

# CITY OF ASHLAND

## HISTORIC COMMISSION MEETING

### AGENDA

May 7, 2014 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 April 2, 2014.
  
- 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:** Mike Morris
  
- V. **OLD BUSINESS:**
  
- VI. **NEW ITEMS**
  - A. Historic Preservation Month activities review
  - B. Historic Preservation month award winner write-ups
  - C. Review board schedule
  - D. Project Assignments for Planning Actions – Review update
  
- VII. **DISCUSSION ITEMS**
  
- VIII. **COMMISSION ITEMS NOT ON AGENDA**
  
- IX. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone number is 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 Title1).

**ASHLAND HISTORIC COMMISSION**  
**Meeting Minutes**

April 2, 2014

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

**REGULAR MEETING - CALL TO ORDER, 6:08p.m.** – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

**Historic Commissioners Present:** Terry Skibby, Allison Renwick, Sam Whitford, Dale Shostrom, Tom Giordano, Ally Phelps, Keith Swink

**Commission Members Absent:** Kerry Kencairn

**Council Liaison: Mike Morris, Absent**

**Staff Present:** Staff Liaison: Amy Gunter, Clerk: Regan Trapp

**APPROVAL OF MINUTES:** The meeting date was incorrect in the minutes from March 2014. Mrs. Trapp corrected the minutes. Ms. Phelps motioned that minutes be approved, Mr. Skibby seconded.

**PUBLIC FORUM:** There was no one in the audience wishing to speak.

**COUNCIL LIAISON REPORT:** Counselor Morris was absent, so no report was given..

**PUBLIC HEARING:** Commissioner Skibby read the procedure for public hearings .

**PLANNING ACTION:** PA-2014-00 251

**SUBJECT PROPERTY:** 30 South First Street

**APPLICANT:** Oregon Shakespeare Festival

**DESCRIPTION:** A request for Site Review approval to allow renovation of the existing OSF Scene Production Facility, a historic contributing building at 30 South First Street, into a Rehearsal Center. Also included is a request for a Tree Removal Permit to allow the removal of eight trees over six-inches in diameter-at-breast-height (d.b.h.)

**COMPREHENSIVE PLAN DESIGNATION:** Downtown Commercial; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS:** 5200

Mrs. Gunter gave the staff report for this and stated it is under significant interior renovation. Exterior aspects of the renovation are windows and fixing of some mechanical equipment mess out of the backside of the building. They will remove a couple of trees to accomplish this. Windows will be the same as proposed. They are putting a recessed storefront door at one of the corners where there is an opening and adding some signs. They will be changing the roof, gable and the elevator lift area. The elevator lift will be exposed out of the roof in order to get the clearances they need. It is located on elevation 2, 3, and 4. There is an exterior staircase being added as well.

Commissioner Skibby opened the public hearing.

**Ogden, Romer, and Wilkerson Architecture**

mausoleum will be open all day on May 21<sup>st</sup>. The ceremony is scheduled for, Weds, May 21, 2014 at 1pm, at the Community Center. Commission members are asked to be there by 12:30 for setup.

It was discussed that the historic photo albums be updated and placed in scrapbooks with photo CD's placed in the back of each book. This discussion was tabled until the next meeting.

### Review Board Schedule

|                        |                       |
|------------------------|-----------------------|
| April 3 <sup>rd</sup>  | Keith, Allison        |
| April 10 <sup>th</sup> | Tom, Sam, Ally        |
| April 17 <sup>th</sup> | Terry, Ally, Dale     |
| April 24 <sup>th</sup> | Terry, Allison, Kerry |
| May 1 <sup>st</sup>    | Keith, Dale, Kerry    |

### Project Assignments for Planning Actions – Review Update

|               |   |                  |
|---------------|---|------------------|
| BD-2011-01029 | 400 Allison (Robin Biermann) New SFR ( <i>under construction</i> )                      | Whitford/Renwick |
| BD-2011-00621 | 89 Oak St (Amorotico) New façade on building ( <i>under construction</i> )              | Shostrom         |
| BD-2013-00256 | 175 Lithia Wy (First Place Partners) 3-story mixed use building ( <i>under constr</i> ) | Giordano         |
| BD-2013-00718 | 5 B Street (Spartan Properties) New Comm Bldg ( <i>under construction</i> )             | Phelps           |
| PA-2014-00251 | 30 S. First St  | Whitford         |
| PA-2014-00491 | 566 Fairview St. New second unit over new garage (no submittal yet)                     | Shostrom         |
| BD-2013-00813 | 19 Gresham / 374 Hargadine (No Submittal yet)   | Swink            |
| PA-2013-01388 | 14 Calle Guanajuato (Sandler's) Restaurant  | Renwick          |
| PA-2013-01421 | 270 N First St (Nisha Jackson) New SFR  | Renwick          |
| PA-2013-01829 | 60 Alida St (Micah & Greta Lieberman) new garage & ARU                                  | Shostrom         |
| PA-2013-01828 | 310 Oak St (Brent Thompson) 2 new Res units in Comm Bldg                                | Shostrom         |

### ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for May 7, 2014, 6:00 pm.

*There being no other items to discuss, the meeting adjourned at 7:58 pm.*

Respectfully submitted by Regan Trapp

## **2014 Historic Preservation Month Activities**

The historic **Ashland Memorial Mausoleum at Mountain View Cemetery** will be open for self-guided tours on **Wednesday, May 21 from 8:30-4:00 PM**. The cemetery and the Mausoleum are listed on the National Register of Historic Places.

The Egyptian style building was constructed in 1924 on land purchased from the Ashland IOOF Lodge #45. Its interior includes a chapel, vestibule, and wings that project from the center; a large stained glass window in the chapel is the work of the Povey Brothers Company of Portland. Among those buried in the mausoleum are J. P. Dodge, Alice Applegate Peil and Emil Peil, and Henry G. Enders.

The **Historic Preservation Awards ceremony** will be held on **Wednesday, May 21 at 1:00 PM** in the Women's Civic Improvement Clubhouse, now known as the **Ashland Community Center located at 59 Winburn Way**. The Community Center was constructed in 1921 for the women's civic organization which was instrumental in obtaining additional land for Lithia Park, in supporting Ashland's Fourth of July parade and promoting civic pride

A **walking tour of the Skidmore Academy Historic District** hosted by the Ashland Heritage Committee and the City of Ashland Historic Commission will be on **Friday, May 23**. The tour will take you from Granite Street, up a portion of Nutley, and onto Windburn Way. Some of Ashland's most prominent citizens built their residences in the Skidmore Academy including former Mayor Grainer, Emil and Alice Applegate Piel, Domingo Perozzi and Jacob Wagner. The area is where some of the first neighborhoods were constructed close to the flour mill, stores and other services. Most development occurred primarily between 1860 and 1949. The Skidmore Academy retains a strong connection to its past and retains a high degree of historic integrity. Meet at the Community Development and Engineering Services building at **51 Winburn Way at 10:00 AM**.

## **108 N Second St. – Historical Restoration**

**Owner:** Dudley Rood  
**Contractor:** David Koester, DAK Construction  
**Architect:** Bill Emery, Ashland Home Design

Dudley Rood is originally from Northern VT, where his career started doing design-build projects including houses over 200 years old. After working on many contemporary designs, he was still drawn to work with the Arts and Crafts style. This 95-year-old home had a simple design with austere grace and an opportunity with specific challenges. Throughout its life it had been a residence, a multi residence, and most recently offices with an attic apartment. During these transformations, the alterations had overloaded its minimal framing and utilities. The attic was low ceilinged, with poor light and a failing roof, the basement/crawlspace, was an unmitigated, wet environment, nor was there any insulation.

Throughout the renovation the goal was to rehabilitate these conditions for contemporary use, give the house a long life in this century and to preserve and enhance the simple original grace.

Mr Rood chose to work on a project in this neighborhood because it hugs the core of a walk-able, healthy, local community.

## **859 C - Historically Compatible**

**Owner:** Diane Sly/Richard McKinney  
**Contractor:** Richard McKinney  
**Design/Architect:** Michael McKee

The primary structure at this address was built in 1905, along with the primary structure there was a small carriage house. Additionally, the property has a variety of out buildings including a shop, a studio, and now the new cottage. The new cottage was designed in the craftsman style, the design intention was for it to meet tight site constraints and for on with the rest of the buildings aesthetically. The cottage access is off the alley, which helps bring it into the texture of the surrounding neighborhood; there are many clusters of small residential properties that are served by the alley system. The colors of the cottage were copied from a home design by Frank Clark. Knee braces and a metal roof tie the design to the primary dwelling. This cottage was designed to take advantage of modern material opportunities, just like the craftsman of the historic period it emulates would have done.

Submitted by Kerry KenCairn, ASLA

## 90 Fifth - Historically Compatible Residential Addition

### 90 Fifth Street

Owner: Terry Emerson

Designer: Milo Shubat, Ashland Design Solutions

Contractor: Michael Murphy Construction

This home is located at the corner of Fifth and C in the Historic Railroad District. This well detailed truncated hipped-roof cottage in the vernacular form is notable for its mansard-like front porch roof and shingle detailing. The residence was built in early 1899 by Elva and Eva Miller and then sold in 1904 to William Van Vactor for \$1,000. . The Miller-Van Vactor house has retained high integrity and the Historically Compatible Addition by the owner is exemplary.

In 1978, the house was purchased by Bill Emerson, a long time notable building designer, who worked his magic in the front parlor room amongst his vast collection of antiques and collectibles . In May 2012, Bill passed away in this home after losing his fight with cancer, with his dedicated wife and caregiver Terry at his side.

Terry was ready to move on in her life, and despite some medical issues of her own, she had a project in mind to honor Bill. She wanted to demolish an existing dilapidated 1930's rear addition and build a new back entry, laundry room, and covered porch in its place. She found her 'angels' in two longtime supportive neighbors and a local banker to guide her through the process.

Building contractor Michael Murphy, a neighbor across the alley, worked with Terry to define the scope of the addition and then hired Milo Shubat to do the design and plans. The scale of the addition with its cascading hip roof fits beautifully, and the detailing matches the existing perfectly. Jeff Markling, the do everything adjacent neighbor, helped secure historic moldings and house parts for the addition by sifting through Bill's massive onsite inventory. The building design and craftsmanship is as good as it gets, but for Terry, the process and relationships developed with her 'angels', Michael and Jeff, will endure beyond the material installations... and also a nice tribute to the memory of Bill Emerson.

Submitted by Dale Shostrom

## 112 Pine St. - Historic Home Renovation

**Owner:** Janet Lewis  
**Designer:** Ana Bjernfalk  
**Contractor:** Eric Laursen

The home, located in the Skidmore Academy Historic District, is a 20<sup>th</sup> Century American Bungalow. Sanborn Fire Insurance Maps indicated this Historic Contributing home, was built sometime between 1911 and 1928. In 1919 Luella Stearns had purchased the land and was likely responsible for the construction sometime shortly thereafter and retained ownership through 1942. By 1949, the house was owned but L.H. and Adda Pankey.

Through the years, this bungalow has been modified, however, it has retained sufficient integrity to related to its period of construction. The recent outstanding renovation of this home has continued in the process to improve the historic integrity.

The work performed, reflects, and is sensitive to the Craftsman's Bungalow style's proportion and scale, while the attention to detail, such as roof form, window/door treatment, front porch columns, horizontal siding and color selection has enriched the overall appearance of this home. The renovation has greatly improved the existing home and enhanced the streetscape along Pine Street.

Submitted by Tom Giordano

# May 2014



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

May 1st \_\_\_\_\_

May 8th \_\_\_\_\_

May 15th \_\_\_\_\_

May 22nd \_\_\_\_\_

May 29th \_\_\_\_\_

June 5th \_\_\_\_\_

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



# CITY OF ASHLAND

## ASHLAND HISTORIC COMMISSION Membership List

| Commissioner's Name             | Term Expiration | Mailing Address                   | Home Phone | Work Phone                | E-Mail Address                          |
|---------------------------------|-----------------|-----------------------------------|------------|---------------------------|---|
| Allison Renwick                 | 4-30-2015       | 157 Sixth Street                  | 482-6788   |                           | allison@mind.net                        |
| Ally Phelps                     | 4-30-2014       | 375 Fernwood Dr.                  | 708-0544   |                           | allysonbphelps@gmail.com                |
| Dale Shostrom                   | 4-30-2015       | 309 N Pioneer Street              | 482-8737   | 482-9761<br>Fax 488-2767  | shobro@jeffnet.org<br>(Cell – 621-9761) |
| Keith Swink                     | 4-30-2016       | 1655 Peachey Road                 | 482-8802   | 821-4375                  | kswink@mind.net                         |
| Kerry Kencairn                  | 4-30-2016       | 545 A Street                      |            | 488-3194                  | kerry@kencairnlandscape.com             |
| Sam Whitford                    | 4-30-2015       | 355 Scenic Drive                  | 482-3450   | 821-0474                  | skwhippet@mind.net                      |
| Terry Skibby<br>Chairman        | 4-30-2016       | 611 Beach Street                  | 482-2805   |                           | terryskibby321@msn.com                  |
| Victoria Law                    | 4-30-2014       | 406 Iowa Street                   | 261-6605   |                           | director@ashlandmuseum.org              |
| Tom Giordano                    | 4-30-2014       | 105 Lincoln St #A                 |            | 482-9193<br>(Call to fax) | tomarch@charter.net                     |
| Council Liaison<br>Mike Morris  |                 |                                   |            |                           | mike@council.ashland.or.us              |
| Amy Gunter<br>Assistant Planner |                 | City of Ashland<br>Planning Dept. |            | 552-2044                  | guntera@ashland.or.us                   |
| Regan Trapp<br>Admin. Staff     |                 | City of Ashland<br>Planning Dept. |            | 552-2233                  | regan.trapp@ashland.or.us               |