

ASHLAND HISTORIC COMMISSION

Meeting Minutes December 5, 2018

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

CALL TO ORDER:

Shostrom called the meeting to order at 6:04pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

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

APPROVAL OF MINUTES:

Whitford motioned to approve minutes for November 7, 2018. Hovenkamp seconded. Voice vote. ALL AYES. Motion passed.

PUBLIC FORUM:

There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT:

Rosenthal was absent so no report was given.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-T1-2018-00033

PROPERTY: 160 Helman Street

OWNERS/APPLICANTS: James & Andrew Batzer/Rogue Planning & Development Services, LLC

DESCRIPTION: A request for Site Design Review approval to construct a new 8,682 square foot, three-story mixed use building for the property located at 160 Helman Street. The application includes requests for Exception to the Street Standards to retain the existing landscaped parkrow configuration on the Helman Street frontage and to allow a curbside sidewalk with on-street parking bay along the Van Ness Avenue frontage, an Exception to the Site Design Standards to not provide a standard five-foot landscape buffer between the parking spaces and property line, and a request for a Tree Removal Permit to remove five Oak trees greater than six-inches in diameter at breast height (d.b.h.) from the property. The application also proposes removal of two eight-inch d.b.h. Maple trees in the parkrow planting strip; five new street trees are proposed. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04CC; **TAX LOT:** 2100 & 7100

Swink indicated that he is friends with the applicant but that it would not affect any decisions made on the project.

Kaufman gave the staff report for PA-T1-2018-00033.

Shostrom opened the public hearing to the applicants.

Amy Gunter, Rogue Planning and Development, 33 N. Central #213 Medford, addressed the Commission regarding this project. Gunter gave a brief description of the proposal, discussing design of the building, landscape plan, vehicle access, parking, and scale and mass of the building.

Gary Caperna, architect, 2908 Hillcrest, Medford, addressed the Commission regarding this project. Mr. Caperna discussed the specific architectural pieces that went into the design of this building.

Mark Brouillard, neighbor, owner of 157 & 159 Helman addressed the Commission regarding this project. He pointed out that he loses his view because of the height of this building and feels that it will be out of proportion with the neighborhood. Mr. Brouillard expressed further concern about off street parking.

Barbara Allen, owner and applicant on the project, residing at 200 Helman addressed the Commission. Ms. Allen stated that they want to age in place and this will allow them to stay in Ashland. The building will have an elevator and will allow for someone to live on site to care for them as needed.

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

The Commission discussed several things including, compatibility with the neighborhood, height limitations, broadening the overhangs on the Helman and Van Ness elevations, landscape buffers, color of the building, and materials used.

Amy Gunter addressed some of the Commission's concerns regarding landscape buffers. She went on to say that the color of the building will most likely be grayish tones and not a solid white.

Giordano motioned to approve PA-T1-2018-00033 with recommendations. Whitford seconded. Voice vote; All AYES. Motion passed.

Recommendations for PA-T1-2018-00033

- North, South and West side overhangs to match 3.5 – 4' overhang on East side either by increasing the landscape buffer(on the west side) or moving façade.

NEW ITEMS:

- Review board schedule.
- Project assignments for planning actions.
- Historic Preservation Week - May 19th – 25th 2019

DISCUSSION ITEMS:

Shostrom asked if there would be any money available for the Commission to become a member of Restore Oregon. Kaufman will look into this request.

COMMISSION ITEMS NOT ON AGENDA:

There were no items to discuss.

OLD BUSINESS:

There were no items to discuss.

Review Board Schedule

December 6 th	Terry, Keith, Ellen
December 13 th	Terry, Beverly, Bill
December 20 th	Terry, Piper, Dale
December 27 th	Terry, Sam, (call Dale, if needed)
January 3 rd	Terry, Keith, Beverly

Project Assignments for Planning Actions

PA-2016-00847	252 B Street – Close to complete	Whitford
PA-2016-02095	563 Rock St – Work has started	Whitford
PA-2017-00235	114 Granite – 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-2017-01417	228 B Street – No building permit	Whitford
PA-2017-01310	971 Siskiyou Blvd - Work has started	Shostrom
PA- 2017-02005	533 Fairview(aka 100 Union) Work has started	Emery
PA- 2017-01256	267 Meade/302 Harrison – Work has started	Shostrom
PA-2017-02351/ 00026	549 E. Main – Plans in review	Swink & Emery
PA-2018-00156	208 Harrison – Permit issued	Von Chamier
PA-2018-00531	426 B Street – Permit issued	Von Chamier
PA-T1-2018-00015	70 N. Third Street – Permit issued	Swink
PA-T1-2018-00023	75 Lithia Way	Von Chamier & Babin
PA-T1-2018-00029	130 Bush Street	Hovenkamp & Whitford
PA-T1-2018-00033	160 Helman	Shostrom

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

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

There being no other items to discuss, the meeting adjourned at 7:22 pm

Respectfully submitted by Regan Trapp