

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

November 6, 2019 at 6:00 PM

- I. 6:00PM - REGULAR MEETING – CALL TO ORDER: SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way.
- II. APPROVAL OF MINUTES: Historic Commission regular meeting of September 4, 2019
- 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:
Rich Rosenthal
- V. PLANNING ACTION REVIEW:
PLANNING ACTION: PA-T1-2019-00080
SUBJECT PROPERTY: 145 North Main Street
OWNER/APPLICANT: BC Partners IV, LLC/Don Comte (**Agent:** Rogue Planning & Development)
DESCRIPTION: A request for Site Design Review approval for proposed exterior changes including new doors, windows and siding to a contributing property within a Historic District for the property located at 145 North Main Street. The subject property is located in the Skidmore Academy Historic District, and is designated the "*Ashland Tire Shop*" building – more recently "*Hank's Foreign Automotive*" - a historic contributing resource within the district. No changes are proposed to the site development, layout, orientation or use. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP #:** 391E09BB; **TAX LOT:** 3503
- VI. NEW ITEMS:
 - Review board schedule.
 - Project assignments for planning actions.
- VII. DISCUSSION ITEMS:
 - Minutes information for Commissions.
- VIII. COMMISSION ITEMS NOT ON AGENDA:
 - Photo for Fotini
- IX. OLD BUSINESS:
- X. ADJOURNMENT:

ASHLAND HISTORIC COMMISSION

DRAFT Meeting Minutes

September 4, 2019

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

CALL TO ORDER:

Shostrom called the meeting to order at 6:01 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

Commissioners Present:	Council Liaison:
Skibby	Rich Rosenthal
Whitford	Staff Present:
Shostrom	Fotini Kaufman; Planning Dept.
Hovenkamp	Regan Trapp; Secretary
Swink	
Giordano	
Emery	
Babin	
Von Chamier	
Commissioners Absent:	All present

APPROVAL OF MINUTES:

Swink motioned to approve minutes for August 7, 2019. Whitford seconded. Voice vote. ALL AYES. Motion passed. Babin and Emery abstained.

PUBLIC FORUM:

Mark Brouillard, neighbor, residing at 159 Helman Street, addressed the commission regarding his concerns on the following projects:

- 128 Central – Concerns about the stall of the project. ie; tree protection, painting, gutters not installed, and ginger board should match the existing house.
- 158-166 ½ N. Laurel –Concerns that material has not yet been submitted for changes.
- 160 Helman project (95 Van Ness) – Concerns with height and massing of the building.

COUNCIL LIAISON REPORT:

Rosenthal gave Council Liaison report. Items discussed were:

- Ashland canal project postponed for another month.
- City Hall discussions (feasibility of renovating City Hall, Briscoe, or Civic Center) will start on Sept 16, 2019.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-T1-2019-00051

SUBJECT PROPERTIES: 154 Oak St

OWNER/APPLICANT: Katherine Uhtoff/Rogue Planning & Development

DESCRIPTION: A request for Commercial Site Review to allow the 534 square-foot rear first and second-story expansion of the retail store. The application also includes a Variance for a Historic Building to reduce required on-site parking and a Conditional Use Permit for a Food Truck. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **MAP:** 39 1E 09BB; **TAX LOT:** 12100

Von Chamier indicated that she was previously employed with Kencairn Landscaping who did the landscaping for the project but that it would not affect her decision.

Kaufman gave the staff report for PA-T1-2019-00051.

Amy Gunter, Rogue Planning and Development, Marie Uhtoff, owner representative, and Carlos Delgado, Architect, addressed the Commission regarding the project. Ms. Gunter stated that the addition is only moderately visible from the front of the property and that everything is consistent with matching the historic structure. The food truck is proposed to be a temporary use and the applicants are trying to foster a walk friendly environment.

Ms. Uhtoff, owner representative, impressed upon the fact that the addition started because they needed more room for their displays and they wanted to make the store ADA accessible. She went on to say, that the front will remain untouched and the back (addition) will be wheelchair accessible. Ms. Uhtoff added that the food truck was a huge success when they have tried it in the past and want it to continue on a more frequent basis.

Mark Brouillard, neighbor, residing at 159 Helman Street, addressed the Commission regarding the food truck hours and location. He would like the neighbors to be informed of exactly what dates the food truck will be at the location, but understands this is outside the scope of the Commission.

Shostrom closed the public hearing and opened the discussion to the Commission for their comments.

After a short discussion the Commission rendered their decision.

Giordano motioned to approve PA-T1-2019-00067 with as presented. Whitford seconded. Voice vote. ALL AYES. Motion passed

NEW ITEMS:

- Review board schedule.
- Project assignments for planning actions.

DISCUSSION ITEMS:

- Commissioners asked for an update on the Community Center. Kaufman will see if Public Works has any more information.
- Babin requested that a letter be drafted to the City Council regarding the City Hall feasibility study. Kaufman to get an update on the City Hall project from Public Works.

COMMISSION ITEMS NOT ON AGENDA:

- Potential work at 550 E. Main was discussed. Asher hopes to meet with Historic Commission, in the near future regarding this.

OLD BUSINESS:

There were no items to discuss.

Review Board Schedule

Sept 5 th	Terry, Ellen, Keith
Sept 12 th	Terry, Tom, Bill
Sept 19 th	Terry, Piper, Dale
Sept 26 th	Terry, Sam, Beverly
Oct 3 rd	Terry, Keith, Ellen

Project Assignments for Planning Actions

PA-2017-00235	114 Granite/ 9 Nutley – Work has started	Shostrom
PA-2017-00200	165 Water – Extension to PA submitted	ALL
PA-2017-01294	128 Central– Work has started	Emery & Swink
PA- 2017-02005	533 Fairview(aka 100 Union) Work has started	Emery
PA-2017-02351/ 00026	549 E. Main – Work has started	Swink & Emery
PA-T1-2018-00033	160 Helman – No building permit	Shostrom
PA-T1-2018-00038	111 Bush – No building permit	Whitford
PA-T1-2019-00050	346 Scenic Drive – Plans in review	Emery
PA-T1-2019-00052	533 Rock – Permit issued	Babin
PA-T2-2019-00009	158, 160, 166 and 166 ½ North Laurel Street	Shostrom
PA-T1-2019-00064	176 Harrison	Swink
PA-T1-2019-00067	59 Sixth Street	Skibby
PA-T1-2019-00051	154 Oak Street	Whitford

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled October 2, 2019 at 6:00pm

There being no other items to discuss, the meeting adjourned at 7:14pm

Respectfully submitted by Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: PA-T1-2019-00080

SUBJECT PROPERTY: 145 North Main Street

OWNER/APPLICANT: BC Partners IV, LLC/Don Comte (**Agent:** Rogue Planning & Development Services, LLC)

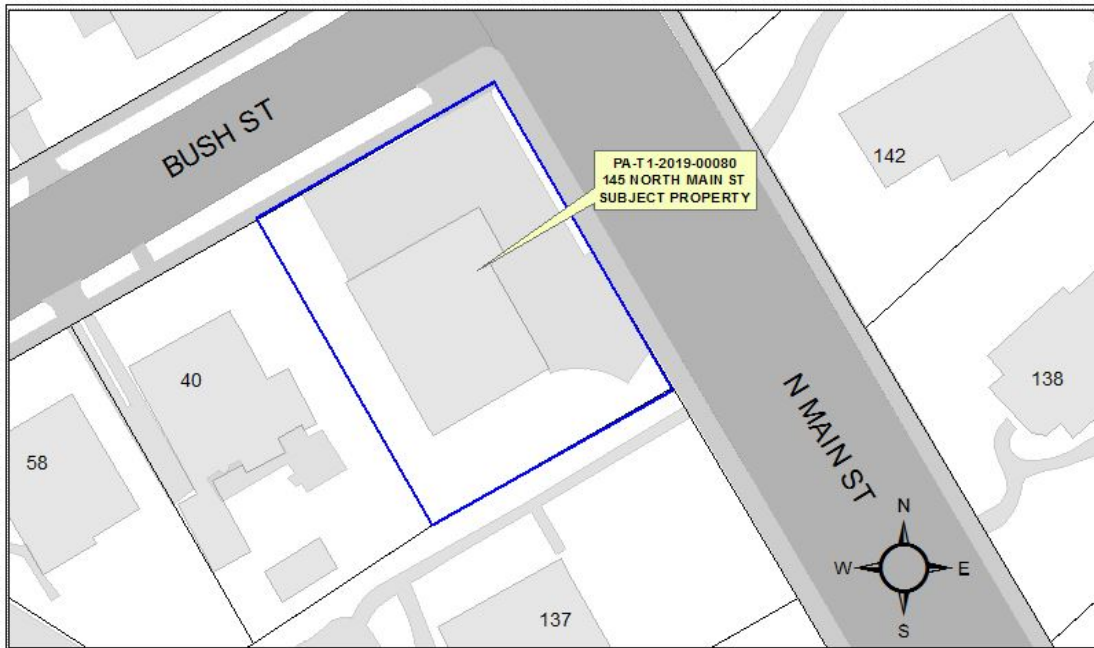
DESCRIPTION: A request for Site Design Review approval for proposed exterior changes including new doors, windows and siding to a contributing property within a Historic District for the property located at 145 North Main Street. The subject property is located in the Skidmore Academy Historic District, and is designated the "*Ashland Tire Shop*" building – more recently "*Hank's Foreign Automotive*" - a historic contributing resource within the district. No changes are proposed to the site development, layout, orientation or use. **COMPREHENSIVE PLAN**

DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP #:** 391E09BB; **TAX LOT:** 3503

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, November 6, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: October 29, 2019

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: November 12, 2019



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, 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 Department 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. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact Derek Severson at 541-488-5305.

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.

October 16, 2019

**Site Design Review
For Exterior Modifications to a
Primary Contributing Historic Structure**

Property Owner: BC Partners IV LLC
175 Piedmont
Ashland, OR 97520

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Applicant: Donn Comte
175 Piedmont
Ashland, OR 97520

Land Use Consultant: Rogue Planning & Development Services, LLC
33 North Central Avenue, Suite 213
Medford, OR 97501

SUBJECT PROPERTY: 145 North Main Street, Ashland, OR 97520

MAP & TAX LOT: 39 1E 09BB: 3503

COMP. PLAN DESIGNATION: Multi-Family Residential

ZONING: Low Density, Multi-Family Residential (R-2)

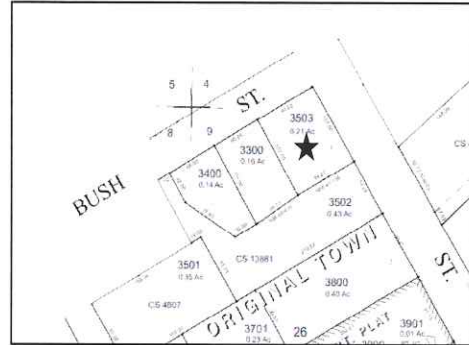
ADJACENT ZONES: R-2; R-3 and C-1

Request:

Request for Site Design Review to allow for exterior changes to a structure that is listed as a historic contributing structure. The proposal is for a rehabilitation of the historic auto-oriented garage structure located at 145 North Main Street.

Property Information:

The subject property is located on at the South corner of the intersection of North Main and Bush Streets. The subject property is an 8,881-square foot (.23-acre) property that is occupied by an approximately, 1,994 SF single story service station, also known as Hank's Foreign Auto Service. The structure is considered a "Historic Contributing, 20th Century Colonial Revival". The structure is dated 1936 by the Jackson County Assessor and was most likely a gas station. The use of the property has been a commercial use since its development and has continued as a commercial use continuously until earlier this month when the property was sold by Hank Singmaster to the current property owner.



The property and the immediately adjacent properties are zoned R-2, Low Density Multi-Family Residential, further north of the property, the properties are zoned R-3, High Density Residential. There is Commercially zoned land to the south. The property and the subject properties are within the Skidmore-Academy Historic District.

The property is level at North Main and Bush up to the building and around the west side of the structure. To the rear of the structure and the last 13-feet of the property, there is a steep hillside leading up towards the residences to the south on Bush Street. There is an area of steep slope along the Bush Street right-of-way behind the sidewalk that continues up Bush Street. The hillside areas have slopes upwards of 25 percent.

The property at 145 North Main is accessed via a 19-foot wide driveway at the intersection of Bush and North Main. There is also 33-foot wide driveway curb-cut is present on the Southeast portion of the property along the North Main frontage. The driveway curb-cuts are actually larger than shown (entire corner of the property and majority of the N Main frontage), but there is a brick planter that was added at some point to eliminate the "corner" curb-cut.

North Main Street is paved with curb, gutter and sidewalk.

Bush Street is also paved with curb and gutter. There is a sidewalk and park-row on the Bush Street frontage.

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Proposal:

The request is for Site Design Review to allow for the renovation of the Hank's Foreign Automotive shop building at the corner of North Main Street and Bush Street. The proposal seeks to rehabilitate the structure and to modify the front façade by

installing new insulated garage doors, add a tempered glass, commercial store front door where a single paned window had been previously located (same building plane as garage doors). The existing primary entry on the small, colonial style portion of the structure, is proposed to be replaced with commercial style store front door. The existing windows on the front (north) and side (west) elevation are proposed to be divided light, windows to match the West elevation existing window style.

The existing structure has a mixture of lap and tongue and groove in the eaves, T1-11 siding, real brick façade, faux brick corner veneer treatments and scrap corrugated metal. The roof was redone with black, 30-year architectural composition roofing. The proposal is to replace the vertical T1-11 and corrugated metal sidings with vertical board and batten siding with 2-inch battens at 12" on-center. There is lap or tongue and groove siding in the gable ends, this will be replicated with lap siding of the same reveal. In the event that board and batten is not approved, the applicant would replace areas of pre-existing T-11 and sheet metal siding with new vertical T-11 siding.

No changes are proposed that increase or modify any of the pre-existing non-conforming site layout, development, use or orientation.

Findings of fact addressing the criteria from the Ashland Municipal Code is found on the following pages.

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Criteria from the Ashland Land Use Ordinance

Nonconforming Uses and Developments

18.1.4.020

The subject property was zoned to residential use in the early 1970s by the City of Ashland. The site has been an auto-oriented use since its known original development in the 1930's. There is historical record of the use of the site being a fueling station until the 1970s. Following that the uses have been tire repair and auto repair. The current property owner purchased the property from Hank Singmaster of Hank's Automotive and upon Hank's removal the vehicles and other equipment on the site a solar vehicle construction business began operations on the site. The non-conforming use of the site as a commercial use in the residential zone has not been abandoned and is not intended to be abandoned during the absence of active site repairs for which this application is required.

Since the site development has been commercial historically, the development of the site including the paved areas, driveway accesses and architectural characteristics of the structure are non-conforming to the standards for construction in the Low Density, Multi-Family Residential Zone.

The proposed exterior modifications appear to meet the Exempt Alterations Standards from AMC 18.1.4.030.A(a)(b) since the structure was not changed in size or shape, nor was more than 40 percent of any exterior building wall permanently removed.

The structure is considered a Historic Contributing Structure according to the Historic Resources Assessment of the Skidmore-Academy Historic Districts. Exterior modifications to Historic Contributing Structures require Site Design Review. No expansions, enlargements or changes of use are proposed with the application.

The proposal seeks to rehabilitate the structure and to modify the front façade by installing new insulated garage doors, add a tempered glass, commercial store front door where a single paned window had been previously located (same building plane as garage doors). The existing primary entry on the small, colonial style portion of the structure, is proposed to be replaced with commercial style store front door. The existing windows on the front (north) and side (west) elevation are proposed to be divided light, windows to match the west elevation existing window style.

The existing structure has a mixture of lap and tongue and groove siding in the eaves, T1-11 vertical siding, real brick masonry façade, faux brick veneer corner treatments and various corrugated metals. The roof was redone with black, 30-year architectural composition roofing.

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The proposal is to replace the T1-11 and corrugated metal sidings and replace with board and batten siding with 2-inch battens at 12" on-center. There is lap or tongue and groove siding in the gable ends, this will be replicated with lap siding of the same reveal. In the event that board and batten is not approved, the applicant would select a T1-11 similar to what was previously installed.

Site Development Design Standards Approval Criteria:

18.5.2.050 Approval Criteria

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below.

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.

Finding:

The property is non-conforming in use and development. The proposed exterior modifications do not alter the applicable provisions of the underlying zone. The architecture is the only site feature proposed to be modified at this time.

B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

Finding:

The property is subject to the Historic District Standards for exterior modifications to a historic contributing structure. As evidenced in the findings below it can be found that the proposed development complies with the historic site development standards and the Secretary of the Interior Standards for rehabilitation of the historic contributing structure located at 145 N Main Street.

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.

18.4.2.040 Non-Residential Development

The use of the site is non-residential use in the Residential zone.

B. Basic Site Review Standards.

1. Orientation and Scale.

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Finding:

The building is clearly oriented towards the public street.

There are two primary entrances located on the front facade. The entrances are clearly visible, and changes in materials are present that emphasize the entrances.

2. Streetscape.

Finding:

The streetscape is not altered with the proposed exterior modifications to the structure.

3. Landscaping.

Finding:

The landscaping is pre-existing. There is a narrow, brick planter that will have ornamental plants added eventually. The remainder of the landscape area is in a "natural state" and is not proposed to be altered.

4. Designated Creek Protection.

Finding:

Not applicable

5. Noise and Glare.

Finding:

No changes to exterior lighting are proposed. If exterior lighting is added, all artificial lighting will comply with the standards of 18.4.4.050.

6. Expansion of Existing Sites and Buildings.

Finding:

Not applicable, the exterior finishes are proposed to be modified and a door added. The site will remain the same layout, landscaping, parking, lot coverage, setbacks, etc. as it has been since at least the 1970s.

C. Detailed Site Review Standards.

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Finding:

The subject property is not within the Detailed Site Review Standards overlay.

D. Additional Standards for Large Scale Projects.

Finding:

The proposed building is less than 10,000 square feet in gross floor area and does not have more than 100-feet of frontage. It is not considered a Large-Scale Building.

18.4.2.050 Historic District Development

Finding:

The property is located that the boundary of the Skidmore Academy Historic District, and the Downtown Historic District.

The proposal is to rehabilitate the exterior of a historic contributing structure in a sensitive manner that is reflective of the existing traditional, architectural elements and materials found on the structure. The proposed alterations will not have an impact on the scale, form, and massing.

It can be found that the proposed exterior alterations are architecturally compatible with the historic district design standards and within the existing historic structure.

The proposed exterior modifications to the structure are limited in scope and are reflective of the existing exterior façade treatments found on the structure for the past 50 years. The structure is considered a Historic Contributing Structure according to the Historic Resources Assessment of the Skidmore-Academy Historic Districts. Exterior modifications to Historic Contributing Structures require Site Design Review. No expansions, enlargements or changes of use are proposed with the application.

The proposal seeks to modify the front façade by installing new insulated garage doors, add a tempered glass, commercial store front door where a single paned window had been previously located (same building plane as garage doors). The existing primary entry on the small, colonial style portion of the structure, is proposed to be replaced with commercial style store front door. The existing windows on the front (north) and side (west) elevation are proposed to be divided light, windows to match the west elevation existing window style.

The existing structure has a mixture of lap and tongue and groove siding, T1-11, real brick masonry façade, faux brick veneer corner treatments and corrugated metal. The roof was repaired and shingled with black, 30-year composition shingle roofing. The

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proposal is to replace the T1-11 and corrugated metal sidings and replace with board and batten siding with 2-inch battens and 12" on-center. There is tongue and groove or lap siding in the gable ends, this will be replicated with lap siding of the same reveal. If board and batten is not approved, the property owner would select a T1-11 similar to what was previously installed.

The standards speak to a comparison of historic buildings in the vicinity. In the case of the subject property, the existing structure is commercial, all adjacent properties are residential development. Making comparison irrelevant to the proposal.

More relevant is to comply with the Historic District Design Standards and depicts an accurate restoration of original architectural features on historic buildings. The proposal is most consistent with the what is known about the architectural features of the structure. There is no evidence that the structures material façade treatments (or construction method) was anything other than a siding material. There is no evidence of block or stucco exterior façade treatment, thus it has not been proposed to be introduced with this proposal.

The applicant believes it can be found that the standards are met with the proposed replacement exterior façade materials.

B. Historic District Design Standards.

1. Transitional Areas.

Finding:

The subject property is near the boundary of the Skidmore Academy Historic District and the Downtown Historic District. The Historic District Design Standards are primarily a contrast and comparison of the proposed site development and the development on immediately adjacent properties. The adjacent properties, and those within the 200-foot impact area, are primarily developed with residential development in historic structures. The proposal speaks to the exterior building materials in comparison to the existing materials that were found on the structure.

It can be found that the exterior modifications incorporate several of the historic district design standard objectives such as sense of entry, a rhythm of openings, and compatible materials. The proposed restoration of the historic structure is consistent with the standards from the Secretary of the Interior Standards for Historic District

2. Height.

Finding:

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No modifications to the height.

3. Scale.

Finding:

The scale of the property is not impacted by the proposed exterior modifications.

4. Massing.

Finding:

The massing of the structure is not altered with the proposal.

The existing exterior treatments provide vertical and historical rhythms. The continued use of a vertical siding is consistent with the historical finish of the structure and provides vertical elements on a horizontal structure.

5. Setback.

Finding:

No changes to the setbacks are proposed.

6. Roof.

Finding:

The roof has been repaired and replaced with black, composition shingles, consistent with the previous roofing material.

7. Rhythm of Openings.

Finding:

The proposed addition of a commercial style entrance provides an additional opening but does not negatively detract from the existing pattern and rhythm of openings. The replaced garage doors, windows and other openings will remain the same shape and size as present on the structure.

8. Base or Platforms.

Finding:

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The existing structure as a garage lacks a “base”. The main portion of the historic building façade is entirely masonry brick, this will remain the condition following the proposed exterior modifications.

9. Form.

Finding:

The form as a commercial building in the residential zone is not characteristic. The proposed exterior modifications will not alter the form and will have negligible impact on the integrity of the historic district.

10. Entrances.

Finding:

Well-defined, articulated primary entrances are provided into the structure on the North Main Frontage.

11. Imitation of Historic Features.

Finding:

The building design is consistent with this standard. The proposed exterior elevations are similar to the known, historical exterior elevation treatments and are in keeping with those materials. Where T1-11 siding had been in place for the past 50 years, the board and batten with similar reveal, shadow lines, and architectural compatibility is proposed. In the gable ends where tongue and groove, horizontal siding was located, new tongue and groove siding is proposed.

There is one remaining divided light window, the replacement windows on the North Main and Bush Street facades will also be divided light windows.

The other historic gas station or auto service stations that are found Ashland's Historic Districts were surveyed and found to be painted block, painted brick and aluminum panels. There is not evidence that stucco was used on the other similar type of structures and therefore the known material are not modified to an unused material type.

12. Additions:

Finding:

Not applicable

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13. Garage:

Finding:

Not applicable. The non-conforming structure is a garage.

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C. Rehabilitation Standards for Existing Buildings and Additions.

2. Rehabilitation Standards. In addition to the standards of part 18.4, the approval authority uses the following standards for existing buildings and additions within the Historic District Overlay. These standards apply primarily to residential historic districts, residential buildings in the Downtown Historic District, and National Register-listed historic buildings not located within the Historic District Overlay. The purpose of the following standards is to prevent incompatible treatment of buildings in the Historic District Overlay and to ensure that new additions and materials maintain the historic and architectural character of the district.

- a. Historic architectural styles and associated features shall not be replicated in new additions or associated buildings.

Finding:

Not applicable, no additions proposed.

- b. Original architectural features shall be restored as much as possible, when those features can be documented.

Finding:

The Colonial Revival cottage influence that was considered an appropriate infill-style for gas stations and auto repair facilities in the pre-WWII period is a unique architectural style found only on this structure in the Skidmore Academy Historic District. There is a lack of historical information regarding the exterior façade treatments of the structure, such as if there was a material used prior to the T1-11 sheeting over studs with faux brick veneer corner treatments. The brick façade of the colonial portion of the structure is brick construction and is proposed to be retained.

- c. Replacement finishes on exterior walls of historic buildings shall match the original finish. Exterior finishes on new additions to historic buildings shall be compatible with, but not replicate, the finish of the historic building.

Finding:

The existing siding on the majority of the structures façade is a T1-11, vertical siding. The proposal is to replace the T1-11 and corrugated metal siding and

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replace with board and batten siding with 2-inch battens and 12" on-center. There is tongue and groove and/or lap siding in the gable ends, this will be replicated with lap siding of the same reveal. If board and batten is not approved, the property owner would select, a T1-11 similar to what was previously installed.

d. Diagonal and vertical siding shall be avoided on new additions or on historic buildings except in those instances where it was used as the original siding.

Finding:

Where vertical T1-11 siding presently exists, board and batten with vertical orientation is proposed as vertical T1-11 is the only historical material that is known on the structure.

e. Exterior wall colors on new additions shall match those of the historic building.

Finding:

The existing siding paint color was an off-white/dirty white. A new coat of white paint in the same tonal range will be added.

f. Imitative materials including but not limited to asphalt siding, wood textured aluminum siding, and artificial stone shall be avoided.

Finding:

The previous façade included artificial brick façade on the corners and between the garage doors. The proposed façade rehabilitation does not propose to re-install the artificial brick façade and is only retaining the real brick masonry facade.

g. Replacement windows in historic buildings shall match the original windows. Windows in new additions shall be compatible in proportion, shape and size, but not replicate original windows in the historic building.

Finding:

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The only window that appears to be original is the divided light window on the northwest façade (Bush Street). The proposed replacement windows will be sized to fit the existing opening and is proposed to include divided lights to retain the historic window pattern.

h. Reconstructed roofs on historic buildings shall match the pitch and form of the original roof. Roofs on new additions shall match the pitch and form of the historic building, and shall be attached at a different height so the addition can be clearly differentiated from the historic building. Shed roofs are acceptable for one-story rear additions.

Finding:

The roof was not reconstructed, but was re-sheeted and shingled with an composition shingle material in black. The form and the pitch were not altered.

i. Asphalt or composition shingle roofs are preferred. Asphalt shingles which match the original roof material in color and texture are acceptable. Wood shake, wood-shingle, tile, and metal roofs shall be avoided.

Finding:

The roof was repaired and shingled with black, 30-year composition shingle roofing.

j. New porches or entries shall be compatible with, but not replicate, the historic character of the building.

Finding:

Not applicable

k. New detached buildings shall be compatible with the associated historic building and shall conform to the above standards.

Finding:

Not applicable

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I. The latest version of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall be used in clarifying and determining whether the above standards are met.

Finding:

The proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines. The original auto-oriented use is to be retained. The proposal retains distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

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Historic Resources Inventory National Register of Historic Places

ASHLAND TIRE SHOP

145 MAINST N

20th Century Period Revival: Colonial Revival [Commercial]

1936c

391E09BB 3503

Historic Contributing

Dated at 1936 by the Jackson County Assessor, this structure was most likely built as a gas station during the mid-1930s period and shares design similarity with the General Petroleum Station that was erected at the corner of Gresham and Main street during the period. The lot was part of the Coolidge-Ogg property purchased by Fred Tayler in the late 1920s and remained in his ownership for a number of years. This structure was probably leased to various automobile-related uses, the earliest identified being the Ashland Tire Shop which was located here in 1948. In 1964 the site was occupied by Hartwell's garage and remains an auto repair facility today.

Typical of the Colonial Revival cottage influence that was considered an appropriate infill-style for gas stations and auto repair facilities in the pre-WWII period, the Ashland Tire Shop building represents a rare remaining example of the form in the area and, as such, accurately reflects both the growing influence of the automobile during the historic period and the attempts to integrate those uses into previously residential settings as Main Street developed into first the Pacific Highway and then U.S. Highway 99. While modernized, most notably in the use of metal and fiberglass roll-up doors, the Ashland Tire Shop retains high integrity for a resource of its type and accurately reflects the limited commercial uses the developed within the Skidmore-Academy District during the period of significance.



2001

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541-864-9891
OLD101@CHARTER.NET

ACCOUNT 1-006608-3
MAP 391E09BB
TAXLOT 3503

MARK	DATE	DESCRIPTION

MODEL FILE: 145 Main Street 2019-08-29.pln
DRAWINGS PER OWNER
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SHEET TITLE
SITE PLAN

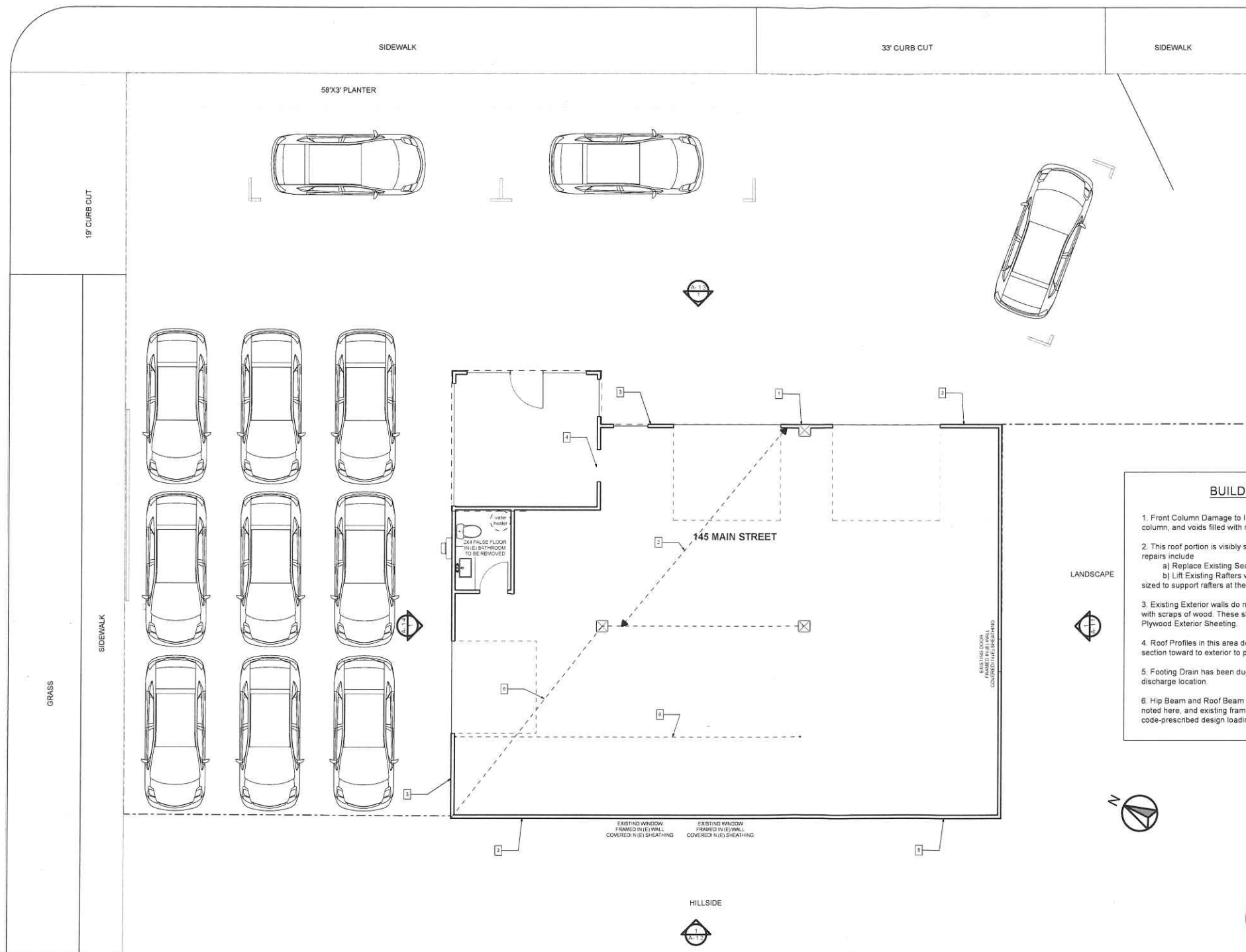
SHEET 1 OF 6

The site plan for 145 Main Street shows a proposed building footprint (dashed line) and a parking lot (dashed line) with 10 parking spaces. The building is located on the east side of Main Street, between the sidewalk and the curb cut. The parking lot is located on the west side of Main Street, between the sidewalk and the curb cut. The plan includes a north arrow and labels for 'MAIN STREET', 'SIDEWALK', 'CURB CUT', and 'GRASS'.

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BUSH STREET

MAIN STREET



BUILDING AREAS NEEDING REPAIR

1. Front Column Damage to Inside Lower Area. Loose Bricks should be removed from existing column, and voids filled with reinforced concrete patch.
2. This roof portion is visibly sagging, due to lack of ridge beam, and needs repaired. Potential repairs include:
 - a) Replace Existing Section with New Scissor Trusses
 - b) Lift Existing Rafter with temporary wall and bottle jacks, and install new ridge beam, sized to support rafters at the ridge.
3. Existing Exterior walls do not meet the normal standard of framing. Walls are pieced together with scraps of wood. These should be re-framed with new studs, and re-sided with OSB/Plywood Exterior Sheeting.
4. Roof Profiles in this area do not properly drain. Provide cricket, or extend the center roof section toward to exterior to prevent roof from trapping water in the interior.
5. Footing Drain has been dug up. Re-construct perimeter footing drain and drain to approved discharge location.
6. Hip Beam and Roof Beam are Over-Spanned for 25 psf snow load. No visible sagging was noted here, and existing framing appears to be in good condition, however, it is under-sized for code-prescribed design loading conditions.

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BC PARTNERS IV LLC
ATTN. DONN COMTE
175 PIEDMONT
ASHLAND, OR 97520
541-864-9891
OLD101@CHARTER.NET

145 N. MAIN STREET
ASHLAND, OR 97520

ACCOUNT 1-006608-3
MAP 391E09BB
TAXLOT 3503

MARK	DATE	DESCRIPTION
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EXISTING PLANS

A-.0.1

SHEET 2

OF 6



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ACCOUNT 1-006608-3
MAP 391E09BB
TAXLOT 3503

MARK	DATE	DESCRIPTION
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NORTH EAST

A-1.3

SHEET 5

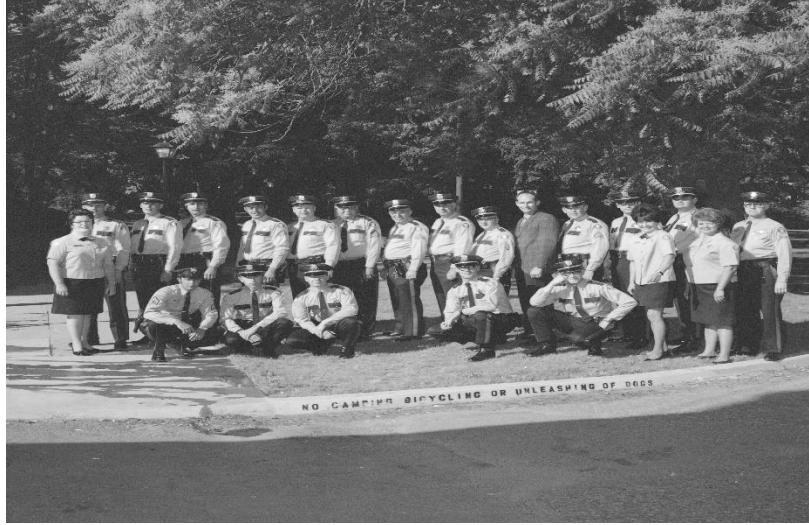
OF 6

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

November 2019

PA-2017-00235	114 Granite/ 9 Nutley – Work has started	Shostrom
PA-2017-00200	165 Water – Extension to PA submitted	ALL
PA-2017-01294	128 Central– Work has started	Emery & Swink
PA- 2017-02005	533 Fairview(aka 100 Union) Work has started	Emery
PA-2017-02351/ 00026	549 E. Main – Work has started	Swink & Emery
PA-T1-2018-00033	160 Helman – No building permit	Shostrom
PA-T1-2018-00038	111 Bush – No building permit	Whitford
PA-T1-2019-00050	346 Scenic Drive – Plans in review	Emery
PA-T1-2019-00052	533 Rock – Permit issued	Babin
PA-T2-2019-00009	158, 160, 166 and 166 ½ North Laurel Street	Shostrom
PA-T1-2019-00064	176 Harrison	Swink
PA-T1-2019-00067	59 Sixth Street	Skibby
PA-T1-2019-00051	154 Oak Street	Whitford

November 2019



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

November 7th	Terry, Ellen, Keith
November 14th	Terry
November 21st	Terry
November 27th (Weds)	Terry
December 5th	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
Dale Shostrom Chairman	4-30-2021				shobro@jeffnet.org
Keith Swink	4-30-2022				kswink@mind.net
Sam Whitford	4-30-2021				skwhippet@mind.net
Terry Skibby	4-30-2022				terryskibby@gmail.com
Tom Giordano	4-30-2020				tomgiordanoarch@gmail.com
Bill Emery	4-30-2020				bill@ashlandhome.net
Piper Von Chamier	4-30-2022				piper@terrainarch.com
Beverly Hovenkamp	4-30-2021				revbev549@gmail.com
Ellen Babin	4-30-2021				cm_ellen@yahoo.com
Rich Rosenthal Council Liaison					rich@council.ashland.or.us
Planning Staff Maria Harris		City of Ashland Planning Dept.		552-2045	Maria.harris@ashland.or.us
Regan Trapp Admin. Staff		City of Ashland Planning Dept.		552-2233	regan.trapp@ashland.or.us