



HPAC Committee Agenda

Note: Anyone wishing to speak at any HPAC meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair. **Times noted for each item are approximate...**

February 5, 2025

AGENDA

(4:00) CALL TO ORDER: Meeting held Via Zoom at:

<https://zoom.us/j/99088821040?pwd=5a9zoMbDzXBIGyMJNcYUSgte7kUdrj.1>

READING OF LAND ACKNOWLEDGEMENT

"We acknowledge and honor the aboriginal people on whose ancestral homelands we live, —the Ikirakutsum Band of the Shasta Nation, including the original past indigenous inhabitants, as well as the diverse Native communities who make their home here today. We also recognize and acknowledge the Shasta village of K'wakhakha — "Where the Crow lights"—that is now the Ashland City Plaza."

- I. **(4:05) APPROVAL OF AGENDA**
- II. **(4:10) APPROVAL OF MINUTES**
Minutes of January 8, 2025
- III. **(4:15) PUBLIC FORUM**
- IV. **(4:30) LIASON REPORTS**
 - A. Council Liaison – Jeff Dahle
 - B. Community Center Management Advisory Committee – Dale Shostrom
 - C. Staff Liaison – Derek Severson
- V. **(4:45) DISCUSSION ITEMS**
 - A. Review Board Assignments – March
 - B. Pre-Application Review: 500 A Street
 - C. Historic Preservation Week – Week of May 19th (see nomination list in packet) – PastForward Theme
 - Review Nominations
 - Finalize Week's Event Schedules
 - Subcommittee/Assignments
- VI. **(6:00) ADJOURNMENT**

Draft Minutes 1/8/2025



HPAC Committee Minutes (Draft)

January 8, 2025

4:00PM – 6:00PM

Community Development/Engineering Services Building – 51 Winburn Way

4:00PM CALL TO ORDER

Scharen called the meeting to order at 4:00PM

Commissioners Present:	Council Liaison:
Whitford	Jeff Dahle - ABSENT
Scharen	Planning Commission Liaison:
Brouillard	Lisa Verner
Bonetti	Staff Present:
Emery	Derek Severson; Planning Manager
	Regan Trapp; Admin Support
Committee members absent:	Repp
	Shostrom
	Skibby

Special Guest: John Maher has applied for both Planning Commission and HPAC. He was present for the meeting to observe only.

READING OF LAND ACKNOWLEDGEMENT

Land Acknowledgement was read by Scharen.

"We acknowledge and honor the aboriginal people on whose ancestral homelands we live, —the Ikirakutsum Band of the Shasta Nation, including the original past indigenous inhabitants, as well as the diverse Native communities who make their home here today. We also recognize and acknowledge the Shasta village of K'wakhakha — "Where the Crow lights"—that is now the Ashland City Plaza."

(4:05) APPROVAL OF AGENDA (5 min)

- Committee suggested amendments to Agenda.

(4:10) APPROVAL OF MINUTES (5 min)

- Historic Committee meeting of December 4, 2025

Whitford/Brouillard m/s to approve the amendments made by Verner to the minutes of December 4, 2024. ALL AYES. Motion passed.



HPAC Committee Minutes (Draft)

Suggested amendments to be added:

Lisa Verner to be added to the list of attendees on the minutes.

Description stating that Lisa Verner is the Planning Commission Liaison to be added to the contact list for the Committee.

(4:15) PUBLIC FORUM (15 min)

There was no one in the audience wishing to speak.

(4:30) LIAISON REPORTS (5 min)

Councilor Dahle was absent, so no Liaison report was given.

Severson gave the staff report. Items discussed were:

- Committee concerns over why City Hall isn't open to the public.
- Council will revisit Climate Friendly Areas to include the Downtown District in February.
- Croman Mill applicants have met with City staff regularly regarding their application and will submit new material within the next year.
- There will be a presentation regarding Accessory Residential Units on March 15th from 11-4 at the Civic Center in Phoenix.

(4:55) DISCUSSION ITEMS (10 min)

A. Review Board Assignments February

B. Discussion of the Preservation Plan with updates added by Severson.

Updates to Preservation plan discussion included the following:

- Purpose
- Page 6 - OSF
- Page 8
- Survey question section -tabled until February or March 2025
- "Changes to Code Revisions" section – Is there specific language we want to develop in regard to this?
- Bottom of page 23 – Some of our standards contradict the Secretary of State's standards.
- Page 29 – Enabling language is being updated for each Committee. These will be updated as the year progresses.
- Page 33 – Economic incentives

The Committee discussed the following topics for update and review:

- ARU review (Regulatory) – Education and outreach regarding approved ARU plans that are under review from the city. This



HPAC Committee Minutes (Draft)

group has a good range of expertise to add some clarification and education for homeowners regarding building in the Historic Districts.

- Senate Bill 1537 – Exemption from City Standards by virtue of housing needs. There has been no guidance from the State on regulation of this.

Chair Scharen suggested that when the Community Center opens in the Spring that we celebrate it's opening along with Historic Preservation Month. The following ideas were discussed with the highlighted ones being the popular choice to move forward with.

- a. Scharen's idea for the upcoming Historic Preservation Week:
 - i. **Open the Community Center for HPW, offering a few workshops, tours and use the space for the Preservation Awards.**
 - ii. Short talk on historic house ID's
 - iii. Talks on history
 - iv. Walks and tours – Self guided and tours
 - v. Yard signs placed on historic homes for identification.
 - vi. Roaring 20's Theme for Historic Preservation Week
 - vii. **Terry Skibby story map – Walking tour**
- b. A Subcommittee will be formed in February regarding the activities of Historic Preservation Month. Bonetti and Scharen expressed interest in moving forward with planning the activities.

ADJOURNMENT

Next meeting is scheduled for February 5, 2025, at 6:00pm at, 51 Winburn Way

There being no other items to discuss, the meeting adjourned at 5:24 pm

Respectfully submitted by Regan Trapp

Review Board - March



March 2025

HPAC Review Board

Meet at 3:00pm - Lithia Room

Every other week

****Staff to email if there is anything to review on the off weeks****

<u>DATE</u>	<u>COMMITTEE MEMBERS ATTENDING</u>		
March 6th			
March 20th			

*Call 541-488-5305 to verify there are items on the agenda to review

Pre-App: 500 A Street



City of Ashland Planning Division

51 Winburn Way • Ashland, OR 97520

Phone (541) 488-5305 • Fax (541) 488-6066

Email: Planning@ashlandoregon.gov

DESCRIPTION OF PROJECT

Project Description _____

SITE IMPROVEMENTS, INCLUDING AT-GRADE COURTYARD PAVING, PLANTING AND IRRIGATION, FENCES AND GATES, AND LOW WALLS. MODIFICATION OF SIDEWALKS TO IMPROVE TREE GROWTH IS ALSO PROPOSED. PROPOSED EXTERIOR RENOVATION TO THE COMMERCIAL BUILDING, REPLACEMENT OF DOOR AND VESTIBULE AT 'A' STREET WITH WINDOW AND WALLS, EXTERIOR STAIR MODIFICATION, ADDITION OF COVERED BACK ENTRY AND ARBOR, AND CONSTRUCTION OF A ROOF DECK WITH PERGOLA.

APPLICANT

Name PIPER VON CHAMIER,
TERRAIN LANDSCAPE ARCHITECTURE Phone (541) 500-4776 E-Mail PIPER@TERRAINARCH.COM

Address 310 OAK ST, SUITE 3 City ASHLAND Zip 97520

PROPERTY OWNER

Name KAPLAN TRUST, JULIE AND JORY ET AL Day Time Phone _____

Address 452 STRAWBERRY LN City ASHLAND Zip 97520

DESCRIPTION OF PROPERTY

Street Address 500 'A' STREET Assessor's Map No. 39 1E 09AB Tax Lot(s) 5500

SUBMITTAL REQUIREMENTS

To request a pre-application conference, **submit this form with true scale PDF drawings to Planning@ashlandoregon.gov.** The application will need to include plans addressing the application submission requirements including site and landscaping plans drawn to a standard scale and formatted to print to scale on paper no larger than 11-inches by 17-inches.

1. **Completed Application.**
2. **Narrative** – Provide a written description of proposal and request. (If in Historic District, provide pictures of existing structures, elevations of proposed structures and details of planned exterior design features and materials)
3. **Site Plan** – The site plan should contain all applicable elements in the Site Plan Checklist (see page 2) plus any other information pertinent to this proposal. The site plan will be checked to insure all applicable information is included at the time the pre-application date is set.
4. **Additional information** - Provide in the narrative or with the site plan:
 - 1) Number of acres in development
 - 2) Total gross square footage of all structures
 - 3) Number of stories on each structure
 - 4) Indicate number of and square footage of:
 - a) Dwelling Units (include the units by the number of bedrooms in each unit – e.g. 10 1-bedroom, 25 2-bedroom, etc)
 - b) Office Spaces
 - c) Retail Units
 - d) Other Spaces



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5) Percentage of lot coverage by:

- | | |
|----------------------------|--|
| a) Structures | e) Landscaping |
| b) Streets & Roads | f) Number of parking spaces |
| c) Parking Areas/Driveways | g) Total square footage of landscaped areas. |
| d) Recreation Areas | h) Other pertinent information of the proposed development |

5. **LEED® Certification** – Indicate whether project will be pursuing LEED® certification.

6. **Submittal Fee - \$200.00**

PRE-APPLICATION SITE PLAN CHECKLIST

		YES	NO	N/A
1.	Project Name	X		
2.	Owner Name	X		
3.	Site Address and Map & Taxlot Number	X		
4.	Vicinity Map - with street names and locations of all existing and proposed streets within or on the boundary of the proposed development			
5.	Scale & North Arrow	X		
6.	Lot Layout with approximate dimensions for all lot lines	X		
7.	Zoning Designations in proposed development and surrounding properties	X		
8.	Location & Use of all proposed and existing building, fences and structures	X		
9.	Indicate which buildings are to remain and which are to be removed	X		
10.	Location of all landscaped areas. Indicate existing trees, size, species, and approximate drip line (outer branch location). Identify trees to be removed.	X		
11.	Location and size of all public utilities in and adjacent to the proposed development including water line and meter size, sewer lines, storm drain lines, nearest fire hydrant.	X		
12.	Locations of drainage ways or public utility easements in and adjacent to proposed development.	X		
13.	Location, size and use of all contemplated and existing public areas	X		
14.	Approximate topography (slope) of the site	X		
15.	Location of all parking areas and individual and handicap parking spaces, ingress and egress on the site and on-site circulation	X		
16.	Use designation for the areas not covered by buildings (e.g. loading, storage, vacant, open space, etc.)	X		
17.	Elevations of the building(s)	X		
18.	Construction materials – wood frame, masonry, etc. (If project is in a Historic District provide pictures of existing structures and indicate proposed exterior materials for siding, windows, trim and roofing)	X		



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PRE-APPLICATION BUILDING INFORMATION

Please attempt to indicate the following (Note: if information is not known please leave blank)

1. Current Building Occupancy Type (select one):

Assembly = More than 50 occupants

Theaters, Restaurants, Nightclubs, Taverns and Bars, Community Halls, Art Galleries, Places of Worship, Arenas, Bleachers, etc.

Business = Less than 50 occupants

Professional Service Office, Barber and Beauty Salons, Training and Skill Development not within a school or academic program, Bank, Print Shop, etc.

Educational

Schools K-12th Grade, Religious Educational Rooms and Auditoriums, Day Care Facilities

Factory

(F- Occupancy's include, among others, the use of a building or structure or portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as Group H-Hazardous or Group S-Storage Occupancy's

High Hazard

H-Occupancy's includes, among others, the use of a structure, or a portion thereof, that involves the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities allowed in control areas complying with section 414 of the Oregon Structural Specialty Code.

Institutional

I-Occupancy's includes, among others, the use of a building or structure or a portion thereof for more than 16 persons, excluding staff, who reside on a 24 hr. basis in a supervised environment and receive custodial care. Detoxification Facilities, Hospitals, Medical Care, Nursing Homes, Congregate Living Facilities, Social Rehabilitation Facilities, Assisted Living Facilities, Alcohol and Drug Centers, Correction Centers, Jails, Reformatories, Adult and Child Day Care Facilities.

Mercantile

Department Stores, Drug Stores, Markets, Motor Fuel-Dispensing Facilities, Retail or Wholesale Stores, Sales Rooms.

Residential

Single Family Residence, Hotels, Motels, Apartment Houses, Vacation Time Shares, Congregate Living Facilities (more than 16 occupants), Assisted Living Facilities (with or without a Memory Care Endorsement), Residential Treatment Facilities, etc.

2. Is a Change of Occupancy being requested? If yes, please indicate the proposed Occupancy Type:

Assembly

NO CHANGE

High Hazard

Business

Institutional

Educational

Mercantile

Factory

Residential

3. If Residential please indicate which type (select one):

R-1 Occupancy

Hotels (transient), Motels (transient), Boarding Houses (transient) with more than 10 occupants.

R-2 Occupancy

Apartment Houses, Congregate Living Facilities (non-transient) with more than 16 occupants, Dormitories, Hotels (non-transient), Motels (non-transient), Vacation Time Share Properties, Boarding Houses (non-transient) with more than 16 occupants, etc.



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R-3 Occupancy

Detached One and Two Family Dwellings and Townhouses, Adult Care Facilities (six or fewer persons of any age less than 24 hrs.), Adult Foster Homes as defined in ORS Chapter 443, or Family Child Care Homes located in a private residence as defined in the Oregon Structural Specialty Code section 310.2. Buildings that do not contain more than two dwelling units, Boarding Houses (non-transient), Child Care Facilities that provide accommodations for six or fewer persons of any age for less than 24 hrs., Congregate Living Facilities (non-transient) with 16 or fewer occupants, Lodging Houses, etc.)

R-4 Occupancy

This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hr. basis in a supervised residential environment and receive custodial care, Congregate Living Facilities, Halfway Houses, Social Rehabilitation Facilities, Alcohol and Drug Centers Assisted Living Facilities (with or without a Memory Care Endorsement), Residential Care Facilities (with or without a Memory Care Endorsement), Residential Treatment Facilities, Group Homes and Facilities, etc.)

4. Type of Building Construction:

Types I and II construction are those types of construction in which the building elements listed in Table 601 of the Oregon Structural Specialty Code are of noncombustible materials. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by the Oregon Structural Specialty Code. Type IV Construction (Heavy Timber) is that type of Construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. Type V Construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by the Oregon Structural Specialty Code.

Type I
Type II
Type III

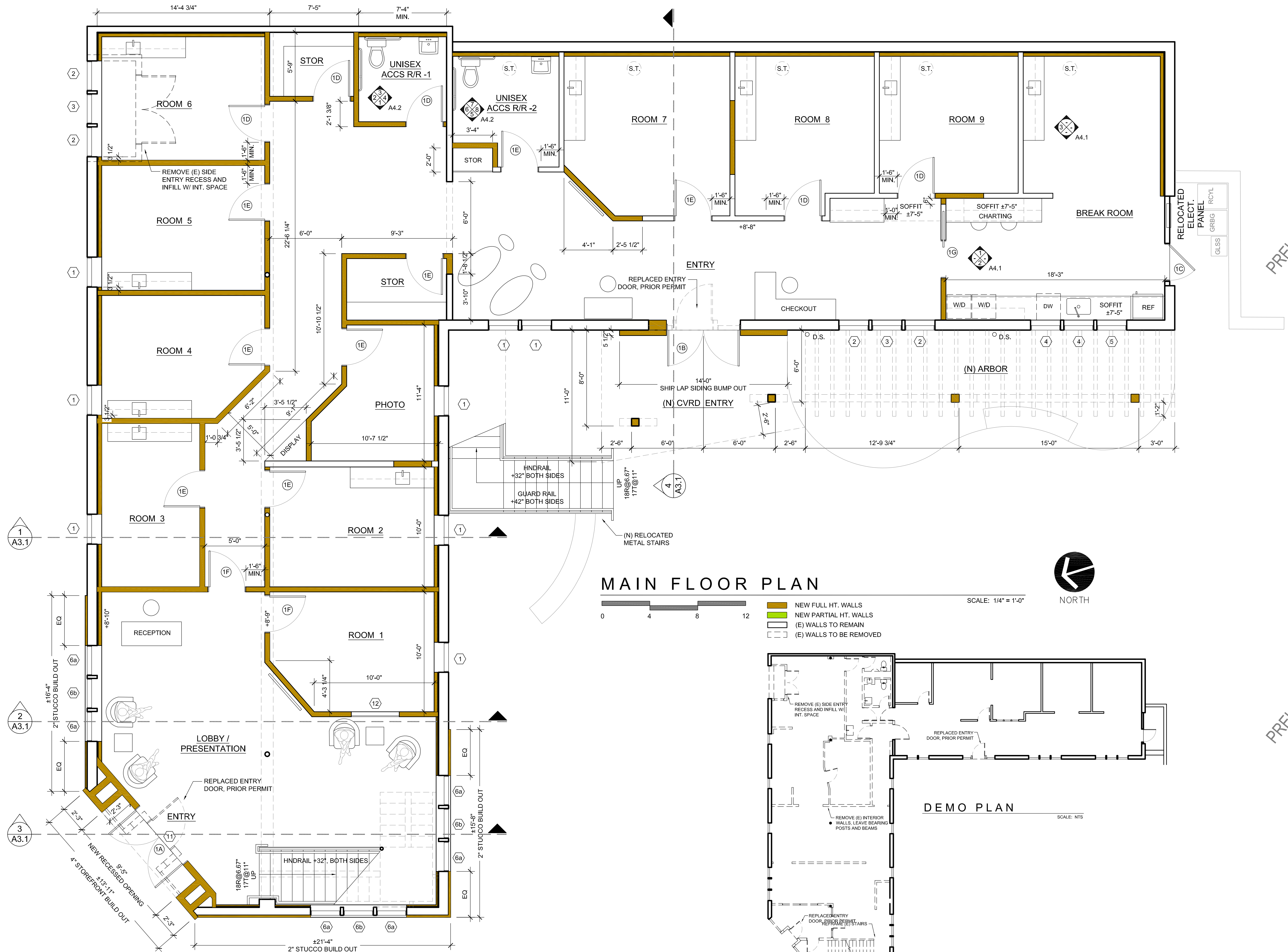
Type IV
Type V

5. Is the building equipped or proposed to be equipped with a Fire Protection System? (e.g., Fire Sprinklers or Fire Alarms)

Yes

No

Any questions regarding the pre-application conference or the formal land use application submittal can be directed to the Ashland Planning Division at (541) 488-5305. The City of Ashland Land Use Code can be found online at <https://ashland.municipal.codes/LandUse> and selecting the desired section.



DESCRIPTION	DATE

COMMERCIAL RENOVATION

JULIE & JORY KAPLAN
500 A STREET
ASHLAND OR 97520

ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5500

NOT FOR CONSTRUCTION

DRAWN : CHECKED:
TS CD

DATE :
12/10/24

PROJECT :
KAPLAN_24

SHEET :

A1.1

11X17 SHEETS ARE HALF SCALE



200 Clear Crk #C • Ashland OR 97520
541.552.9502
info@CarlosDelgadoArchitect.com

info@CarlosDelgadoArchitect.com
541.552.9502

ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5500

COMMERCIAL RENOVATION

JULIE & JORY KAPLAN
500 'A' STREET
ASHLAND OR 97520

ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5500

NOT FOR CONSTRUCTION

DRAWN : CHECKED:
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DATE :
12/10/24

PROJECT :
KAPLAN 24

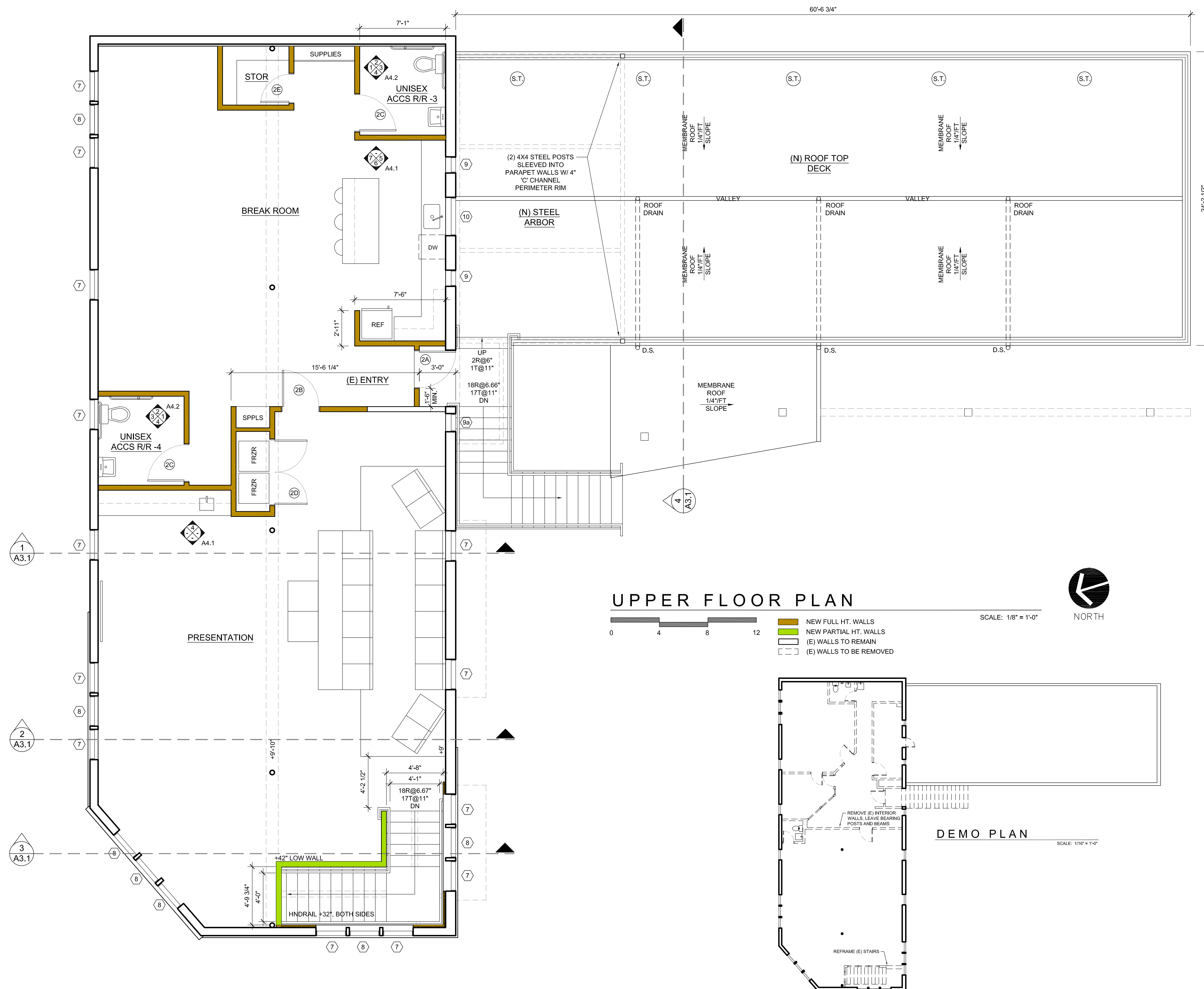
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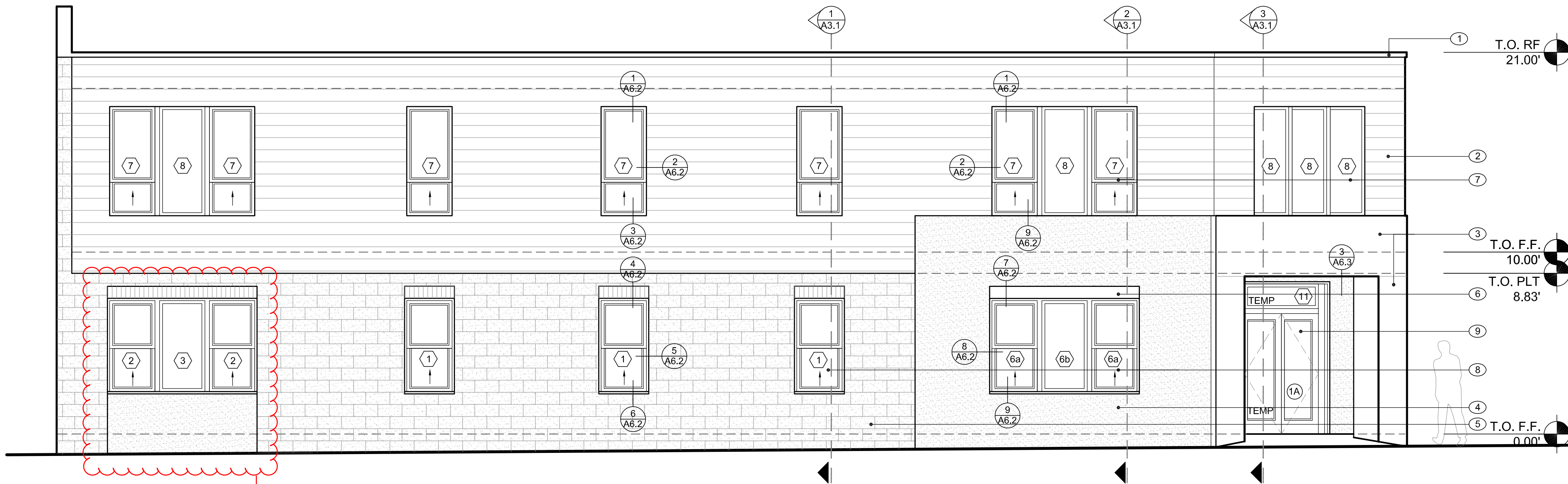
A1.2

11X17 SHEETS ARE HALF SCALE

PRELIMINARY

PRELIMINARY

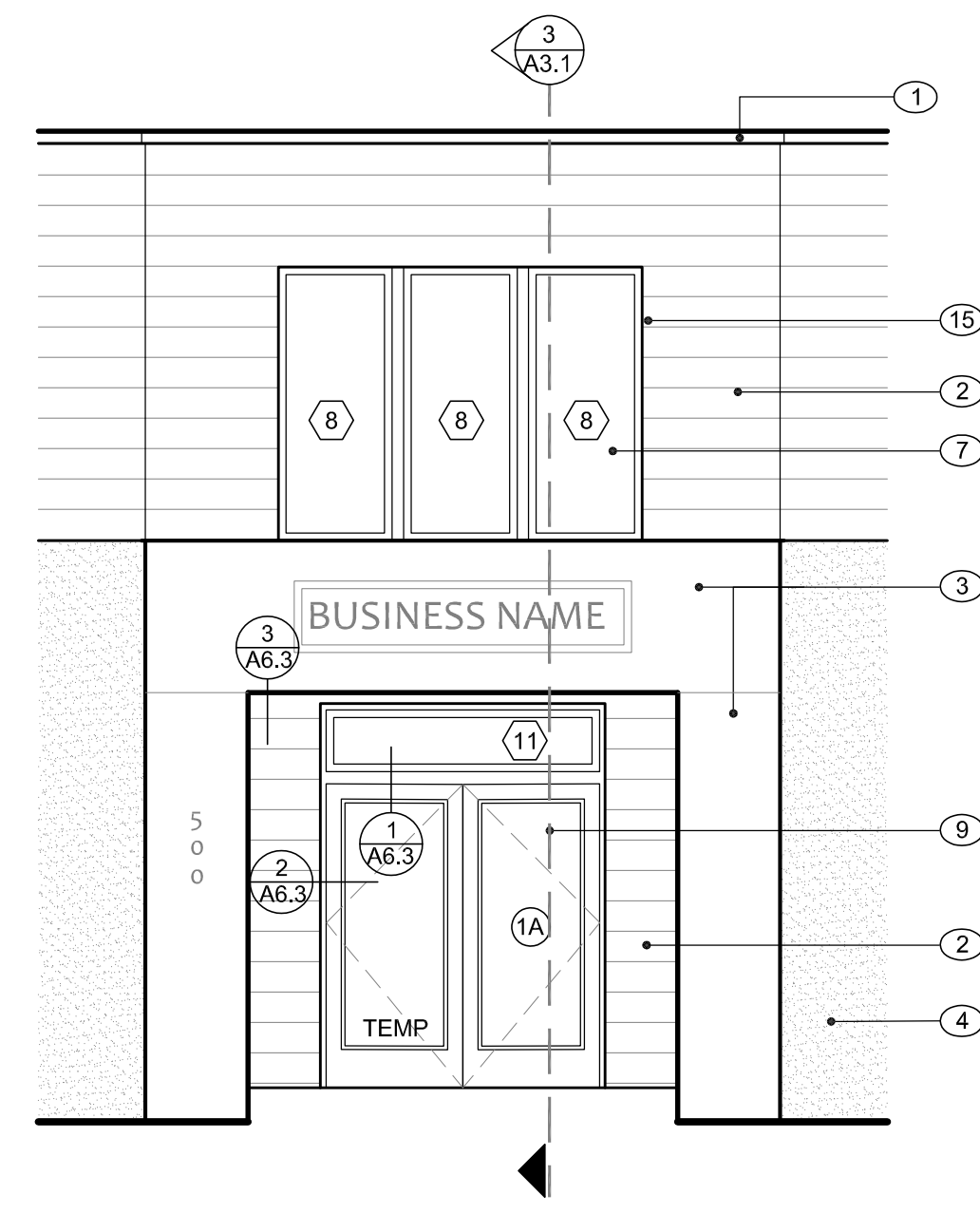




NORTH ELEVATION

VIEW FROM 'A' STREET

SCALE: 1/4" = 1'-0"



N/W ELEVATION

CORNER VIEW FROM 'A' & '4TH'

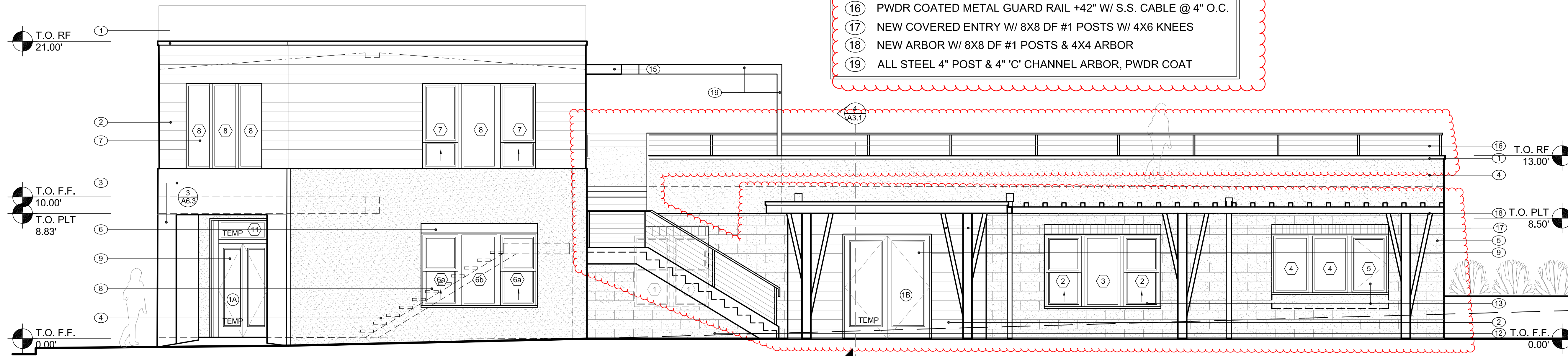
SCALE: 1/4" = 1'-0"

PROPOSED FACADE CHANGE:
REPLACE EXISTING DOORS
WITH NEW WINDOWS - ALL
NEW WALLS/WINDOWS ON
NORTH ELEVATION
PREVIOUSLY APPROVED
UNDER BUILDING PERMIT
BD-NR-2024-00309

ELEVATION KEY NOTES

- 1 NEW PARAPET FLASHING, ONE TONE DARKER THAN SIDING
- 2 NEW 1X6 CEDAR SHIP LAP SIDING, W/ WHITE WASH STAIN
- 3 NEW STORE FRONT SMOOTH FINISH STUCCO PLINTH
- 4 NEW BUILT OUT TEXTURED STUCCO CORNER, (3) SIDES
- 5 EXISTING SPLIT FACE BLOCK, PAINTED WHITE
- 6 NEW SMOOTH FINISH STUCCO LINTEL
- 7 REPLACEMENT VINYL WINDOWS, 12" TALLER, BLACK EXT.
- 8 REPLACEMENT VINYL WINDOWS, BLACK EXT.
- 9 NEW WOOD CLAD FRENCH DOOR, W/ TRNSM, BLACK EXT.
- 10 EXISTING DOOR TO REMAIN AS IS
- 11 RELOCATED ELECT PANEL
- 12 NEW POURED CONC. STAIR W/ HAND RAIL @ +32" / MTCH #16
- 13 REPLACEMENT VINYL WINDOWS, BLCK, PATCH W/ STUCCO
- 14 EXISTING PROP. LINE SPLIT FACE BLOCK. TO REMAIN AS IS
- 15 8"DP X 30"WIDTH BOLT ON ALUM. LOUVERED AWNING
- 16 PWDR COATED METAL GUARD RAIL +42" W/ S.S. CABLE @ 4" O.C.
- 17 NEW COVERED ENTRY W/ 8X8 DF #1 POSTS W/ 4X6 KNEES
- 18 NEW ARBOR W/ 8X8 DF #1 POSTS & 4X4 ARBOR
- 19 ALL STEEL 4" POST & 4" 'C' CHANNEL ARBOR, PWDR COAT

PROPOSED EXTERIOR
STAIRWAY, AWNINGS,
ARBOR, AND GUARDRAIL: -
ALL NEW WALLS/WINDOWS,
DOORS ON WEST ELEVATION
PREVIOUSLY APPROVED
UNDER BUILDING PERMIT
BD-NR-2024-00309



WEST ELEVATION

VIEW FROM '4TH' STREET

SCALE: 1/4" = 1'-0"

DATE	
DESCRIPTION	

COMMERCIAL RENOVATION

JULIE & JORY KAPLAN
500 'A' STREET
ASHLAND, OR 97520

ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5500

NOT FOR CONSTRUCTION

DRAWN : CHECKED:
TS CD

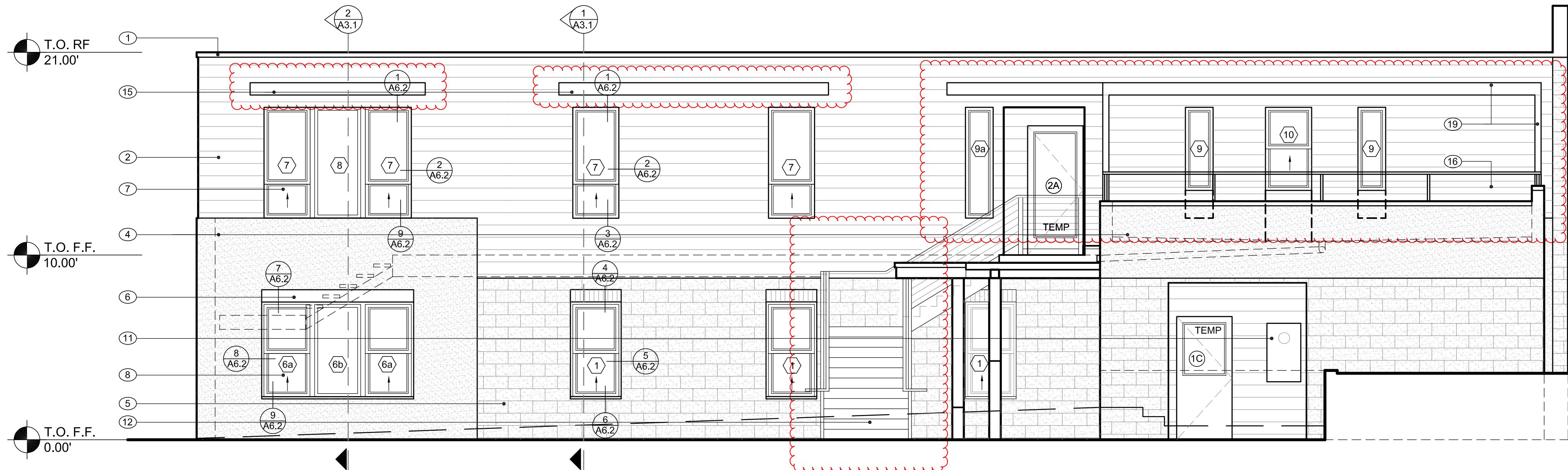
DATE:
12/10/24

PROJECT:
KAPLAN_24

SHEET:

A2.1

11X17 SHEETS ARE HALF SCALE



SOUTH ELEVATION

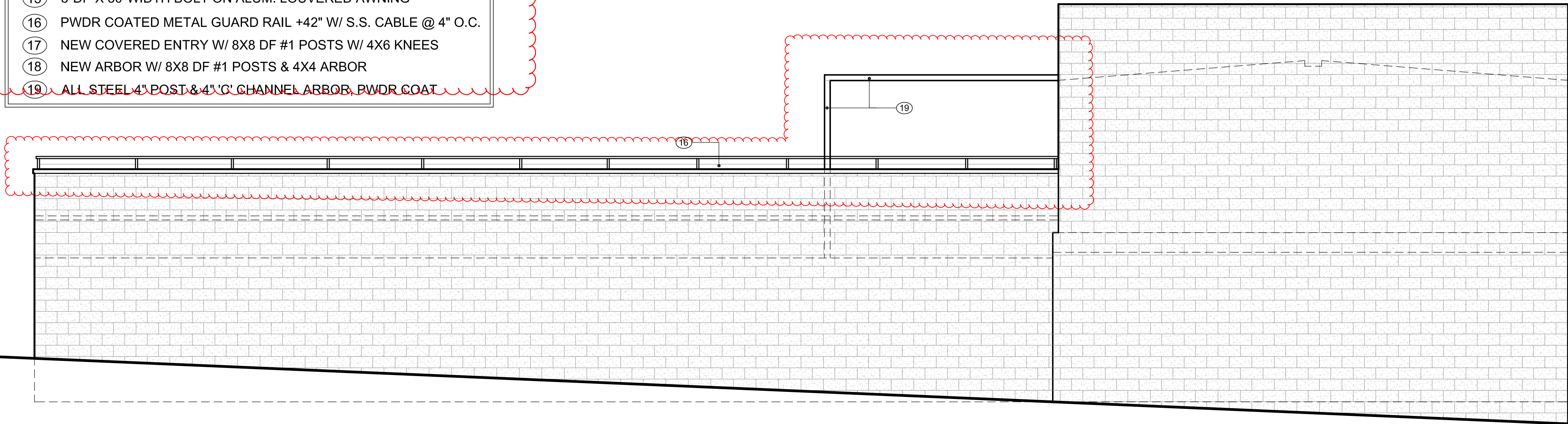
VIEW FROM COURTYARD

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1 NEW PARAPET FLASHING, ONE TONE DARKER THAN SIDING
- 2 NEW 1X6 CEDAR SHIP LAP SIDING, W/ WHITE WASH STAIN
- 3 NEW STORE FRONT SMOOTH FINISH STUCCO PLINTH
- 4 NEW BUILT OUT TEXTURED STUCCO CORNER, (3) SIDES
- 5 EXISTING SPLIT FACE BLOCK, PAINTED WHITE
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- 14 EXISTING PROR. LINE SPLIT FACE BLOCK, TO REMAIN AS IS
- 15 8"DP X 30"WIDTH BOLT ON ALUM. LOUVERED AWNING
- 16 PWDR COATED METAL GUARD RAIL +42" W/ S.S. CABLE @ 4" O.C.
- 17 NEW COVERED ENTRY W/ 8X8 DF #1 POSTS W/ 4X6 KNEES
- 18 NEW ARBOR W/ 8X8 DF #1 POSTS & 4X4 ARBOR
- 19 ALL STEEL 4" POST & 4" C CHANNEL ARBOR, PWDR COAT

PROPOSED EXTERIOR STAIRWAY,
AWNINGS, ARBOR, AND GUARDRAIL:
- ALL NEW WALLS/WINDOWS,
DOORS ON SOUTH ELEVATION
PREVIOUSLY APPROVED UNDER
BUILDING PERMIT BD-NR-2024-00309



EAST ELEVATION

VIEW FROM ADJ. PROP.

SCALE: 1/4" = 1'-0"

DESCRIPTION	DATE

COMMERCIAL RENOVATION

JULIE & JORY KAPLAN
500 A STREET
ASHLAND OR 97520

ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5500

NOT FOR CONSTRUCTION

DRAWN : CHECKED:
TS CD

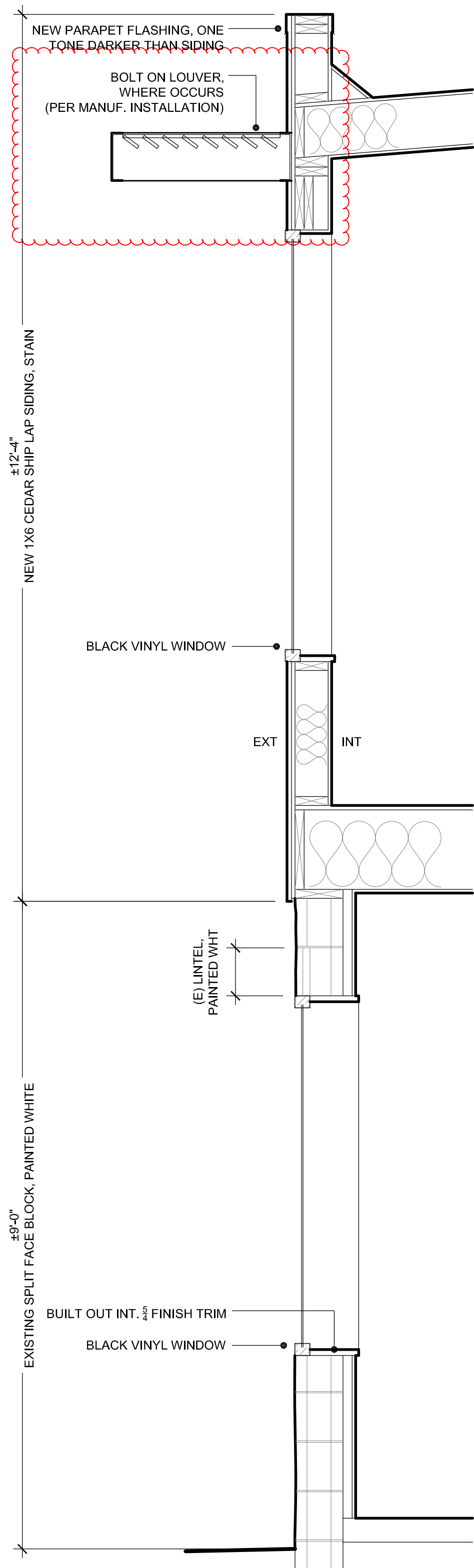
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KAPLAN_24

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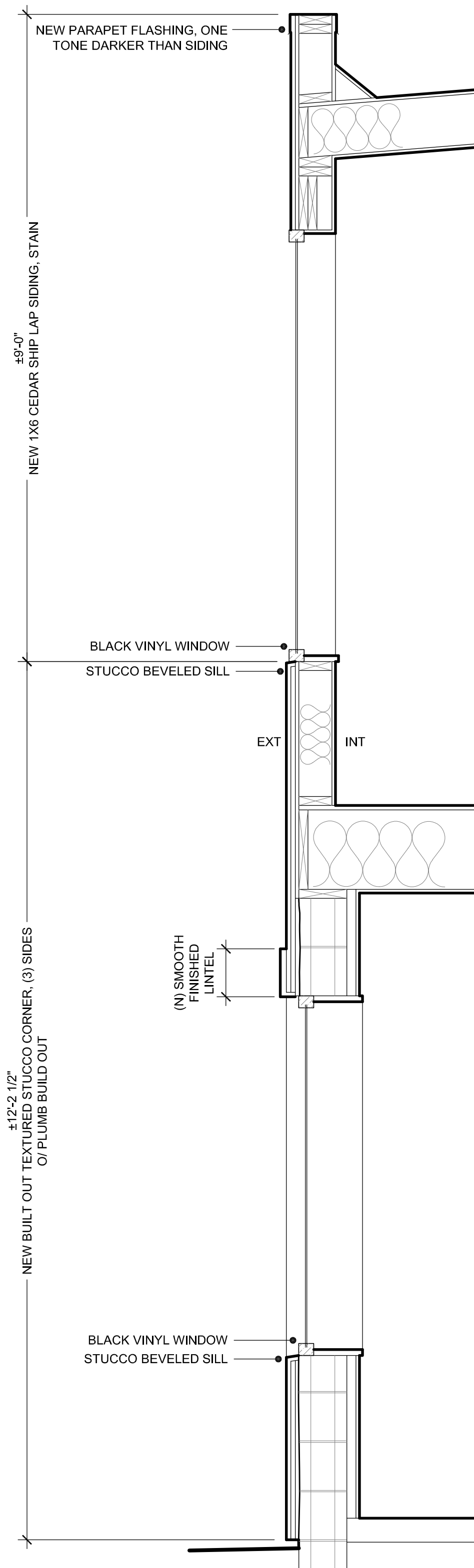
A2.2

11X17 SHEETS ARE HALF SCALE



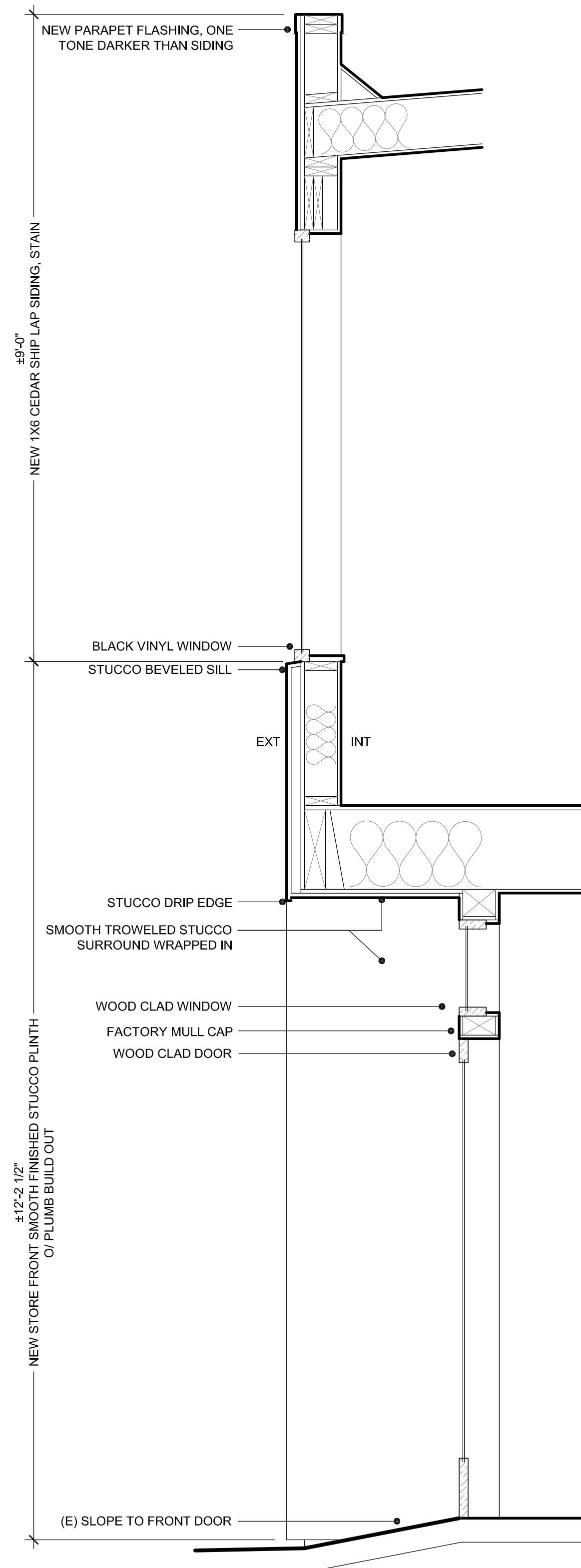
① BUILDING SECTION

SCALE: 3/4" = 1' - 0"



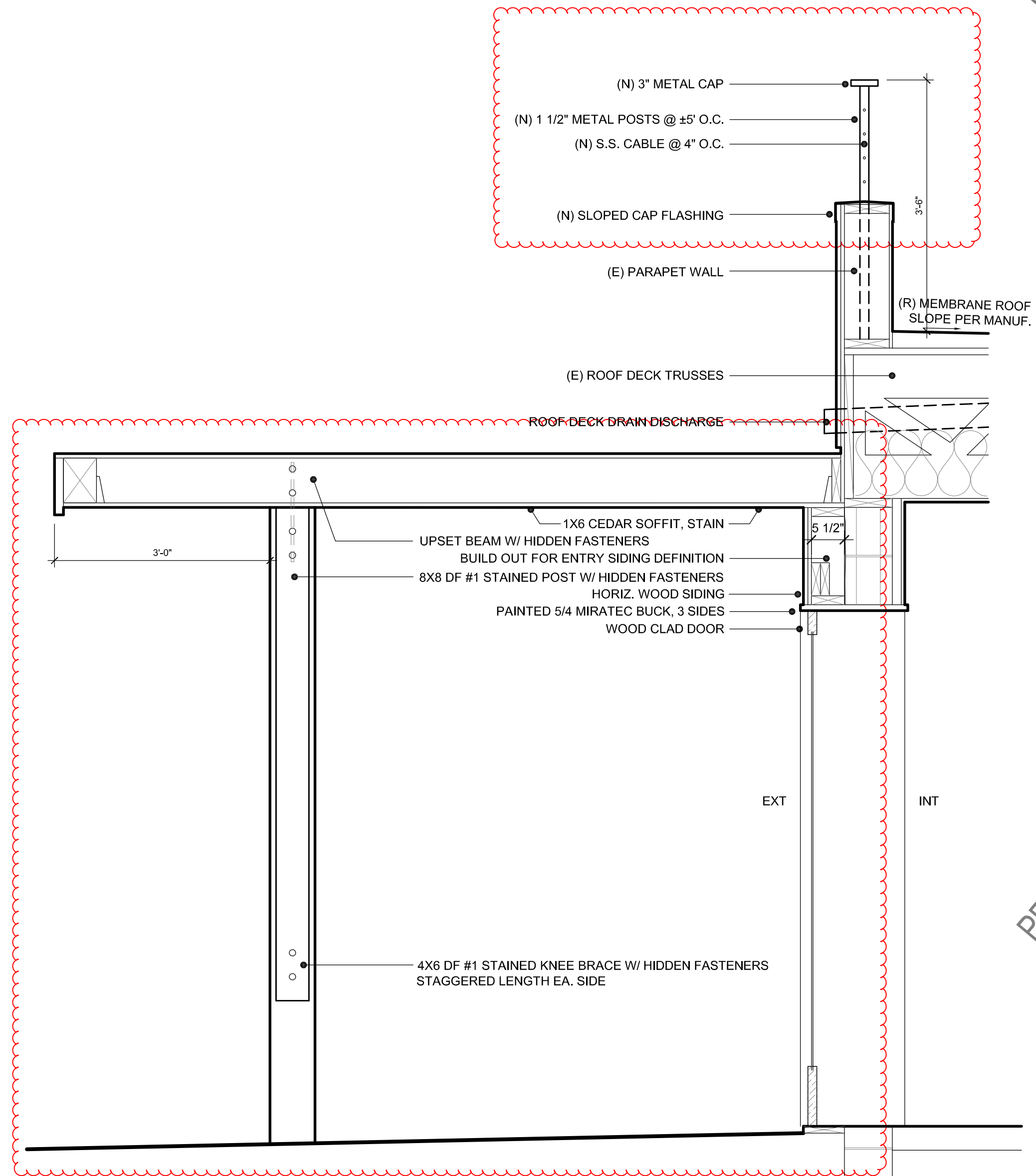
② BUILDING SECTION

SCALE: 3/4" = 1' - 0"



③ BUILDING SECTION

SCALE: 3/4" = 1' - 0"



④ BUILDING SECTION

SCALE: 3/4" = 1' - 0"

11X17 SHEETS ARE HALF SCALE



Carlos Delgado
ARCHITECT
200 Clear Ctr #C • Ashland OR 97520
541.552.9502
info@CarlosDelgadoArchitect.com

DESCRIPTION	DATE

COMMERCIAL RENOVATION
JULIE & JORY KAPLAN
500 'A' STREET
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5500

NOT FOR CONSTRUCTION

DRAWN : CHECKED:
TS CD

DATE :
12/10/24

PROJECT :
KAPLAN_24

SHEET :

A3.1

APPLICATION MAP

274 FOURTH STREET
ASHLAND, OREGON 97520

LEGEND

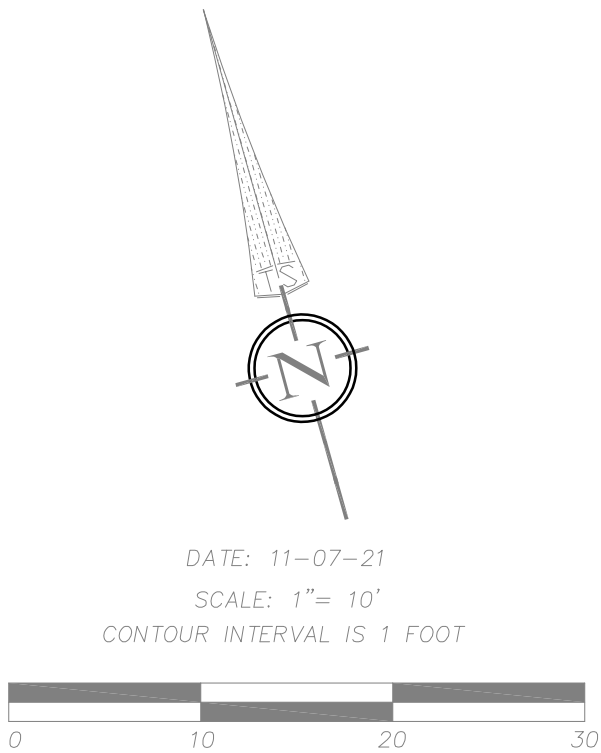
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EDGE PAVEMENT
- WATER LINE
- GAS LINE
- WATER METER
- GAS METER
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- OVERHEAD UTILITY (ELECTRIC, FIBER OPTIC, TELEPHONE)
- UNDERGROUND ELECTRIC
- OVERHEAD INTER NET CABLE
- POWER POLE
- DECIDUOUS TREE AS INDICATED
- SCALED LIMB TO APPROXIMATE DRIP LINE
- PARKING EASEMENT

AREA SUMMARY
PARCEL: 7,032±SQFT
BUILDING: 3,630±SQFT

LAND SURVEYOR: FRED A. FRANTZ, PLS
TERRASURVEY, INC.
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
SITE: 274 FOURTH STREET
ASHLAND, OREGON
MAP NO. 39-1E-09AB
TAX LOT NO. 5500
ZONING: E-1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 2005
FRED A. FRANTZ
No. 50077
Renewal 12-31-23



TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terram@bisp.net

JOB NO. 1170-18

SITE PLAN

1" = 10'-0"

PRELIMINARY

PRELIMINARY

COMMERCIAL RENOVATION

JULIE & JORY KAPLAN
500 A STREET
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5500

NOT FOR CONSTRUCTION

DRAWN : TS
CHECKED: CD

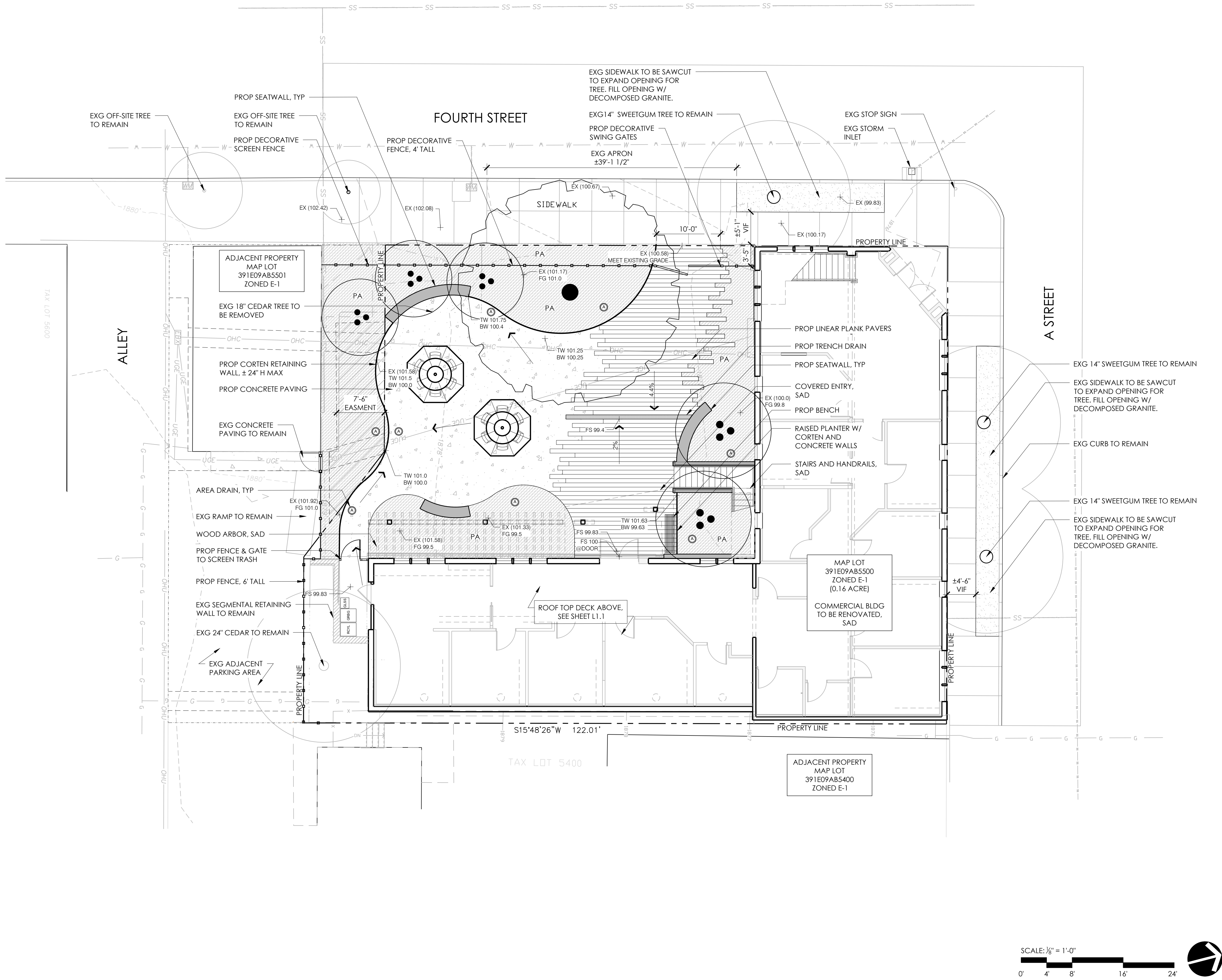
DATE :
12/10/24

PROJECT :
KAPLAN_24

SHEET :

AS1.0

11X17 SHEETS ARE HALF SCALE



LANDSCAPE NARRATIVE

Site improvements are planned for the property in conjunction with an exterior renovation of the existing commercial building. An existing paved parking area that currently slopes toward the building will be removed and the grades adjusted to improve the drainage on site. The new courtyard space is proposed to be screened from Fourth Street by decorative fences and gates, and paved with unit pavers and concrete. Low, corten steel planter walls and edging will outline the planting areas. Seatwalls and benches will provide seating opportunities at the edges of the new planting.

At the existing sidewalks, removal of concrete is proposed. Concrete will be replaced with decomposed granite to increase the available growing space and health of the existing street trees.

As part of the building renovations, a roof top deck space will be developed. A metal pergola is proposed to provide some protection from the elements, and faux planting is proposed for visual screening.

PROJECT DATA	
ADDRESS	500 'A' STREET
ASSESSORS MAP NO. / TAXLOT(S)	39 1E 09AB / 5500
ACREAGE	0.16 Acre
ZONING	E-1 (EMPLOYMENT DISTRICT) RESIDENTIAL OVERLAY
PARKING SPACES	ON-STREET ONLY
CONSTRUCTION TYPE	TYPE VB CONSTRUCTION, NO AUTOMATIC SPRINKLERS
BUILDING OCCUPANCY	BUSINESS
LOT COVERAGE	N/A
LANDSCAPE AREA (15% MIN)	21% (1,500 SQ FT)

PROJECT DIRECTORY

PROPERTY OWNER

Kaplan Trust, Julie et al
452 Strawberry Lane
Ashland, OR 97520
530.510.0383

LANDSCAPE ARCHITECT /
APPLICANT

Terrain Landscape Architecture
Piper von Chamier, RLA
310 Oak St. Suite 3
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541.500.4776
piper@terrainarch.com

ARCHITECT

Carlos Delgado Architect
Carlos Delgado
200 Clear Creek, #C
Ashland, OR 97520
541.552.9502
carlos@carlosdelgadoarchitect.com

SURVEYOR

Terrasurvey, Inc
Fred Frantz, PLS
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Ashland, OR 97520
541.482.6474
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STRUCTURAL ENGINEER

Structural Solutions, Inc.
Jason Prins, PE, SE
305A Shafer Ln.
Jacksonville, OR 97530
541.608.8117
jason@structuralsolutionsinc.net

BUILDING CONTRACTOR

Travis Curtis Construction
Travis Curtis
1709 E Jackson St.
Medford, OR 97504
541.227.8966

LANDSCAPE CONTRACTOR

TBD



DISAPPEARING ACT SITE IMPROVEMENTS

500 'A' STREET
ASHLAND, OR 97520

DRAFT

REVISIONS
DATE DESCRIPTION

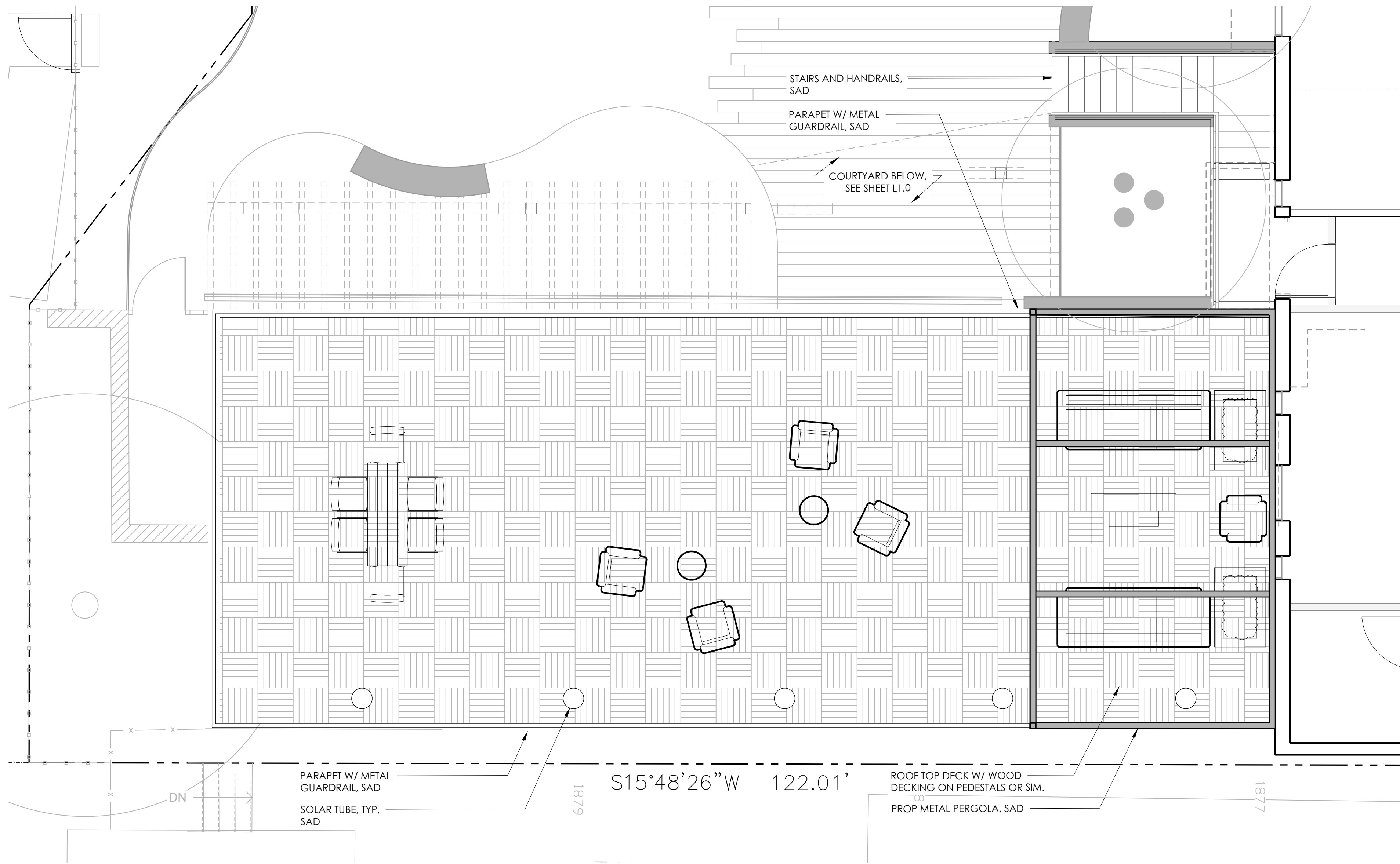
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PRE-APP

LANDSCAPE
SITE PLAN

L1.0

PROJECT NO. 2431
12/05/2024
TEAM: Pvc, EG



DRAFT

REVISIONS		
#	DATE	DESCRIPTION

PRE-APP

ROOF TOP DECK
SITE PLAN

L1.1

PROJECT NO. 2431
12/05/2024
TEAM: Pvc, EG

Commercial Renovation
500 A Street
Ashland ,OR 97520

APPENDIX 1 – IMAGES of PROPOSED EXTERIOR RENOVATION



IMAGE 1 - CORNER of FOURTH and A STREET ELEVATION – existing



IMAGE 2 - PROPOSED CORNER ELEVATION



Commercial Renovation
500 A Street
Ashland ,OR 97520

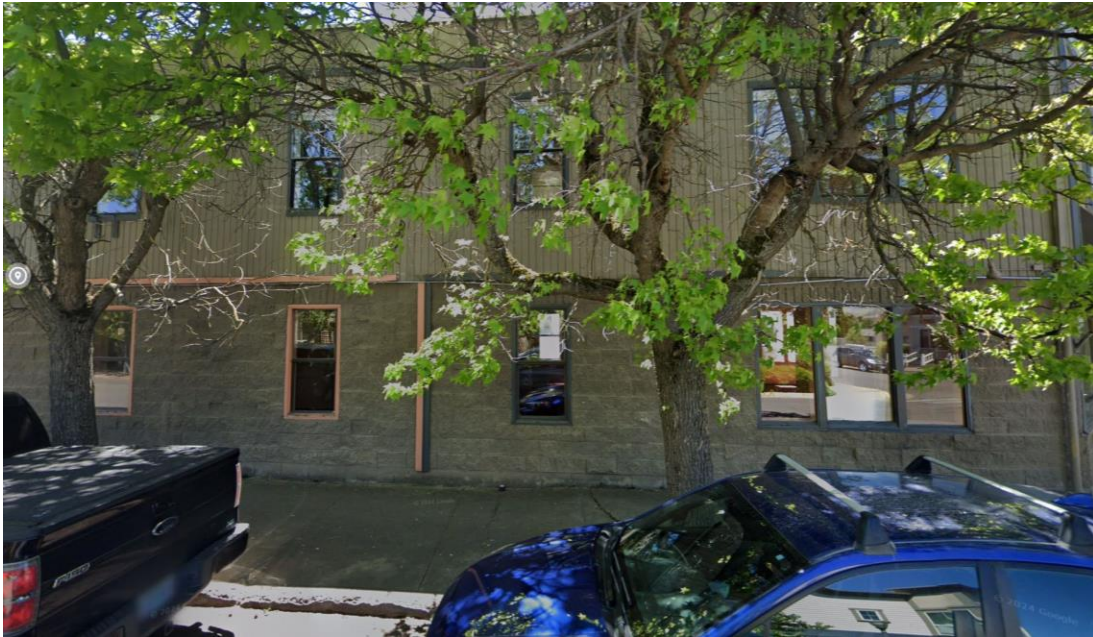


IMAGE 3 - A STREET ELEVATION – existing structure



IMAGE 4 - PROPOSED A STREET ELEVATION



Commercial Renovation
500 A Street
Ashland ,OR 97520



IMAGE 5 - EXISTING 4th STREET ELEVATION



IMAGE 6 - PROPOSED 4th STREET ELEVATION



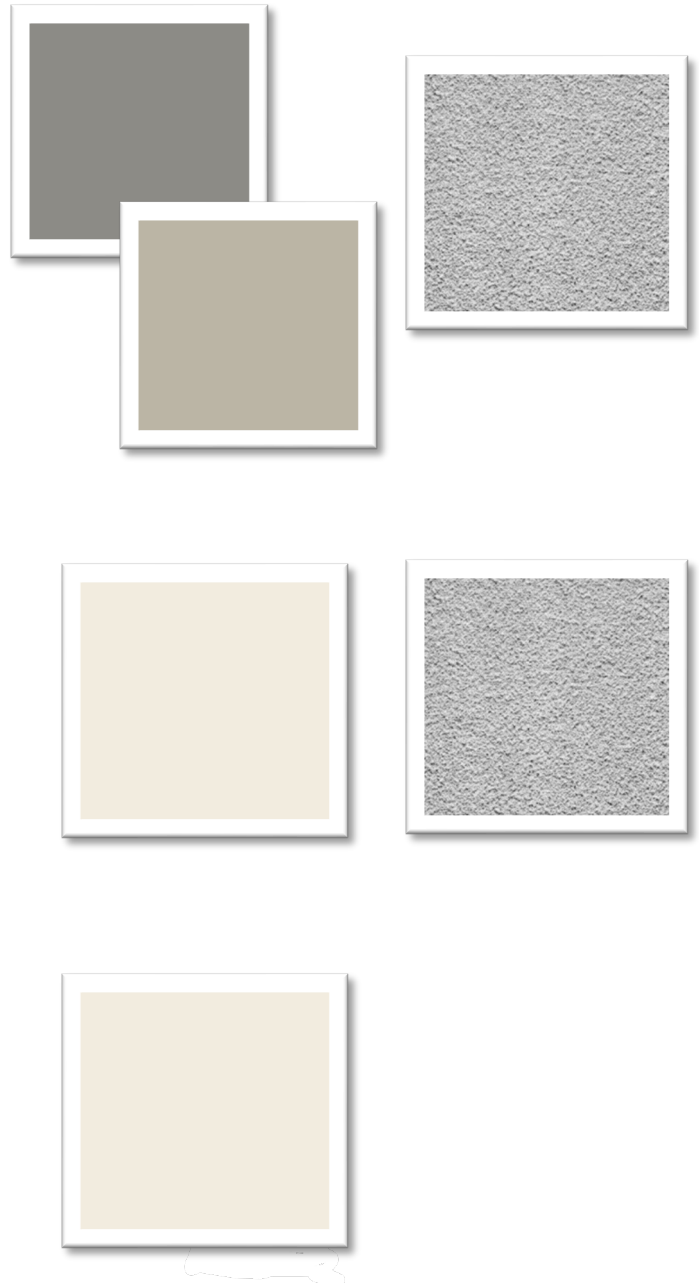
Commercial Renovation

500 A Street

Ashland ,OR 97520

APPENDIX 2 – MATERIAL and COLOR SUBMITTAL

EXTERIOR FINISHES	
(N) SIDING	STUCCO
NEW Manufacturer: Series/Model #:	TBD Heavy Dash Texture
Option #1 Finish/Color:	Sherman Williams Classic French Gray – SW0077
Option #2 Finish/Color:	Sherman Williams Silver Gray – SW0049
NOTES:	General stucco overlay G.C. to provide 2'x2' sample of each texture for approval by architect
(N) SIDING	STUCCO
NEW Manufacturer: Series/Model #: Finish/Color:	TBD Medium Texture Sherman Williams Classic Light Buff – SW0050
NOTES:	Overlay at corner entry G.C. to provide 2'x2' sample of each texture for approval by architect
(E) SIDING	Existing Masonry (to be painted)
Manufacturer: Series/Model #: Finish/Color:	Sherman Williams Classic Light Buff – SW0050
NOTES:	G.C. to provide sample for approval by architect



Commercial Renovation
500 A Street
Ashland ,OR 97520

EXTERIOR FINISHES

(N) SIDING HORIZONTAL WOOD

NEW

Manufacturer: Nakamoto Forestry
Series/Model #: Pika-Pika
Finish/Color: Alkyd Oil White
 Select Grade

NOTES: G.C. to provide 2'x2' sample
 for approval by architect



EXTERIOR DOOR & WINDOW FINISH

NEW

Manufacturer: Milgard
Series/Model #: Vinyl
Finish/Color: Black

NOTES: G.C. to provide sample
 for approval by architect



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Historic Preservation Week

Preservation Month May 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
		6:00 Council Proclamation	4:00 HPAC Meeting			
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
	CITY HOLIDAY					

EVENTS

Preservation Awards Ceremony

Community Center Celebration

Walking Tours

PastForward
May 18 - 24, 2025

Permit number	Permit Address	Group Assign	Permit description	Approval state	Final date	Owner Last Name
2nd Dwelling						
BD-R-2024-01103	53 Pine		Garage conversion to ARU with addition			
BD-R-2024-01097 & BD-R-2024-01061	153-155 Alida		2nd unit (SFR)			
BD-R-2024-01103	53 Pine		Garage conversion to ARU with addition	Issued		Hollandswc
BD-R-2024-01121	449 W Hersey		New ARU for Cottage 5 on lot addressed as 348 N Main		9/4/2024	Sainz
ADDITION						
BD-R-2024-01132	108 Seventh		Addition of multi-purpose living space/shop use	Issued		Clayton
BD-R-2023-00984 & BD-R-2024-01123/01124	104 S First		Window upgrade, insulation, interior remodel			Erickson
BD-R-2024-01190	80 Coolidge		978 SF residential addition & 95 SF deck			
BD-R-2024-01192	489 Allison		Attic conversion to living space			Anderson
BD-R-2024-01160	18 Hillcrest		large interior reno with small garage addition	Issued		Chirgwin
BD-R-2024-01131	486 Siskiyou		Small addition of laundry and mud-room	Issued		Montes
BD-R-2024-01172	70 Granite		Small addition (bump out) of bedroom on deck area/Add sliding door			
BD-R-2024-01126	209 Almond		Large addition and renovation of home	Issued		Bekolay
BD-R-2024-01224	77 Fifth		Small addition to main house	Issued		
SFR						
BD-R-2024-01108	114 Bush		New SFR			
MFR						
BD-R-2024-01197,01198, 01199, BD-R-2023-01056	427, 423, 425 Holly & 290 Gresham		Gresham Street Cottages	Issued		DeBoer
COMMERCIAL						
BD-NR-2022-02211 & BD-NR-2024-00153	48 Fifth/599 E Main		TI at church sanctuary/ TI to convert church to office space	Finalied	10/4/2024	Livni
BD-NR-2024-00289	201 S Mountain		Selective upgrades to 7 buildings on AHS campus	Issued		Jackson County SD 5
BD-NR-0024-00264	38 E Main		Removal of planter box and window/Replace with roll-up door	Finalied	2/27/2024	Martolis
BD-NR-2024-00309	500 A Street		Exterior Façade improvement for B occupancy	Issued		Kaplan
CIVIC						
STRUCT-2024-00213	51 Winburn		Alice Peil Walkway			
BD-NR-2024-00274	59 Winburn		Community Center			
BD-NR-2024-00275	73 Winburn		Pioneer Hall			
INDIVIDUAL						



PROCLAMATION

- Historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability.
- The historic houses and buildings of Ashland help make our city unique and provide links with aspirations and attainment of the City's pioneers and their descendants.
- These fine examples of Nineteenth and Twentieth century buildings contribute to an appreciation of our heritage.
- Historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds.
- It is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people.
- National Historic Preservation Month is in May. Ashland has selected May 18th – 24th as Historic Preservation Week. Ashland's celebrations are co-sponsored by the City of Ashland's Historic Preservation Advisory Committee and the National Trust for Historic Preservation.

NOW, THEREFORE, the City Council and Mayor, on behalf of the citizens of Ashland, do proclaim May 2024 as

"National Historic Preservation Month"

and call upon the people of the City of Ashland to join their fellow citizens across the United States in recognizing and participating in this special observance.

Dated this 6th day of May, 2025

Tonya Graham, Mayor

Historic Preservation Month Activities Ideas

Any other time!	In a social distancing world!
Public display of preservation work. (library, city hall, courthouse, etc.)	Put it online. Extend it beyond May.
Send a press release about preservation month with a good story about the significance of historic places.	Hey! You can still do this and we all need a good story.
Organize a community gathering where residents share their memories.	Use your social media accounts and encourage everyone to post stories and photos of historic places in your community. You might even find some photos of places you have never seen before!
Invite a guest speaker to present about the history of local historic places.	Think about hosting a Facebook or Instagram Live event. People can ask questions and watch the speaker. Or maybe a series of YouTube videos!
Invite a guest speaker to present about the value of historic places.	See if the guest speaker would be willing to create a YouTube video. This can be shared with many and used in the future!
Organize a walking tour of historic places.	- Facebook live a tour! Or create some Instagram stories. - Promote you walking tour brochures, to spice up neighborhood walks. - GIS Story Maps are fun and interactive!
Add a special feature to the website.	- Same. - Think about adding to your outreach efforts and create some new social media accounts. Create a community hashtag. #HeritageRocks
Hold a preservation scavenger hunt.	- Same. - Develop a sheet of close-up architectural features for people to find. Fill it out and submit for a drawing. Or upload a photo on social media to be put in a drawing (include a hashtag so you can find everything). - Mail out "This Place Matters" signs for owners to post in the windows of historic properties and have people search for them on walks.
Hold a historic cemetery clean-up day.	- Hold an online training. - Let people sign up to plots to care for – while social distancing. This is a great household activity.



Hold a "How-to" Workshop – wood window repair, weatherization, how to pick historic paint colors.	• Hold online training. • Partner with a local hardware store to show off some of the materials they have for sale that can be used for window repairs and more. They may have some helpful tips to share!
Celebrate achievements – hold a ribbon cutting of a preservation project, mount historic signs during the month, etc.	• Use social media to celebrate preservation heroes in your community. • Hang a sign on their building!
Create a "Guess the house" display with historic and modern photos of places.	Did you know that you can create your own Buzzfeed quiz? You can! "Which Silverton historic building are you?" "What Pendleton building is this?" "When was this Bend building built?" The options are endless! And then share the link with everyone.
Ask to present at history, vocational, art, and other appropriate school classes.	Hold a coloring contest! Grab some great photos of historic properties, transform them into coloring pages , add a fun historic fact, and then send them out to the community (think about partnering with local schools or libraries). If you want to take this an extra step, reach out to local businesses that now occupy these buildings. They might be willing to offer a prize (something as simple as a sticker or candy!) for those kids that bring the colored sheet into the store once we can shop again. Great way to get people back downtown and connected to historic places again!
Host a specials tours for organizations like first responders, Rotary, 20/30, Chamber of Commerce, Realtors Association.	Partner with these groups and see if you can set up a Skype, Zoom, or GoTo meeting.
Coordinate with the local paper to run a series of stories	You can still do this! Think about picking a topic that will help small businesses or connect to current events.
	• Do you have a local downtown bookstore that is still open? See if they would be willing to feature books about the community's history or historic preservation on their social media accounts for people to purchase during May. Education and economic win-win! • Partner with local businesses that are delivering to see if they would pass out a walking tour brochure, coloring sheet, or scavenger hunt sheet with their orders.



HPAC

MembershipList - Web

Commissioner Name	Term	E-Mail
Bill Emery	4/30/26	bill@ashlandhome.net
Dale Shostrom	4/30/27	shobro@jeffnet.org
Sam Whitford	4/30/27	skwhippet@charter.net
Terry Skibby	4/30/25	terriskibby@gmail.com
Eric Bonetti	4/30/26	ashlandoregon@gmail.com
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