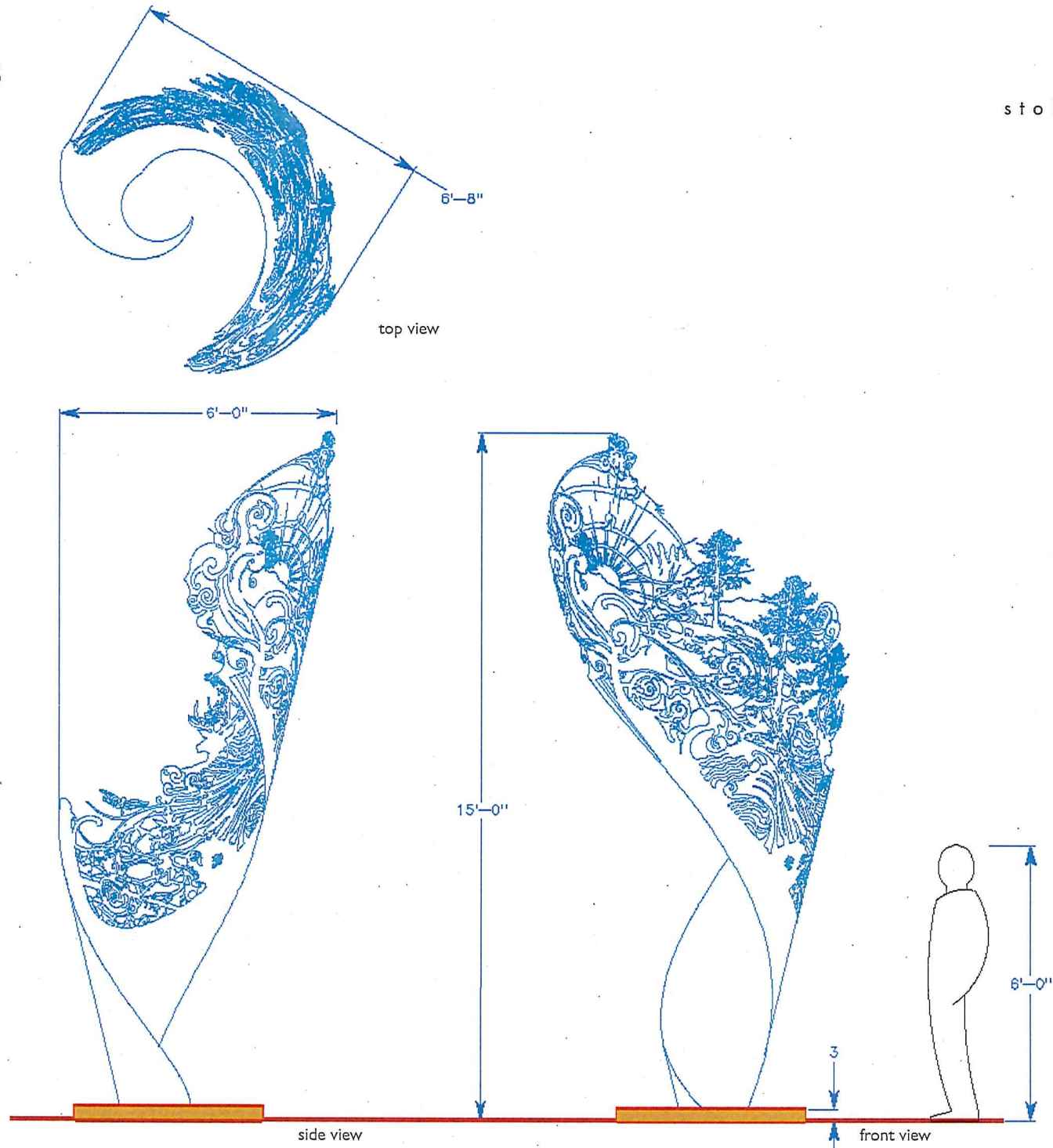
stoller | studio



Dimensions

Ashland Helix

stoller | studio



Patterns

The *metal-lace* of this piece is abstract yet inspired by patterns found in nature. A broader interaction is developed through creating original interpretations of the local flora & fauna.

Seek & Find

While the helical form creates a unified sculptural statement from a distance, the imagery of local animals and plants "woven" into the metal pattern invites interaction with the viewer up close - an experience for locals and visitors of all ages.

Symbols

The four elements from classical Greek mythology, earth, water, air & fire, create a backdrop for specific recognizable images hidden in the intricate artwork. The sun, unfurling sprouts, animals, ripples, branch bifurcation, and clouds are some of the things that will be found. The natural world is thus represented within the pattern, layering meaning into the artwork.



Ashland Helix

the Pattern

Iconic nature of Ashland, abstracted and
"woven" into the metal-lace of the sculpture

SEED
SILVER MAPLE LEAF
PONDEROSA PINE TREE
DRAGONFLY
DEER
RACCOON
STEELHEAD TROUT
BLUE HERON
RED-TAIL HAWK
SUN
CLOUD
RIVER
MOUNT ASHLAND

Seed

(*genitive seminis*)



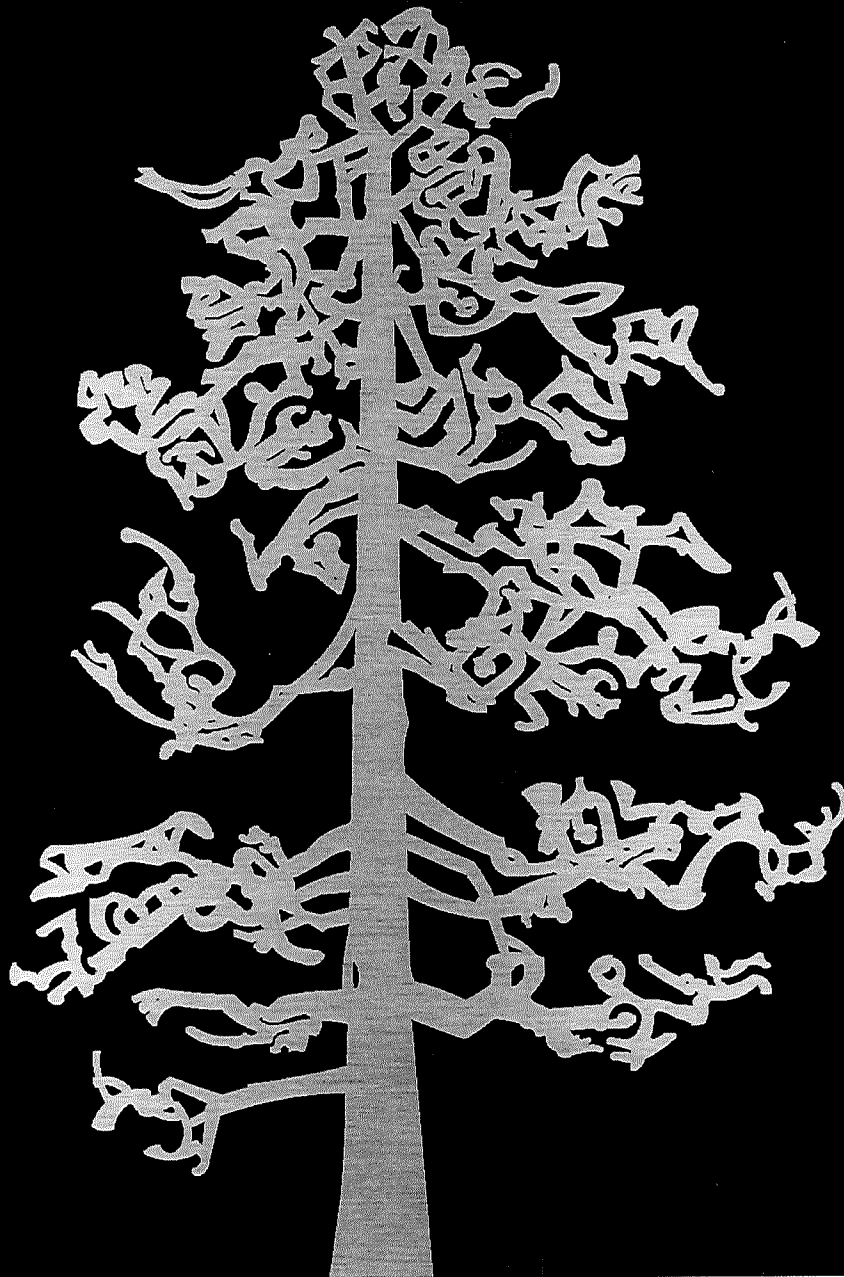
Silver Maple

(*Acer saccharinum*)



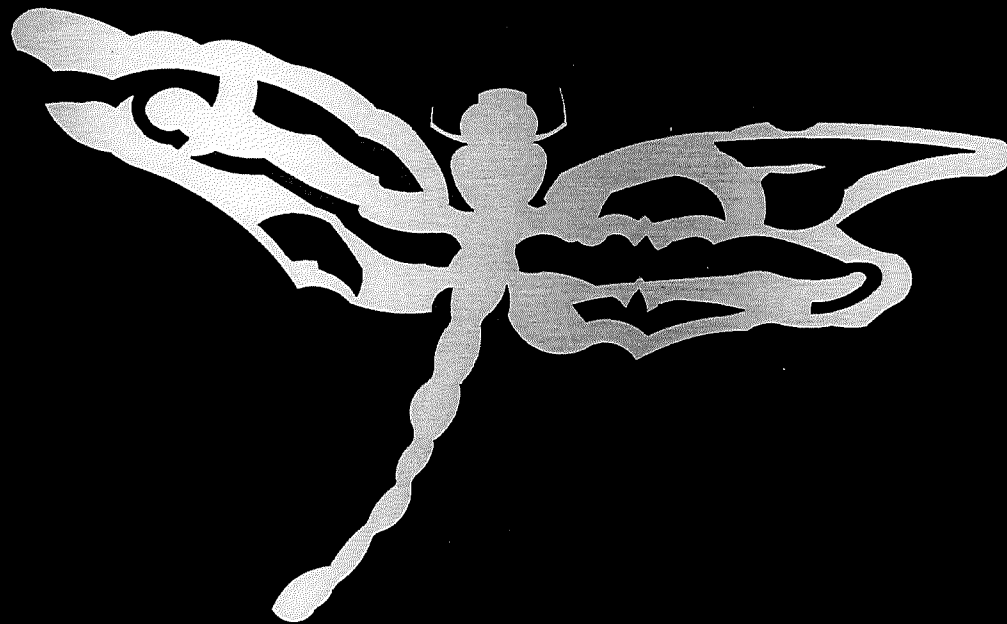
Ponderosa Pine Tree

(*Pinus ponderosa*)



Dragonfly

(Anisoptera)



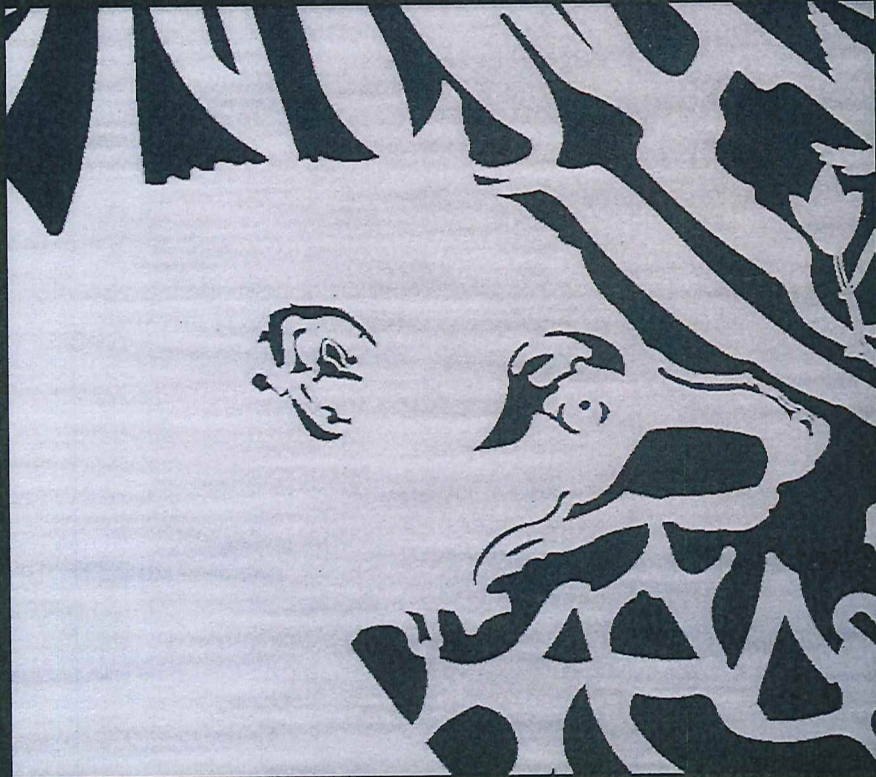
Deer

(family Cervidae)



Raccoon

(*Procyon lotor*)



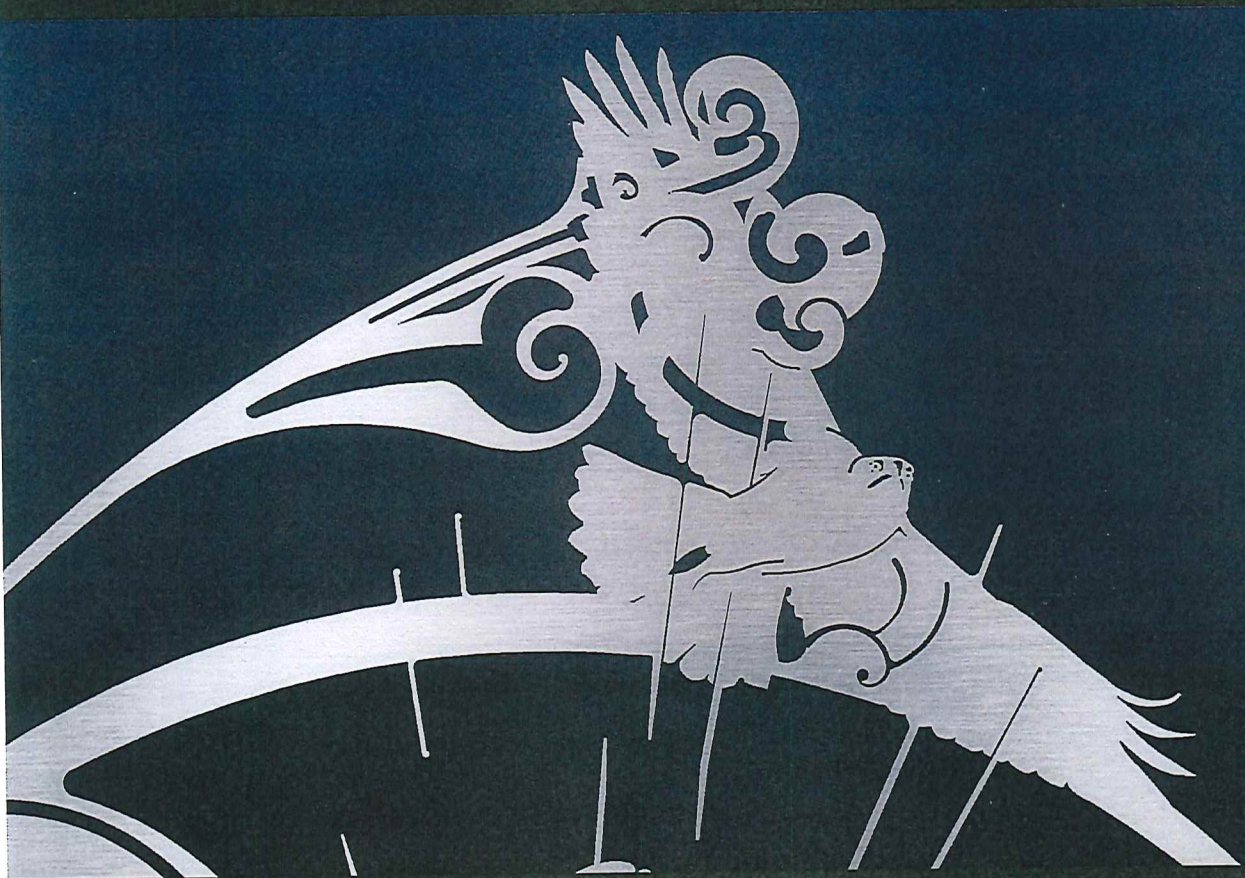
Steelhead

(Oncorhynchus mykiss)



Hawk

(*Buteo jamaicensis*)

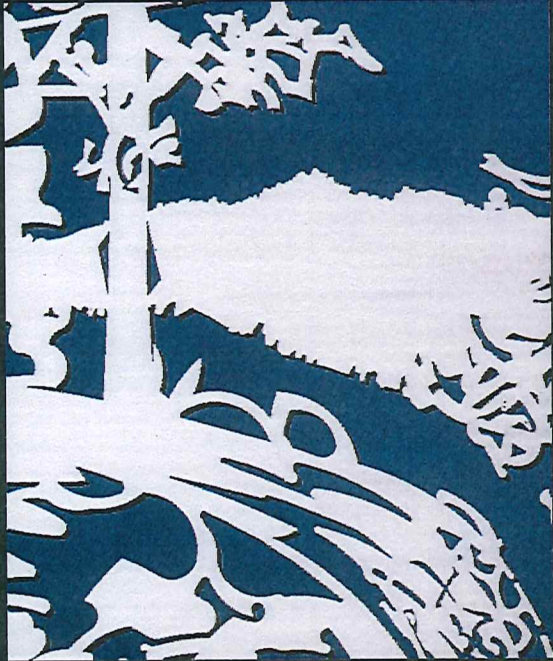


Great Blue Heron

(*Ardea herodias*)



Mt. Ashland



River

(Ashland Creek)



Cloud

(cirrus, cumulus and stratus)



Sun

(*dies solis*)



Pattern

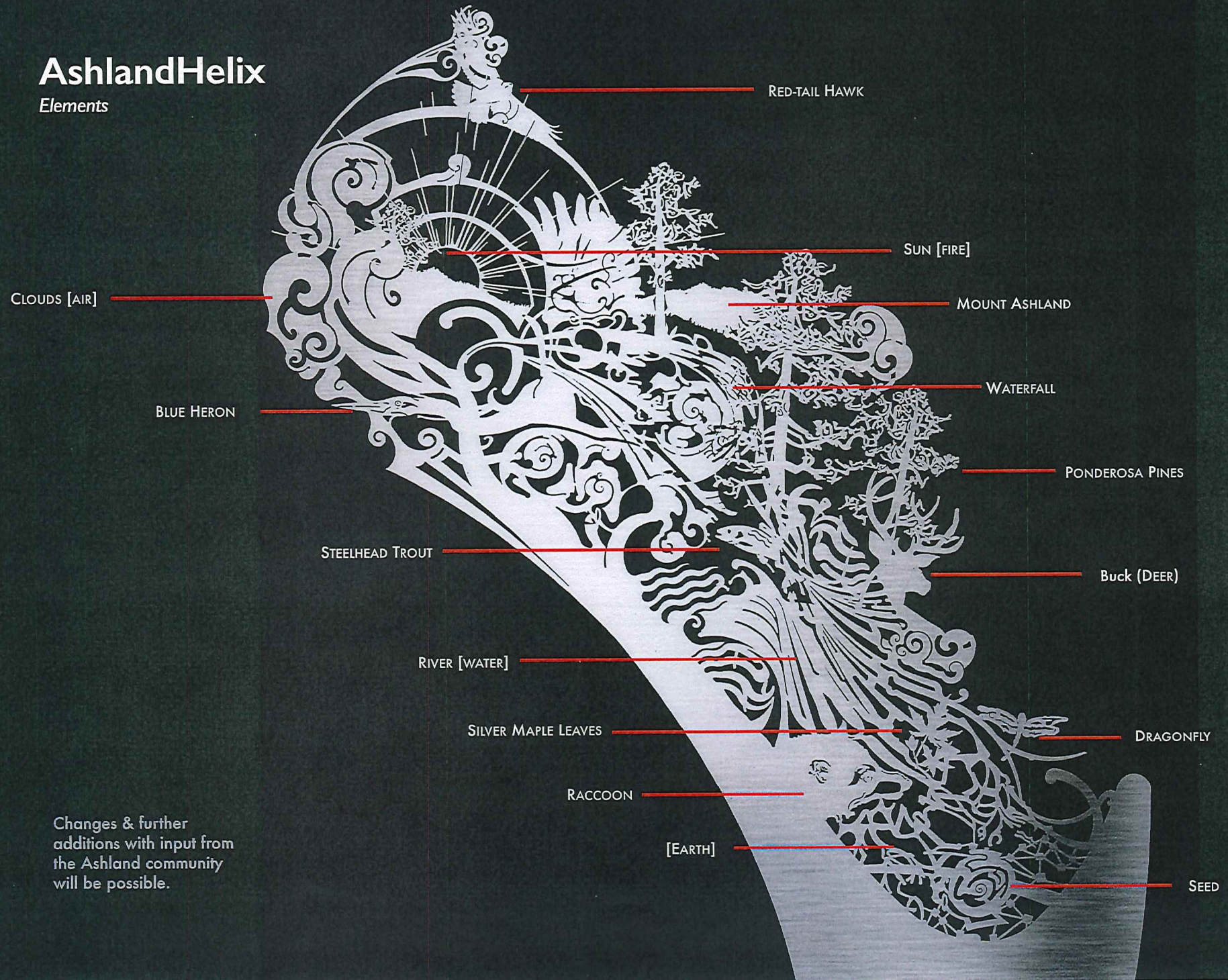
AshlandHelix



Here the pattern is shown flat;
can you find the elements?
[answers on next page]

AshlandHelix

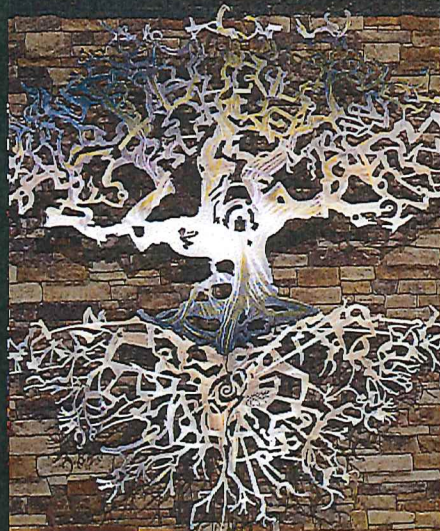
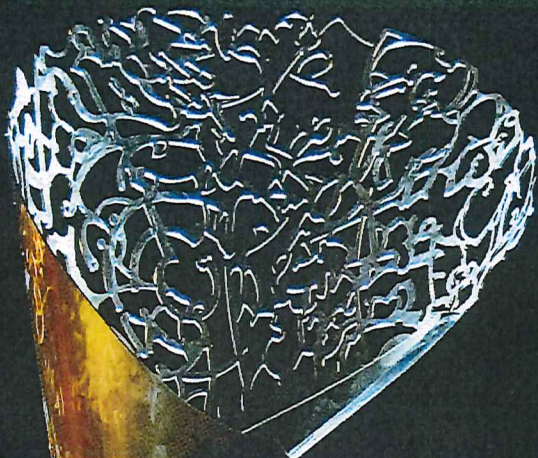
Elements



Changes & further additions with input from the Ashland community will be possible.

Lineage

This project is the next in a series of works being developed at the Studio that share the *metal-lace* geometry. Each has been evolved in varied formal directions, some of which are shown here.

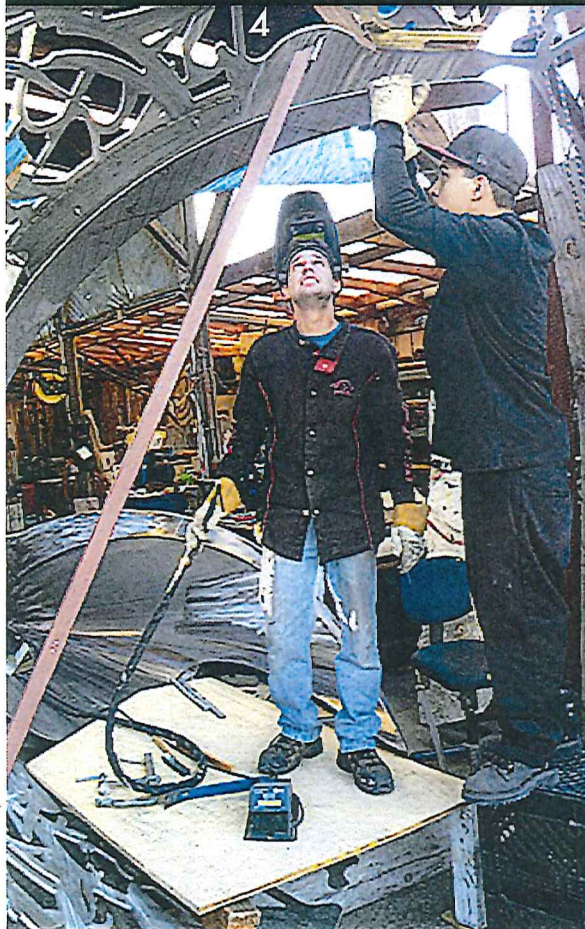
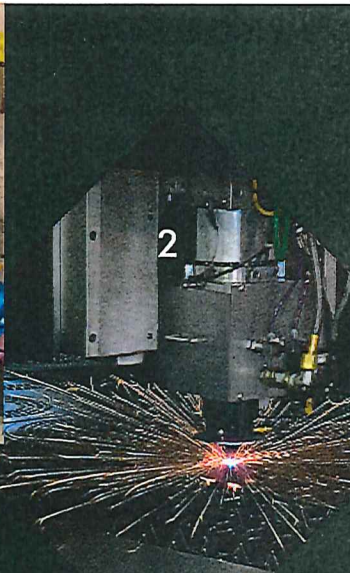


Fabrication Example

STAINLESS SCULPTURE

Sequence shows the process of creating free-standing work.

1. Design starts in CAD
2. Pattern is laser cut in stainless steel
3. Cut steel is formed in big press
4. Formed parts are assembled
5. Engineering reviews
6. Finishing



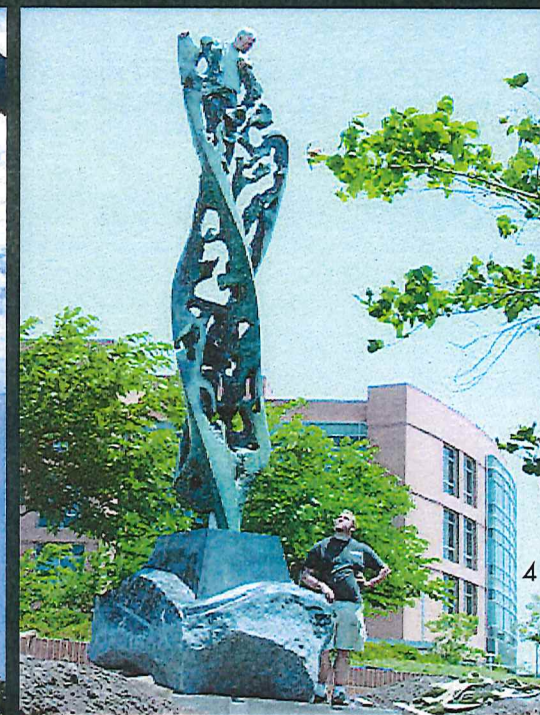
Installation Example

TETRAHELIX

Sculpture installed in Mountain View, CA. City approved structural foundation & steel mount engineered for the 24,500 lb. artwork, which now stands in front of Google's main campus.



1. Foundation poured on hill 6' above street level; stainless anchor bolts cast in place, highly engineered steel post bolted onto six cubic-yard concrete foundation.
2. Crane lowers 10 ton carved granite boulder over steel post onto foundation.
3. Crane lowers sculpture.
4. Sculpture bolted to top of post inside boulder.

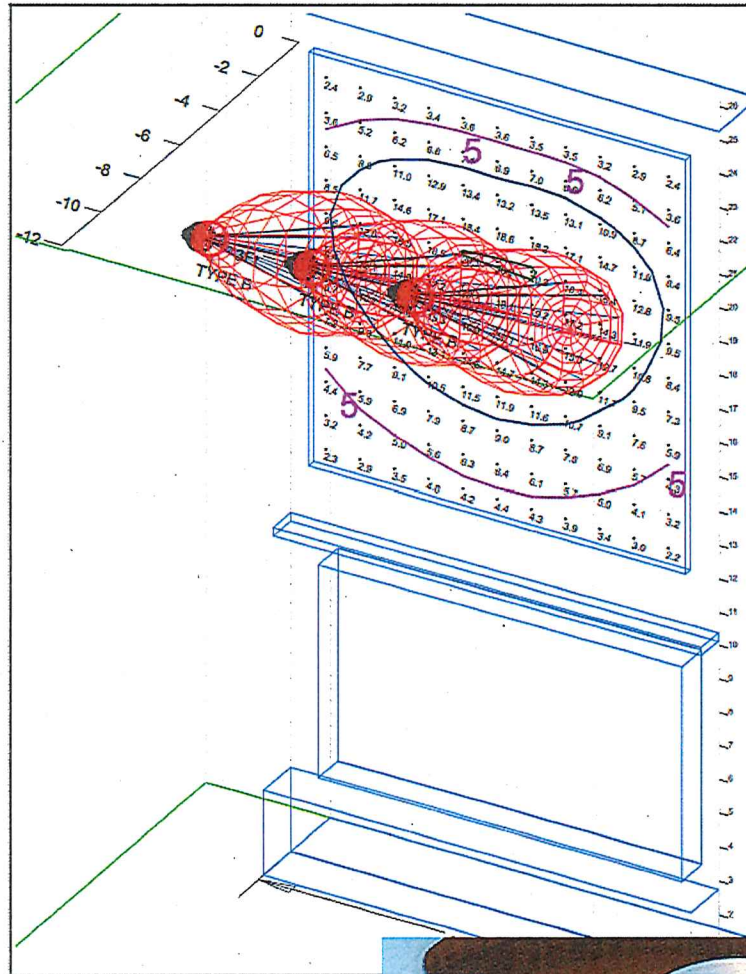


Lighting

[example from Luminous Oak]

This is an example of a preliminary lighting study typical of what we will do for *AhslandHelix*. Shown is the result of a first trial lighting schematic. This type of study allows us to analyze the effects of different lighting configurations.

Should we continue to develop this project together, studies like this will be conducted to arrive at the optimal lighting design for this site specific sculpture. Opportunities for mounting up-lighting in the ground will be explored. Cost of lighting is not included in the budget; lighting design is.



Finishes & Light:

Stainless is very sensitive to the color of light. The brush strokes and lighting shown in the image to the left were done with the same techniques we will use for this sculpture. The blue tone is ambient light from below and the yellow is custom halogen down lighting. The curves of metal pick up light from the direction they are facing.

HYDREL

20660 Nordhoff Street,
Suite B
Chatsworth, CA 91311
T866.533.9901
F866.533.5291
www.hydrel.com

**South Bowie Library
Fireplace Sculpture**

Designer: H. Heard LC
Date: January 28, 2010
Project # HYD36500210A1

AGI32
lighting software

Maintenance

Stainless Steel [316L]

General

The permanence of the material means the only maintenance will be occasional cleaning.

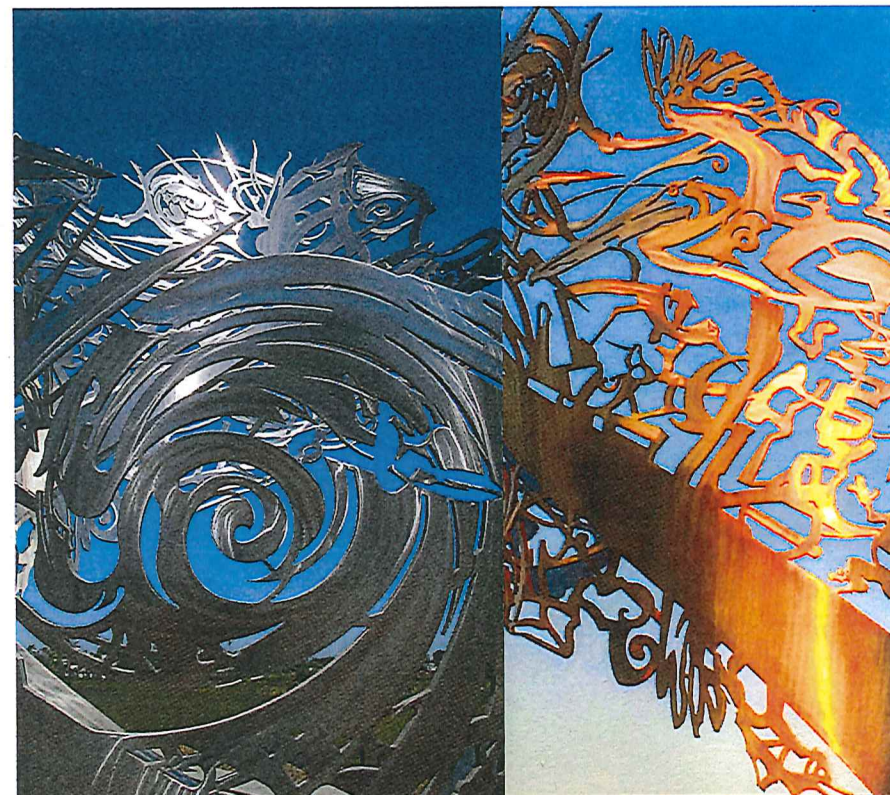
Sculpture

Inspect and clean as necessary, check twice yearly in the spring and fall. This includes all surfaces which make up the sculpture. A lift or a long pole will be required to reach the top of the sculpture: this area will not show much dirt and may require cleaning only once every several years.

Brushed Finish

The sculpture surface will be worked by hand, an aspect of the artwork that creates a visually layered surface. This layering of texture brings a richness to the steel and a warmth of reflected light.

Coastal Helix is a permanent installation within sight of the ocean on the Historic Pacific Coast Hwy. Stainless steel 316L was used to combat the corrosive salt air.
[a view from the bottom & detail at sunset]



BASICS: why does Stainless steel resist corrosion?
Stainless steel must be cleaned to keep it looking beautiful and to maintain its ability to resist corrosion. The beautiful surface of stainless steel is protected from corrosion by a thin layer of chromium oxide. Oxygen from the atmosphere combines with the chromium in the stainless steel to form this passive chromium oxide film that protects the stainless steel surface from further corrosion. When dirt, sand, or other materials contaminate the surface, this passivation process is hindered and corrosive agents are trapped, allowing corrosion to occur.



Brushed stainless reflecting warm and cool lighting.

Budget

stoller | studio

PROJECT BUDGET ESTIMATE & SCOPE OF WORK: September 2015
15'h stainless steel

Artwork Pososal: Downtown Gateway

| Studio: Activity/ Labor | Client: City of Ashland |
|--|-------------------------|
| project management | \$6,000 |
| design [sculptural, lighting, foundation] | \$7,200 |
| engineering/structural design | \$3,520 |
| CAD | \$6,400 |
| fabrication & art finishing | \$18,000 |
| installation: shipping cradle, planning, installing | \$3,600 |
| Labor Sub Total | \$44,720 |
| Consultants/ Materials/ Expenses | |
| materials & labor: foundation, etc. | \$7,000 |
| outside fabrication: bending, laser cutting, - materials: stainless steel, etc. | \$28,000 |
| engineering sub-contractor | \$8,000 |
| legal | \$1,500 |
| insurance | \$1,000 |
| tools & supplies | \$2,000 |
| travel, food & lodging: 2 people, installation | \$2,000 |
| equip. rental crane etc. | \$1,500 |
| shipping | \$3,000 |
| Sub Total | \$54,000 |
| contingency | \$1,280 |
| Total | \$100,000 |

Regan Trapp

From: Terry Skibby [terryskibby321@msn.com]
Sent: Thursday, October 08, 2015 8:23 PM
To: Mark Schexnayder
Cc: trappr@ashland.or.us; carol@council.ashland.or.us
Subject: FW: AHC's comments

Mark,

I received this message from David Sherr "regarding the proposed "Gather" sculpture downtown". Could you enter it into the Public Record for our November meeting and also send it to all members of the Historic Commission?

Thank you,
Terry Skibby

From: davidsherr@AOL.com
Subject: AHC's comments
Date: Thu, 8 Oct 2015 17:47:08 -0700
CC: carol@council.ashland.or.us
To: terryskibby321@msn.com

Dear Terry,

I have been following with interest the comments of George Kramer and the community at large, regarding the proposed "Gather" sculpture downtown. Last night the AHC reviewed the sculpture's recommendation from the PAC. Can you please provide me with a summary of the AHC's comments on the proposed sculpture?

In the future, I sincerely hope the AHC is given a greater role in the shaping of all the artwork and public works installations in our Downtown Historic District, as George has recommended. The council also needs to give greater weight to all the AHC's recommendations, and the AHC must be given a greater budget appropriation from TOT funds in the future to better accomplish its mission.

Thank you.

Sincerely,

David Sherr



PLANNING ACTION: PA-2015-01517

SUBJECT PROPERTY: 209 Oak St., 221 Oak St., 225 Oak St. and 11 B St. (And shared driveway partially on 237-239 Oak St.)

OWNER/APPLICANT: Spartan Ashland Natalie Real Estate, LLC

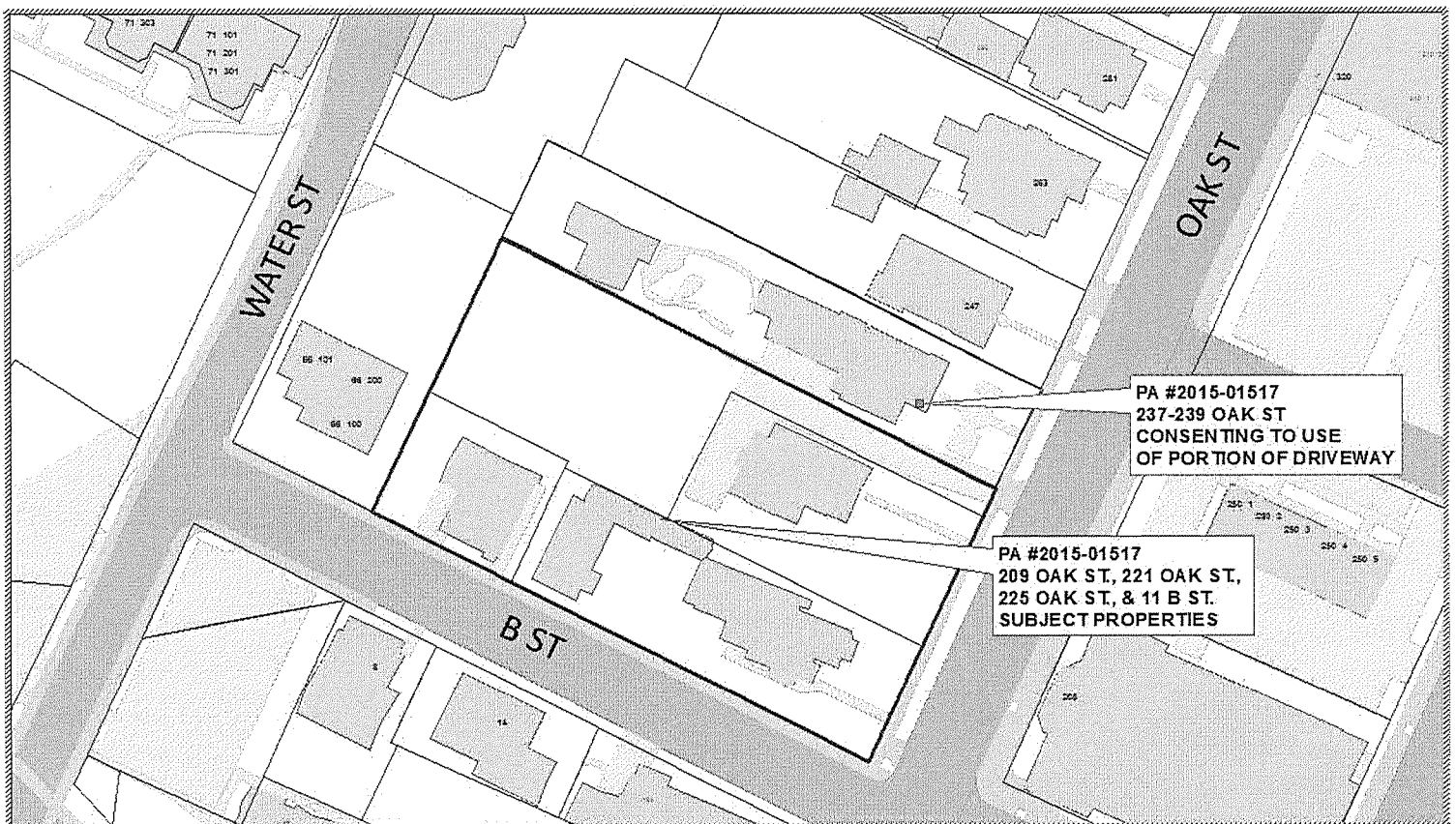
AGENTS: Kistler, Small & White, Architects

DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approvals for the properties at 209 Oak Street, 221 Oak Street, 225 Oak Street and 11 B Street. The proposal includes the renovation of two existing, historic homes; the construction of six townhouses along B Street; and the construction a new, detached residential cottage. Also included are requests for a Variance to allow a 15-foot wide, one-way driveway where a 20-foot driveway width would typically be required; two Conditional Use Permits to allow a 25 percent increase in the Maximum Permitted Floor Area, and to allow a commercial use within an existing, historic residential building; an Exception to the Street Standards to allow a curbside sidewalk along B Street where a planting strip would typically be required between the curb and the sidewalk; an Exception to the Site Development and Design Standards to allow the placement of a new residence on proposed Lot #9 to be placed behind the setback line of adjacent historic buildings; and a Tree Removal Permit to remove two trees which are within the footprints of proposed buildings. (The proposal involves use of the existing driveway which is partially located on the adjacent property to the north at 237-239 Oak Street; this property's owner has signed to allow the application to move forward using the shared driveway.) **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOTS:** 15600, 15700, 15900 and 16000.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, October 7, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, October 8, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: **Tuesday, October 13 at 7:00 PM, Ashland Civic Center, 1175 East Main Street**



Notice is hereby given that a **PUBLIC HEARING** on the following request with respect to the **ASHLAND LAND USE ORDINANCE** will be held before the **ASHLAND PLANNING COMMISSION** on meeting date shown above. The meeting will be at the **ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.**

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator'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).

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division, 541-488-5305.

OUTLINE PLAN APPROVAL

18.3.9.040.A.3

Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

- a. The development meets all applicable ordinance requirements of the City.
- b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
- c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.
- d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
- e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- f. The proposed density meets the base and bonus density standards established under this chapter.
- g. The development complies with the Street Standards.

FINAL PLAN APPROVAL

AMC 18.3.9.040.B.5

Approval Criteria for Final Plan. Final Plan approval shall be granted upon finding of substantial conformance with the Outline Plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria.

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.
- c. The open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the Street Standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

CONDITIONAL USE PERMIT

18.5.4.050.A

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.

- c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
- d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
- e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
- f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
- g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
- h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
- i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
- k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
- l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

VARIANCE

18.5.5.050

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

EXCEPTION TO STREET STANDARDS

18.4.6.020.B.1

Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances are found to exist.

- a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
- b. The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.
 - i. For transit facilities and related improvements, access, wait time, and ride experience.
 - ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
 - iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.
- c. The exception is the minimum necessary to alleviate the difficulty.
- d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

TREE REMOVAL PERMIT

18.5.7.040.B

B. Tree Removal Permit.

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
 - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
 3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 4. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
 5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

Regan Trapp

From: Maria Harris [harrism@ashland.or.us]
Sent: Wednesday, October 14, 2015 9:57 AM
To: 'Regan Trapp'
Cc: 'Mark Schexnayder'
Subject: FW: B St. Brickstones

Regan,

Please put this in the Historic Commission packet for November 10 with the other materials for the continued planning application at Oak & B St.

From: Dale Shostrom [mailto:shobro@jeffnet.org]

Sent: Friday, October 09, 2015 9:59 AM

To: dj@spartan1.com

Cc: allison; Andrew Ladygo; Bill Emery; Carol Voisin; Kerry KenCairn; kswink; Mark Schexnayder; Tom Giordano; Sam Whitford; Terry Skibby; regan.trapp@ashland.or.us; Maria Harris

Subject: B St. Brickstones

Don,

Thanks for your email. I can only speak for myself, so what follows is my impression of the issues regarding the B St. Brickstones as discussed at Wed. Historic Commission meeting.

The Historic Commission is overall very pleased and supportive with your proposed development on B Street, but the inconsistencies in the drawings (porches), the lack of details, and the absence of Ray to respond to our concerns made it necessary to continue to next month.

We are not asking for "complete full scale Design Development drawings and details". As required, a typical wall section showing details of the eaves, siding(brick), windows, trim, and foundation/base is all we would like to see.

Attached is my letter to the Commission (because of my absence) which highlights some of our other main concerns. If Ray, for next meeting, will address these issues with some detailed drawings to clarify and resolve the design approach for us in these areas, you should be able to move forward with our full support.

I look forward to the review, next month, of what I think is truly a well designed and great development for Ashland.

Dale Shostrom

08.05.2015
Commissioners,

Re: B St. Brickstones - Generally, great proposal and attractive compatible buildings... Some thoughts and concerns:

Setback / Parkrow: I like the proposed (historic) sidewalk location: adding a park row at the curb and pushing the pedestrians closer to the building facades doesn't leave enough buffer to the buildings with 10 ft. setbacks. The more generous proposed front yards and larger landscape area seem better. Also, jogging in and out from the existing (and new) sidewalks at the street corners seems awkward. Also, exiting from vehicles into a parkrow landscaping can be difficult and messy in this high use parking location.

Porch Partition / Roof Support: The angled portion of entry partitions shown in the (single) perspective drawing seems overpowering and too massive in scale, and a little too contemporary. Leaving the partitions at 4 feet in depth from the entry doors and vertical at the end would mitigate mass and scale.

Porches: The entry porches are a nice historically compatible feature, but they are very small and almost not functional. When the entry walk and the 45 angle portion at the window are not included, what remains is only 42" wide and 60" deep. The 'joint use' stairs are shown at 10 ft. and could be reduced to add porch width (possible if the angled portion of the partition is removed). Also, the depth could be increased by 2 ft. to make the acute angle portion of the porch more functional and thereby allowing the residence a more comfortable space to interact with the life on the street.

Sorry I can't be there...Dale

(Email from Don Jones, 10.08.2015)

Hello Dale,

I wanted to communicate with you directly in regards to our project on B. and Oak Streets, often referred to as the B. Street Brickstones. I have not followed this project as closely as perhaps I should have and this is no one's fault but my own. I was under the assumption that we had already gained approvals from the Historic Committee twice earlier. It appears that I was mistaken.

Ray has informed me that in order to for the project to progress he will need to complete full scale Design Development drawings and details which then would be reviewed by the Historic Committee.

I have worked diligently over the last 3 years to be in position to "clean up" the B. Street section between Water and Oak Streets. This has never been an endeavor based on economics but rather an effort to help improve our community.

I would like to push forward but I would like to be more confident in our end result. I certainly don't want to commission Ray and his team to produce complete plans without some level of certainty going forward.

It is my hope that you can provide me with some assurances that we do have the Historic Committee's support and that approvals will be forthcoming if Ray performs as you have directed him.

If our project is not favorable then I understand. I have no timeline I am dealing with on this project and thus we can regroup and reconsider a new direction down the road for these properties along B and Oak.

Your reply will be appreciated,

COPY

November 10, 2015
Site Review



BRICKS ON B URBAN TOWNHOUSES

Submitted to:

CITY OF ASHLAND PLANNING DEPARTMENT
ASHLAND, OREGON

Submitted by:

KISTLER, SMALL & WHITE
ARCHITECTS
66 WATER STREET
ASHLAND, OR 97520

kistler+
small
+white
architects

TABLE OF CONTENTS

| | |
|---|----|
| • PROJECT INFORMATION | 3 |
| • PROJECT DESCRIPTION | 6 |
| • FINDING OF FACT | 12 |
| • PERFORMANCE STANDARD OPTION | 12 |
| • SITE DEVELOPMENT STANDARDS | 15 |
| • HISTORIC DISTRICT STANDARDS | 17 |
| • REHABILITATION STANDARDS | 19 |
| • VARIANCE: 20' DRIVEWAY | 20 |
| • CONDITIONAL USE PERMIT (MPFA) | 21 |
| • CONDITIONAL USE PERMIT (COMMERCIAL USE) | 24 |
| • EXCEPTION TO STREET STANDARDS | 27 |
| • TREE PRESERVATION AND PROTECTION | 32 |
| • RESPONSE TO ADDITIONAL COMMENTS | 34 |
| PUBLIC FACILITIES STORM DRAINS | |
| NEW COTTAGE PLACEMENT | 35 |

kistler + small + white

PROJECT INFORMATION

PLANNING ACTION:

The applicant, Spartan Properties, is submitting outline & final plan for a type 2 site review for the renovation of the two historic houses, construction of six townhouses and a residential cottage. The application will be using the Performance Standards Options. The subject property is located at the corner of Oak Street and "B" Streets. The applicant will request two Conditional-Use permits, one for an allowable increase of MPFA per 18.2.5.070C and the second for commercial use of existing historical residential building. Additionally, a variance will be requested to the requirement of a 20-foot driveway and an exception to the parkrow street standard. Five (5) tree removal permits will be requested, two (2) are required for construction and the additional three trees on location and quality.

ADDRESS & LEGAL DESCRIPTION:

OWNER:

Spartan Properties, LLC
35 Second Street
Ashland, OR 97520

ARCHITECTS:

Kistler, Small & White
66 Water Street
Ashland, OR 97520
541.488.8200

LAND USE PLANNING:

Kistler, Small & White
66 Water Street
Ashland, OR 97520
541.488.8200

PROJECT LANDSCAPE:

Kistler, Small & White
66 Water Street
Ashland, OR 97520
541.488.8200

ADJACENT PROPERTY OWNER:

Sue and John Blaize
Oak Street Station
239 Oak Street
Ashland, OR 97520
541.428.1726

kistler + small + white

COMPREHENSIVE PLAN DESIGNATION: Multi-Family

ZONING DESIGNATION: R-2

ADDRESS: 209 Oak Street, 221 Oak Street, 11 "B" Street

LOT AREA:

Tax Lot 15600 10,914 sf

Tax Lot 15700 4,463 sf

Tax Lot 15900 8,677 sf

Tax Lot 16000 11,909 sf

Total Area: 35,963 square feet

RESIDENTIAL DENSITY:

R-2

Target Density = 11.20

Minimum Density = 8.96

Proposed Number of Units = 9

BUILDING DATA:

Two (1) unit at 1,320 sf 1,320 sf

One (1) unit at 1389 sf 1,389 sf

One (1) unit at 895 sf 895 sf

Six (6) unit 1,371 sf 8,226 sf

Total : 11,830 square feet

MAXIMUM PERMITTED FLOOR AREA: 18.2.5. 070 G. Multiple Dwellings

Total Lot Area (15600, 15700, 15900 and 16000 combined) = 0.83 acres = 35,964 sf

Lot Area (35,964) x Adjustment Factor (.047) = Adjusted Lot Area 16,903

Graduated FAR (0.56) = 9,465 sf

Allowance per 18.2.5.070. C (% 1.25) = 11,832 sf

Total Building sf = 11,830

Overage = 0 %

Proposed development is compliant with MPFA (assuming the CUP granting 1.25 increase to MPFA is allowed).

BRICKS ON "B" - SPARTAN PROPERTIES, LLC

AUGUST 7, 2015

Page | 4



kistler + small + white

PARKING: 18.92

Required: (with the CUP for commercial use granted)

Residential: Multi and Single family, 1.75 for 8 units, 14 spaces required.

Commercial: Three (3) spaces are required for the one (1) 1308 sf commercial unit, including one van accessible space.

Total = 17 spaces (including one van accessible space)

Proposed (With the CUP for commercial use of 209 Oak granted)

- The residential "Bricks" units will be provided with one (6) garage space each for six (6) spaces.
- Six (6) covered spaces on the common lot
- Four (4) uncovered spaces on the common lot
- One (1) Van Accessible Space
- Two (2) street credit (per the suggestion of staff with the request of the removal of two (2) on-site spaces).

Total 19 spaces (17 on-site, including a Van Accessible space)

APPLICABLE ORDINANCES

R-2, Multi-Family Residential, 18.4.2
Performance Standards Options, 18.3.9
Site Design & Use Standards, 18.4.2
Basic Site Review, 18.4.2.040
Historic District Design Standards, 18.4.2.050
Demolition or Relocation of Structures, 15.04.210
Historic District Development/ Rehabilitation Standards, 18.4.2.050
Conditional-Use for MPFA, 18.5.4
Conditional-Use for Commercial use of Existing Historical Building, 18.105.050
Street Standard Exception, 18.4.6.040
Tree Preservation and Protection, 18.5.7
Tree Removal 18.5.7

ADJACENT ZONING/USE

WEST: E-1; Employment
EAST: C-1; Commercial
SOUTH: C-1; Commercial
NORTH: R-2; Multi-Family Residential
SUBJECT SITE: R-2; Multi-Family Residential

kistler + small + white

PROJECT DESCRIPTION

INTRODUCTION: The applicant, Spartan Properties an Ashland enterprise, is requesting approval for a Site Review to renovate two (2) historical houses. Construct six (6), two (2) story two (2) bedroom, residential Townhouse units and construct a single story cottage unit. This development will replace an extremely sub-standard "Hooverville". The previous owner had many illegal occupied dwellings in appalling conditions (9 separate units in tax lot 15600 alone), even lacking indoor plumbing. It is possibly Ashland's most dilapidated property and it is only one block from the Plaza. After the two historic homes are restored to original design and condition and the Bricks of "B" townhouses are constructed along "B" Street we believe this property will be transformed into one of the finest in the neighborhood.

The site consists of four adjoining tax lots. Existing lot lines dividing 15600, 15700, 15900 and 16000 would be abandon and drawn as a single lot. Individual buildings will be on footprint lots with a single common lot beneath them through the Performance Standards Options. Included on the site are three contributing historic homes, the Mickelson-Chapman house and the Smith-Elliott house and the Thompson Rental House, at 209 Oak Street, 221 Oak Street and 11 "B" Street respectively. The Mickelson-Chapman house, while contributing, has fallen into extreme disrepair. The Smith-Elliott house, likewise rundown, has most recently been a low-end rental property. Both properties would be renovated and returned to 19th Century appearance. Remaining structures, including the Thompson Rental House fronting "B" street, are condemned and scheduled for removal (see figure 1). It should be noted, thirty-three (33%) percent of the site is required in order to keep these Historic Homes the prominent view from Oak Street.

Additionally, the applicant desires to construct six (6) townhouses. The Bricks on "B" would be two (2) story two (2) bedrooms 1371 sf townhomes. These units would have a urban-residential character with brick masonry exteriors and historical elements designed to fit into the Ashland Historic District in massing/scale/site placement. The design of the "Bricks" will complement both the award winning Winston Building on the adjacent property (corner of "B" Street and Water Street) and the Historic Homes on the other border (facing Oak Street). The overall site layout is intended to support the pedestrian character of the neighborhood. A one story cottage will also be constructed. The cottage will be contemporary, incorporating style elements from the other related buildings and contribute to the overall cohesiveness of the site.

The north portion of the site, currently flag lot 16000, would be utilized for vehicular access to garages and would also serve as the communal outdoor recreational area for the development. This area could include multi-sport court and a landscaped garden/picnic area, or a Pool.

kistler + small + white

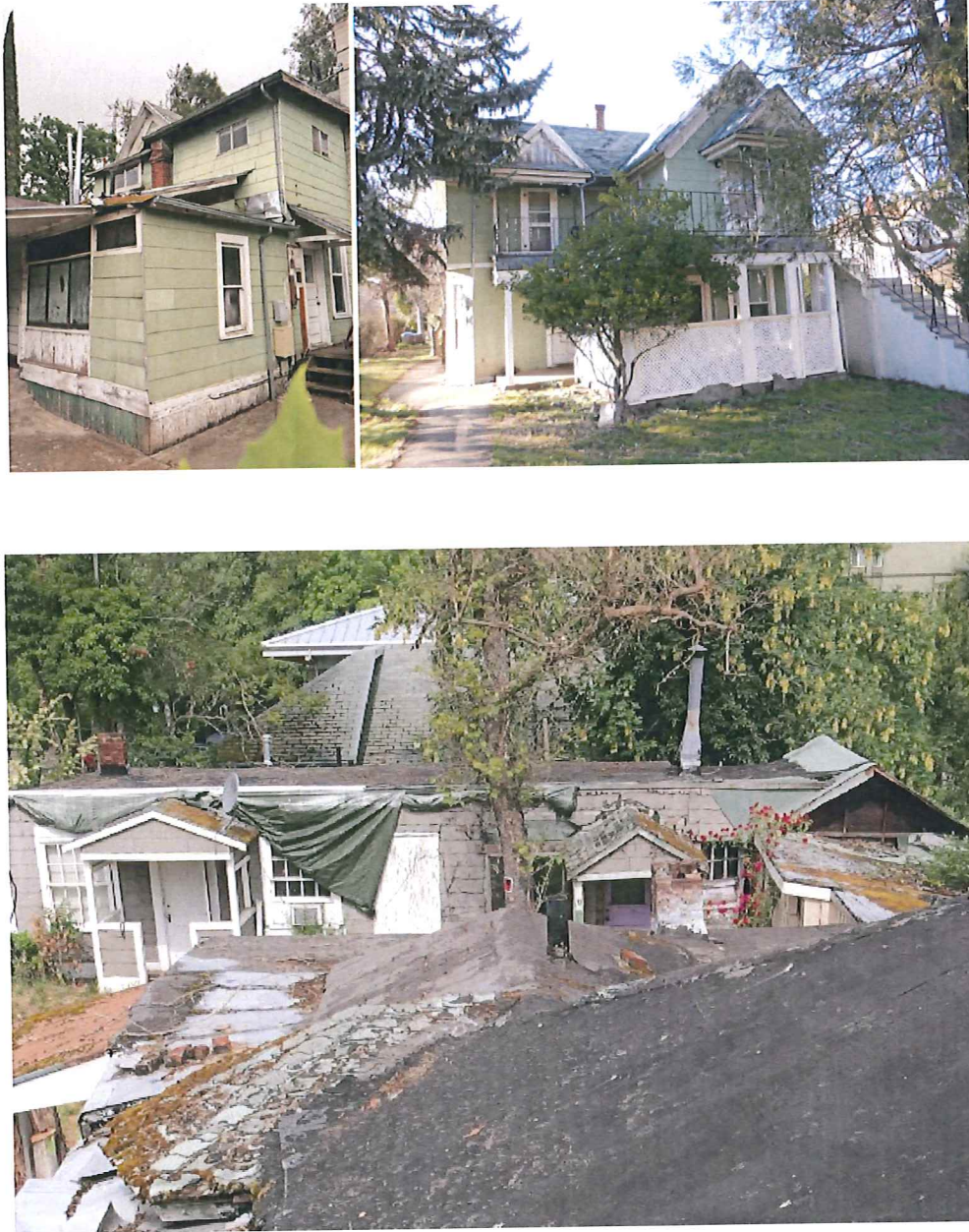


Figure 1

kistler + small + white

A written narrative and findings of fact as well as a Site Plan, Lot Plan, Landscaping Plan, Tree Protection Plan, Historic Preservation Plan, Building Elevations, Floor Plans and Well Section are enclosed. Additionally, site and buildings renderings have been provided. (Note: renderings are provided for conceptual support only. Drawings supersede the renderings in resolving any detail conflicts. The colors in the rendered buildings are approximate only.)

This information is provided in the application materials and addresses the submittal requirements of Chapter 18.3.9.

Site: The subject property consists of four tax lots, 15600, 15700, 15900 and 16000, at the SE Corner of Oak and "B" Streets. The site frontage is currently Oak Street. There are three Historic Contributing residences (one condemned) and many non conforming structures currently on the property slated for demolition/removal.

R-2 : The property is within the R-2 zoning district (Chapter 18.24)

This district is designed to provide an environment suitable for urban living. The R-2 district is intended for residential uses and appurtenant community services. This district is designed in such a manner that it can be applied to a wide range of areas due to the range of residential densities possible. In addition, when appropriately located and designed, professional offices and small home-oriented commercial activities designed to attract pedestrians in the Railroad District are allowed. Further, the proposed development meets the requirements of Chapter 18.24 such as recycling, light, glare, landscaping, etc.

This information is substantiated with the drawings and the Findings of Fact provided herein.

Architecture: The applicant is committed to preservation of the existing Historic Contributing Homes known as the Mickelson-Chapman House and the Smith-Elliott House. Non-conforming additions will be removed. No additions to the original structures are planned. These changes will greatly improve safety as well as appearance of these buildings. Reference materials have been requested from Terry Skibby for guidance in returning the home to historical integrity.

Regarding the new construction, the applicants have closely followed the Historic Design Standards to provide a comprehensive plan that is contextually compatible with other buildings in the neighborhood. The proposed buildings do not mimic a specific building or architectural period but use design elements that bridge the historic homes on one edge and the award winning urban Winston building on the other border. Features include recessed entries, covered porches, parapet (defined by proud brick coursing) and bay windows. "2015" elements include historic corrugated galvanized metal siding used at the cantilevered semi-circular fireplaces on the side and angled bay windows.(figure 2). In the end, the proposed site design is current, cohesive with a strong residential community feel while providing the sense of pedestrian orientation desired in the railroad district.

kistler + small + white



Figure 2

kistler + small + white

Recreational and Open Spaces: A rectangular space of 1958 square feet, 5 % of the site will be dedicated to a communal recreational area. Intended to extend living area and foster community, the recreational area will included a major recreational facility, at the lease a mulit-sport court. The owner is considering a Pool in the recreation area, but would like make a final decision at a later time. Additionally, 50% of the entire side will be landscaped open space, this amount is dictated by the placement of the existing historical homes and the goal of providing a usable shape (as opposed to long, linear connections) for the recreational area. The site will be compliant with the requirements of 18.88.020.H

Tree Removal and Protection: Currently there are seventeen (17) 6" dba Trees on the site. Three of these trees are notable, and are being considered foundation trees. The applicant will request five (5) tree removal permits. Two (2) trees have been identified by an arborist as diseased and lie within the footprint of the proposed building. Three (3) of the trees, a Tree of Heaven and two (2) Ash trees are located very close to the "B" street sidewalk, the arborist has determined they are healthy but not of great quality. The site review process thus far has indicated they should be removed, especially considering that the likeliness the sidewalk be widened. Additional Street Trees will be installed per City standards (18.61) and a Landscaping Plan has been provided.

Parking: Eighteen (17) on-site parking spaces (including one ADA space) are proposed at the rear of the buildings with access on the flag lot. Two additional parking spaces have been removed, adjacent to 209 Oak Street, in favor of two (2) (of the eleven 11 possible) street credits. The parking provided is compliant with the requirement 18.92. The on-site parking is entirely screened from street/pedestrian view. A Van Accessible space has been provided at the closest possible to the proposed commercial location.

Access and Circulation: The existing driveway for 221 Oak will be expanded to access the parking area. The existing driveway is fifteen (15) feet wide and will have an entrance only on Oak Street and an exit only on "B" street (see figure 3). The location of the Smith-Elliot house prohibits the expansion of the driveway to twenty (20) feet. The applicants know that the width of the existing driveway will require a variance, however with the new traffic configuration the driveway will accommodate only one-way traffic flow and direct exiting traffic away from the busier Oak Street. *Note, the exit is located approximately 40' further away from the Oak and "B" intersection than the existing cutout.* Owners, Sue and John Blaze, of the adjacent property have signed the application, consenting to the intensification of the driveway use and transfer of easement to the additional properties. In addition, they prefer the driveway to remain at its current fifteen (15) feet rather than expanded it to twenty (20) feet. They also approve of the one way circulation as the best option for their Bed and Breakfast guests.

Bicycle Parking: The Covered Bicycle Parking provided on the site is five (5). The site will provide covered parking as required by 18.92.060 per the standard of 18.92.060J. The bicycle parking will be in easily accessible locations to encourage use.

kistler + small + white

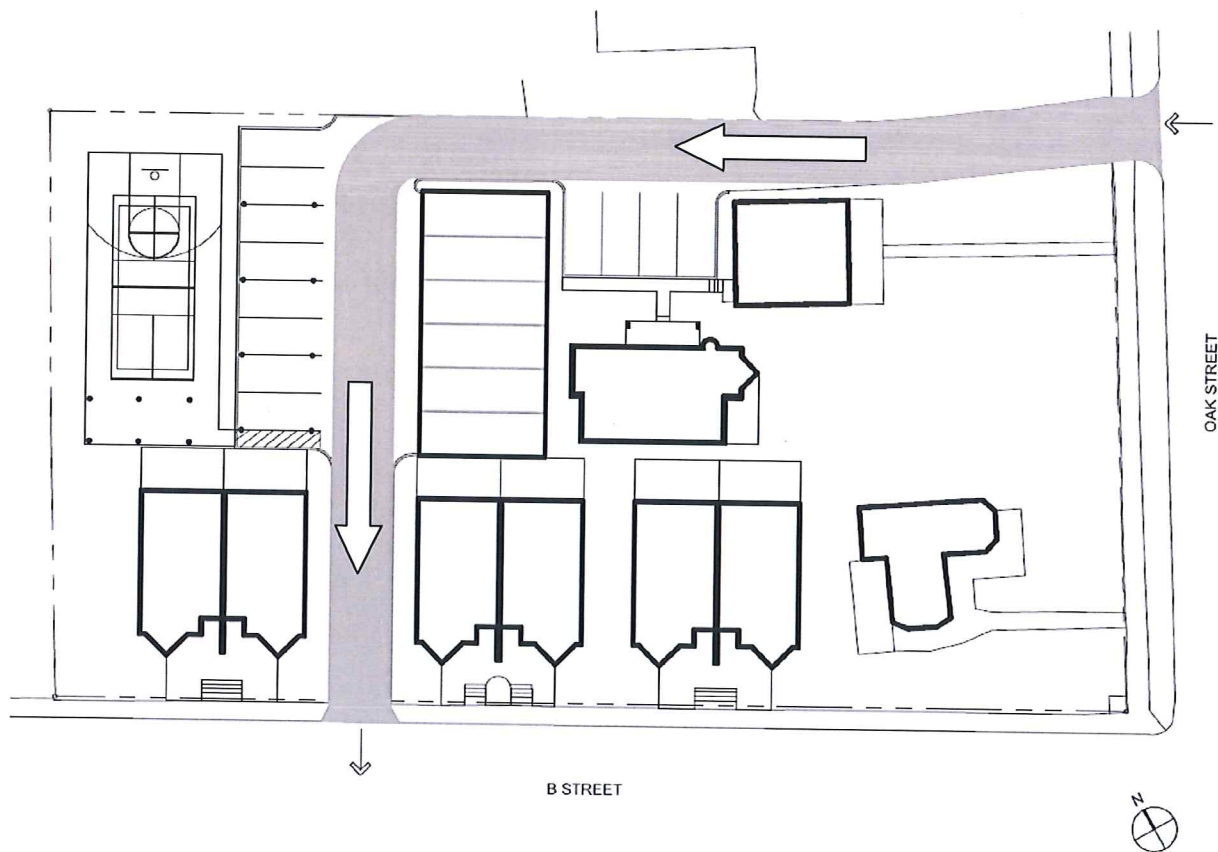


Figure 3

kistler + small + white

FINDING OF FACT

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

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

Chapter 18.3.9.010, PERFORMANCE STANDARDS OPTIONS

Purpose: The purpose of this chapter is to allow an option for more flexible design than is permissible under the conventional zoning codes. The design should stress energy efficiency, architectural creativity, and innovation: use the natural features of the landscape to their greatest advantage: provide a quality of life equal to or greater than that provided in development built under the standard zoning codes; be aesthetically pleasing; provide for more efficient land use; and reduce the impact of development on the natural environment and neighborhood.

The Performance Standards Options (PSO) greatly enhances the projects feasibility as opposed to the used of standard zoning codes. The site is designed with the highest creativity, innovation, and regard for quality of life while preserving the majestic trees and historical homes on the site. The implementation of the PSO greatly reduces the impact of development and improves the overall quality of the neighborhood. To the best of the applicant's knowledge all the regulations are or will be met by the proposed development for Performance Standards Options.

18.3.9.040 REVIEW PROCEDURES AND CRITERIA

A. Outline Plan

1. **Review Procedure:** The applicant will comply with the required review procedures.
2. **Application Submission Requirements. The following information is required for a Performance Standards Subdivision Outline Plan application submittal.**

Applicable items A -J are provided on site drawing, The site is presently owned by the applicant and development will not be in stages.

3. **The development meets all applicable ordinance requirements of the City**

To the applicant's knowledge all City regulations are or will be met by the proposed development.

4. **Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.**

All utilities associated with the development of this property will either be directed towards Oak or "B" Streets. Adequate public facilities are available within the adjacent rights-of-way. The applicants have worked with the various utility companies to ensure both existing and proposed utilities are available to provide the necessary services. At no time has there been any indication by these service providers that services will be unavailable or exceed capacity.

An Electric Utility Plan will be developed in consultation with the City's Electric Department, Dave Tygerson, who has reviewed the site plan, to ensure not only capacities can be accommodated, but to also minimize aesthetic impact to the proposed building. All electrical services will be provided from "B" Street where the service currently exist. All electrical work will be completed under the direction of the Ashland Electric and Building Departments. Further, all improvements within the adjacent rights-of-way, including construction detouring, will be completed under the direction of the Ashland Engineering Department and the Oregon Department of Transportation (ODOT).

kistler + small + white

Applicants have addressed or will address at the time of the building permit all code issues relating to the Ashland Fire Department, including an FDC valve along the front of the building. A fire hydrant is within 150' of the property boundary (on the property directly across the street) with adequate pressure to service the building. All work will be completed under the direction of the Ashland Building and/or Fire Departments.

- 5. The existing and natural features of the land: such as wetlands, floodplain corridors, ponds, large trees, rock outcropping, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.**

The Historic Homes are the most notable feature of the site, a full 33% of the site has been dedicated to their preservation. Development will be done with the least possible removal of trees.

- 6. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.**

The development will not prevent development of adjacent land.

- 7. There are adequate provisions for the maintenance of open space and common areas, if required or provided.**

A landscape plan will be submitted. Irrigation systems shall be installed to assure landscaping success. In addition the developer will provide professional grounds keeping.

- 8. The proposed density meets the base and bonus density standards established under this chapter.**

The site does not exceed the allowable density in R-2. The target density is 11 units, there is not minimum density in the Historic District. Chapter 18.3.9.050 PSO.

- 9. The development complies with the Street Standards.**

The development is asking for an exception to the Street Standards in regards to providing a parkrow on "B" Street. The applicant would prefer to match the existing sidewalk in front of the Winston Building, and initial feedback from Historic Commission and Planning Commission would concur.

Chapter 18.4.2, SITE DEVELOPMENT AND DESIGN STANDARDS.

18.4.2.030.B RESIDENTIAL DEVELOPMENT/BASIC SITE REVIEW STANDARDS:

A. Purpose and Intent

1. Crime Prevention and Defensible Space

- a. **Parking Layout:** Parking Area will be close but not immediately abutting dwelling units and visible from second story windows.
- b. **Orientation of Windows.** The "Bricks" second story windows will have a clear view of the development.
- c. **Service and Laundry Areas.** There will be no communal laundry areas and mailboxes will be in an exposed area
- d. **Hardware.** This condition will be accepted.
- e. **Lighting.** This condition will be accepted.
- f. **Landscaping.** This condition will be accepted.
- g. **Orientation.** The existing building will not be altered and remains oriented towards Oak Street.

B. Applicability. Site will comply with section 18.5.2.020

C. Building Orientation

- 1. **Building Orientation to Street:** Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be functional, and shall be accessed from a public sidewalk. Public sidewalks shall be provided adjacent to a public street frontage.
- 2. **Limitation on Parking Between Primary Entrance and Street.** Parking is located to the rear of the "Bricks"
- 3. **Build to Line:** N/A

kistler + small + white

D. Garages

1. **Alleys and Shared Drives:** Garage and carport entrance is from the flag lot drive.
2. **Setback for Garage Opening Facing Street.** N/A

E. Building Materials: The "Bricks" and the cottage are made of brick with metal accents. The historic homes will be painted wood in historic colors. All new construction will share the same zincalume standing seam metal roofs that were used at the Ashland Carnegie Library. The Mickelson-Chapman and Smith-Elliott home will have "Vintage" metal roofs, a darker more textured option

The architect urges the city not to require asphalt composition shingles, arguably the worst sustainable building material with the largest footprint in our landfills every 15 years.

F. Streetscape: The landscape plan will maintain these trees and the park-row that exists on Oak Street. We request an exception to the requirement for a parkrow on "B" Street sidewalk; to extend the existing sidewalk, size and color, from the corner of "B" and Water Streets. Replacement trees will be planted per the Landscape Plan.

H. Open Space:

1. **Recreation Area:** Approximately 50% of coverage is Landscaped for recreational use with 5% being a mulit-sport court, or Pool.
2. **Surfacing:** Surfacing will be appropriate for recreation.
3. **Decks and Patios:** Recreation space is in addition to decks and patios.
4. **Play Areas:** N/A

kistler + small + white

HISTORIC DESIGN STANDARDS:

18.4.2.050.B HISTORIC DISTRICT/HISTORIC DISTRICT DESIGN STANDARDS:

1. **Transitional Areas:** The location of the existing building may be considered to be occupying a transitional zone between the downtown commercial area and the Railroad District
2. **Height:** The new buildings will have a similar proportion in height, width, and mass as other buildings found in the neighborhood. They do not violate the existing scale of the area especially when considering the Armory and hotels found in the near vicinity.
3. **Scale:** The new construction is similar in height as the other two-story buildings found directly across the street, and smaller than the commercial buildings found in the neighborhood.
4. **Massing:** The new buildings are spaced, with the recommendation of staff, appropriately for the massing of the neighborhood .
5. **Setback:** The two existing houses, while not on the same plane are historic and will not be moved. The new construction with facades facing "B" Street will be consistent and not violate any existing setback pattern.
6. **Roof:** The new construction of the "Bricks" will have a backward sloping standing seam metal roof behind parapets on 3 sides. A short decorative parapet wall screens the roof and provides architectural relief and building identity.
7. **Rhythms of Openings:** The front entrances are well articulated in form so that they create a strong sense of entry from the street with covered porches which also shorten the height / scale of front facade walls to the street.
8. **Base of Platforms:** As is consistent with the characteristics of most of the older buildings in Ashland the "Bricks" will have a raised platform with building walls rising out of the platform and not out of the ground.
9. **Form:** The applicants believe the proposed buildings are traditional in symmetry, volume, rhythm and setting, but have contemporary elements that are current.
10. **Entrances:** The front entrances are well articulated in form so that they create a strong sense of entry from the street with covered porches which also shorten the height / scale of front facade walls to the street.

kistler + small + white

- 11. Imitation of Historic Features:** The "Bricks" are designed with traditional element such as a raised, recessed front door and bay windows keeping them in harmony with the existing historic houses, but are not imitative.
- 12. Additions:** N/A
- 13. Garage Placement:** The garages are situated behind the "Bricks" not visible to the street.

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

1. **Restore vs Remodel:** The historic house will be restored. This section will address 209 Oak Street and 221 Oak Street specifically unless otherwise mentioned. Every effort is being made to restore these house to as original condition as possible.
2. **Rehabilitation Standards:**
 - a. **Historic architectural styles:** There will not be any additions to the original structures.
 - b. **Original architectural features:** The features will be as original as possible.
 - c. **Replacement finishes:** The exterior finishes will be consistent with the historic building.
 - d. **Diagonal and vertical siding:** Vertical siding will not be used.
 - e. **Exterior wall colors:** Exterior wall colors will be historic.
 - f. **Imitative materials:** N/A
 - g. **Replacement windows:** Windows will be the size and placement of the original construction. Wood windows with dark bronze cladding on exterior for the Smith-Elliott House and "linen" cladding on the Mickelson-Chapman House.
 - h. **Reconstructed Roofs:** The roof will be the same pitch and form of the original structure.
 - i. **Asphalt or composition shingle roofs:** The Michelson-Chapman House and the Smith-Elliott House could have Historic wood shingles but architect urges the city not to require asphalt composition shingles, Arguably the worst sustainable building material with the largest footprint in our landfills every 15 years.

The architect would prefer a metal roof, because of it superior durability, quality, environmental sustainability and performance, however wood shingles will be used if not allowed by the Planning Commission. A darker, more textured metal would be used to a more "historic" feel. Also metal is an historic material for roofs and only went out of favor because composition shingles are a cheap replacement for word shingles.

kistler + small + white

- j. **New porches:** The porches will be compatible with the historic building. Design of the porches have been updated per the comments made by the Historic Commission.
- k. **New detached buildings:** The garage is a detached building and will be compatible with the other buildings on the site.

kistler + small + white

CHAPTER 18.5.5.050, VARIANCE TO 18.4.3

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant

18.4.3 D.

Driveways and Turn-Around Design. Driveways and turn-around providing access to parking areas shall conform to the following provisions.

3. Parking areas of more than seven parking spaces shall be served by a driveway 20 feet in width and constructed to: facilitate the flow of traffic on or off the site, with due regard to pedestrian and vehicle safety; be clearly and permanently marked and defined; and provide adequate aisles or turn-around areas so that all vehicles may enter the street in a forward manner.

The Applicant is requesting a Variance to 18.4.3 D for a twenty (20) foot driveway. The existing driveway is fifteen (15) feet wide and has two traffic lanes. The proposed circulation plan would be one-way with an entrance only on Oak street and an exit only on "B" street. The applicants believe that new one-way circulation with the existing fifteen (15) foot driveway will have greater benefits to the residence of the site and the surrounding streets than expanding the driveway to 20 feet and allowing two-way traffic. The proposed exit will be on "B" street, which is less trafficked than Oak street. This configuration will eliminate the need for backing out onto the street, and the new cutout will be located approximately 40' further away from the Oak and "B" intersection than the existing cutout.

Furthermore, the location of the historic house at 221 Oak Street prohibits the expansion of the width of the driveway. The applicant is preserving this house out of a sense of civic mindedness. If the planning commission prefers, this house could be demolished thus removing its constraints on the development.

kistler + small + white

CONDITIONAL USE PERMIT (MPFA)

AMC 18.104.050 Conditional Use Permit Criteria (MPFA)

18.104.050 Approval Criteria

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.

A. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.

The applicant requests a 25 percent increase in allowable Maximum Permitted Residential Floor Area in Historic District (MPFA) per chapter 18.2.5.070. The use is in conformance with all standards within the Historic District in which the use is located, and in conformance with all relevant Comprehensive Plan policies that are not implemented by City, State, and Federal law or programs.

B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

All utilities associated with the development of this property will either be directed towards Oak or "B" Streets. Adequate public facilities are available within the adjacent rights-of-way. The applicants have worked with the various utility companies to ensure both existing and proposed utilities are available to provide the necessary services. At no time has there been any indication by these service providers that services will be unavailable or exceed capacity.

An Electric Utility Plan will be developed in consultation with the City's Electric Department, Dave Tygerson, who has reviewed the Site Plan, to ensure not only capacities can be accommodated, but to also minimize aesthetic impact to the proposed building. All electrical services will be provided from "B" and/or Oak Street where the service currently exist. All electrical work will be completed under the direction of the Ashland Electric and Building Departments. Further, all improvements within the adjacent rights-of-way, including construction detouring, will be completed under the direction of the Ashland Engineering Department.

Applicants have addressed or will address at the time of the building permit all code issues relating to the Ashland Fire Department. A fire hydrant is within 150' of the property boundary (on the property directly across the street) with adequate pressure to service the building. All work will be completed under the direction of the Ashland Building and/or Fire Departments.

kistler + small + white

C. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone.

In the applicant's opinion the proposed increase in the MPFA will have no adverse material effect on the livability of the impact area (R-2). There will be more residents living within walking distance of downtown, applicants do not believe this is an adverse effect.

When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone:

1. Similarity in scale, bulk, and coverage.

The proposal is similar in bulk and coverage to surrounding historic properties from the public streets / views. It is actually considerably less dense than the target R-2, would expect due to the MPFA ratios in the Historic District intended to prevent "McMansions". However, on large R-2 properties such as this that particular ordinance counters multi-family infill goals. We believe this proposal is a good blend of the two conflicting goals. The Bricks Townhouses are a modest 1371 sq ft.

2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

In the applicant's opinion the proposed increase in the MPFA will have no adverse material effect on traffic on the surrounding streets.

3. Architectural compatibility with the impact area.

All new construction on the site will be compatible with the Historic District Design Standards and thus compatible with the impact area.

4. Air quality, including the generation of dust, odors, or other environmental pollutants.

The proposed conditional use permit will not have any discernible increases of environmental impacts including those related to air quality, including the generation of dust, odors, or other environmental pollutants.

5. Generation of noise, light, and glare.

The proposals will not have any discernible increases of noise, light and glare.

6. The development of adjacent properties as envisioned in the Comprehensive Plan.

The proposed conditional use permit will not have any material effects on the adjoining properties as envisioned in the Comprehensive Plan.

8. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

The applicants are not aware of any other factors that may be found to be relevant by the hearing authority, but if there are factors found to be relevant, the applicants would like the opportunity to clarify and answer questions of the hearing authority prior to a final decision.

kistler + small + white

CONDITIONAL USE PERMIT (COMMERCIAL USE):

AMC 18.104.050 Conditional Use Permit Criteria (Commercial use of a existing historic building)

18.104.050 Approval Criteria

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.

A. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.

The proposed Conditional-Use is a permissible use in with R-2 zone. The commercial use would be a professional office and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program. In addition the other three corners of the intersection are already commercial uses.

B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

All utilities associated with the development of this property will either be directed towards Oak or "B" Streets. Adequate public facilities are available within the adjacent rights-of-way. The applicants have worked with the various utility companies to ensure both existing and proposed utilities are available to provide the necessary services. At no time has there been any indication by these service providers that services will be unavailable or exceed capacity.

An Electric Utility Plan will be developed in consultation with the City's Electric Department, Dave Tygerson, who has reviewed the Site Plan, to ensure not only capacities can be accommodated, but to also minimize aesthetic impact to the proposed building. All electrical services will be provided from "B" and/or Oak Street where the service currently exist. All electrical work will be completed under the direction of the Ashland Electric and Building Departments. Further, all improvements within the adjacent rights-of-way, including construction detouring, will be completed under the direction of the Ashland Engineering Department

Applicants have addressed or will address at the time of the building permit all code issues relating to the Ashland Fire Department, including an FDC valve along the front of the building. A fire hydrant is within 150' of the property boundary (on the property directly across the street) with adequate pressure to service the building. All work will be completed under the direction of the Ashland Building and/or Fire Departments.

C. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone.

In the applicant's opinion the proposed commercial use will have no adverse material effect on the livability of the impact area (R-2). In fact, as noise from the Armory is factor in the neighborhood a non-residential use might be better suited for the property.

When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone:

1. Similarity in scale, bulk, and coverage.

The proposal has no impact on scale, bulk and coverage.

2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

In the applicant's opinion the proposed increase in the will not have adverse material effect on traffic on the surrounding streets, as the small size of the suites limits the practical uses.

This development will replace an extremely sub-standard "Hooverville" . The previous owner had many occupied dwellings in appalling conditions, even lacking indoor plumbing. It is possibly Ashland's most dilapidated property only 1/2 block from the Plaza. After the two historic homes are restored to original design and condition, and the addition Brownstones along B Street we believe this property will be transformed into one of the finest in the neighborhood.

3. Architectural compatibility with the impact area.

The property is an Contributing historical property and thus architecturally compatible.

4. Air quality, including the generation of dust, odors, or other environmental pollutants.

The proposed conditional use permit will not have any discernible increases of environmental impacts including those related to air quality, including the generation of dust, odors, or other environmental pollutants.

5. Generation of noise, light, and glare.

The proposals will not have any discernible increases of noise, light and glare.

6. The development of adjacent properties as envisioned in the Comprehensive Plan.

The proposed conditional use permit will not have any material effects on the adjoining properties as envisioned in the Comprehensive Plan.

8. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

The applicants are not aware of any other factors that may be found to be relevant by the hearing authority, but if there are factors found to be relevant, the applicants would like the opportunity to clarify and answer questions of the hearing authority prior to a final decision.

EXCEPTION TO STREET STANDARDS

18.4.6.040 Exception to Street Standards

Frontage Improvements: The applicants request an exception to the required frontage improvement of a parkrow, on the "B" street side only.

1. Exception to the Street Design Standards.

- a. **There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site of proposed use of the site.** A exception to a parkrow is being asked for on behalf of the future residence of the "Bricks" . We believe that it would be in the best interest of the residence and pedestrians if the sidewalk is improved and widened to match the existing sidewalk in front of the Winston building (as was suggested in the first pre-application comments). The Patio in the front of the townhomes would be greatly negatively impacted with a parkrow, and pedestrians would be uncomfortably close to the windows. Landscaping will be provided to make this a very pleasant pedestrian experience.

In addition, the benefit of a 6' parkrow, in protecting pedestrians, is negated because this block always has parked cars as it is the closest parking to downtown without parking restrictions. Also the parkrow are desirable but are very suburban feature, the bricks have a very urban feel.

- b. **The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.**
 - i. **For transit facilities and related improvements, access, wait time, and ride experience.**
 - ii. **For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.**
 - iii. **For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.**

i, ii, ii There will be no diminishing effect to transit, safety for bicycles or pedestrians.

- c. **The exception is the minimum necessary to alleviate the difficulty.** The exception would leave in place the current situation.
- d. **The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040 A.** At this site, maintaining the current landscaping is more aligned with the *purpose and intent of the street standards*, than requiring a parkrow. The historic commission expressed a preference for extending the existing sidewalk from the corner of "B" street and Water Street. (see fig 4)



Figure 4

kistler + small + white

Additional Response to Staff Comments regarding exception to street standards:

While also not a completeness issue with the request, staff would note that it has historically been difficult to justify an Exception to the Street Standards to not install city standard facilities for a proposal that essentially has the opportunity to address the street corridor for an entire block. The intent of the standards is to provide multiple transportation options, create a safe and optimal environment for all users, design streets as public spaces, and enhance the livability of the neighborhoods. The Street Standards recognize that Ashland's streets are some of the most important public spaces in the community and each street component used to create an environment where people feel comfortable and the maximum number of people will walk, bicycle and use transit. Exceptions require a demonstration that the facilities and resultant connectivity proposed are equal or superior to those required under the standards; that the exceptions requested are the minimum necessary to alleviate the difficulty, and that the exceptions are consistent with the purpose and intent of the Street Standards. In staff's view, it may be difficult to approve the Exception as proposed based on on-street parking providing a suitable alternative to a parkrow in buffering pedestrians when both are identified as components of a complete streetscape under the standards. If the mature trees are the basis for an Exception there should be a strong indication from an arborist as to their current health and ability to accommodate the proposed construction disturbance.

The Applicant is, in general, very supportive of the parkrows street standard, and understands that the City's Planning Department and Commission are strong advocates of them for all the reasons addressed above. However, it is believed in this case, the exception should be granted, an opinion that is supported by the Historic Commission. At the Historic Commission of August 8, 2015, the issue of the parkrow was specifically addressed. The minutes of that meeting state: "Mr. Shostrom submitted his comments in an email due to his absence. Mr. Kistler addressed Mr. Shostrom's comments and agreed with *not adding a park row at the curb* and adding porch width on the brownstones."

One of the most significant arguments supporting the exception of a parkrow, discussed at that meeting, was the Urban design of the "Bricks". This specific block of Ashland is an uniquely urban setting (see figure 5, below).

kistler + small + white



Figure 5

The "Bricks" were designed for this block and as the Architect, Raymond Kistler, says; the development would not be appropriate for another site even a block away. Equally so, a parkrow is a suburban feature and is not appropriate for this specific urban frontage. It should also be noted that on the opposite side of the street there is a partial sidewalk, it assumed that someday in the future there will a sidewalk upgrade, but there is not now nor will ever be a parkrow (see Figure 6, below).



Figure 6

Both the point that, the existing continual on-street parking buffers pedestrians and there are mature trees that would be saved if possible, may not reach the level of an out-right exception to the street standard, they are additional support for that decision. The requirement to add a park row would absolutely require removal of three, possibly four, large, healthy (recently pruned by a professional arborist), trees.

Additionally, the requirement for a parkrow would greatly reduce the size of the patios in the front of the "Bricks" (an increase to the original size was a result of a request of the Historic Commission) . The patios, and the floor plans were intended to orient public activity, and recreation toward the street. The

kistler + small + white

reduction required by a parkrow would be counter to its intent to have interesting and attractive walkways.

And finally, it was sited that this exception would affect the entire block, while the frontage of the site is the majority of the block it would require the sidewalk to offset as there is no parkrow in front of the Winston Building (on the corner of Oak and "B") or across the street. The Winston Building was completed in 2014 and will not likely, ever, have a parkrow. For these reasons, we feel the suggestion of the first pre-application's comments of improving the sidewalk to match the style of the sidewalk of the Winston building to be the most beneficial overall. (see figure 7, below)



Figure7

TREE PRESERVATION AND PROTECTION

18.4.5 TREE PRESERVATION AND PROTECTION

The applicants will request a tree removal permit for two (2) trees that are within the proposed footprint of the new addition. And additional permits for three (3) trees on the edge of the sidewalk on "B" street. There are many mature trees on the site and the removal of these effected trees will not change the overall feel of tree coverage on the site.

Tree Protection Plan: A plan to identify and protect plan will be submitted. The plan will included a survey of the Trees on site and measures that will be taken for their protection during construction.

18.5.7.040.B Tree Removal Permit

2. Tree That in Not a Hazard:

- a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.
- b. Removal of the tree will not have a significant negative impact on erosion, soil stability, floor of surface waters, protection of adjacent trees, or existing windbreaks. The removal of the trees will not have a significant negative impact on erosion, soil stability, surface waters, adjacent trees or existing windbreaks.
- c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. The site has many mature trees and removal of the subject trees will not significant negatively impact the overall tree canopy.
- d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider City of Ashland 5-59 Land Use Ordinance 18.5.7 – Tree Removal Permits alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance. N/A

- e. **The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.**

A Landscape Plan has been provide that shows the replacement of the Street Trees that will be removed.

Tree Protection Plan

All land use applications are required to include a Tree Protection Plan addressing all trees on the site and within 15 feet of the site, including street trees, which includes an assessment of the tree's health and relative tolerance for the construction disturbance proposed and recommendations for the treatment of each tree prepared by an arborist. The materials provided suggest that a Tree Protection Plan will be provided, but none has been included with the submittals.

The applicant is aware of the need to protect the existing trees during construction, a specific Tree Protection Plan is submitted with this supplement to the application.

RESPONSE TO COMMENTS

PUBLIC FACILITIES

Per the written comments of the July 8, 2015 there are currently no storm drainage facilities in place for this block of B Street, that new storm drainage facilities will likely need to be installed by the applicants within the B Street right-of-way to connect to the existing facilities in Water Street, and that the applicants would need to work with the City's Public Works/Engineering Department in arriving at an acceptable plan.

The applicant intends to use bioswales and permeable pavement for water retention onsite. As with the adjacent property, on 66 Water Street, the development will not add load to "B" Street storm drainage from parking or driveways.

The Applicant noted, in a recent storm event, that there was significant flooding on "B" street and that a storm drain would be desirable, however the applicant observed that the volume of water was coming North on Oak Street, hitting the Oak/"B" Street curb and turning downhill on "B" Street. The existing subject property was not contributing to the water on "B" Street. Therefore, the applicant does not believe an installation of a storm drain should be a condition of approval of this site review, unless this development contributes to the generation of storm water into "B" Street. The applicant will coordinate with the City's Public Works/Engineering Department to reduce the impact on the neighborhood, if the City decides that it is an appropriate time for an addition of a storm drain addition during the construction of this project. The applicant will also provide infrastructure as determined by public works to the storm drain system for water collecting on the site, however they do not feel the development should be financially responsible for water arriving on "B" street from other locations in Ashland.

NEW COTTAGE PLACEMENT/DESIGN

While not strictly a completeness issue, staff has some concern with the new detached cottage. The Site Design Review and Conditional Use Permit components bring the Historic District Design Standards into play, and these generally call for new buildings to be placed in the same plane as the facades of adjacent historic buildings, rather than being set in front of or behind the plane. Staff has some concern, at least initially, that this placement is contrary to the standard, and that it seems to place the cottage in an area which could be better used in providing required functional recreation space for the residents of the development.

kistler + small + white

The applicant is aware the Historic District Design Standard calls for new buildings to be placed in the same plane as the adjacent historic buildings, however, there were several reasons the cottage was located as presented. One of the primary considerations, for the design of this site, has been preserving the historic homes on Oak Street and the front yard trees. The placement of the cottage was deliberately set back in order to preserve the dominance of the historic homes from the Oak Street view. Both houses are quite set back on the lot, 209 Oak at approximately 30' and 221 Oak at over 60'. Historic District Design Standards would require the cottage to be set back approximately 45' (splitting the difference of the existing setbacks), this would greatly block the view of 221 Oak. Currently, 221 Oak is visible from the corner of Oak Streets and "B" Street. If the cottage was located to the design standards 221 Oak would not be in site until a pedestrian, coming from the Oak Street and "B" Street corner, passed 209 Oak Street. The new cottage would obscure the historic home.

Rather, the cottage has designed in scale and function as an auxiliary unit of the new "Bricks" townhouses. While the cottage is not orientated to the front of the lot it is facing the decorative driveway (a running bond pattern of aged brick with a concrete border) creating an interior frontage. The cottage orientation will soften the parking lot area for both the tenants of development and the guests and owners of the Oak Street Station Bed and Breakfast on the adjacent property, who share the driveway easement.

In addition to these design considerations, the existing trees make construction in the area between the historic homes problematic (see **Figure 8** , below).

The site plan illustrates a residential development bounded by B Street to the south and Oak Street to the east. The plan includes the following features and details:

- Streets and Setbacks:** B Street is at the bottom with a 20-foot front setback. Oak Street is on the right with a 20-foot side setback. A 20-foot rear setback is also indicated.
- Lot Layout and Details:**
 - Lot 1:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 2:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 3:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 4:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 5:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 6:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 7:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 8:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 9:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 10:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 11:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 12:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Lot 13:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
- Other Structures:**
 - Clubhouse:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Cottage:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
 - Model Home:** 1371 SF, 11/2 Bedroom, 2 Story Unit.
- Landscaping and Features:**
 - Various trees (e.g., 20' Tree, 15' Tree, 10' Tree) and shrubs are shown throughout the site.
 - Driveways and parking areas are indicated for several lots.
 - Setback lines and easements are clearly marked.
- Orientation and Scale:** A north arrow is located in the bottom right corner. A scale bar indicates 0, 10, 20, and 30 feet.

Prepared and Respectfully Submitted by:

Date _____

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

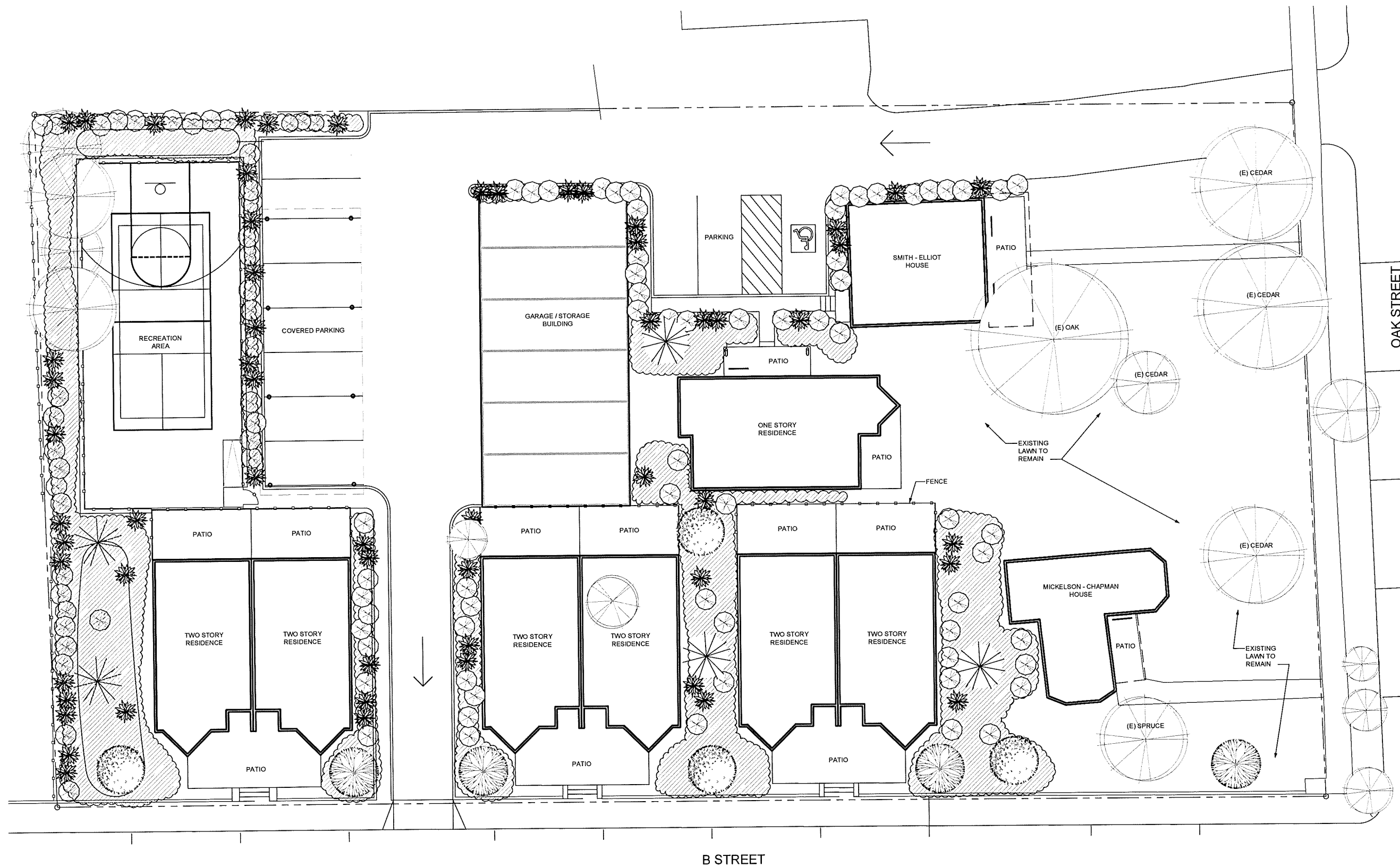
LANDSCAPE
PLAN

PROJECT: 14-028

ISSUE DATE: -

SHEET:

L1



PLANTING LEGEND

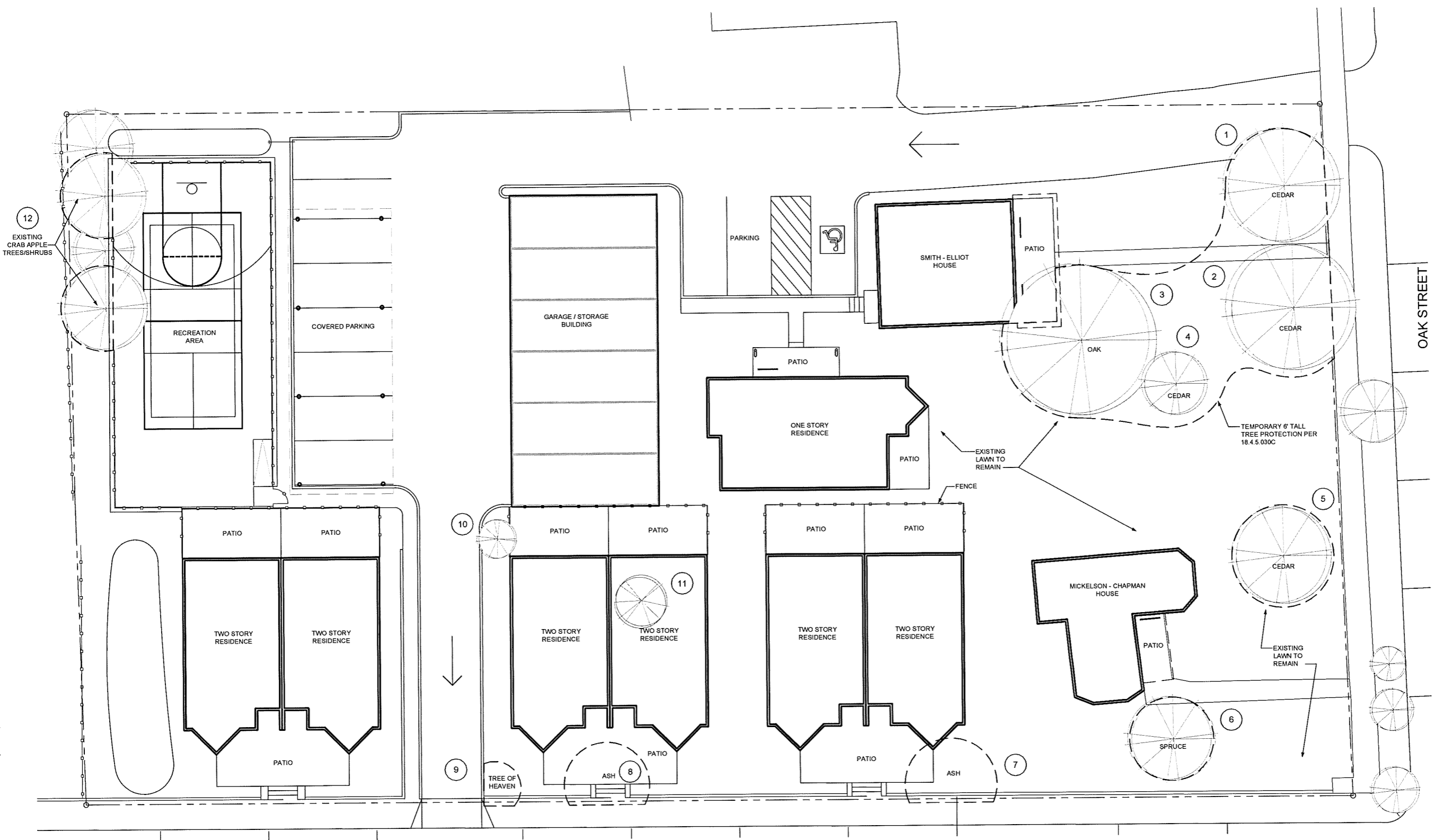
- | | | | |
|--|----------------------------|--|--------------------------------|
| | EXISTING TREE TO REMAIN | | NEW SHRUB: OREGON BOXWOOD |
| | NEW TREE: WESTERN DOGWOOD | | NEW SHRUB: OREGON GRAPE |
| | NEW TREE: PONDEROSA PINE | | NEW GROUND COVER: KINNIKINNICK |
| | NEW TREE: FOREST GREEN OAK | | |

LANDSCAPE PLAN

1" = 10'-0"

1





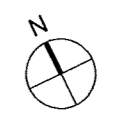
TREE LEGEND

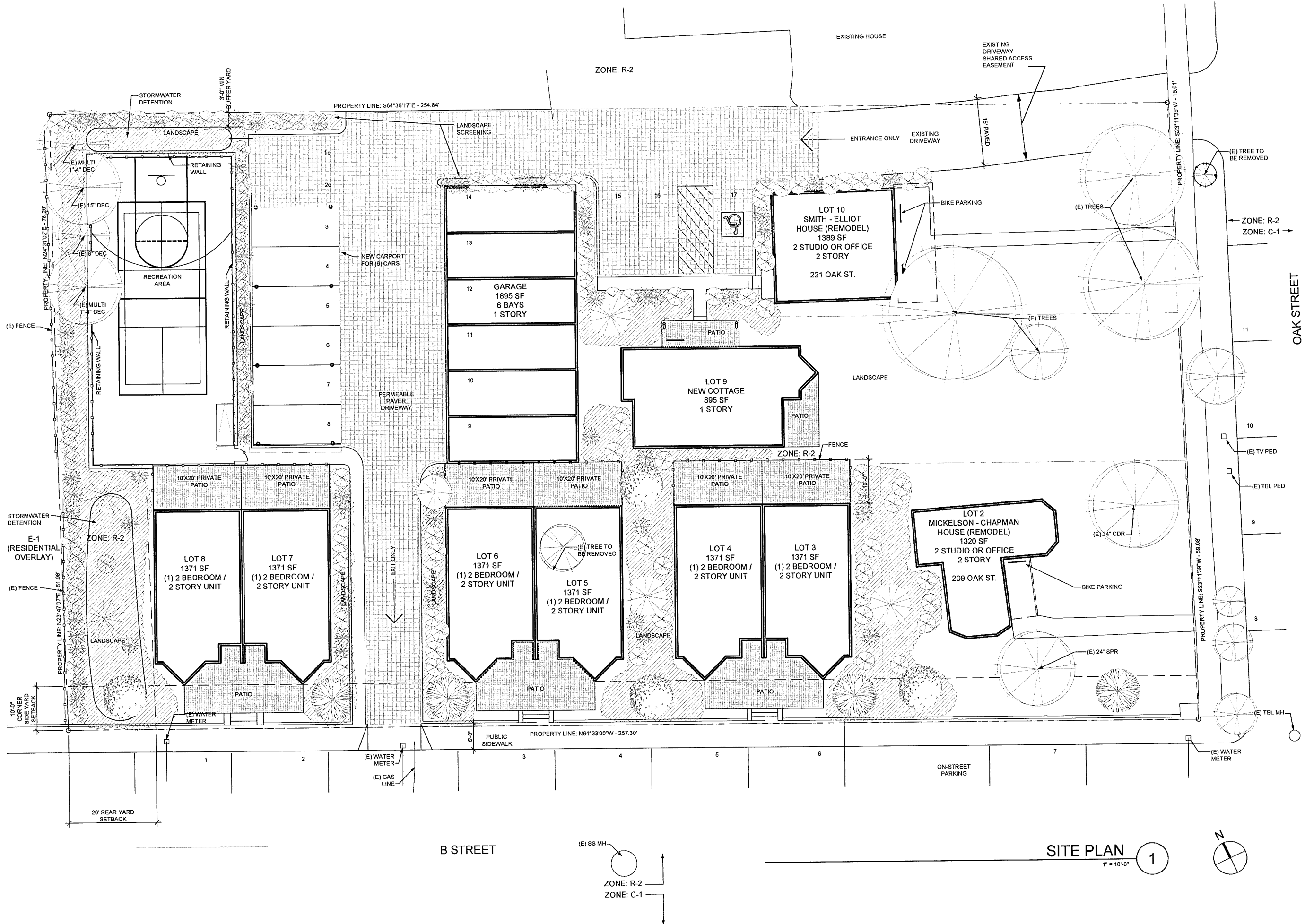
| | | | |
|---|-----------|----|---------------|
| 1 | TO REMAIN | 7 | TO BE REMOVED |
| 2 | TO REMAIN | 8 | TO BE REMOVED |
| 3 | TO REMAIN | 9 | TO BE REMOVED |
| 4 | TO REMAIN | 10 | TO BE REMOVED |
| 5 | TO REMAIN | 11 | TO BE REMOVED |
| 6 | TO REMAIN | 12 | TO REMAIN |

B STREET

ALL REMAINING TREES ON THE SITE TO BE INDIVIDUALLY PROTECTED PER 18.4.5.030C

TREE PROTECTION PLAN 1
1" = 10'-0"





kistler+small+white
architects

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

B STREET. BROWNSTONE TOWNHOUSES

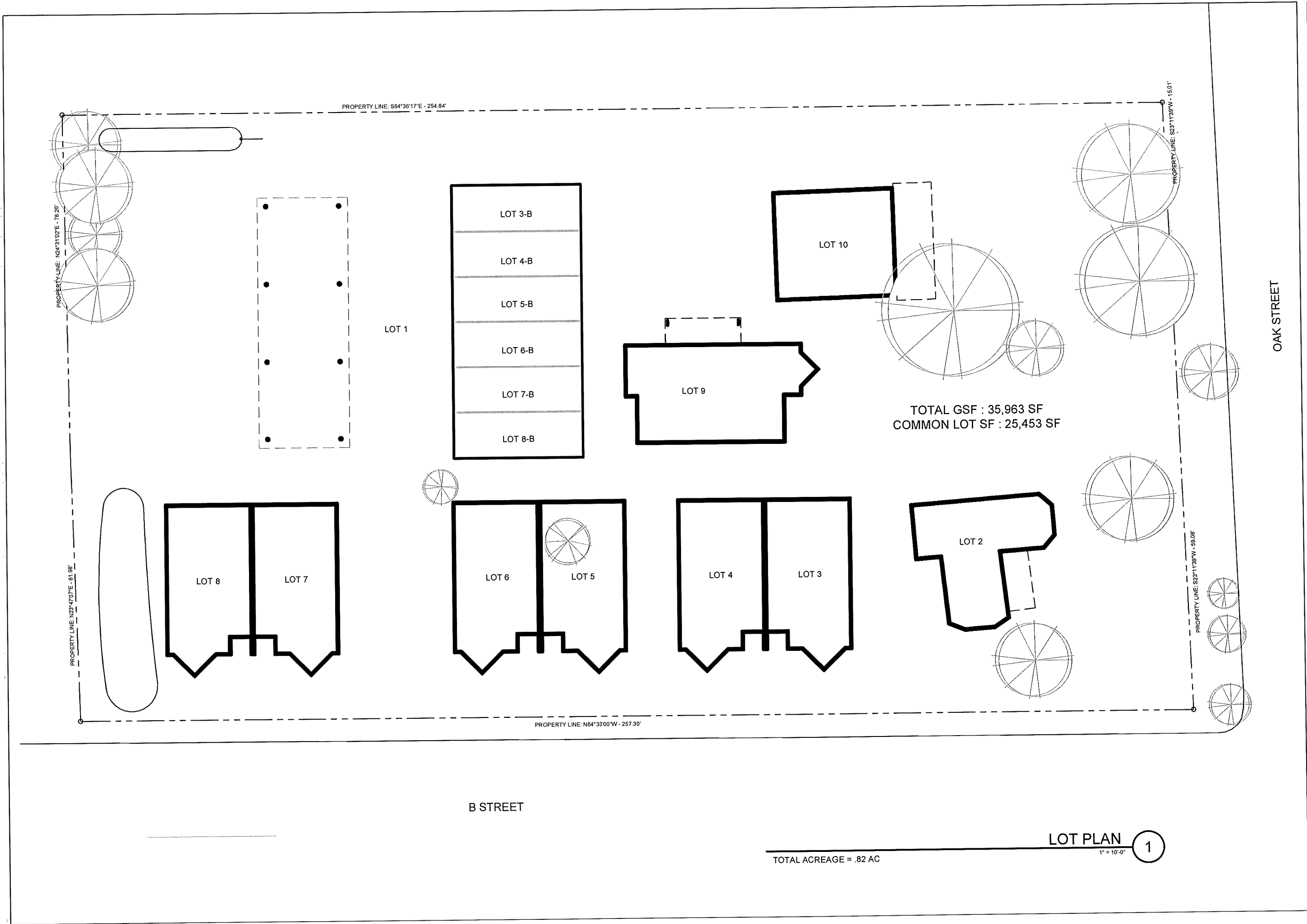
11 B STREET. ASHLAND, OREGON

REVISIONS

SITE PLAN

PROJECT: 14-028
ISSUE DATE: -
SHEET:

A0.4



kistler+
small
+white
architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

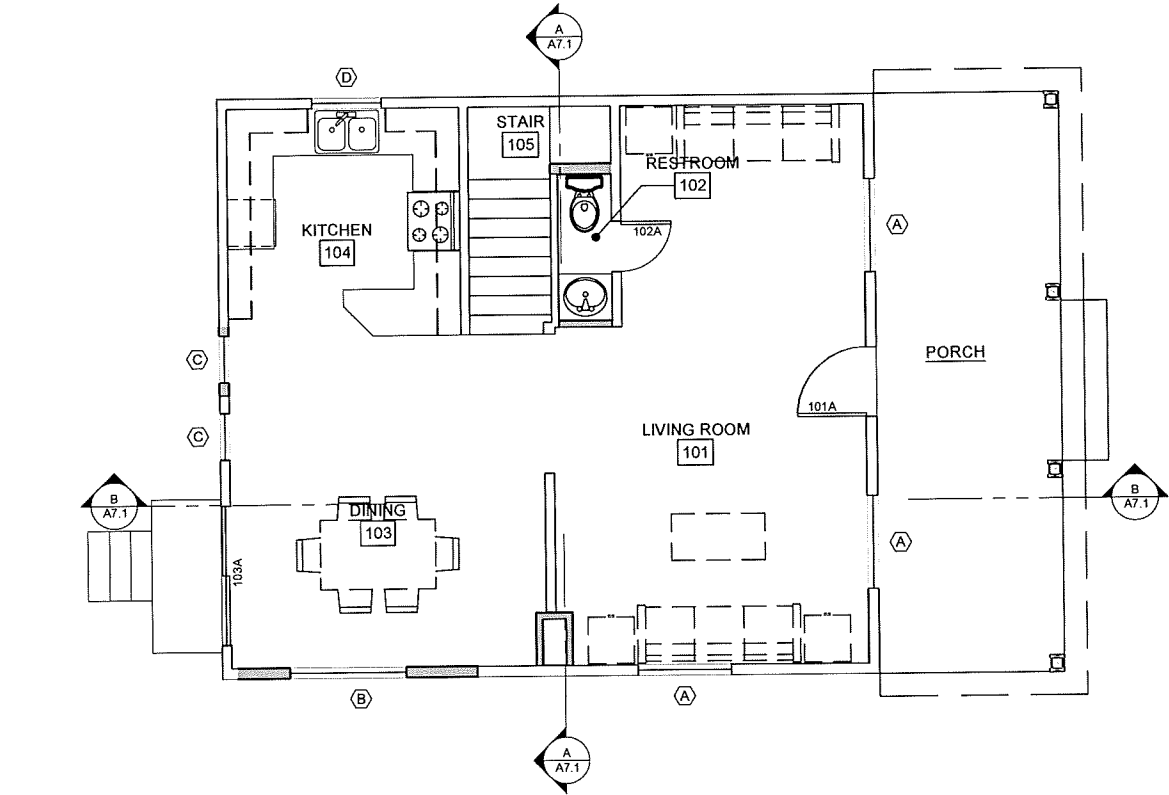
LOT PLAN

PROJECT: 14-028

ISSUE DATE: -

SHEET:

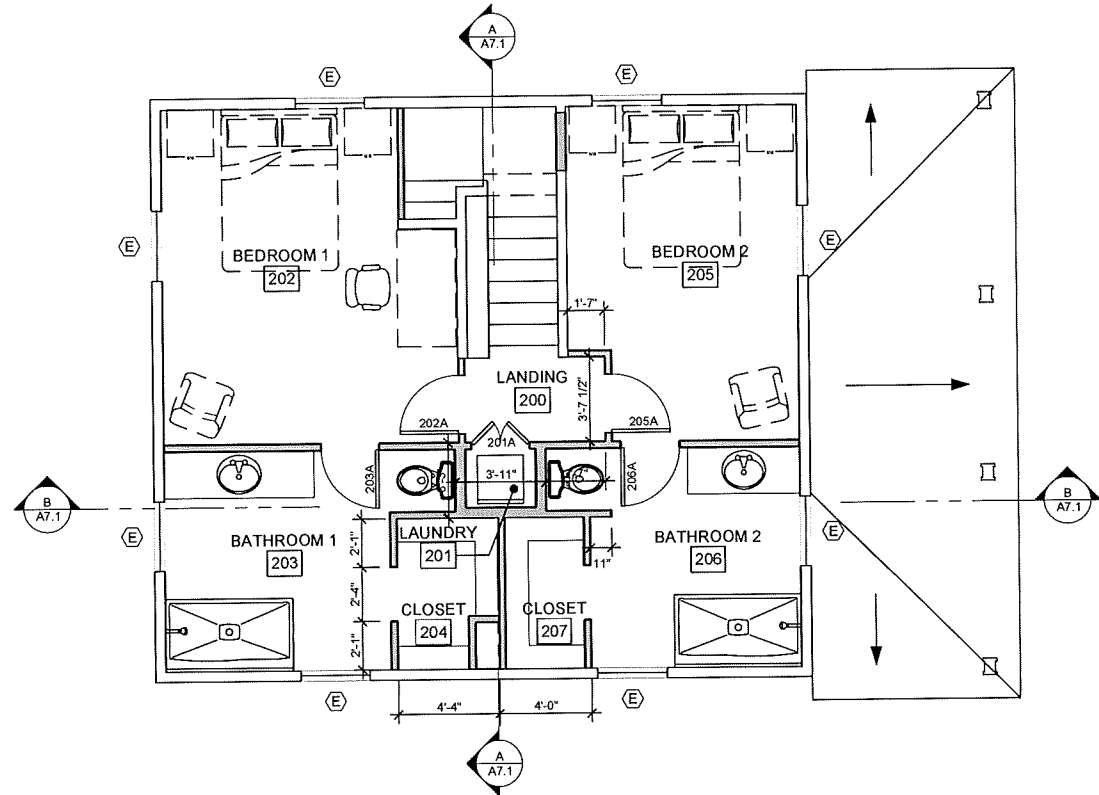
A0.6



HOUSE 2 - PROPOSED FIRST FLOOR PLAN

837 s.f. 1/4"=1'-0"

1



HOUSE 2 - PROPOSED SECOND FLOOR PLAN

681 s.f. 1/4"=1'-0"

2

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

HOUSE 2
PROPOSED
FLOOR PLANS

PROJECT: 14-028

ISSUE DATE: -

SHEET:

A3.2

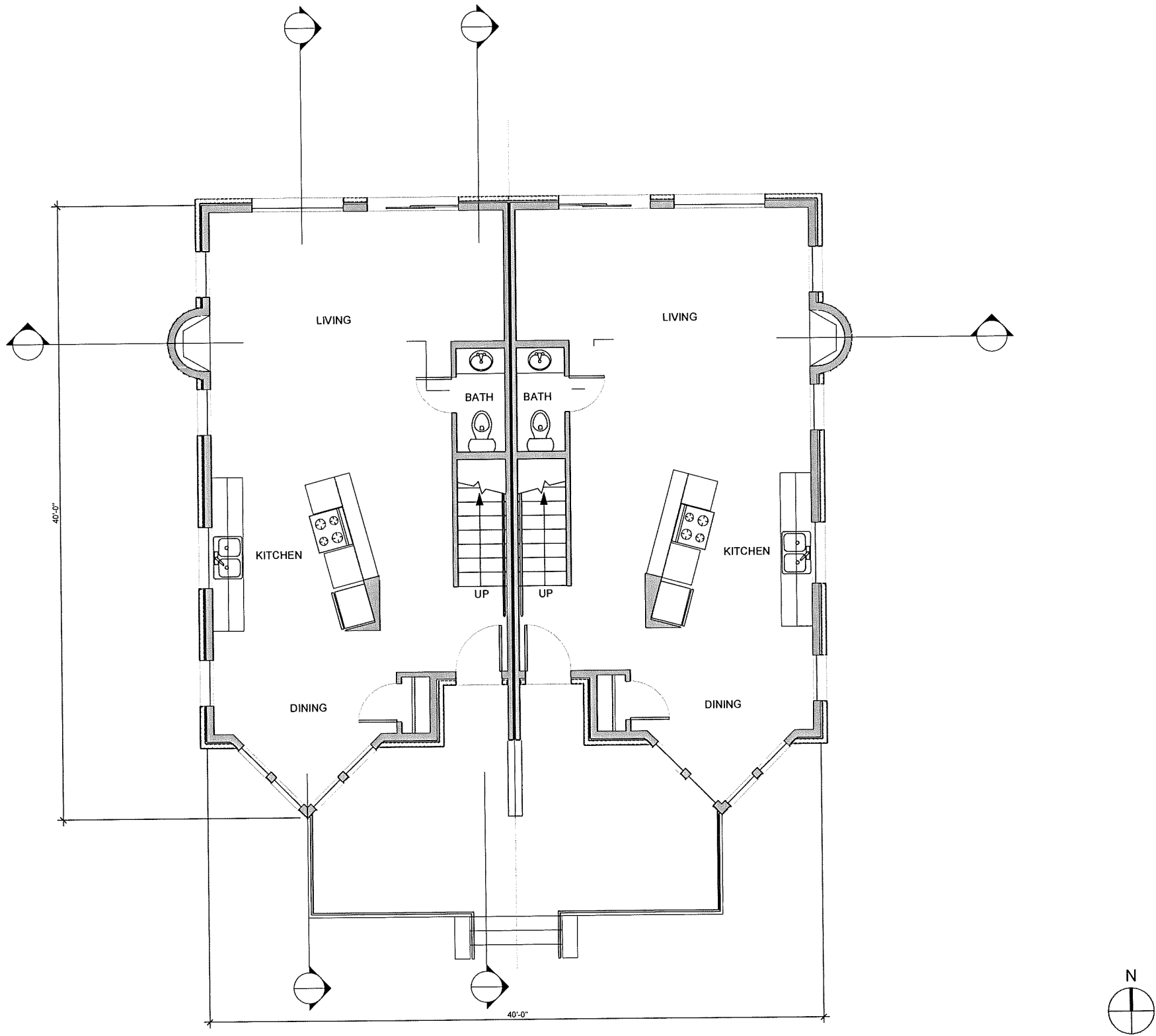
kistler+
small
+white

architects

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

GENERAL PLAN NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
- 2. ALL INTERIOR PARTITIONS ARE TYPE 1B UNLESS NOTED OTHERWISE.



BROWNSTONES FIRST FLOOR PLAN

1/4" = 1'-0"

1

kistler+
small
+white
architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

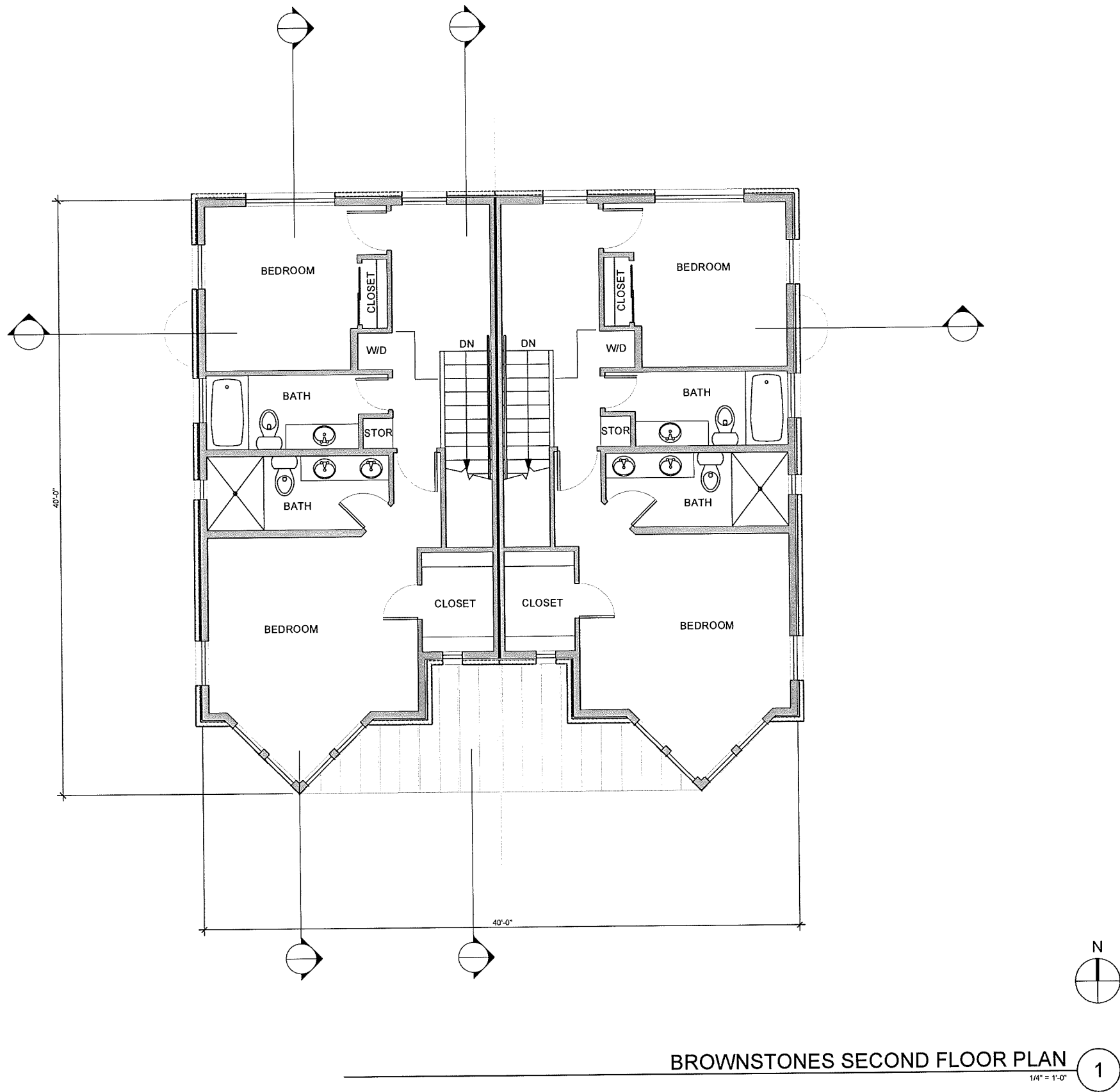
BROWNSTONES
FIRST FLOOR
PLAN

PROJECT: 14-028

ISSUE DATE: -

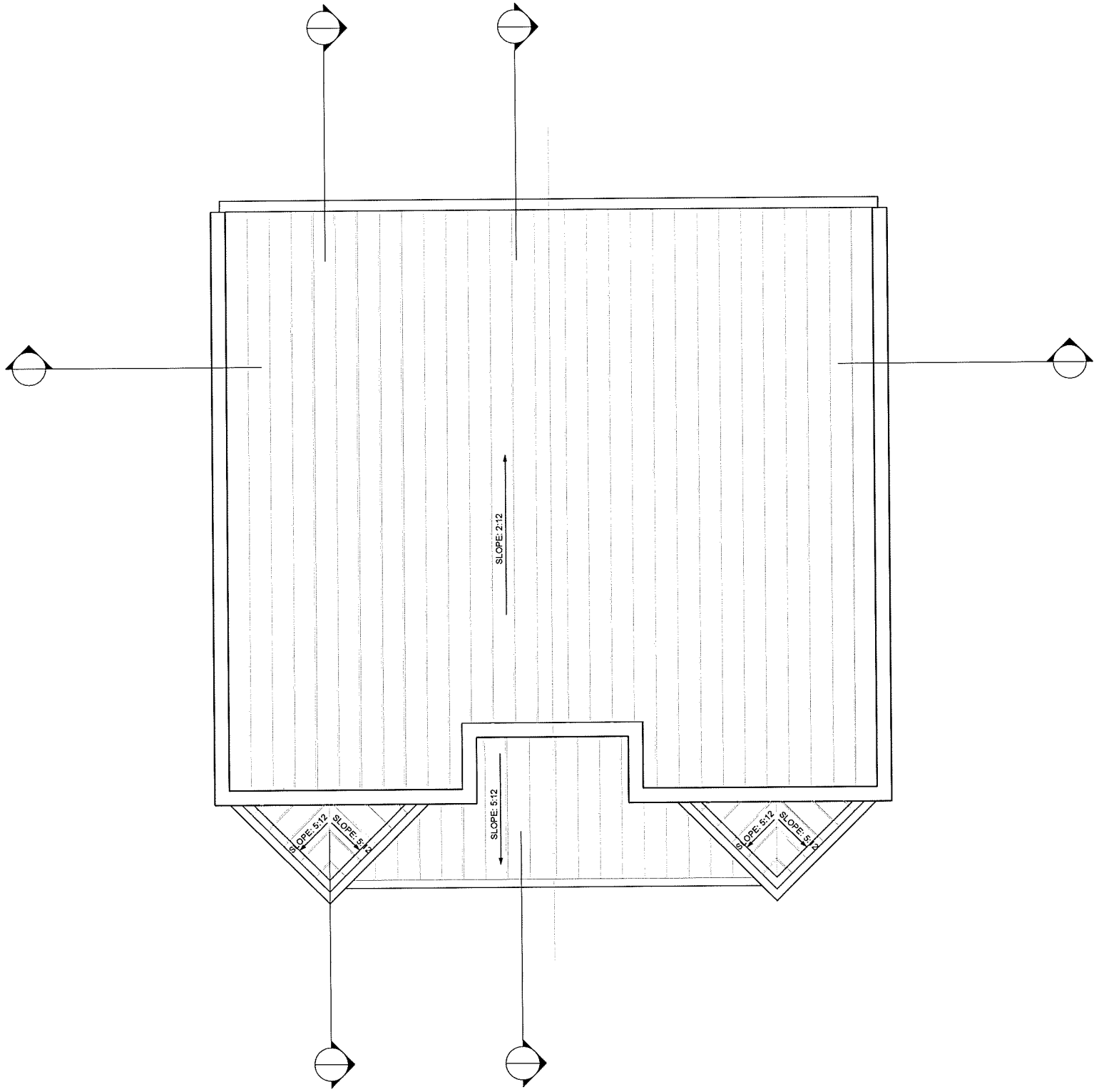
SHEET:

A3.3



- GENERAL PLAN NOTES
1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR PARTITIONS ARE TYPE 1B UNLESS NOTED OTHERWISE.

- KEY NOTES
- 1 STANDING SEAM METAL ROOFING
 - 2 CONTINUOUS GUTTER
 - 3 CONT SM FLASHING CAP OVER BRICK FACED PARAPET
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12



BROWNSTONES ROOF PLAN

1/4" = 1'-0"

1

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

BROWNSTONES
ROOF PLAN

PROJECT: 14-028
ISSUE DATE: -
SHEET:

A3.5

kistler+
small
+white
architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

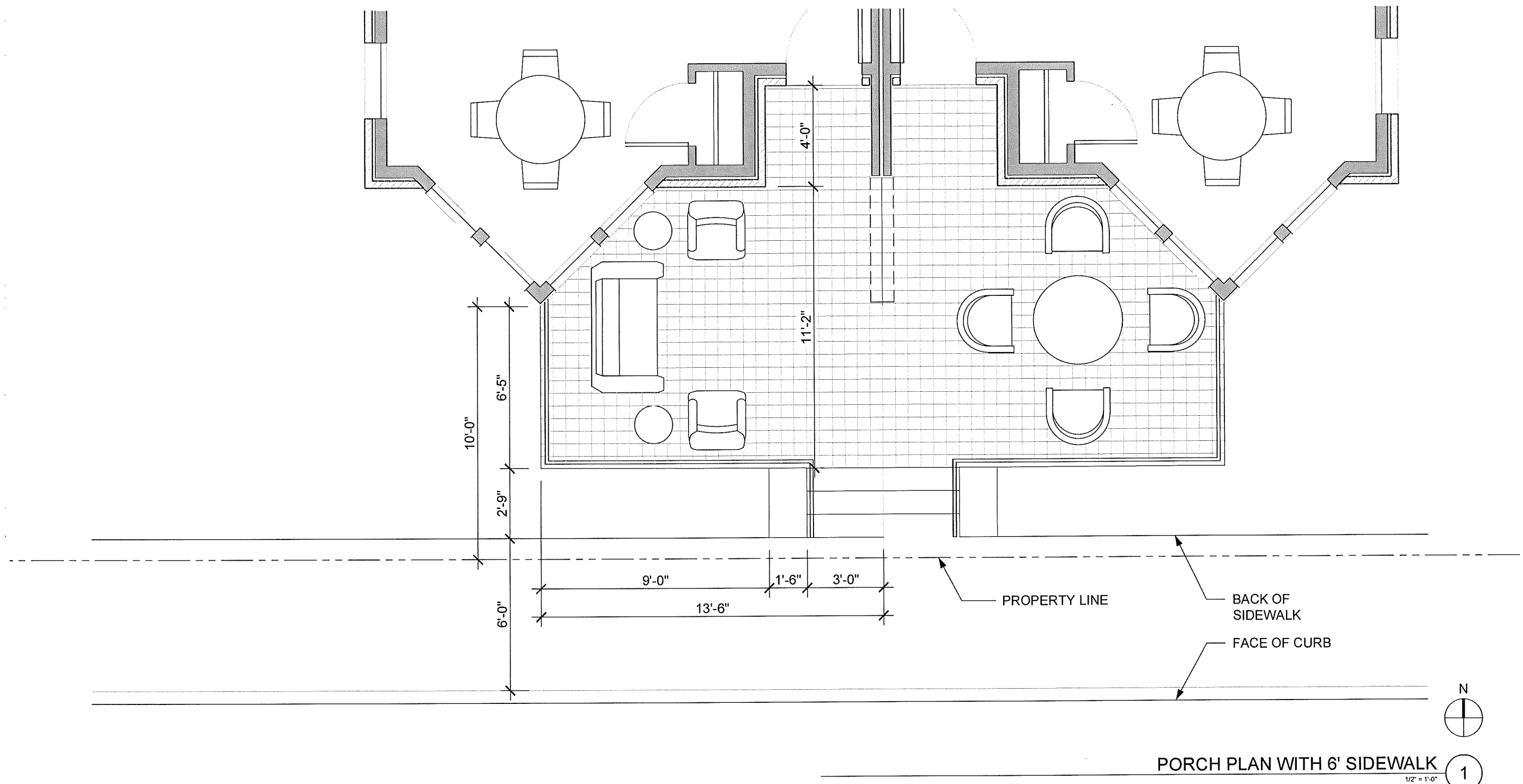
BROWNSTONES
PORCH
ENLARGED PLAN

PROJECT: 14-028

ISSUE DATE: -

SHEET:

A3.6



B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

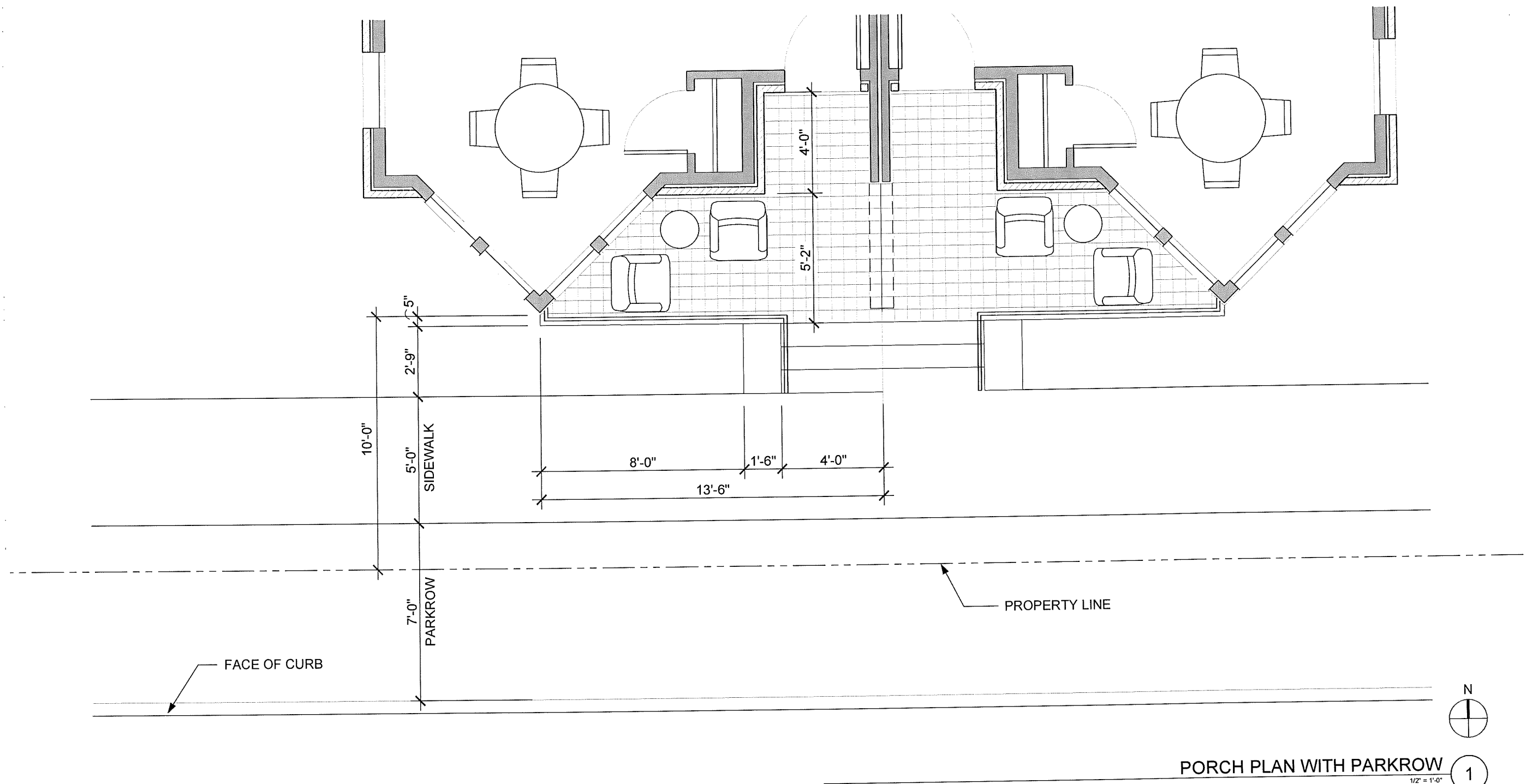
BROWNSTONES
PORCH
ENLARGED PLAN

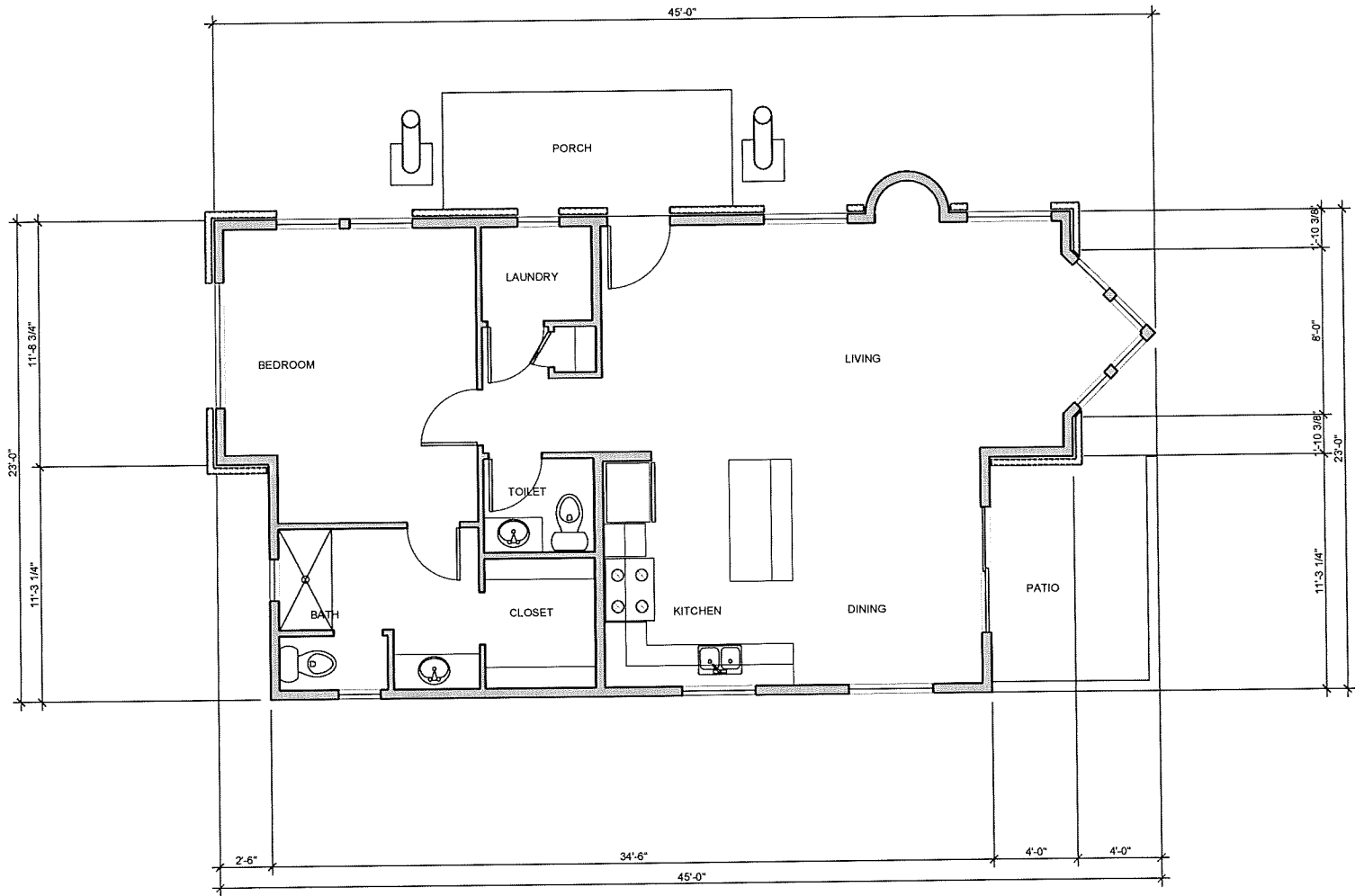
PROJECT: 14-028

ISSUE DATE: -

SHEET:

A3.7





COTTAGE FLOOR PLAN

1/4" = 1'-0"

1

B STREET. BROWNSTONE TOWNHOUSES

REVISIONS

COTTAGE FLOOR PLAN

PROJECT: 14-028

ISSUE DATE: -

SHEET:

A3.8

kistler+
small
+white

architects

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



HOUSE 1 - PROPOSED NORTH ELEVATION 1/4" = 1'-0" 3



HOUSE 1 - PROPOSED SOUTH ELEVATION 1/4" = 1'-0" 4



HOUSE 1 - PROPOSED WEST ELEVATION 1/4" = 1'-0" 1



HOUSE 1 - PROPOSED EAST ELEVATION 1/4" = 1'-0" 2

kistler+
small
+white
architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

HOUSE 1
PROPOSED
EXTERIOR
ELEVATIONS

PROJECT: 14-028

ISSUE DATE: -

SHEET:

A6.1



HOUSE 1 - SOUTH ELEVATION AS-BUILT PLAN

1/4" = 1'-0"

1



HOUSE 1 - EAST ELEVATION AS-BUILT PLAN

1/4" = 1'-0"

1

kistler+
small
+white

architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

HOUSE 1
AS-BUILT
EXTERIOR
ELEVATIONS

PROJECT: 14-028

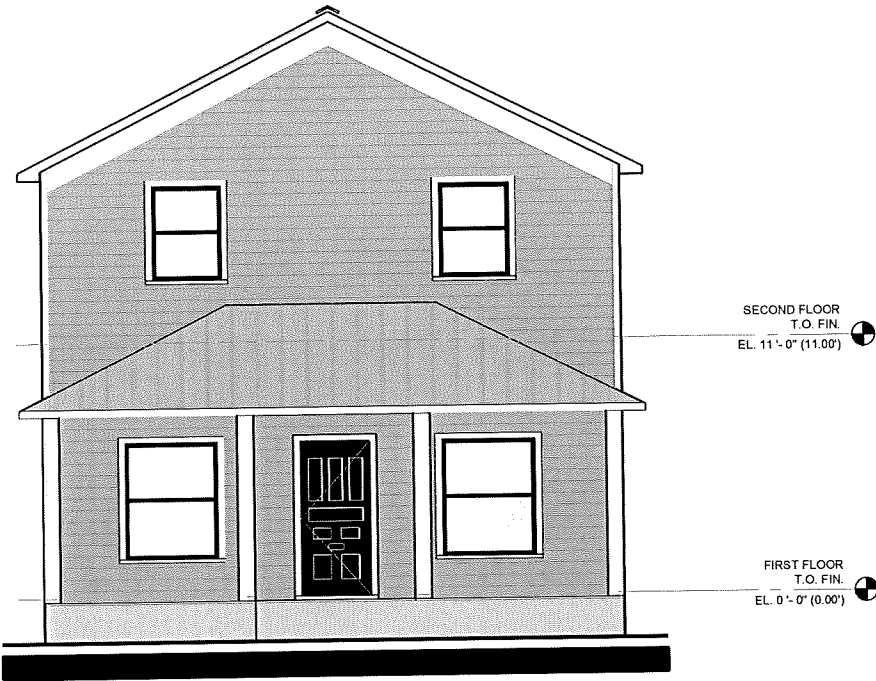
ISSUE DATE: -

SHEET:

A6.1A



HOUSE 2 - PROPOSED NORTH ELEVATION 1
1/4" = 1'-0"



HOUSE 2 - PROPOSED EAST ELEVATION 1
1/4" = 1'-0"



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



HOUSE 2 - PROPOSED WEST ELEVATION 1
1/4" = 1'-0"

kistler+
small
+white
architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

HOUSE 2
PROPOSED
EXTERIOR
ELEVATIONS

PROJECT: 14-028

ISSUE DATE: -

SHEET:

A6.2

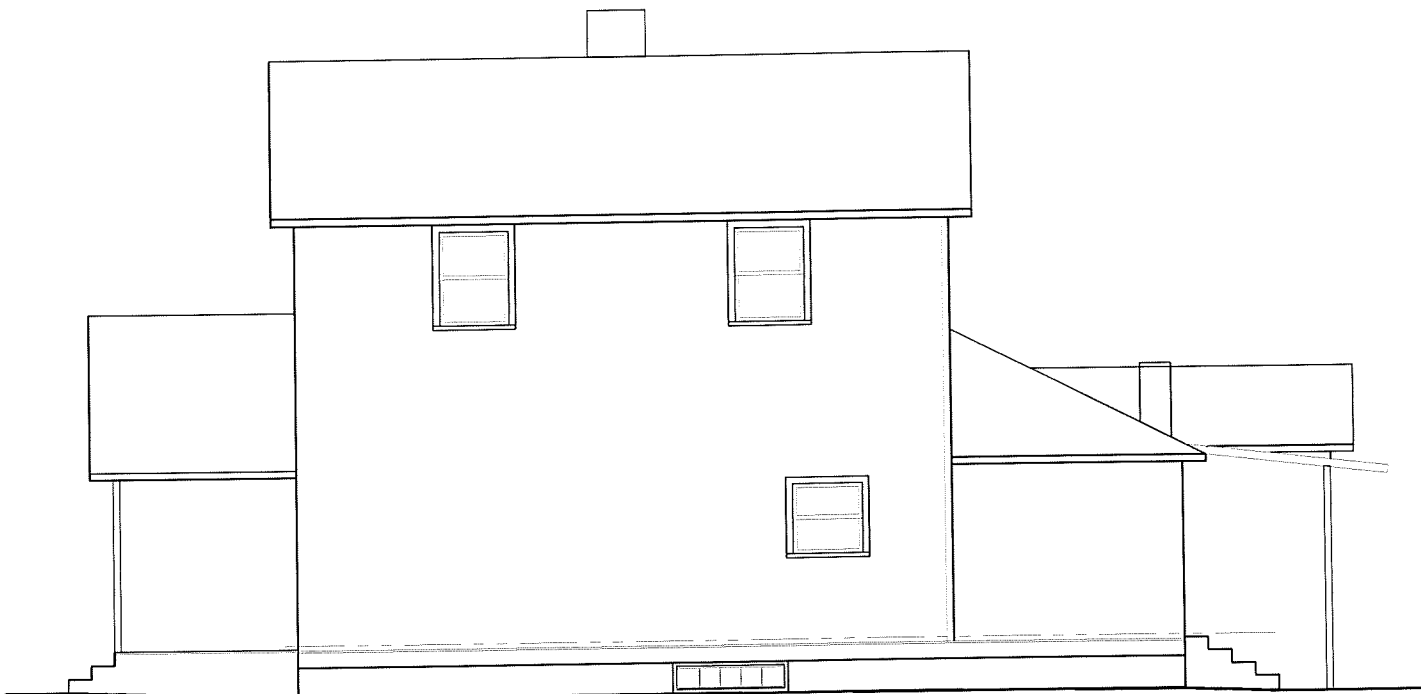
C: 2014 Kistler Small + White Architects, LLC This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Kistler Small + White Architects and is not to be used, in whole or in part, for any other project without the written authorization of Kistler Small + White Architects



HOUSE 2 - EAST ELEVATION AS-BUILT PLAN

1/4" = 1'-0"

1



HOUSE 2 - NORTH ELEVATION AS-BUILT PLAN

1/4" = 1'-0"

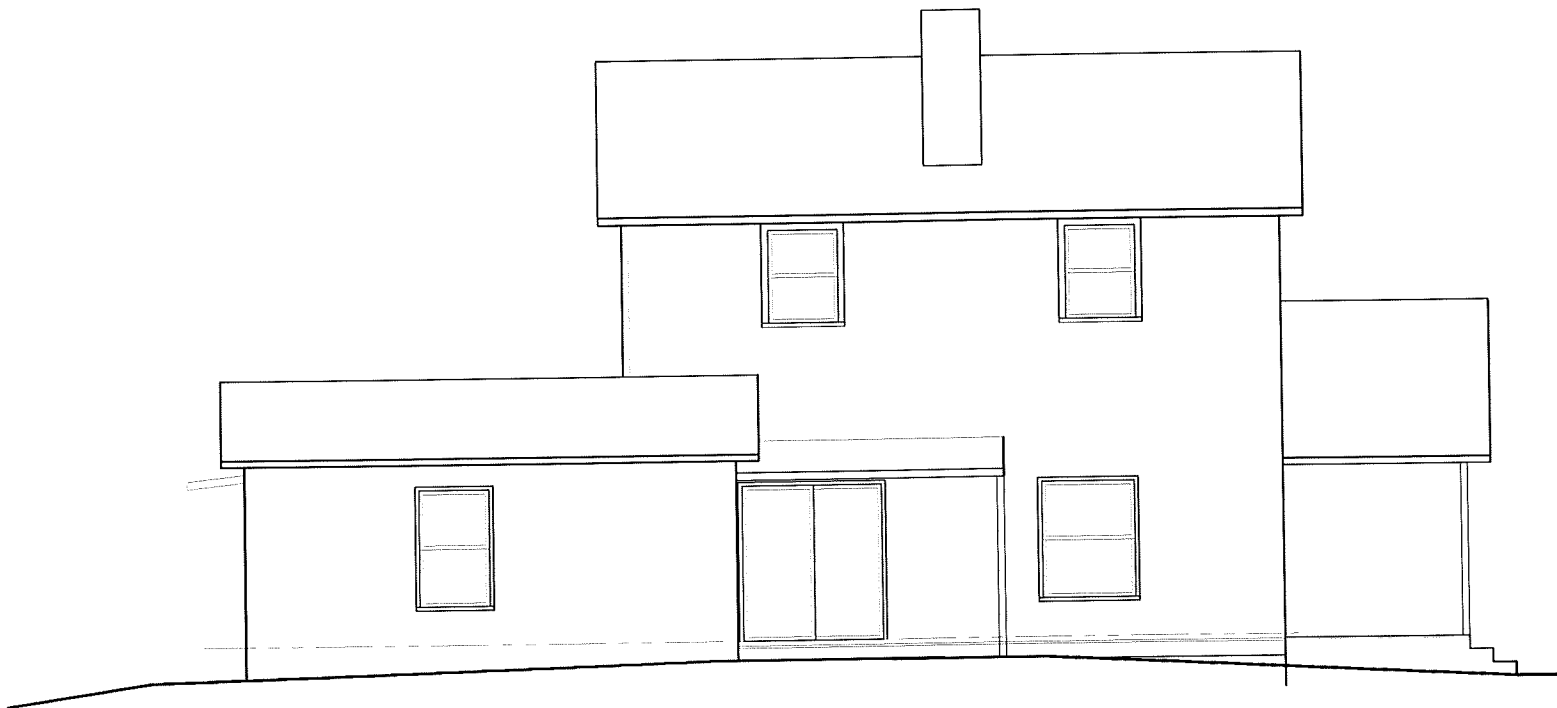
1



HOUSE 2 - WEST ELEVATION AS-BUILT PLAN

1/4" = 1'-0"

1



HOUSE 2 - SOUTH ELEVATION AS-BUILT PLAN

1/4" = 1'-0"

1

kistler+
small
+white

architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

HOUSE 2
AS-BUILT
EXTERIOR
ELEVATIONS

PROJECT: 14-028

ISSUE DATE: -

SHEET:

A6.2A



SIDE ELEVATION

1

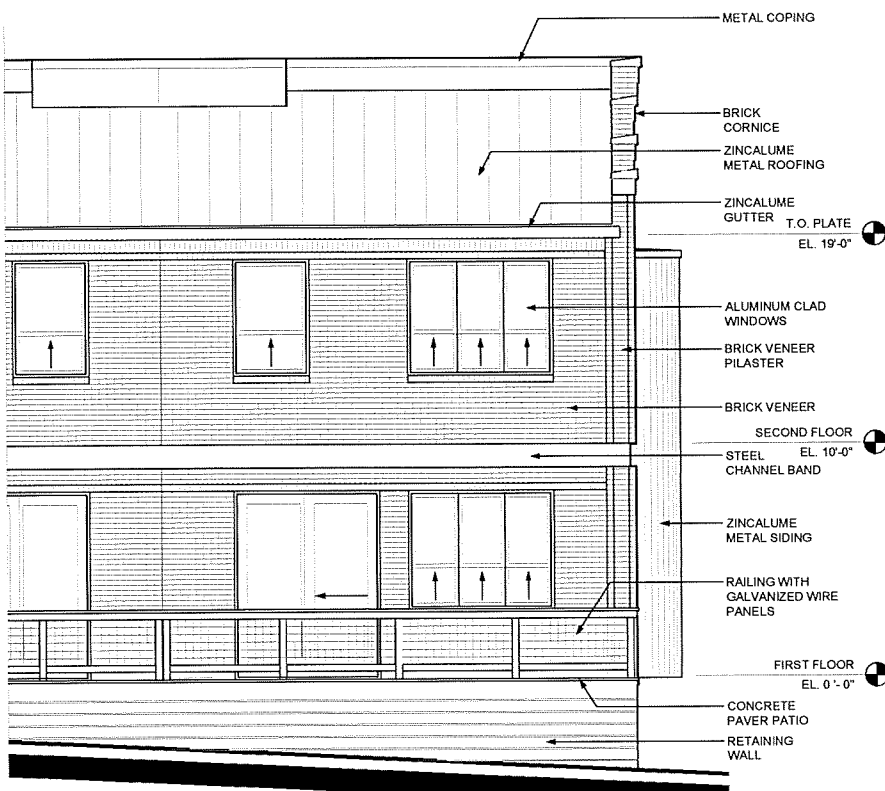
36"x24": 1/4=1'-0"



FRONT ELEVATION

3

36"x24": 1/4=1'-0"



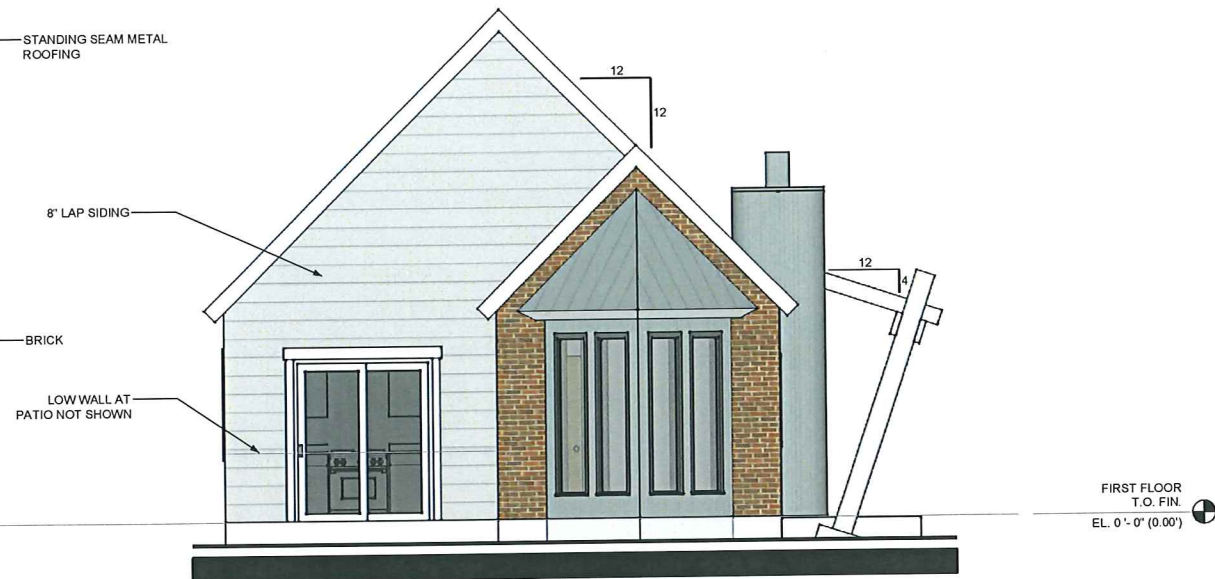
REAR ELEVATION

2

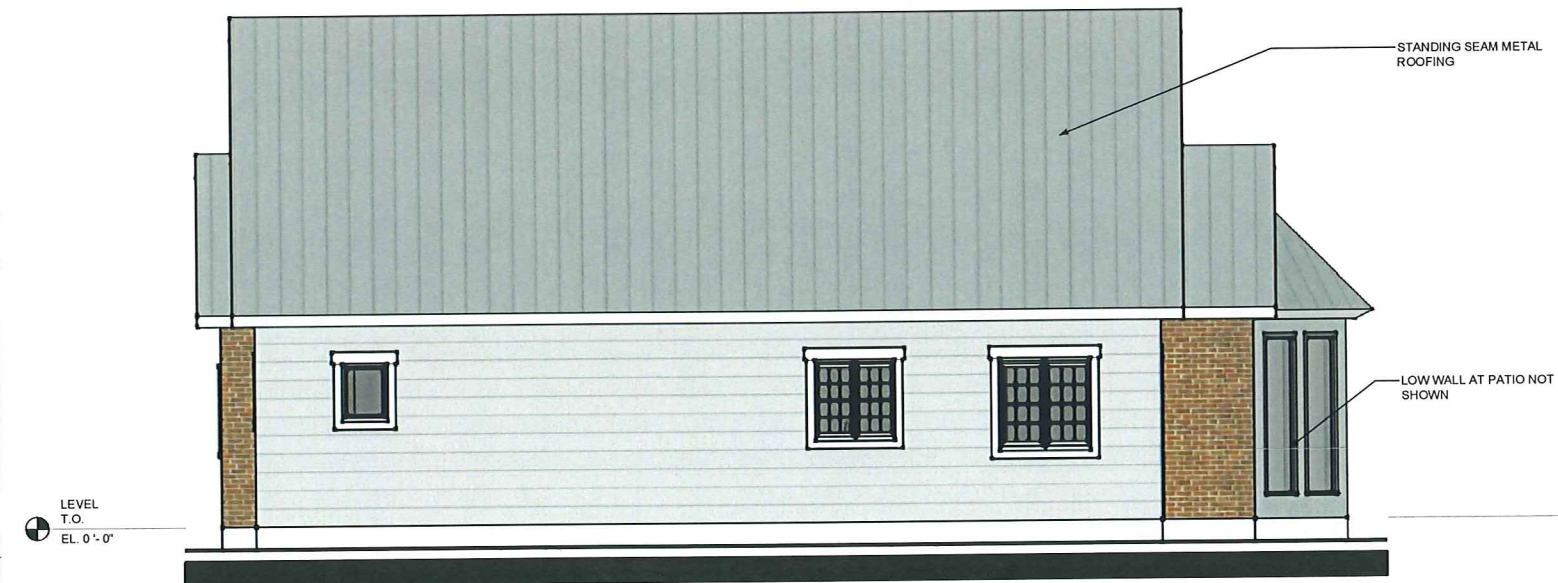
36"x24": 1/4=1'-0"



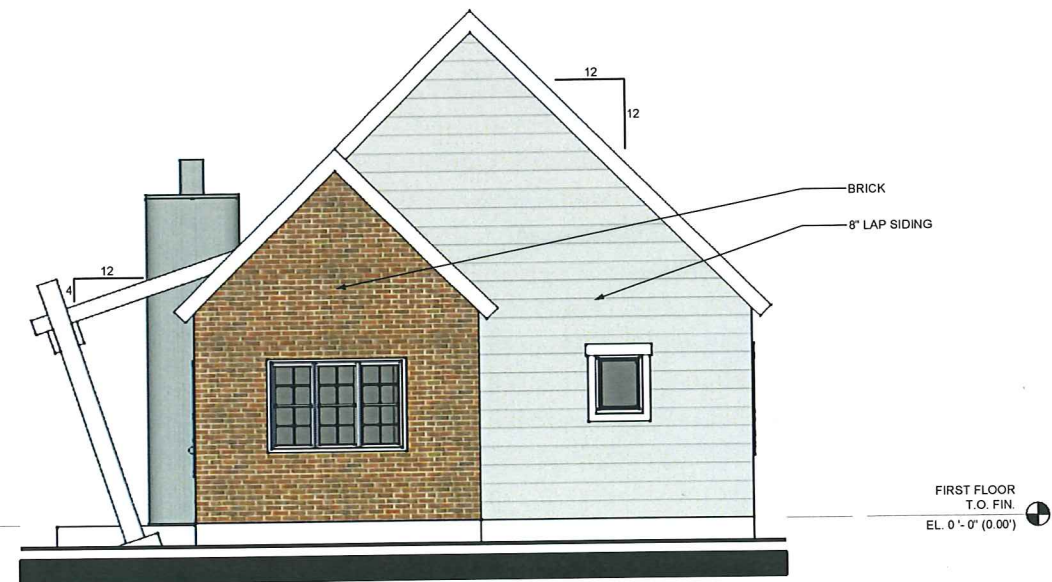
COTTAGE NORTH ELEVATION (FRONT) 1
1/4" = 1'-0"



COTTAGE EAST ELEVATION (SIDE) 2
1/4" = 1'-0"

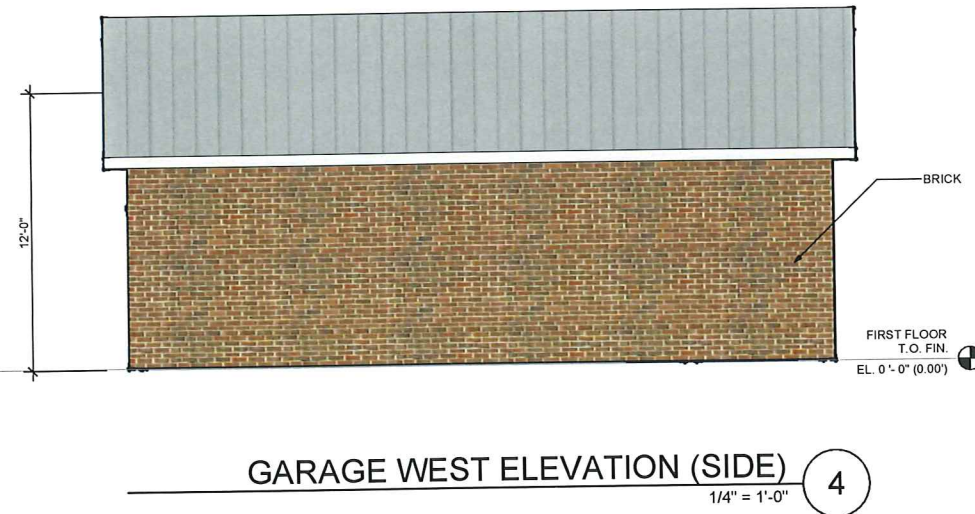
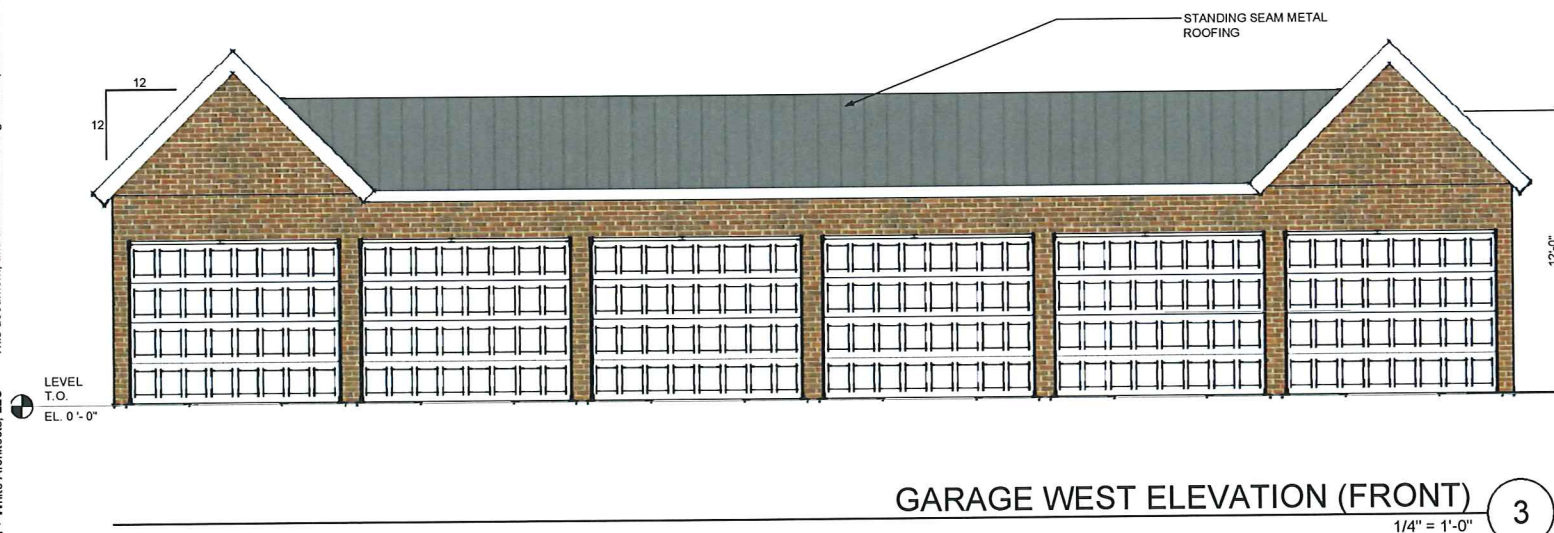
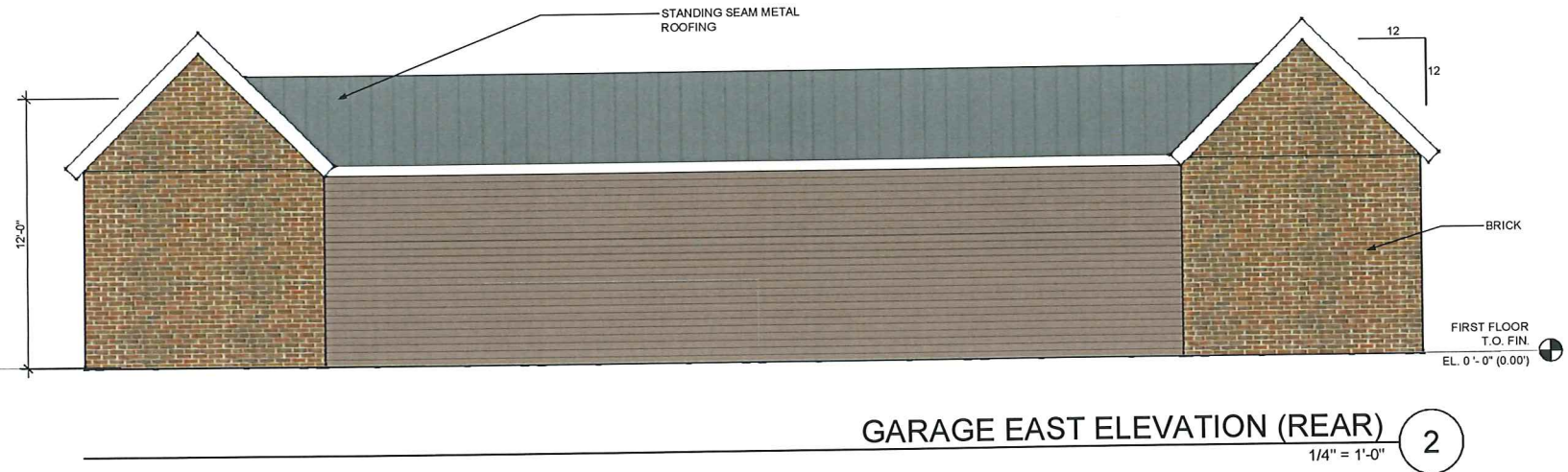
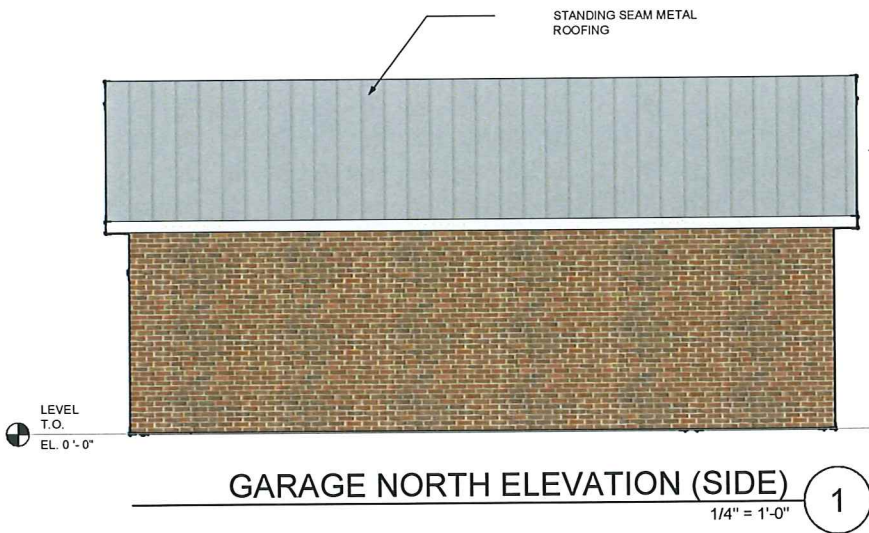


COTTAGE SOUTH ELEVATION (REAR) 3
1/4" = 1'-0"



COTTAGE WEST ELEVATION (SIDE) 4
1/4" = 1'-0"

© 2014 Kistler Small + White Architects, LLC This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Kistler Small + White Architects and is not to be used, in whole or in part, for any other project without the written authorization of Kistler Small + White Architects



kistler+
small
+white
architects

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

B STREET. BROWNSTONE TOWNHOUSES

11 B STREET. ASHLAND, OREGON

REVISIONS

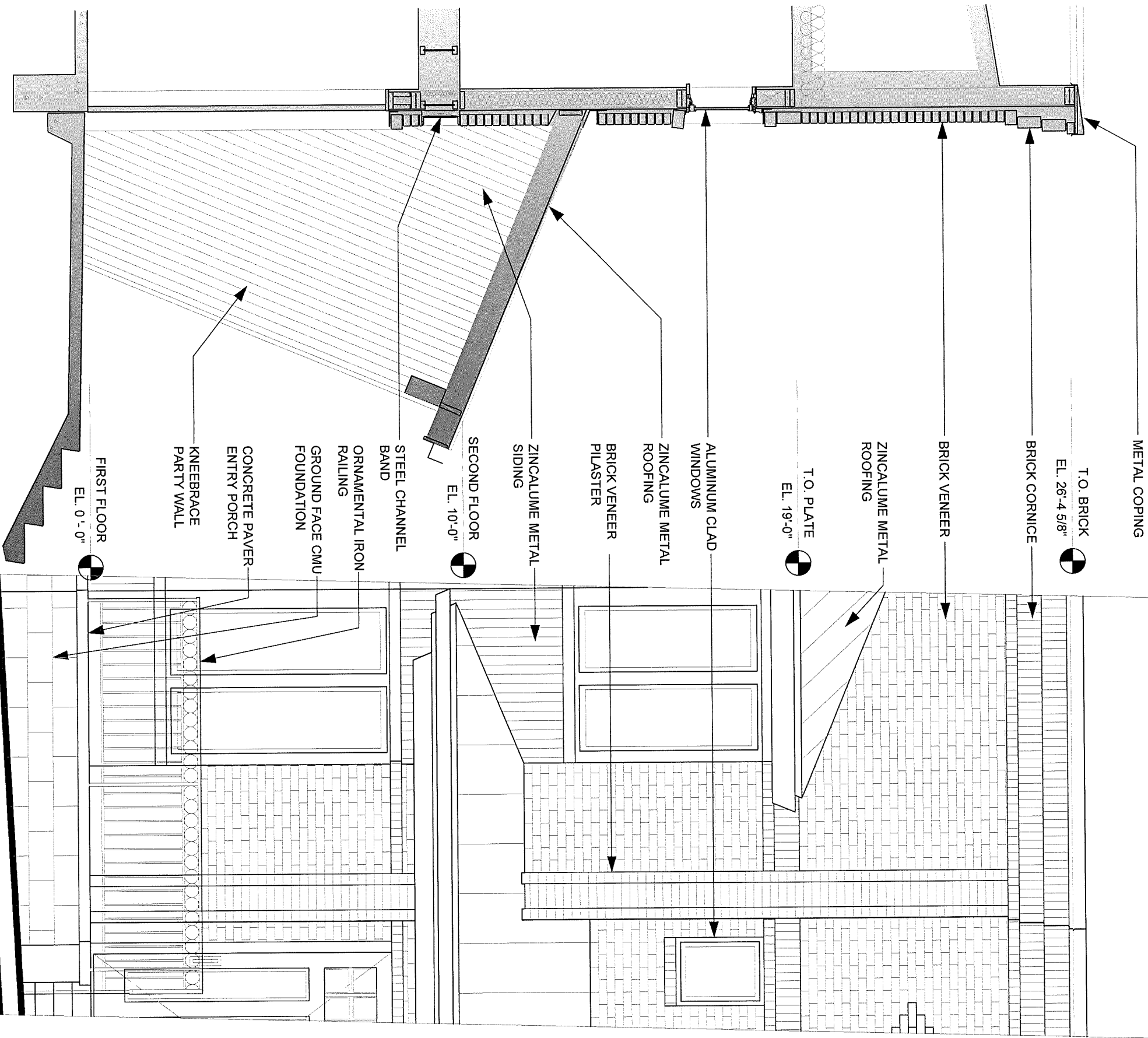
GARAGE
EXTERIOR
ELEVATIONS

PROJECT: 14-028

ISSUE DATE: -

SHEET:

A6.5



WALL SECTION B STREET TOWNHOMES

WALL ELEVATION

3/4"=1'-0" FULL SIZE
3/8"=1'-0" HALF SIZE

Kistler +
Small
+ White

66 WATER ST., STE 101
ASHLAND, OR 97520
TEL 541.488.8700

NOT FOR CONSTRUCTION
THESE DRAWINGS MAY NOT BE
USED FOR: BIDDING
CONSTRUCTION
RECONSTRUCTION
OR ANY OTHER
ISSUANCE OF A PERMIT

B STREET BROWNSTONE TOWNHOMES

PROJECT ADDRESS: 11 B STREET, ASHLAND, OREGON

WALL SECTION

PROJECT NO.: 1408
ISSUE DATE: 10.21.15

SHEET:

A8.1















PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

| | | |
|-------------------|-----------------------------|--------------------|
| PA-2014-01956 | Lithia & First | All |
| PA-2014-00710/711 | 143/135 Nutley | Swink & Whitford |
| PA-2014-01283 | 172 Skidmore | Shostrom |
| PA-2014-00251 | 30 S. First St | Whitford |
| BD-2013-00813 | 374 Hargadine | Swink |
| PA-2013-01828 | 310 Oak St. (Thompson) | Shostrom |
| PA-2014-02206 | 485 A Street | Renwick |
| PA-2015-00178 | 156 Van Ness Ave | Kencairn |
| PA -2015-00374 | 160 Lithia Way | Emery |
| PA-2015-00541 | 345 Lithia Way | Giordano & Renwick |
| PA-2015-00493 | 37 N. Main | Skibby |
| PA-2015-00878 | 35 S. Pioneer | Ladygo |
| PA-2015-01163 | 868 A' Street | Kencairn |
| PA-2015-00980 | 637 B' Street | Shostrom |
| PA-2015-00797 | 266 Third | Ladygo |
| PA-2015-01115 | 34 S. Pioneer | Ladygo |
| PA-2015-01496 | 35 S. Second-Winchester Inn | Shostrom |
| PA-2015-01512 | 198 Hillcrest | Swink |
| PA-2015-01695 | 399 Beach | Skibby |
| PA-2015-01769 | 860 C | Renwick |

November 2015



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

| | |
|----------------------|-------|
| November 12th | Terry |
| November 19th | Terry |
| November 25th (Weds) | Terry |
| December 3rd | Terry |

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



ASHLAND HISTORIC COMMISSION Membership List

| Commissioner's Name | Term Expiration | Mailing Address | Home Phone | Work Phone | E-Mail Address |
|---------------------------------|-----------------|-----------------------------------|------------|------------|--|
| Allison Renwick | 4-30-2018 | | | | allison@mind.net |
| Dale Shostrom | 4-30-2018 | | | | shobro@jeffnet.org (Cell – 621-9761) |
| Keith Swink | 4-30-2016 | | | | kswink@mind.net |
| Kerry Kencairn | 4-30-2016 | | | | kerry@kencairnlandscape.com |
| Sam Whitford | 4-30-2018 | | | | skwhippet@mind.net |
| Terry Skibby Chairman | 4-30-2016 | | | | terriskibby321@msn.com |
| Tom Giordano | 4-30-2017 | | | | tomarch@charter.net |
| Bill Emery | 4-30-2017 | | | | bill@ashlandhome.net |
| Andrew Ladygo | 4-30-2017 | | | | allad@ashlandhome.net |
| Carol Voisin Council Liaison | | | | | carol@council.ashland.or.us |
| Mark Schexnayder | | City of Ashland Planning Dept. | | 552-2044 | mark.schexnayder@ashland.or.us |
| Regan Trapp Admin. Staff | | City of Ashland Planning Dept. | | 552-2233 | regan.trapp@ashland.or.us |