

## ASHLAND HISTORIC COMMISSION

### Meeting Minutes November 6, 2019

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

##### CALL TO ORDER:

Skibby called the meeting to order at 6:00pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

<b>Commissioners Present:</b>	<b>Council Liaison:</b>
Skibby	Rich Rosenthal
Whitford	<b>Staff Present:</b>
Von Chamier	Maria Harris; Planning Dept.
Hovenkamp	
Swink	Regan Trapp; Secretary
Emery	
Babin	
<b>Commissioners Absent:</b>	Shostrom
	Giordano

##### APPROVAL OF MINUTES:

Hovenkamp motioned to approve minutes for September 4, 2019. Whitford seconded. Voice vote. ALL AYES. Motion passed.

##### PUBLIC FORUM:

There was no one in the audience wishing to speak.

##### COUNCIL LIAISON REPORT:

Rosenthal gave Council Liaison report. Items discussed were:

- The Council approved Staff's recommendation to move forward with option #4 which will make all necessary seismic improvements, rebuild the interior of City Hall and to have Staff bring back phase 2 of the design contract. Council also directed Staff to look into what it would be like to do a complete rebuild of the site as a 2 story level.
- Ashland Canal decision to be voted on Nov 19, 2019.
- Ambulance service contract approved.

##### PLANNING ACTION REVIEW:

**PLANNING ACTION:** PA-A-2019-00080

**SUBJECT PROPERTY:** 145 North Main Street

**OWNER/APPLICANT:** BC Partners IV, LLC/Don Comte (**Agent:** Rogue Planning & Development)

**DESCRIPTION:** A request for Site Design Review approval for proposed exterior changes including new doors, windows and siding to a contributing property within a Historic District for the property located at 145 North Main Street. The property, located in the Skidmore Academy Historic District and is designated the "*Ashland Tire Shop*" building – more recently "*Hank's Foreign Automotive*" - a historic contributing resource within the district. No changes are proposed to the site development, layout, orientation or use. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP #:** 391E09BB; **TAX LOT:** 3503

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

Harris gave the staff report for PA-A-2019-00080.

Harris introduced April Lucas, Development Services Coordinator for the City of Ashland who was observing the meeting.

Skibby opened the public hearing for PA-A-2019-00080.

Amy Gunter, applicant's representative, 33 N. Central # 213 Medford, OR, addressed the Commission regarding this project. Ms. Gunter stated that the use will stay automotive with the materials and colors of the building not being substantially altered. The siding will be board and batten or T1-11 to mimic what is there and they will leave most of the trim the same. Ms. Gunter spoke about the garage doors, new window types and a new storefront style door. She went on to say that the garage doors will be insulated with "non" see-through material and described what the building will look like at all elevations. Ms. Gunter mentioned the building is under "red tag" as the owners were doing work beyond what the scope on the permit listed. She emphasized that focus will be put on the main structure NOT the addition.

Mark Brouillard, residing at 159 Helman Street, addressed the Commission regarding this project. He announced that he was there to support the applicant and thinks it's a great addition to the community. He was happy to see that the use is not changing.

Sharon Dean, neighbor residing at 40 Bush Street, asked if the use of the building was changing.

Skibby closed the public hearing and opened to the Commission for their comments.

After a lengthy discussion regarding the architectural elements of the building, the Commissioners pointed out that a lot of the details have been destroyed during the "work done without permits" process. They felt strongly about window types, siding, garage door types, colors, and making sure the architectural elements from old photos (**submitted by Emery via email to be put on record. See exhibit A**) would be carried into the new design.

Swink motioned to approve PA-A-2019-00080 with recommendations. Emery seconded. Voice vote. ALL AYES. Motion passed.

### **Historic Commission Recommendations**

#### **Rehabilitation Standards for Existing Buildings and Additions** (AMC 18.4.2.050.C.2)

b. Original architectural features shall be restored as much as possible, when those features can be documented.

c. Replacement finishes on exterior walls of historic buildings shall match the original finish. Exterior finishes on new additions to historic buildings shall be compatible with but not replicate, the finish of the historic building.

The Historic Commission recommends restoration or duplication of the entablature (horizontal architectural details under the eave line of the roof), including the enclosed soffit, along the entire N. Main St. façade of the building and along the original office structure (i.e., brick entry feature) on the Bust St. façade. See Photos 1 and 2.

d. Diagonal and vertical siding shall be avoided on new additions or on historic buildings except in those instances where it was used as the original siding.

The Historic Commission recommends smooth 1 x 8 tongue and groove siding in place of the existing T-111 siding on all sides of the building. The gable ends of the building include tongue and groove siding, which the Commission believes is indicative of the original external building materials. The Commission recommends stucco as an alternative to tongue and groove siding, which is common exterior building material for commercial buildings and gas stations in the 1930's.

g. Replacement windows in historic buildings shall match the original windows. Windows in new additions shall be compatible in proportion, shape and size, but not replicate original windows in the historic building.

The Historic Commission recommends the windows on the original office structure (i.e., brick entry feature) are true divided light (i.e., with the glass divided into small panes) on the N. Main St. and Bush St. facades to match original windows – see Bush St. side of building in Photo 2.

e. Exterior wall colors on new additions shall match those of the historic building.

The applicant's representative indicated the exterior building colors will be similar to the existing exterior colors including white and gray, along with the brick on the original office structure.

**Other:**

- Please submit architectural drawings as specified in AMC 18.5.2.040.4.d (e.g., section drawings and drawings of architectural details) with building permit submittals. If possible, the Historic Commission requests the opportunity for the Historic Review Board to review the architectural drawings prior to submitting the building permit.
- The Historic Commission recommends historically compatible garage doors and requests a sample profile at the time of the building permit submittals.

**NEW ITEMS:**

- Review board schedule.
- Project assignments for planning actions.

**DISCUSSION ITEMS:**

- Minutes information for Commissions -Harris let the Commission know the recordings of all the advisory commission meetings are posted on the website, for accessibility for the public and to make it more efficient for staff.

**COMMISSION ITEMS NOT ON AGENDA:**

- Trapp presented the Commission with Baklava that Kaufman made before she left the City.

**OLD BUSINESS:**

- Whitford discussed the project on A Street.

**Review Board Schedule**

Nov 7 <sup>th</sup>	Terry, Ellen, Keith
Nov 14 <sup>th</sup>	Terry, Beverly, Sam
Nov 21 <sup>st</sup>	Terry, Bill, Dale
Nov 27 <sup>th</sup> (Weds)	Will fill as needed.
Dec 5 <sup>th</sup>	Terry, Keith, Ellen

**Project Assignments for Planning Actions**

PA-2017-00235	114 Granite/ 9 Nutley – 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-2017-02351/ 00026	549 E. Main – Work has started	Swink & Emery
PA-T1-2018-00033	160 Helman – No building permit	Shostrom
PA-T1-2018-00038	111 Bush – No building permit	Whitford
PA-T1-2019-00050	346 Scenic Drive – Plans in review	Emery
PA-T1-2019-00052	533 Rock – Permit issued	Babin
PA-T2-2019-00009	158, 160, 166 and 166 ½ North Laurel Street	Shostrom

PA-T1-2019-00064	176 Harrison	Swink
PA-T1-2019-00067	59 Sixth Street	Skibby
PA-T1-2019-00051	154 Oak Street	Whitford
PA-A-2019-00080	145 N. Main	Whitford

**ANNOUNCEMENTS & INFORMATIONAL ITEMS:**

Next meeting is scheduled December 5, 2019 at 6:00pm

*There being no other items to discuss, the meeting adjourned at 7:27 pm*

*Respectfully submitted by Regan Trapp*

Photos of 145 N. Main that show the trim details. Presented as part of the record for PA-A-2019-00080.

