

**ASHLAND HISTORIC COMMISSION**  
Planning Application Review  
April 7, 2021

**PLANNING ACTION:** PA-T1-2021-00141

**SUBJECT PROPERTY:** 599 E. Main St.

**APPLICANT/OWNER:** Rogue Planning and Development Services, LLC for Livni Family Trust (Gil Livni, Trustee)

**DESCRIPTION:** A request for Site Design Review approval to modify the existing building at 599 East Main Street including converting the former church to use as office/assembly space and adding a new entry. The application also includes requests for a Conditional Use Permit as it involves the alteration of an existing non-conforming development where no off-street parking is available, and Street Tree Removal Permits to remove and replace two Callery Pear street trees (10.2-inch & 12.7-inch DBH) in the park row planting strip along East Main Street.

**COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09AC; **TAX LOT:** 7600

**Recommendation:**

The Historic Commission commends the applicant on the design and effort to remodel and repurpose a historic structure that has been significantly modified over time. The Commission appreciates the added stucco element on the east side of the building to add definition to the “tower” element as discussed at the March 3, 2021 Historic Commission meeting. The Historic Commission recommends the following items are addressed.

- For the base of the building the Commission suggests one of the following three options:
  - Provide detail showing “veneer brick cladding” shown on the revised elevations SD-4.1, SD-4.2 and SD-4.3 will fit properly around the window and door openings. The “brick cap course” needs to be more substantial and a heavier weight than shown on the application submittals. Extend the brick base around the back corner of the building on the 5<sup>th</sup> St. side (northwest corner) for at least a column width.
  - Rather than extending veneer brick cladding on the 5<sup>th</sup> St. side of the building, use it to accent the front entry and end brick at the north side of the main entrance facing the intersection of E. Main and 5<sup>th</sup> St. Brick should be on east side of tower as shown in the revised elevation SD-4.1. The “brick cap course” needs to be more substantial and a heavier weight than shown on the application submittals.
  - Retain stucco as the base material rather than adding the veneer brick cladding.
- Replace all windows with True Divided Light Clad Windows shown on revised elevations including the east side of the building (SD-4.1) unless prohibited by building code (e.g. proximity to property line).
- Replace all siding as shown on revised elevations (hardie-lap siding with 7” exposure) including the east side of the building (SD-4.1) unless prohibited by building code (e.g. proximity to property line).