

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

July 2, 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 June 4, 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. **PLANNING ACTION REVIEW:**

 PLANNING ACTION: (CONTINUANCE) PA-2014-00753
 SUBJECT PROPERTY: 469 Allison Street
 APPLICANT: Ben Treiger
 OWNERS: Kirt VanDerZee and Lene Price
 DESCRIPTION: A request for a Conditional Use Permit to expand / enlarge an existing non-conforming residence. The applicant is requesting approval to add approximately 280 square feet at the rear of the residence for the property located at 469 Allison Street. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Multi-Family; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 BD **TAX LOT:** 8300

- VI. **OLD BUSINESS:**

- VII. **NEW ITEMS:**
 - A. Grant Application
 - B. Review Board Schedule
 - C. Project Assignments for Planning Actions – Review update

- VIII. **DISCUSSION ITEMS:**

- IX. **COMMISSION ITEMS NOT ON AGENDA**

- X. **ADJOURNMENT**

ASHLAND HISTORIC COMMISSION
Meeting Minutes

June 4, 2014

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

REGULAR MEETING - CALL TO ORDER: 6:07 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

Historic Commissioners Present: Mr. Skibby, Mr. Shostrom, Ms. Renwick, Mr. Whitford, Mr. Giordano, Ms. Law

Commission Members Absent: Mr. Swink, Ms. KenCairn

Council Liaison : Mike Morris, Absent

Staff Present: Staff Liaison: Amy Gunter, Assistant Planner

APPROVAL OF MINUTES: Historic Commission regular meeting of May 7, 2014. Mr. Whitford motioned that minutes be approved and Mr. Giordano seconded. Motion passed unanimously.

PUBLIC FORUM: Ray Kistler, from Kistler, Small & White, at 545 A St, spoke on behalf of the Plexis building on A Street. It is part of the old shop of Oak Street, Tank and Steel. The owner would like to demolish the 2 story space and make it a 3 story space inside. Mr. Kistler stated that somehow the project has come through without complying with the 10% rule for open space. Mr. Kistler explained that because it's a large scale building, in order for it to comply you have to setback an additional 12 feet the length of the building to make up the plaza space for the whole site. The commissioners agreed that a 3 story building may not fit in to the scale of the railroad district. Presently, there are no 3 story buildings within the railroad district. Mr. Kistler asked some questions that the commission could not address at this time. It was suggested by Mr. Skibby and Ms. Gunter that Mr. Kistler submit for a pre-application conference to better answer their questions.

COUNCIL LIAISON REPORT: No council liaison was present to give the report.

PUBLIC HEARING: Mr. Skibby gave the requirements for public hearings.

PLANNING ACTION: PA-2014-00729
SUBJECT PROPERTY: 182 Scenic Drive
APPLICANT: Jon Bauer

Ms. Gunter gave a presentation on the proposed land partition. Mr. John Bauer, homeowner, explained the proposal and the ensuing conditional use permit. No changes to the exterior building or property would be made. He explained that the structure is not visible from Scenic Drive. With no other comments or questions to be made, Mr. Skibby closed the public hearing for staff comments. Mr. Whitford motioned to approve PA-2014-00729, Ms. Renwick seconded. Motion passed unanimously.

PLANNING ACTION: PA-2014-00725
SUBJECT PROPERTY: 121 Manzanita
APPLICANT: Northwest Design and Build
OWNERS: Laura Westerman

Ms. Gunter gave a presentation on the proposed conditional use permit for an accessory residential unit. A man door has been proposed at the residence per the state code. This man door would be in place of french doors. No changes will be made to the main residence. Ms. Gunter reported that one elevation change will be made, and one landscaped area (courtyard) has been added. Ms. Laura Westerman, explained how they will use the residence. The parking will not be covered but eventually they would like some sort of carport. She added, all parking will be head in only. Ms. Gunter explained that they have not addressed the bike parking as of yet, and that one space would be required for bicycles. Ms. Gunter said that she has received no comments from neighbors. With no other comments or questions to be made, Mr. Skibby closed the public hearing Mr. Giordano motioned for approval of PA-2014-00725, and Ms. Renwick seconded. Motion passed unanimously.

PLANNING ACTION: PA-2014-00753
SUBJECT PROPERTY: 469 Allison Street
APPLICANT: Ben Treiger
OWNERS: Kirt VanDerZee and Lene Price

Ms. Gunter gave a presentation on the proposed conditional use permit to expand/enlarge an existing non conforming residence. No applicant or owner was present for representation. Neighbor, Colin Swales of 95 Coolidge St, spoke about his concerns regarding the drawings and setbacks of the proposal. He stated that the proposal steps up against the grade and the egress windows are too large. Mr. Swales said the structure looks too large and massive and is proportionally out of character. Mr. Skibby closed the public hearing. Mr. Skibby stated that the scale of the roof is too large, and that the 41 x 60 window is not blending with the rest of the structure. The commission agreed that the plans are inaccurate and out of proportion to the reality of the structure/windows. Mr Shostrom stated that they cannot evaluate the proposal accurately because of the scale of the plans. Ms. Renwick suggested that they get accurate drawings to scale for better evaluation. Ms. Gunter suggested that they request an extension on the planning action and ask for accurate drawings. Mr. Giordano motioned for continuance to allow the applicant to return with accurate drawings, depicting topography, existing roof line, window conditions and wall heights and to demonstrate accurate siding. This is also to include the applicants addressing the historic commission standards. Ms. Renwick seconded. Motion passed unanimously.

PLANNING ACTION: PA-2014-00793
SUBJECT PROPERTY: 56 Third Street
APPLICANTS: Murray & Yoko Huggins
OWNER: Barbara Allen

Ms. Gunter gave a presentation on the proposed conditional use permit to operate a two unit hotel/motel. No changes have been proposed for the structure and this is strictly a reactivation of an old conditional use permit. The applicant was not present for the public hearing. Mr. Skibby closed the public hearing and opened for staff comments. No staff comments were made. Mr. Shostrom motioned to approve PA-2014-00793 and Ms. Renwick seconded. Motion passed unanimously.

OLD BUSINESS:

There was no old business to discuss.

NEW ITEMS:

Historic Preservation Presentation month activities review:

Mr. Skibby reported that there were 18 people that went on the neighborhood tour. He reported that they may re-do the tour in the fall and this was the biggest turnout they have ever had. Ms. Gunter said that she advertised historic week through a local radio station and also said the Ashland Springs Hotel is interested in advertising historic week next year. Ms. Gunter said that she had a request from award winners for more pictures, and Mr. Skibby said that he would email them to Ms. Gunter for distribution. Ms. Gunter suggested that next year they go without coffee, and provide lemonade and water instead.

Review Board Schedule:

| | |
|---------|---------------------|
| June 5 | Dale, Allison |
| June 12 | Victoria, Sam, Dale |
| June 19 | Keith, Terry, Dale |
| June 26 | Terry, Keith, Kerry |
| July 3 | Allison, Tom, Sam |

Project Assignments for Planning Actions:

PLANNING ACTION: PA-2014-00725
SUBJECT PROPERTY: 121 Manzanita
COMMISSION MEMBER ASSIGNED: Mr. Whitford

DISCUSSION ITEMS:

Ms. Gunter gave a report on the Downtown Design Committee and stated they have discussed adding historic markers and changing out pennants, planter boxes, and the ledge outside Earthly Goods. The Downtown Design Committee is also tearing out asphalt near the Exxon station, planting some street trees, and cleaning off the sidewalks and awnings downtown.

Mr. Giordano reported about the conference he attended. One of the classes that he attended was a barn preservation workshop. He stated that out of 25 barns in the Willamette Valley, there are only 17 left. The history of the Hersey Street barn was discussed and ways that it could have been refurbished. Mr. Giordano discussed the different workshops he sat in on and stated he greatly enjoyed his time in Albany, Oregon.

COMMISSION ITEMS NOT ON AGENDA:

Ms. Law stated that she is working on a historic project at the Walter A. Phillips Football Field at Ashland High School. Ashland Kiwanis is taking over the project and George Kramer is designing a plaque to go on the football field that has a photo of Walter A. Phillips and some information about his life. An Ashland High School senior is doing this as her senior project and Ashland Kiwanis will be presenting the award on September 12, 2014, the first home game of the season. Ms. Law stated that it would be nice if the Historic Commission could attend.

Ms. Gunter discussed the Oregon grant for historical markers that she has applied for through Southern Oregon Visitors Association. She talked about how Travel Oregon could assist the City of Ashland and stated she has submitted an application. There are 12 group submittals from the Rogue Valley, but we are the only historic preservation grant that has applied. Ms. Gunter stated she applied for \$8,000 which would pay for 3 historical plaques for the historical markers program.

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for July 2, 2014, 6:00 pm.

There being no other items to discuss, the meeting adjourned at 7:55 pm.

Respectfully submitted by Regan Trapp

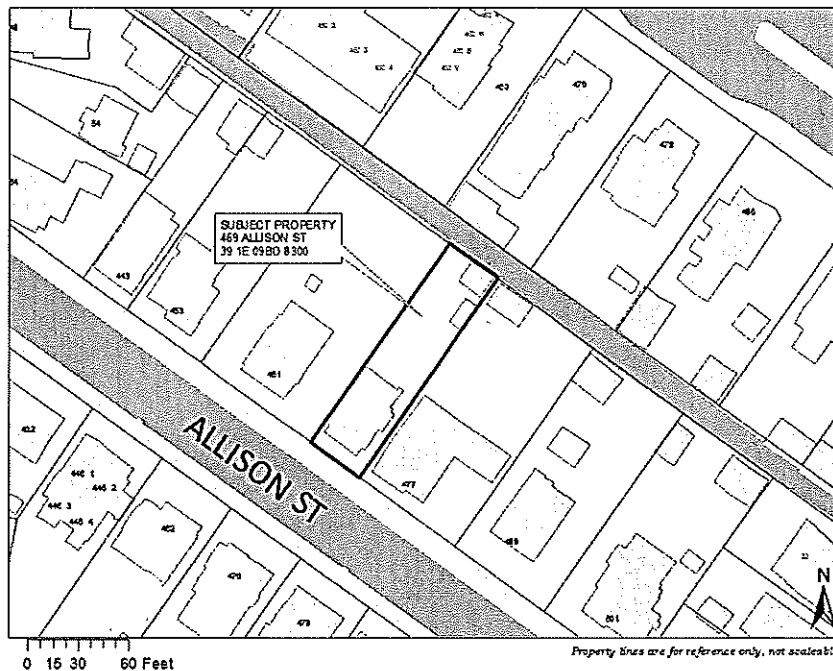


NOTICE OF APPLICATION

PLANNING ACTION: PA-2014-00753
SUBJECT PROPERTY: 469 Allison Street
APPLICANT: Ben Treiger
OWNER/APPLICANT: Kirt VanDerZee and Lene Price
DESCRIPTION: A request for a Conditional Use Permit to expand / enlarge an existing non-conforming residence. The applicant is requesting approval to add approximately 280 square feet at the rear of the residence for the property located at 469 Allison Street. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Multi-Family;
ZONING: R-2; **ASSESSOR'S MAP:** 39 1E 09 BD **TAX LOT:** 8300.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 4, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 21, 2014
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 4, 2014



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 18.108.040)

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 the Ashland Planning Division at 541-488-5305.

6/19/2014

Ben Treiger
Ben the Builder, Inc.
General contractor and certified project manager
CCB #194317, CAPM #1409567, CAPS
237 Talent Ave.
Talent, OR 97540

Page 1 of 1

541.621.7862

benthebuilder@contractor.net

Conditional use permit additional findings

Homeowners:

Kirt Van Der Zee & Lene Price
469 Allison St.
Ashland, OR 97520
541.482.4024
kirtlene@charter.net

Conditional use permit additional findings

The second story addition uses a raised-gable to differentiate it from the existing structure. Because of low existing wall and ceiling heights upstairs, nesting the gable below the existing gable was not possible. The plate heights would have been reduced below 7', meaning that the planned door on the southeast side of the house could not be installed.

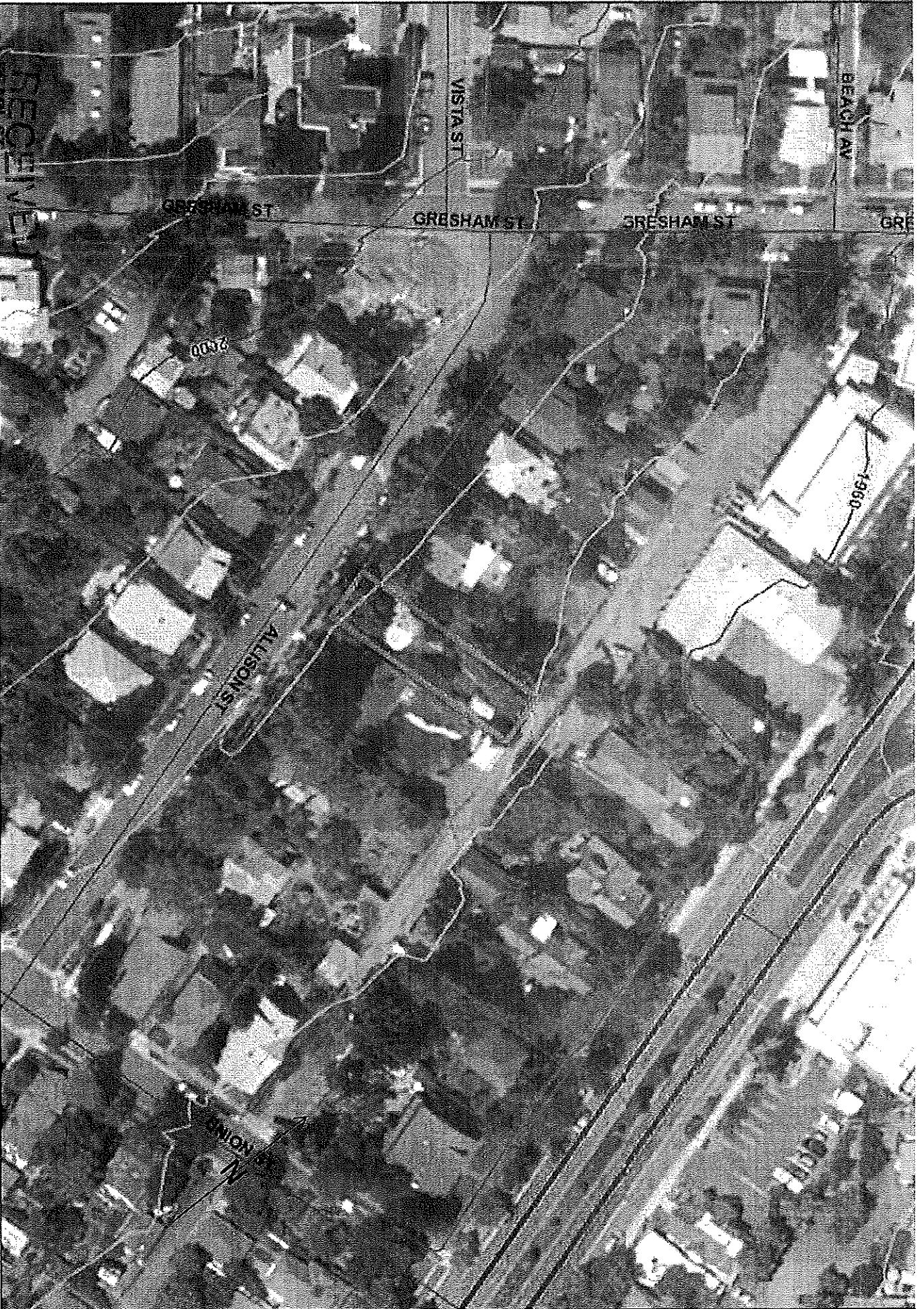
Due to the narrow nature of the lot and house, stepping the wall line in by three feet would have reduced the usability of the space.

The addition will be sided with 1x6 V-edge Cedar shiplap siding, painted to match the existing house. Windows will be sized and spaced in keeping with the rhythm of the house. The egress window was removed because the room will be used as an office and replaced with windows that are more in keeping with the rest of the house.

The second story addition will create a house that is smaller than the average house size on the block. The proposed addition is proportional and sized to the neighborhood. The increase in the building footprint is just 36 square feet, and the maximum height of the ridge is 28' 9".

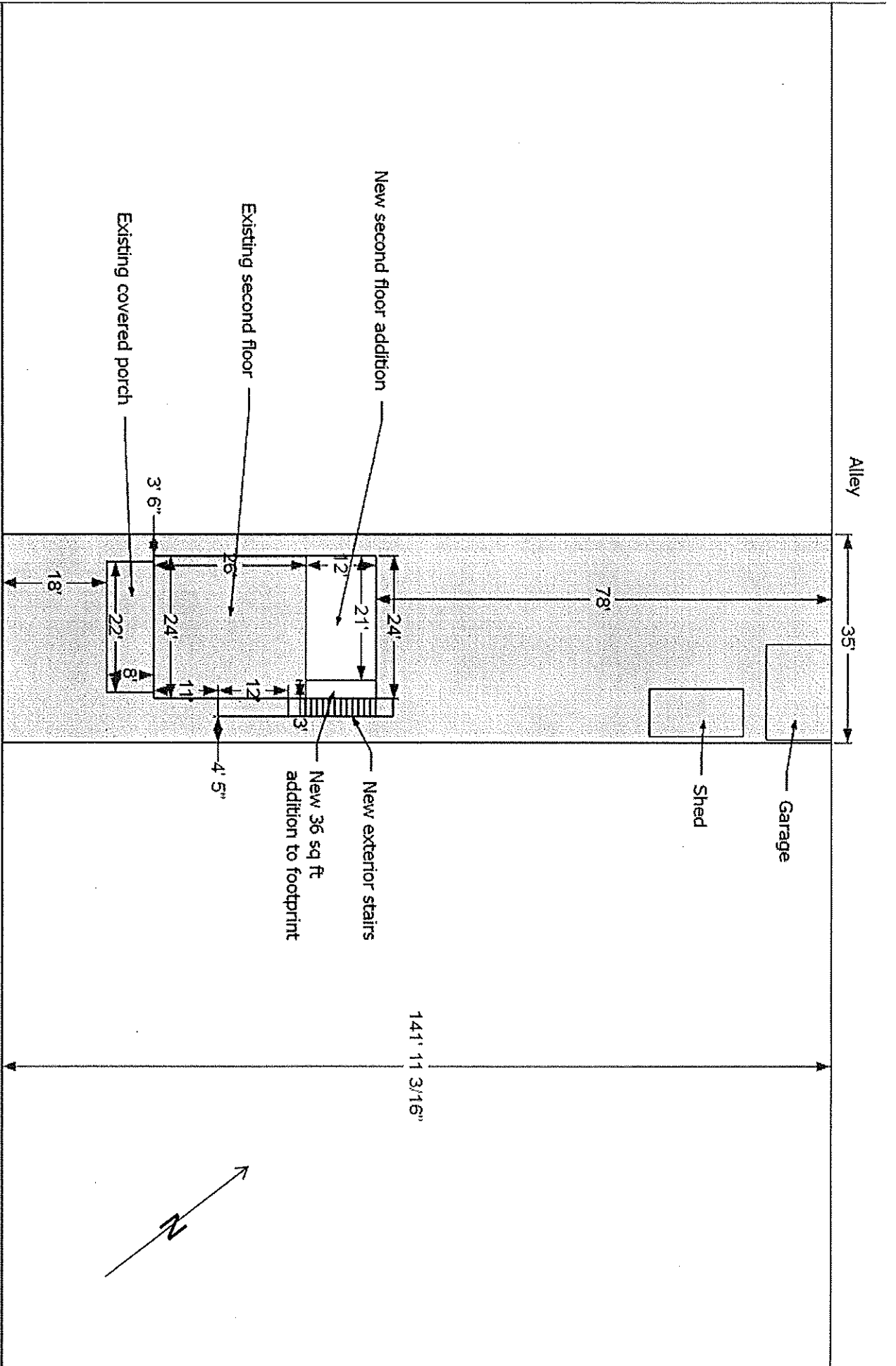
This de minimis addition attempts to make the best of a previous addition and not exacerbate the existing situation. It aims to use space frugally without sacrificing livability.

RECEIVED
JUN 23 2014
City of Ashland



Topographic vicinity map with contour intervals
City of Ashland

Kirt Van Der Zee and Lene Price
469 Allison Street



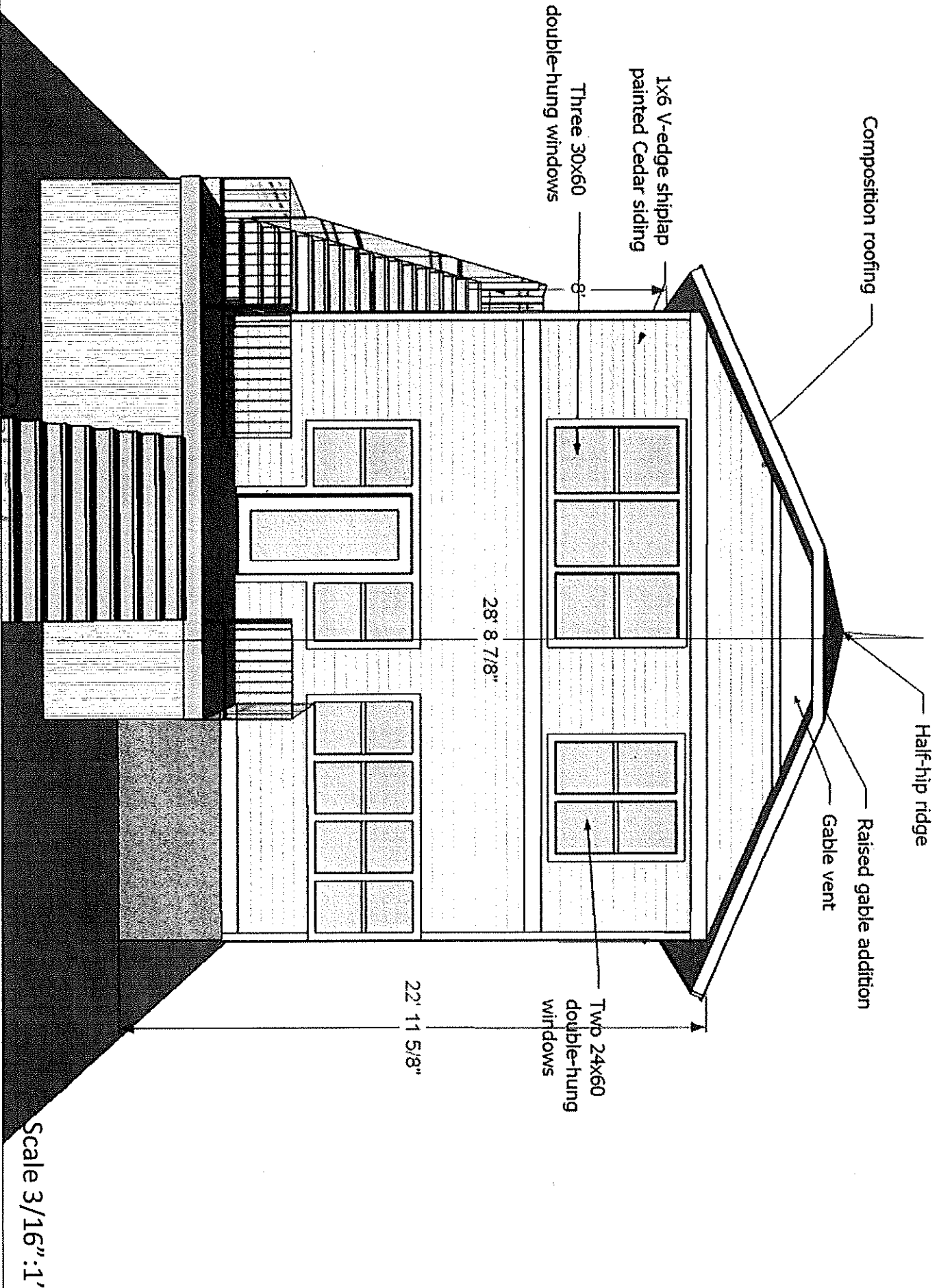
RECEIVED
Allison Street

Site plan

JUN 23 2014

City of Ashland

Kirt Van Der Zee and Lene Price
469 Allison Street



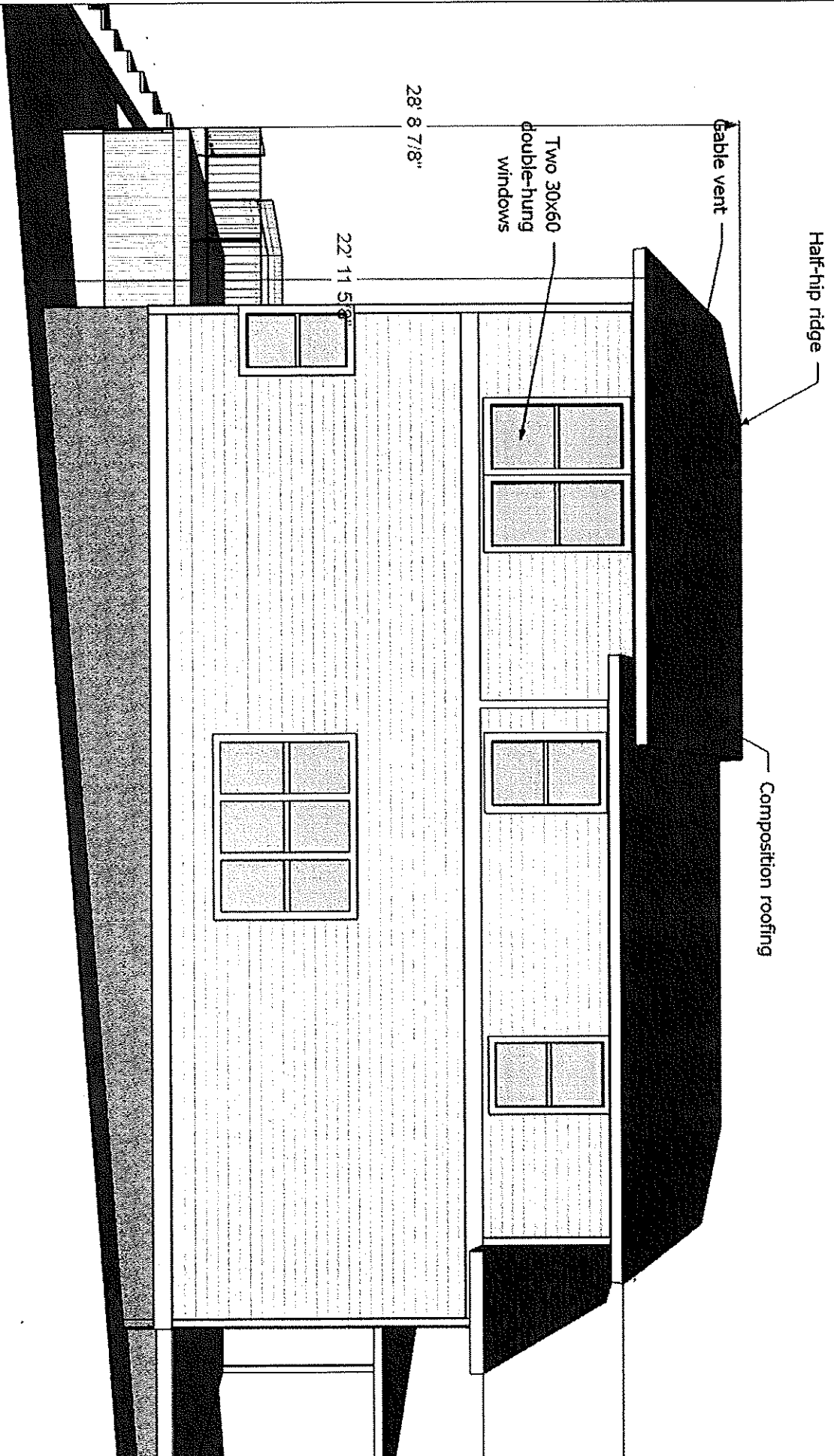
Northwest elevation

JUN 23 2014

City of Astoria

Kirt Van Der Zee and Lene Price
469 Allison Street

Scale 3/16" : 1'



Half-hip ridge

Composition roofing

Cable vent

Two 30x60 double-hung windows

28' 8 7/8"

22' 11 5/8"

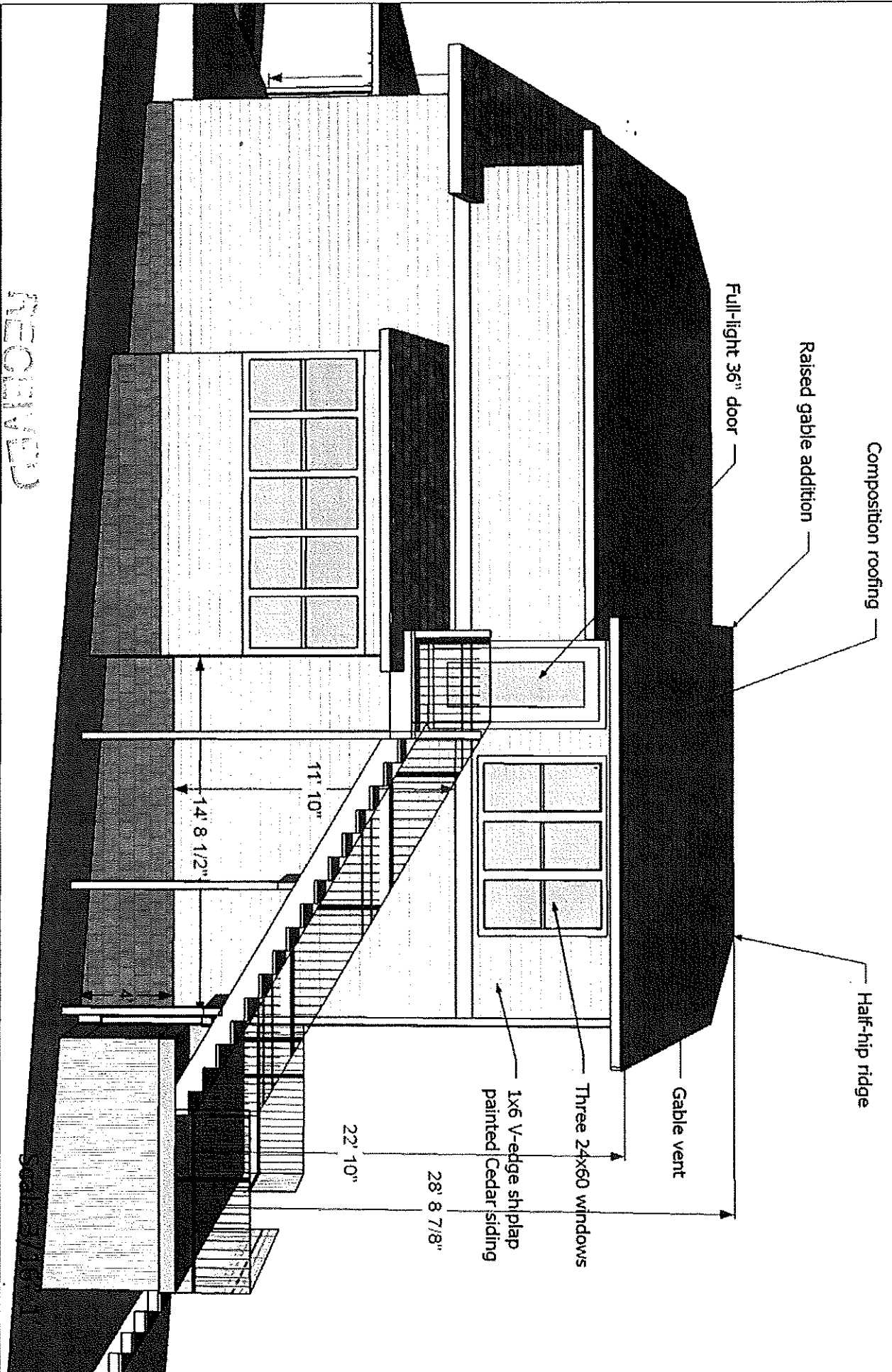
RECEIVED

Northwest elevation JUN 23 2014

City of Astoria

Scale 3/16" = 1'

Kirt Van Der Zee and Lene Price
469 Allison Street

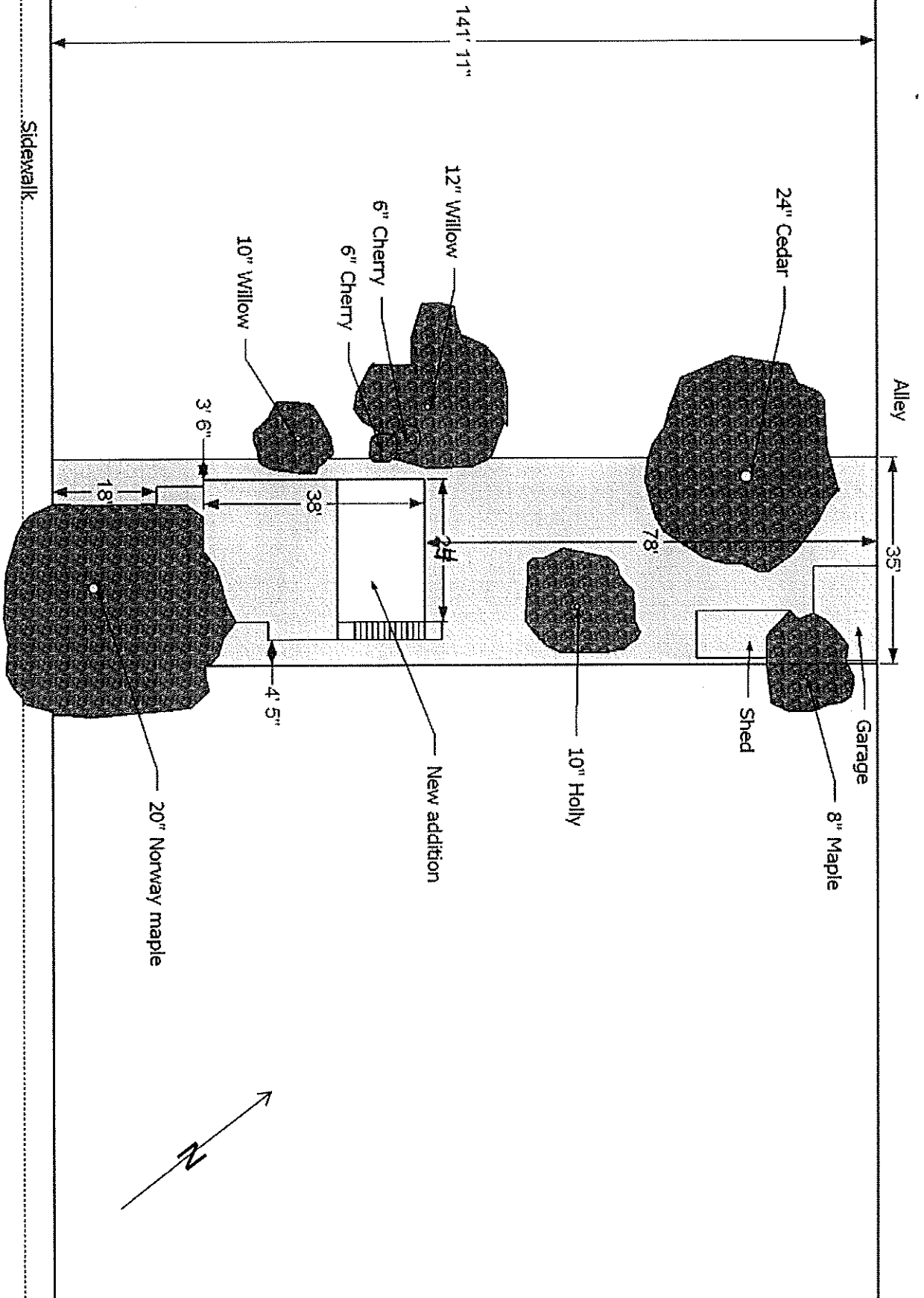


RECEIVED

Southeast elevation N 2 3 2014

City of Malheur

Kirt Van Der Zee and Lene Price
469 Allison Street



RECORDED

Allison Street

Natural features on the property

City of Portland

Kirt Van Der Zee and Lene Price
469 Allison Street

Amy Gunter

From: Lene Price [kirtlene@charter.net]
Sent: Thursday, June 19, 2014 1:31 PM
To: Amy Gunter
Subject: Re: Notes from Historic re. 469 Allison Street

Amy,

Here is some comments I would like you to give to the historic commissioners at the next meeting on July 2nd re: 469 Allison.

All we want to do is to make an existing deck that we never use into an art studio with as minimal an impact on anyone as possible.

RE: Colin Swales comments on 469 Allison.

We are not adding to the current foot prints on Colin's side. A new wall 12 foot long and 7 feet tall will barely be visible from Colin's side yard because of his inappropriately planted large trees, so we seriously question any significant impact on his property. Besides. Colin doesn't live there. It's been rented for years.

As far as the stepping up of the roof goes, we were asked to do this. Stepping it down will leave the inside with a very strange ceiling. We would prefer a straight roof.

We cannot set back the walls. What will hold them up? We do not wish to rebuild the existing kitchen. The large window that we were asked to put in is now 2 smaller ones.

Looking at the the neighborhood for scale and bulk:

Colin mentions all the smaller houses on Allison and beyond.

The average house on our block of Allison is 1853 SF

Ours will be the existing 1462 SF plus the proposed 336 SF = 1798 SF on a 0.11 ac

400 Allison 1987 SF plus basement and garages on a 0.11 ac

446 Allison 3468 SF on a .14 ac

64 Gresham 2645 SF on a .15 ac (corner of Allison)

We do not see that we will be out of line with the neighborhood.

Colin's own house is by the way 1829SF plus a live in basement.

Colin mentions our neighbor to the other side at 477 Allison. She is happy for Lene to get her studio of her dreams

Thank you.

Kirt VanDerZee and Lene Price.
Owners of 469 Allison.

| HISTORIC COMMISSION MEETING MEMBER ATTENDANCE January 2014 - June 2014 | | | | | | | | | | |
|--|----------|--------|-------|---------|----------|--------|----------|----------|------|--------------|
| MEETING | SHOSTROM | PHELPS | SWINK | RENWICK | GIORDANO | SKIBBY | WHITFORD | KENCAIRN | LAW | MEETING |
| January | PRES | PRES | ABS | PRES | PRES | PRES | PRES | PRES | PRES | January |
| February | PRES | PRES | PRES | PRES | PRES | PRES | PRES | PRES | ABS | February |
| March | PRES | ABS | PRES | PRES | ABS | PRES | PRES | PRES | ABS | March |
| April | PRES | PRES | PRES | PRES | PRES | PRES | PRES | ABS | ABS | April |
| May | ABS | PRES | ABS | PRES | PRES | PRES | PRES | ABS | PRES | May |
| June | PRES | PRES | ABS | PRES | PRES | PRES | PRES | ABS | PRES | June |
| ABSENCES | 1 | 1 | 3 | 0 | 1 | 0 | 0 | 3 | 3 | ABSENCES |
| ATTENDANCE % | 92 | 92 | 50 | 100 | 92 | 100 | 100 | 50 | 50 | ATTENDANCE % |

Under the "new rules"...

All members are expected to attend all regularly scheduled meetings, study sessions and special meetings, when applicable.

If a member will be absent from a meeting the member must notify the chair or the staff liaison at least two hours prior to the meeting.

Any member who has **two or more unexcused absences in a six month period** [i.e. January 1– June 30 or July 1 - December 31] shall be considered inactive and the position vacant.

Further **any member not attending a minimum of two-thirds (2/3) of all scheduled meetings** (inclusive of study sessions and special meetings) shall be considered inactive and the position vacant.

Attendance shall be reviewed by the commission or board during the regularly scheduled meetings in January and July, with a report sent to the Mayor and City Council advising of the need for appoi

ABS = ABSENT PRES = PRESENT

July 2014



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

July 3rd Allison, Tom, Sam

July 10th

July 17th

July 24th

July 31st

Aug 7th

*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 | 4-30-2015 | 157 Sixth Street | 482-6788 | | allison@mind.net |
| Dale Shostrom | 4-30-2015 | 309 N Pioneer Street | 482-8737 | 482-9761 Fax 488-2767 | shobro@jeffnet.org (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 Chairman | 4-30-2016 | 611 Beach Street | 482-2805 | | terryskibby321@msn.com |
| Tom Giordano | 4-30-2014 | 105 Lincoln St #A | | 482-9193 (Call to fax) | tomarch@charter.net |
| Victoria Law | 4-30-2014 | 406 Iowa Street | 261-6605 | | director@ashlandrrmuseum.org |
| Council Liaison Mike Morris | | | | | mike@council.ashland.or.us |
| Amy Gunter Assistant Planner | | City of Ashland Planning Dept. | | 552-2044 | guntera@ashland.or.us |
| Regan Trapp Admin. Staff | | City of Ashland Planning Dept. | | 552-2233 | regan.trapp@ashland.or.us |