

ASHLAND HISTORIC COMMISSION
Meeting Minutes

April 5, 2017

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

CALL TO ORDER:

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

Commissioners Present:	Council Liaison:
Shostrom	
Skibby	
Emery	Staff Present:
Leonard	Maria Harris; Planning Dept.
Swink	Regan Trapp; Secretary
Von Chamier	
Commissioners Absent:	Whitford (E) Giordano (E)

APPROVAL OF MINUTES:

Leonard motioned to approve minutes from March 8, 2017. Swink seconded. Voice vote; All AYES, Emery abstained. Motion passed.

PUBLIC FORUM:

There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT:

There has not been a Council Liaison appointed to the Commission as of yet so no report was given.

PLANNING ACTION REVIEW

PLANNING ACTION: PA-2017-00325 (**Continued**)

SUBJECT PROPERTY: 746 C Street

OWNER / APPLICANT: Philip and Micaela Gahr

DESCRIPTION: A request for Site Design Review and a Conditional Use Permit (CUP) to allow for the conversion (and expansion) of an existing garaged into habitable living space to be used as an Accessory Travelers' Accommodation. This request would approve the future conversion of the newly created living space into a formal second dwelling unit upon the discontinuation of the conditional use. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 391E09AC; **TAX LOT:** 8700.

There was no conflict of interest or ex-parte contact indicated by the Commission.

Harris gave a summary of the new materials submitted for PA-2017-00325.

Shostrom opened the public hearing to the applicants.

Chris Brown, Architect for the project and the owners Philip and Micaela Gahr presented to the Commission. Chris Brown explained the changes to the project and stated that the project will be an improvement along the alley.

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

Swink motioned to approve PA-2017-00325 with recommendations. Skibby seconded. Voice vote; All AYES. Motion passed.

Recommendations:

1. Use smooth rather than woodgrain siding.
2. Use beige vinyl windows rather than white vinyl windows.

PLANNING ACTION: PA-2017-00200

SUBJECT PROPERTY: 165 Water Street (*corner of Van Ness & Water Streets*)

OWNER/APPLICANT: Magnolia Investment Group, LLC/Gil Livni

DESCRIPTION: A request for Site Design Review approval to construct a 42,841 square foot, three-story, mixed-use building consisting of commercial tenant space on the ground floor, 26 hotel units on the second floor, and ten residential condominiums on the third floor for the vacant property located at 165 Water Street, at the corner of Van Ness and Water Streets, in the Skidmore Academy Historic District. The application includes requests for a Conditional Use Permit to allow hotel/motel use; an Exception to Street Standards; a Physical & Environmental Constraints Review Permit for the development of floodplain and severe constraints lands; and a Tree Removal Permit to remove seven trees. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04CC; **TAX LOT #:** 2000

Skibby stated that he printed some photos for the applicants and Emery has worked for Ms. Gunter on several projects. Both Skibby and Emery stated that these contacts with the applicants will not affect their judgment or decision on this project.

Harris gave the staff report for PA-2017-00200.

Shostrom opened the public hearing to the applicants.

Applicants present were:

Amy Gunter, Rogue Planning and Dev 1424 S. Ivy St. Medford, OR 97501.

Gil Livni, Magnolia Investments, 2532 Old Mill Way, Ashland, OR 97520.

Dave Evans, Ron Grimes Architects.

Brian Westerhouse, Ron Grimes Architects.

The applicants gave an overview and history on the proposed project.

Time was extended for the Public Hearing so the Commissioners could ask some detailed questions.

After some discussion regarding concerns on cantilevers, facades on the south elevation, concerns with the column on the east elevation that make the building look as if it's floating, and window design Shostrom closed the public hearing and opened to the Commission for comments.

Shostrom motioned to approve PA-2017-00200 with recommendations. Skibby seconded. Voice vote; All AYES. Motion passed.

Recommendations:

1) Van Ness Brick Volume (at northwest end of building)

- Include column at corner of balcony
- Add a base
- Include a lintel

2) Corner Brick Volume (at intersection of Water and VanNess)

- Look at angled ground floor wall by entrance, make more symmetrical
- Second and third-story corner columns on Water St. facade have no base

3) Water Street Brick Volume (at southeast end of building)

- Provide alternative detail for ground floor east elevation (e.g., columns or arches)
- Address column at corner because corner is inset from corner of building above

DISCUSSION ITEMS:

There were no items to discuss.

COMMISSION ITEMS NOT ON AGENDA:

There were no items to discuss.

NEW ITEMS:

- Review board schedule.
- Project assignments for planning actions.
- Presentation to the City Council on April 18th.
 - Harris stated that a volunteer from the Commission is needed to present at the City Council meeting on April 18th. Shostrom & Swink volunteered to give the presentation and Harris will get a small presentation together for them.
- HPW – Winner selections & description blurb assignments.
 - 236 Fifth, Historically Compatible Res. ADDN assigned to Emery.
 - 872 Siskiyou, Historically Compatible SFR assigned to Whitford.
 - 160 Van Ness, Historically Compatible SFR assigned to Von Chamier.
 - 95 N. Main, Historically Compatible Comm. Bldg. assigned to Swink.
 - Pioneer Hall Courtyard, Civic Award assigned to Shostrom.
- The other finalists were 124 Nutley & 151 Coolidge, both of which the Commissioners were going to take a look and see if the work done qualified for an award. If it does qualify, then Giordano will do the write up for whichever of these properties is chosen.

OLD BUSINESS:

There were no items to discuss.

Review Board Schedule

April 6 th	Terry, Keith, Dale
April 13 th	Terry, Sam, Tom
April 20 th	Terry, Piper, Bill
April 27 th	Terry, Sam, Taylor
May 4 th	Terry, Taylor, Keith

Project Assignments for Planning Actions

PA-2014-00710	143 Nutley	Swink & Whitford
PA-2014-02206	485 A Street	Whitford
PA-2015-00878	35 S. Pioneer	Leonard
PA-2015-01695	399 Beach	Skibby
PA-2015-01517	209 Oak	Shostrom
PA-2016-00387	95 N. Main	Shostrom
PA-2016-00209	25 N. Main	Giordano
PA-2016-00818	175 Pioneer	Shostrom & Skibby
PA-2016-00847	252 B Street	Whitford
PA-2016-01027	276 B Street	Shostrom & Leonard

PA-2016-01641	221 Oak Street	Shostrom
PA-2016-01947	549 Fairview	Emery
PA-2016-02103	133 Alida	Swink
PA-2016-02095	563 Rock St.	Whitford
PA-2016-02114	556 B	Von Chamier
PA-2017-00013	15, 35, 44 & 51 S. Pioneer Street	ALL
PA-2017-00235	114 Granite	Leonard
PA-2017-00267	Trellis - OSF	ALL
PA-2017-00325	746 C Street	Von Chamier
PA-2017-00200	165 Water	ALL

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled May 3, 2017 at 6:00 pm

There being no other items to discuss, the meeting adjourned at 8:55pm

Respectfully submitted by Regan Trapp