



# 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...**

May 7, 2025

AGENDA

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

Join Zoom Meeting: <https://zoom.us/j/95227657091?pwd=c9wP2xhctqaAHMy9qbTxWOC9WTaWVf.1>

[Meeting ID: 952 2765 7091/Passcode: 969067]

## **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 April 2, 2025

### III. **(4:15) PUBLIC FORUM**

### IV. **(4:30) LIASON REPORTS**

Council Liaison – Jeff Dahle

Staff Liaison – Derek Severson

SERJAC Liaison – Victoria Sage

### V. **(4:45) DISCUSSION ITEMS**

A. **Butler-Perozzi Fountain Update** – Kevin Caldwell/Ashland Parks & Recreation

B. **Playwright's Walk Plaque #2 Installation** – Susan MacCracken Jain/Playwrights Walk

C. **Review Board** – June 2025

D. **Final Historic Preservation Week Preparation**

i. Photo Contest Winner Selections

ii. Final Schedule of Events

1. WalkAshland Railroad District Walking Tour (May 13<sup>th</sup>, 1:00-3:30 p.m.)

2. "Tombstone Tales" in Ashland Cemetery (May 14<sup>th</sup>, 2:00-4:00 p.m.)

3. Photo Contest Voting on the Plaza (May 15<sup>th</sup>, 3:00-5:00 p.m.)

4. Mountain View Cemetery Historic Mausoleum Self-Guided Tours (May 16<sup>th</sup>)

5. Awards Ceremony at the Bandshell (May 17<sup>th</sup>, 2:00-4:00 p.m.)

6. Self-Guided Lithia Park History Tour Anytime...

### VI. **(5:30) ADJOURNMENT**



# HPAC Committee Minutes DRAFT

April 2, 2025

## **CALL TO ORDER**

Chair Scharen called the meeting to order at 4:09 p.m. In attendance were Chair Shelby Scharen, Bill Emery, Sam Whitford, Mark Brouillard, Katy Repp, and Eric Bonetti. Also, in attendance were, Planning Commission Liaison Lisa Verner (attending via Zoom), Social Equity & Racial Justice Advisory Committee (SERJAC) member Victoria Sage (attending via Zoom) and Community Development Staff Liaison Derek Severson. Committee member Terry Skibby and City Council Liaison Jeff Dahle were absent.

## **READING OF LAND ACKNOWLEDGEMENT**

Chair Scharen read the land acknowledgement.

## **APPROVAL OF AGENDA**

Given that the applicant for the land use item at 80 Hargadine was present, HPAC members opted to move this item forward on the agenda so the applicant would not be required to wait through the full agenda.

## **APPROVAL OF MINUTES**

**Whitford/Repp m/s to approve the minutes of March 5, 2025 as presented. Voice vote: All AYES. Motion Passed.**

## **PUBLIC FORUM**

*There was no one present wishing to speak.*

## **PLANNING ACTION REVIEW**

**PLANNING ACTION:** PA-T1-2025-00263

**SUBJECT PROPERTY:** 80 Hargadine Street

**OWNER / APPLICANT:** Gary Caperna, Architect LLC for Bryan Cope

**DESCRIPTION:** A request for Conditional Use Permit (CUP) to allow an expansion to the existing garage and the attached roof-deck. The existing garage and attached deck are legal non-conforming structures due to the encroachment into the required front yard setback. There is currently a 0-foot setback with possible encroachment into the public right of way for the structures. The Land Use Ordinance allows for the expansion of a non-conforming structure through a CUP permit.

**COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-2;

**ASSESSOR'S MAP:** 39 1E 09BC; **TAX LOT #:** 4900

Severson provided a brief explanation of the project, and applicant Bryan Cope spoke briefly in support of his request. There was brief discussion of how best to address the garage door – either as presented in historic photos or as currently exists, with a row of windows to provide some light into the garage.



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Whitford/Repp m/s to approve the proposal as presented. Discussion: It was agreed that doors to match the existing (with windows) or to match the historic treatment in the photos presented were equally acceptable. Voice vote: All AYES. Motion passed.

## LIASON REPORTS

Council Liaison Jeff Dahle was absent.

Community Development Staff Liaison/Planning Manager Derek Severson provided a brief report noting that the budget process for the coming biennium was getting underway, and that the city was looking at an approximately 15 percent increase in personnel costs while property tax revenues are capped and transient occupancy tax receipts are down. He indicated that at this stage in the process, all city departments were looking at about a five percent cut to last year's budgets. He also noted that the Southern Oregon University Masterplan update would be moving forward in the near term.

Victoria Sage provided a quick check-in on behalf of SERJAC.

## DISCUSSION ITEMS

### **Review Board**

Members volunteered for timeslots to cover May 2025 Review Board as follows:

<u>DATE</u>	<u>COMMITTEE MEMBERS ATTENDING</u>		
May 8th	Brouillard	Emery	
May 22nd	Scharen	Whitford	Repp

Severson noted that there were no items for the Review Board on April 3<sup>rd</sup>.

### Historic Preservation Week

#### **Awards**

Severson presented a slideshow of potential award winner photographs. Winners were selected and write-up assignments made as follows:

<u>ADDRESS</u>	<u>NOMINEE, CATEGORY &amp; WRITE-UP</u>		
599 E. Main St.	Gil Livni	Commercial	Brouillard
153-155 Alida St.	Derek Sherrell	Compatible New Construction	Whitford
104 S. First St.	Erickson	Residential Remodel	Emery





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<b>51 Winburn Way Alice Peil Stairs</b>	City/Jason Strait	Civic	Bonetti
<b>Near 5 N. Main St.</b>	Walking Upstream, by Glory Nylander	Public Art/Artist	<i>(Severson to provide original PAAC write-up)</i>
<b>Photo Contest</b>	TBD	TBD	Repp

Severson noted that write-ups need to be returned to staff for inclusion in the brochures no later than April 28<sup>th</sup>.

## Historic Preservation Week Activities

Subcommittee members Scharen, Repp & Bonetti discussed the events schedule for the week:

1. **WalkAshland Railroad District Walking Tour** *(May 13<sup>th</sup>, 1:00-3:30 p.m.)*

Brouillard indicated that he would attend this event.

2. **“Meet the Ghosts” in Ashland Cemetery** *(May 14<sup>th</sup>, 2:00-4:00 p.m.)*

*Repp noted that she was organizing this and had a number of volunteer ghosts and a number of scripts for “residents” of the cemetery. She noted that she could use additional volunteer ghosts, particularly male ghosts. She explained she was working with George Kramer, the Southern Oregon Historical Society and Peter Finkle of Walk Ashland.*

*Bonetti and Repp indicated that they would be present, and Brouillard indicated he may be able to attend.*

3. **Photo Contest Booth on the Plaza** *(May 15<sup>th</sup>, 3:00-5:00 p.m.)*

Repp noted that she would bring a tent, table and whatever means was necessary to display photos to select winners. Repp noted that she would be out for the May 7<sup>th</sup> meeting but would get photo contest submissions to staff by May 6<sup>th</sup> for discussion at the meeting. There was discussion of the need to determine prizes, beyond recognition and an award, for the photo contest winner. *It was noted that this coincided with a sidewalk sale in the downtown.*

Scharen, Brouillard, Repp and Emery indicated that they would be present for this event.

Severson noted that a self-guided tour of the Mountainview Cemetery’s historic mausoleum was a regular event each year and could be added to





## HPAC Committee Minutes DRAFT

the schedule on Friday.

### 4. **Awards Ceremony & Pioneer Hall Fest (?)** (May 17<sup>th</sup>, 2:00-4:00 p.m.)

*It was noted that this would include awards for the projects selected as well as the photo award winner. Severson indicated that he would extend an invitation to the Mayor as has been the tradition. Brouillard, Scharen, Whitford and Emery indicated that they would be in attendance.*

## II. **ADJOURNMENT**

The meeting was adjourned at 5:25 p.m.

Next Meeting is May 7<sup>th</sup> at 4:00 p.m.



**City of Ashland Planning Division**  
51 Winburn Way • Ashland, OR 97520  
Phone (541) 488-5305 • Fax (541) 488-6066  
Email: [Planning@ashlandoregon.gov](mailto:Planning@ashlandoregon.gov)

## **Pre-Application Conference** **Information Sheet & Submittal Requirements**

### **PURPOSE**

Pre-application conferences are required for all projects that require a Type I, Type II or Type III planning actions as defined in Chapter 18.5.1 of the Ashland Municipal Code. Definitions for Type, I, II and III planning actions can be found at <https://ashland.municipal.codes/LandUse>. If you are unsure if your project falls into any of the categories listed, please contact the Planning Division of the Community Development Department for assistance at (541) 488-5305.

The purpose of the pre-application conference is to allow the applicant and the City Staff to meet and discuss the proposed project early in the development process. This early review and meeting helps to identify opportunities and key issues prior to preparation and submission of the Planning application. Before a proposal goes before the Planning Commission for approval, most of the issues can be worked out so that the project is ready for review with few additional changes or conditions needed.

### **PROCESS**

Requests for a pre-application conference must be submitted to the Planning Division a minimum of two weeks in advance of the scheduled meeting. Pre-application conferences are scheduled for Wednesdays between 2:00 and 4:00 PM. These conferences are scheduled on a first come – first served basis. **A time cannot be reserved without payment and a complete submittal as described on the attachment.**

The narrative and the plans are then electronically sent to each concerned department to review and return comments to the Project Planner. Where applicable, other agencies such as the Oregon Department of Transportation and Jackson County will be invited to comment.

At the conclusion of the pre-application conference, you will receive a list of comments on what you will need to submit for your planning action. In some cases, the Project Planner may recommend waiving the pre-application meeting if the pre-application comments are self-evident and there are no critical issues.

Once the pre-application comments are issued, you have six months to submit for your planning action. If more than six months elapse from the time of the conference to your planning application, a second conference may be required due to potential code changes.



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### DESCRIPTION OF PROJECT

**BUTLER-PEROZZI FOUNTAIN:** Dismantling, salvage, repair and reinstallation of original stone fountain components.

Project Description Scope includes replacement of the concrete terrace and lower steps, repairs to concrete walls, and plumbing and electrical work associated with the fountain.

### APPLICANT

**ARCHITECTURAL RESOURCES GROUP**

Name STACE MOYE Phone 803.528.0398 E-Mail S.Moye@ARGCREATE.com>

Address 720 SW Washington Street, Suite 605 City Portland, OR Zip 97205

### PROPERTY OWNER

Email: [kevin.caldwell@ashland.or.us](mailto:kevin.caldwell@ashland.or.us)

Name City of Ashland Parks Department Day Time Phone 541-488-5340

Address 340 South Pioneer Street City Ashland, OR Zip 97520

### DESCRIPTION OF PROPERTY

Street Address Lithia Park, 45 Winburn Way, Ashland, OR 97520 Assessor's Map No. 39 1E 09 Tax Lot(s) 100

### SUBMITTAL REQUIREMENTS

To request a pre-application conference, **submit this form with true scale PDF drawings to [Planning@ashlandoregon.gov](mailto: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 <a href="#">REFERENCE G0.00</a>	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 <a href="#">REFERENCE G0.00</a>	X		
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 <a href="#">SURVEY TBD</a>		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.) <a href="#">OPEN SPACE FOR PUBLIC USE</a>			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) <a href="#">REFERENCE A0.03</a>	X		

\* ARBORIST REPORT TO BE GENERATED INTERNALLY



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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):** **N/A NOT A BUILDING**

Assembly = More than 50 occupants

Theaters, Restaurants, Nightclubs, Taverns and Bars, Community Halls, Art Galleries, Places of Worship, Arenas, Bleacher's, 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:** **N/A NOT A BUILDING**

Assembly

High Hazard

Business

Institutional

Educational

Mercantile

Factory

Residential

**3. If Residential please indicate which type (select one):** **N/A NOT A BUILDING**

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. **N/A NOT A BUILDING**

Type I

Type IV

Type II

Type V

Type III

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

Yes

No

**N/A NOT A BUILDING**

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.



# BUTLER-PEROZZI FOUNTAIN

LITHIA PARK, 45 WINBURN WAY,  
ASHLAND, OR 97520

PRE-APPLICATION CONFERENCE

03/12/2025



720 SW Washington Street,  
Suite 605  
Portland, Oregon 97205  
971.256.5324  
[argcreate.com](http://argcreate.com)

NOT FOR  
CONSTRUCTION

NO.	DESCRIPTION	DATE
REVISIONS		

## BUTLER-PEROZZI FOUNTAIN

RESTORATION  
LITHIA PARK, ASHLAND, OREGON

SHEET TITLE

COVER SHEET

ISSUANCE  
PRE-APPLICATION CONFERENCE  
03/12/2025

PROJ. NO.  
240511

DRAWN  
AR

CHECKED  
SM

DRAWING NO.

**GO.00**

### PROJECT TEAM

**CLIENT**  
ASHLAND PARKS & RECREATION COMMISSION  
340 S PIONEER ST  
ASHLAND, OR 97520

**ARCHITECT**  
ARCHITECTURAL RESOURCES GROUP, INC.  
720 SW WASHINGTON ST, SUITE 605  
PORTLAND, OR 97205

**CIVIL**  
EMERIO DESIGN  
6445 SW FALLBROOK PL, SUITE 100  
BEAVERTON, OR 97008

**STRUCTURAL**  
CIOTA ENGINEERING PC  
156 CLEAR CREEK DR, SUITE 101  
ASHLAND, OR 97520

**MEP**  
SAZAN GROUP  
111 SW FIFTH AVE, SUITE 3210  
PORTLAND, OR 97204

**COST ESTIMATING**  
DCW COST MGT, LLC  
220 NW 8TH AVE  
PORTLAND, OR 97209

**FOUNTAIN CONSULTANT**  
AZURE AQUATIC SERVICES  
1950 CARSON RD  
PLACERVILLE, CA 95667

### DRAWING LIST

**GENERAL**

G0.00 COVER SHEET

**CIVIL**

C1.01 CIVIL SITE PLAN

**ARCHITECTURAL**

A0.03 TYPICAL CONDITIONS AND REPAIRS

A1.00 SITE PLAN

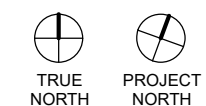
A2.00 TERRACE EXTERIOR WALL ELEVATIONS

### PROJECT SUMMARY

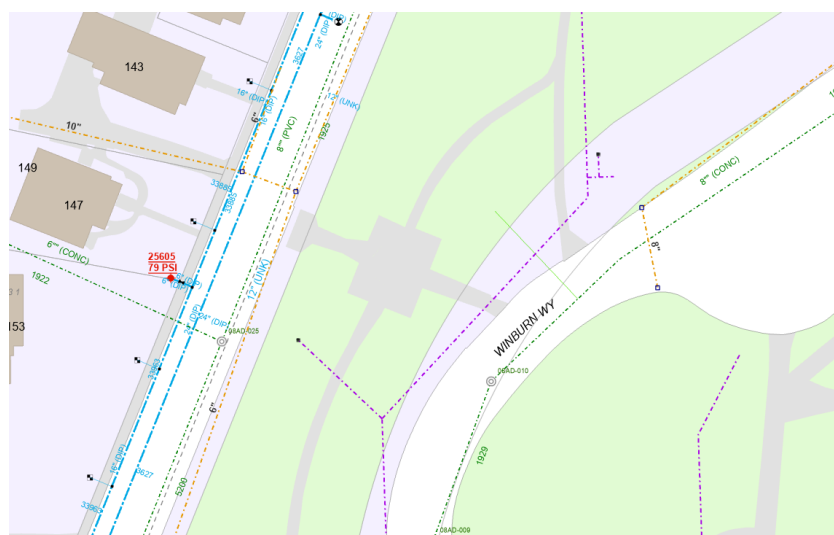
THE WORK OF THIS CONTRACT INCLUDES THE DISMANTLING, SALVAGE, REPAIR AND REINSTALLATION OF ORIGINAL STONE FOUNTAIN COMPONENTS, AND FABRICATION OF NEW STONE UNITS WHERE ORIGINAL IS MISSING OR DAMAGED BEYOND REUSE. THE ORIGINAL BRONZE STATUE IS TO BE CLEANED, COATED AND REINSTALLED AT THE TOP OF THE FOUNTAIN. A NEW CONCRETE FOUNDATION FOR THE FOUNTAIN IS TO BE CONSTRUCTED IN THE ORIGINAL LOCATION, WITH STRUCTURAL CONNECTIONS TO CONNECT STONE UNITS TO THE FOUNDATION. THE EXISTING CONCRETE TERRACE IS TO BE REPLACED WITH A NEW CONCRETE TERRACE. WORK AT EXISTING CONCRETE STEPS INCLUDES REPAIR AND REPLACEMENT. EXISTING CONCRETE WALLS ARE TO BE REPAIRED, AND LIGHT STANDARDS TO BE REPLACED TO MATCH EXISTING. NEW WATER SUPPLY AND SANITARY LINES WILL BE ADDED TO THE REINSTALLED FOUNTAIN, AND A NEW VAULT PROVIDED WITH A RECIRCULATING PUMP.

<b>OWNER</b>	ASHLAND PARKS & RECREATION COMMISSION	<b>ZONING</b>	[LITHIA PARK]
<b>SITE ADDRESS</b>	WINBURN WAY, ASHLAND, OR 97520	<b>PARKING</b>	EXISTING ADJACENT
<b>LEGAL DESCRIPTION</b>	LOT # 100	<b>SITE AREA</b>	75.21 ACRES
<b>PARCEL NUMBER</b>	TL100		

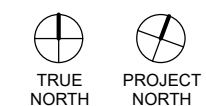
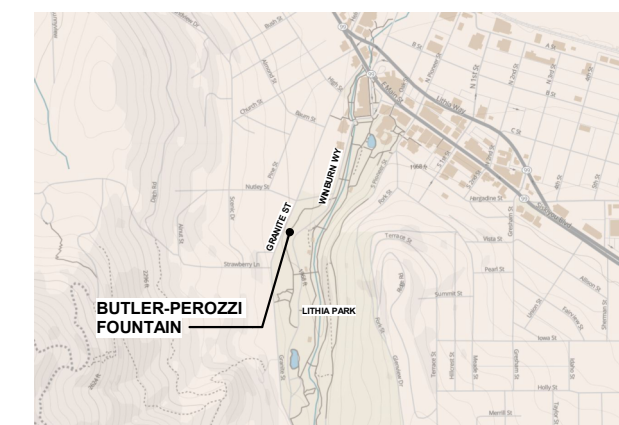
### PROJECT LOCATION



### PARK UTILITY MAP



### VICINITY MAP

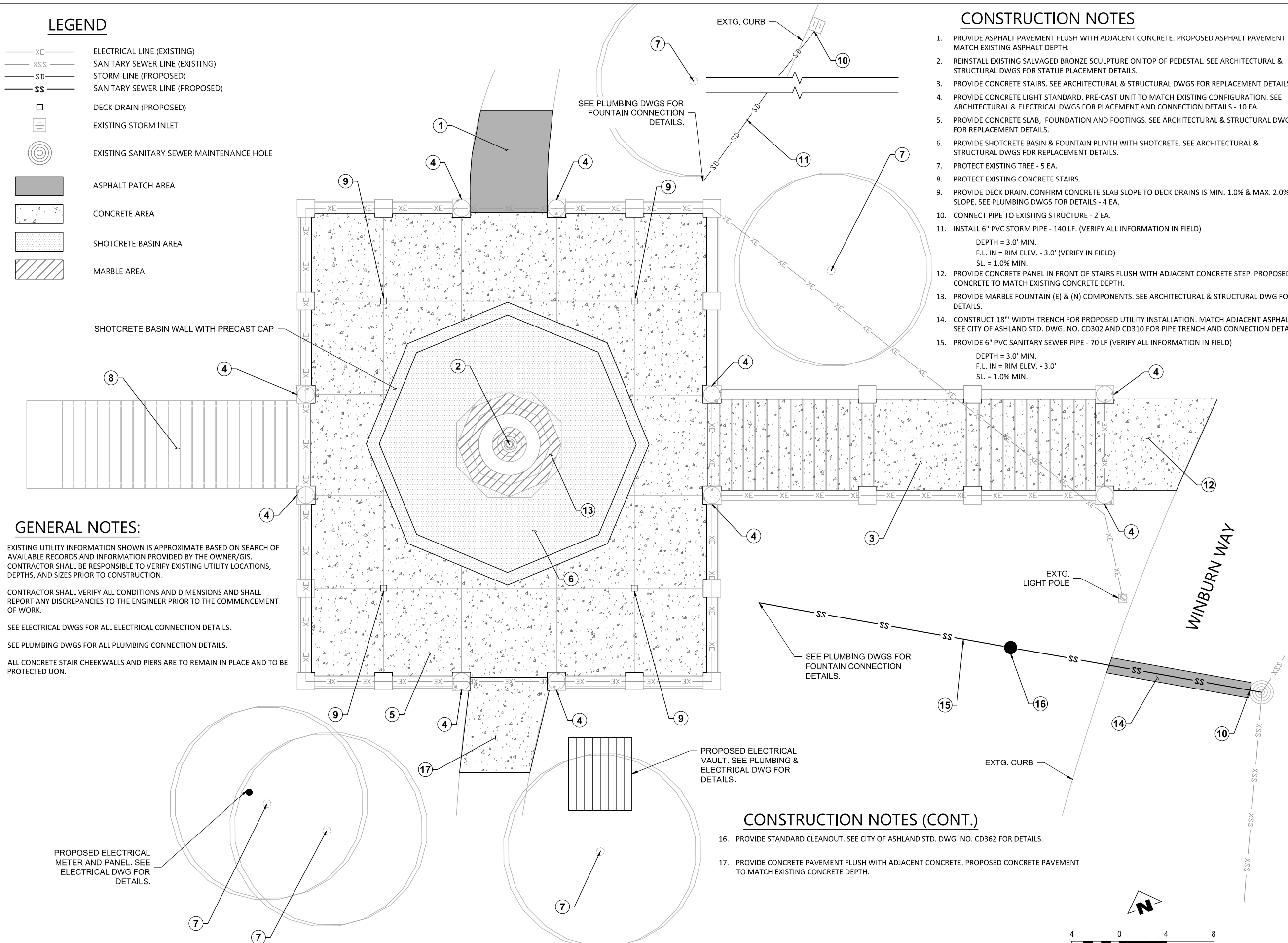


**LEGEND**

- XE — ELECTRICAL LINE (EXISTING)
- XSS — SANITARY SEWER LINE (EXISTING)
- SD — STORM LINE (PROPOSED)
- SS — SANITARY SEWER LINE (PROPOSED)
- DECK DRAIN (PROPOSED)
- ≡ EXISTING STORM INLET
- ⊙ EXISTING SANITARY SEWER MAINTENANCE HOLE
- ASPHALT PATCH AREA
- ▨ CONCRETE AREA
- ▩ SHOTCRETE BASIN AREA
- ▤ MARBLE AREA

**CONSTRUCTION NOTES**

1. PROVIDE ASPHALT PAVEMENT FLUSH WITH ADJACENT CONCRETE. PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING ASPHALT DEPTH.
2. REINSTALL EXISTING SALVAGED BRONZE SCULPTURE ON TOP OF PEDESTAL. SEE ARCHITECTURAL & STRUCTURAL DWGS FOR STATUE PLACEMENT DETAILS.
3. PROVIDE CONCRETE STAIRS. SEE ARCHITECTURAL & STRUCTURAL DWGS FOR REPLACEMENT DETAILS.
4. PROVIDE CONCRETE LIGHT STANDARD. PRE-CAST UNIT TO MATCH EXISTING CONFIGURATION. SEE ARCHITECTURAL & ELECTRICAL DWGS FOR PLACEMENT AND CONNECTION DETAILS - 10 EA.
5. PROVIDE CONCRETE SLAB, FOUNDATION AND FOOTINGS. SEE ARCHITECTURAL & STRUCTURAL DWGS FOR REPLACEMENT DETAILS.
6. PROVIDE SHOTCRETE BASIN & FOUNTAIN PLINTH WITH SHOTCRETE. SEE ARCHITECTURAL & STRUCTURAL DWGS FOR REPLACEMENT DETAILS.
7. PROTECT EXISTING TREE - 5 EA.
8. PROTECT EXISTING CONCRETE STAIRS.
9. PROVIDE DECK DRAIN. CONFIRM CONCRETE SLAB SLOPE TO DECK DRAINS IS MIN. 1.0% & MAX. 2.0% SLOPE. SEE PLUMBING DWGS FOR DETAILS - 4 EA.
10. CONNECT PIPE TO EXISTING STRUCTURE - 2 EA.
11. INSTALL 6" PVC STORM PIPE - 140 LF. (VERIFY ALL INFORMATION IN FIELD)  
DEPTH = 3.0' MIN.  
F.L. IN = RIM ELEV. - 3.0' (VERIFY IN FIELD)  
SL. = 1.0% MIN.
12. PROVIDE CONCRETE PANEL IN FRONT OF STAIRS FLUSH WITH ADJACENT CONCRETE STEP. PROPOSED CONCRETE TO MATCH EXISTING CONCRETE DEPTH.
13. PROVIDE MARBLE FOUNTAIN (E) & (N) COMPONENTS. SEE ARCHITECTURAL & STRUCTURAL DWG FOR DETAILS.
14. CONSTRUCT 18" WIDTH TRENCH FOR PROPOSED UTILITY INSTALLATION. MATCH ADJACENT ASPHALT. SEE CITY OF ASHLAND STD. DWG. NO. CD302 AND CD310 FOR PIPE TRENCH AND CONNECTION DETAILS.
15. PROVIDE 6" PVC SANITARY SEWER PIPE - 70 LF (VERIFY ALL INFORMATION IN FIELD)  
DEPTH = 3.0' MIN.  
F.L. IN = RIM ELEV. - 3.0'  
SL. = 1.0% MIN.



**GENERAL NOTES:**

1. EXISTING UTILITY INFORMATION SHOWN IS APPROXIMATE BASED ON SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE OWNER/GIS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. SEE ELECTRICAL DWGS FOR ALL ELECTRICAL CONNECTION DETAILS.
4. SEE PLUMBING DWGS FOR ALL PLUMBING CONNECTION DETAILS.
5. ALL CONCRETE STAIR CHEEKWALLS AND PIERS ARE TO REMAIN IN PLACE AND TO BE PROTECTED UON.

**CONSTRUCTION NOTES (CONT.)**

16. PROVIDE STANDARD CLEANOUT. SEE CITY OF ASHLAND STD. DWG. NO. CD362 FOR DETAILS.
17. PROVIDE CONCRETE PAVEMENT FLUSH WITH ADJACENT CONCRETE. PROPOSED CONCRETE PAVEMENT TO MATCH EXISTING CONCRETE DEPTH.

**Architectural Resources Group**  
 720 SW Washington Street,  
 Suite 605  
 Portland, Oregon 97205  
 971.256.5324  
 argcreate.com

**EMERIO**  
 6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 766-8912  
 FAX: (503) 639-9502  
 www.emeriodesign.com

**NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE
REVISIONS		

**BUTLER-PEROZZI FOUNTAIN**  
 LITHIA PARK, ASHLAND, OREGON

SHEET TITLE  
**CIVIL SITE PLAN**

ISSUANCE  
 PRE-APPLICATION CONFERENCE  
 03/12/2025

PROJ. NO.  
 240511  
 DRAWN  
 RSF  
 CHECKED  
 RG

DRAWING NO.  
**C1.01**

**CIVIL SITE PLAN**

**REPAIR GENERAL NOTES**

1. REPAIR/REPLACEMENT LOCATIONS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC. QUANTITIES OF WORK MAY BE APPLIED ELSEWHERE ON THE BUILDING, AT LOCATIONS VERIFIED BY THE CONTRACTOR, AND REVIEWED BY THE ARCHITECT.

**GENERAL CONDITIONS**



**BRONZE STATUE**

SEE SPECS FOR TREATMENT



**CONCRETE (TO REMAIN), INCLUDING CHEEKWALLS, PIERS, WALLS, & UPPER STAIR**

100 PERCENT OVERALL CLEANING OF EXISTING CONCRETE TO REMAIN



**CONCRETE LIGHT STANDARDS**

REPLACE WITH CAST CONCRETE LIGHT STANDARD



**MARBLE FOUNTAIN LOWER PEDESTAL & BOWL**

100 PERCENT OVERALL CLEANING OF EXISTING MARBLE TO BE REINSTALLED

**MARBLE CONDITIONS**



**MH-1: MARBLE HAIRLINE CRACK REPAIR**

CONDITION: CRACK IN MARBLE OF VARIABLE LENGTH LESS THAN 1/32" IN WIDTH.

REPAIR: GROUT TO MATCH EXISTING MARBLE

ESTIMATED QUANTITY: ALL HAIRLINE CRACKS AT EXISTING STONE



**MC-1: MARBLE CRACK REPAIR**

CONDITION: CRACK IN MARBLE OF VARIABLE LENGTH GREATER THAN 1/32" IN WIDTH.

REPAIR: PROVIDE CRACK FILL REPAIR

ESTIMATED QUANTITY: 4 LINEAR FEET

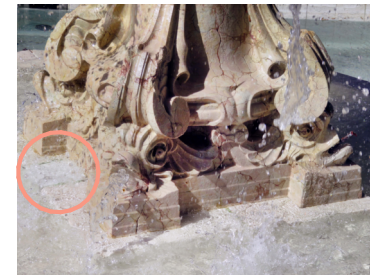


**MS-1: MARBLE SPALL REPAIR**

CONDITION: SPALL AT SURFACE OF MARBLE

REPAIR: PROVIDE PROFILED MARBLE DUTCHMAN REPAIR

ESTIMATED QUANTITY: 7 LOCATIONS



**MR-1: MARBLE PREVIOUS DUTCHMAN REPAIR**

CONDITION:

REPAIR: REPOINT PERIMETER OF DUTCHMAN WHERE JOINT IS OPEN

ESTIMATED QUANTITY: N/A (STONE BASE TO BE REPLACED)



**MG-1: MARBLE GRAFFITI CLEANING**

CONDITION: LOCALIZED MODERATE TO HEAVY SOILING THAT COMPRISES MATERIAL REQUIRING SPECIALIZED REMOVAL SUCH AS GRAFFITI

REPAIR: CLEAN MARBLE TO REMOVE GRAFFITI

ESTIMATED QUANTITY: N/A (UPPER BOWL & PEDESTAL TO BE REPLACED)



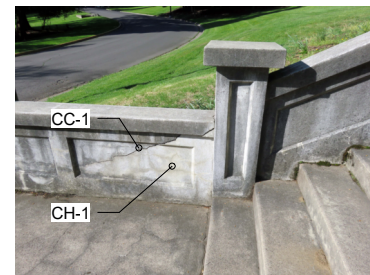
**MD-1: MARBLE DRAIN OUTLET REPAIR**

CONDITION:

REPAIR: CLEAN OUT EXISTING DRAINAGE FROM BOWL TO OUTLET. IMPROVE BORE & POLISH OUTLET AS NEEDED TO CREATE LAMINAR FLOW OF WATER

ESTIMATED QUANTITY: 8 LOCATIONS

**CONCRETE CONDITIONS**



**CH-1: CONCRETE HAIRLINE CRACK REPAIR**

CONDITION: CRACK IN CONCRETE OF VARIABLE LENGTH LESS THAN 1/32" IN WIDTH.

REPAIR: NO ACTION

ESTIMATED QUANTITY: N/A (NO ACTION)



**CC-1: CONCRETE CRACK REPAIR**

CONDITION: CRACK IN CONCRETE OF VARIABLE LENGTH GREATER THAN 1/32" IN WIDTH.

REPAIR: PROVIDE CRACK FILL REPAIR

ESTIMATED QUANTITY: 104 LINEAR FEET



**CS-1: CONCRETE SPALL REPAIR**

CONDITION: SPALL AT CONCRETE, SURFACE AREA VARIES

REPAIR: PROVIDE CONCRETE PATCH REPAIR

ESTIMATED QUANTITY: 40 SQUARE FEET  
22 LOCATIONS



**CG-1: CONCRETE GRAFFITI CLEANING**

CONDITION: LOCALIZED MODERATE TO HEAVY SOILING THAT COMPRISES MATERIAL REQUIRING SPECIALIZED REMOVAL SUCH AS GRAFFITI

REPAIR: CLEAN CONCRETE TO REMOVE GRAFFITI

ESTIMATED QUANTITY: 20 SQUARE FEET

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
REVISIONS		

**BUTLER-PEROZZI FOUNTAIN**

RESTORATION  
LITHIA PARK, ASHLAND, OREGON

SHEET TITLE

**TYPICAL CONDITIONS AND REPAIRS**

ISSUANCE  
PRE-APPLICATION CONFERENCE  
03/12/2025

PROJ. NO.  
240511

DRAWN  
AR

CHECKED  
SM

DRAWING NO.

**A0.03**

**PLAN GENERAL NOTES**

1. PROVIDE 5/8" STAINLESS STEEL ALL THREAD ROD EPOXY ANCHORED AT REINSTALLED MARBLE COMPONENTS. OWENS CORNING PINKBAR FIBERGLASS RODS MAY BE ANOTHER OPTION IN LIEU OF STAINLESS STEEL, TBD

**PLAN LEGEND**

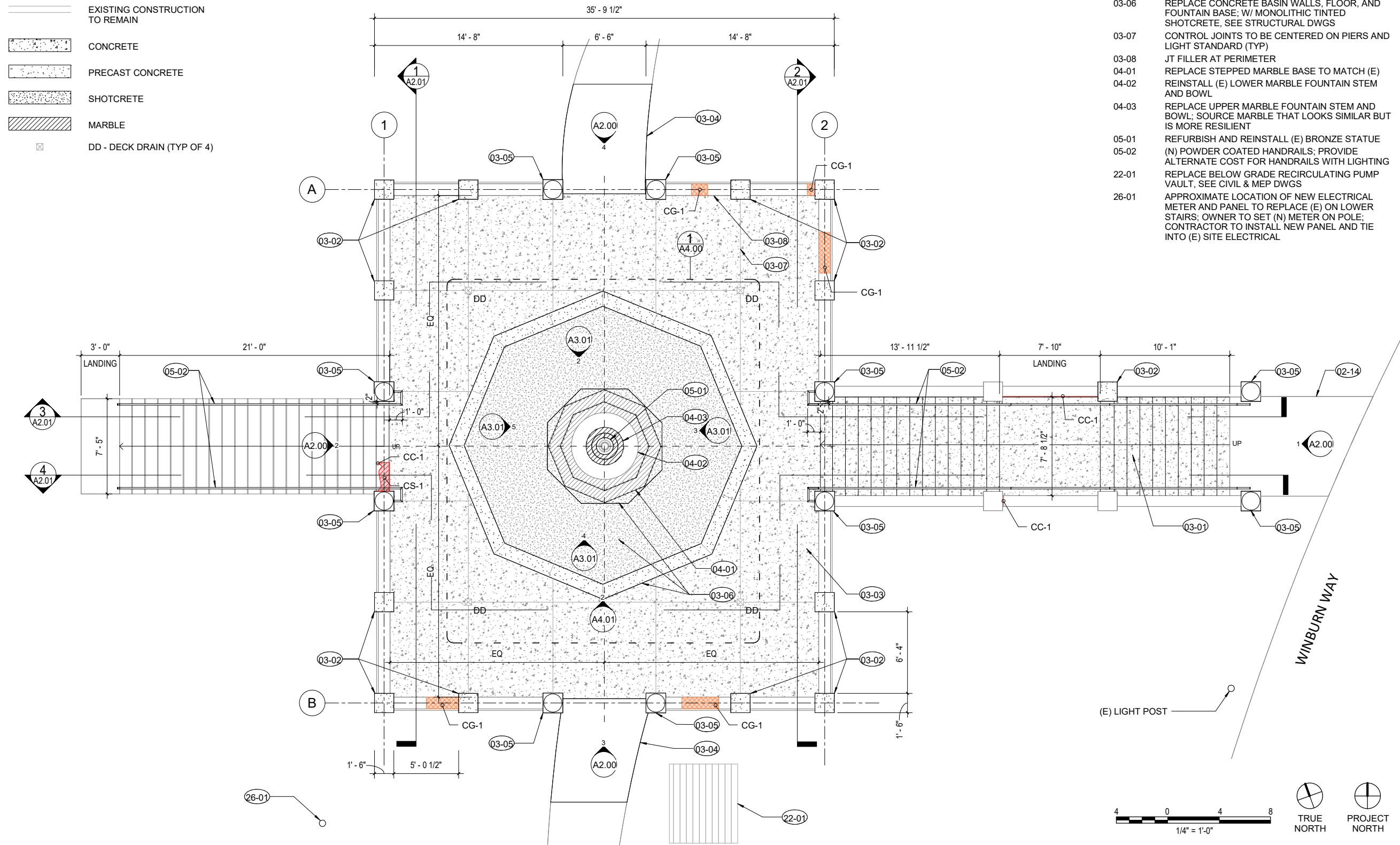
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- CONCRETE
- PRECAST CONCRETE
- SHOTCRETE
- MARBLE
- DD - DECK DRAIN (TYP OF 4)

**CONCRETE REPAIR TYPES LEGEND**

- CH-1 CONCRETE HAIRLINE CRACK REPAIR
- CC-1 CONCRETE CRACK REPAIR
- CS-1 CONCRETE SPALL REPAIR
- CG-1 CONCRETE GRAFFITI CLEANING

**SHEET KEYNOTES**

- 02-14 PROTECT (E) CONC WALK TO REMAIN
- 03-01 REPLACE CONCRETE STAIR
- 03-02 REPLACE CONCRETE PIER CAPS AT LOCATIONS NOTED
- 03-03 REPLACE CONCRETE SLAB, SLOPE 1/8" / FOOT TO DRAINS. SEE CIVIL & STRUCTURAL DWGS
- 03-04 INSTALL (N) ASPHALT FLUSH WITH ADJACENT CONCRETE
- 03-05 REPLACE CONCRETE LIGHT STANDARD W/ PRECAST UNIT TO MATCH (E) CONFIGURATION (TYP); SEE 1 / A4.02 & ELEC. DWGS
- 03-06 REPLACE CONCRETE BASIN WALLS, FLOOR, AND FOUNTAIN BASE; W/ MONOLITHIC TINTED SHOTCRETE, SEE STRUCTURAL DWGS
- 03-07 CONTROL JOINTS TO BE CENTERED ON PIERS AND LIGHT STANDARD (TYP)
- 03-08 JT FILLER AT PERIMETER
- 04-01 REPLACE STEPPED MARBLE BASE TO MATCH (E)
- 04-02 REINSTALL (E) LOWER MARBLE FOUNTAIN STEM AND BOWL
- 04-03 REPLACE UPPER MARBLE FOUNTAIN STEM AND BOWL; SOURCE MARBLE THAT LOOKS SIMILAR BUT IS MORE RESILIENT
- 05-01 REFURBISH AND REINSTALL (E) BRONZE STATUE
- 05-02 (N) POWDER COATED HANDRAILS; PROVIDE ALTERNATE COST FOR HANDRAILS WITH LIGHTING
- 22-01 REPLACE BELOW GRADE RECIRCULATING PUMP VAULT, SEE CIVIL & MEP DWGS
- 26-01 APPROXIMATE LOCATION OF NEW ELECTRICAL METER AND PANEL TO REPLACE (E) ON LOWER STAIRS; OWNER TO SET (N) METER ON POLE; CONTRACTOR TO INSTALL NEW PANEL AND TIE INTO (E) SITE ELECTRICAL



720 SW Washington Street,  
Suite 605  
Portland, Oregon 97205  
971.256.5324  
[argcreate.com](http://argcreate.com)

**NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE
REVISIONS		

**BUTLER-PEROZZI FOUNTAIN**

RESTORATION  
LITHIA PARK, ASHLAND, OREGON

SHEET TITLE  
**SITE PLAN**

ISSUANCE  
PRE-APPLICATION CONFERENCE  
03/12/2025

PROJ. NO.  
240511

DRAWN  
AR

CHECKED  
SM

DRAWING NO.  
**A1.00**

**1 OVERALL SITE PLAN**  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
REVISIONS		

# BUTLER-PEROZZI FOUNTAIN

RESTORATION  
LITHIA PARK, ASHLAND, OREGON

SHEET TITLE  
TERRACE EXTERIOR WALL ELEVATIONS

ISSUANCE  
PRE-APPLICATION CONFERENCE  
03/12/2025

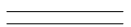

PROJ. NO.  
240511

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CHECKED  
SM

DRAWING NO.  
**A2.00**

### ELEVATION LEGEND

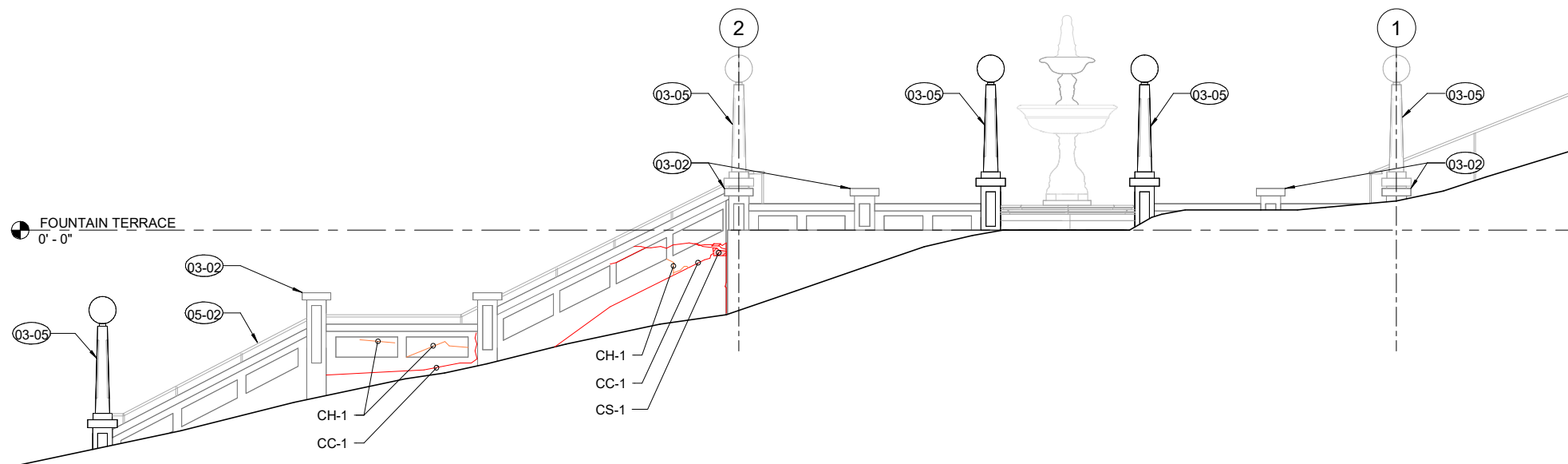
-  NEW CONSTRUCTION
-  EXISTING CONSTRUCTION TO REMAIN

### CONCRETE REPAIR TYPES LEGEND

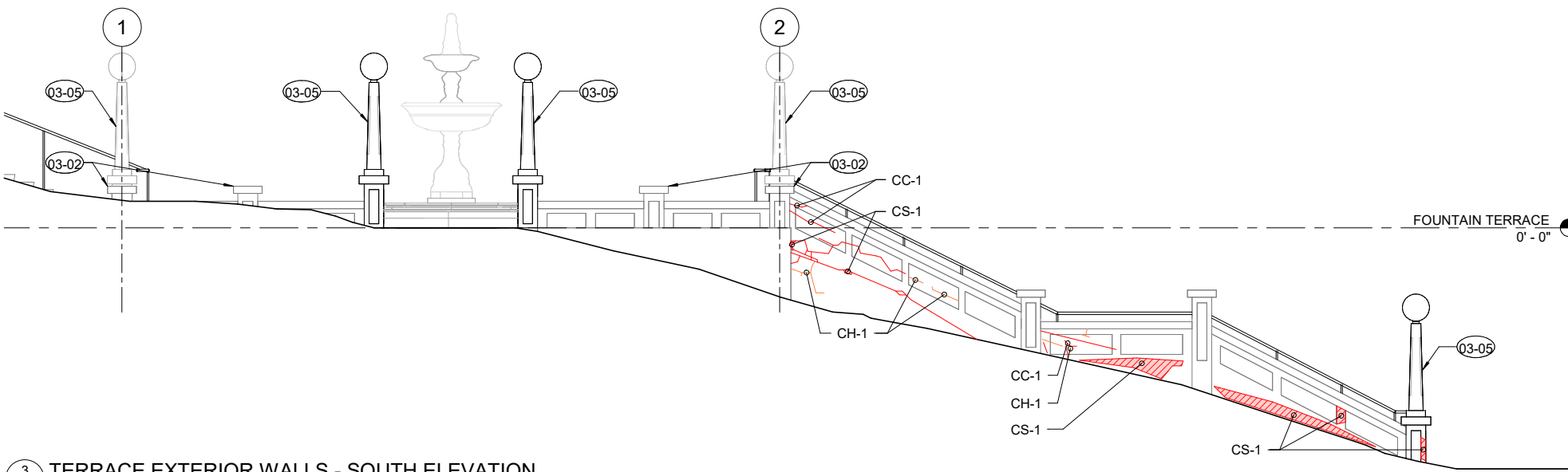
- CH-1  CONCRETE HAIRLINE CRACK REPAIR
- CC-1  CONCRETE CRACK REPAIR
- CS-1  CONCRETE SPALL REPAIR
- CG-1  CONCRETE GRAFFITI CLEANING

### SHEET KEYNOTES

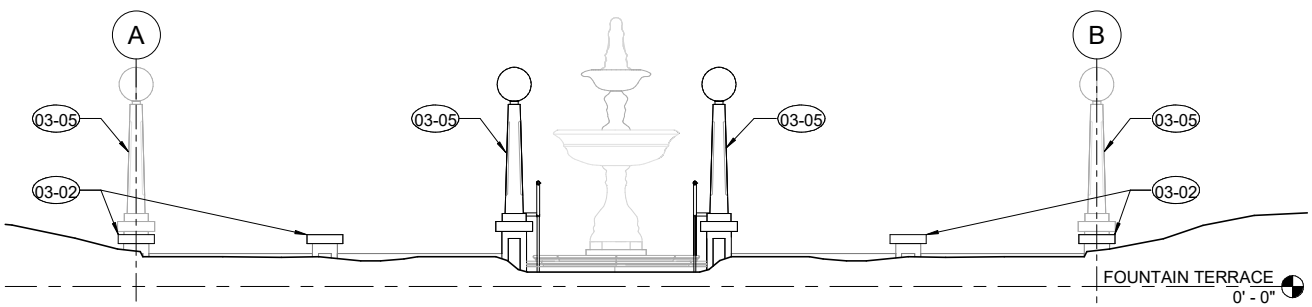
- 03-01 REPLACE CONCRETE STAIR
- 03-02 REPLACE CONCRETE PIER CAPS AT LOCATIONS NOTED
- 03-05 REPLACE CONCRETE LIGHT STANDARD W/ PRECAST UNIT TO MATCH (E) CONFIGURATION (TYP); SEE 1 / A4.02 & ELEC. DWGS
- 05-02 (N) POWDER COATED HANDRAILS; PROVIDE ALTERNATE COST FOR HANDRAILS WITH LIGHTING



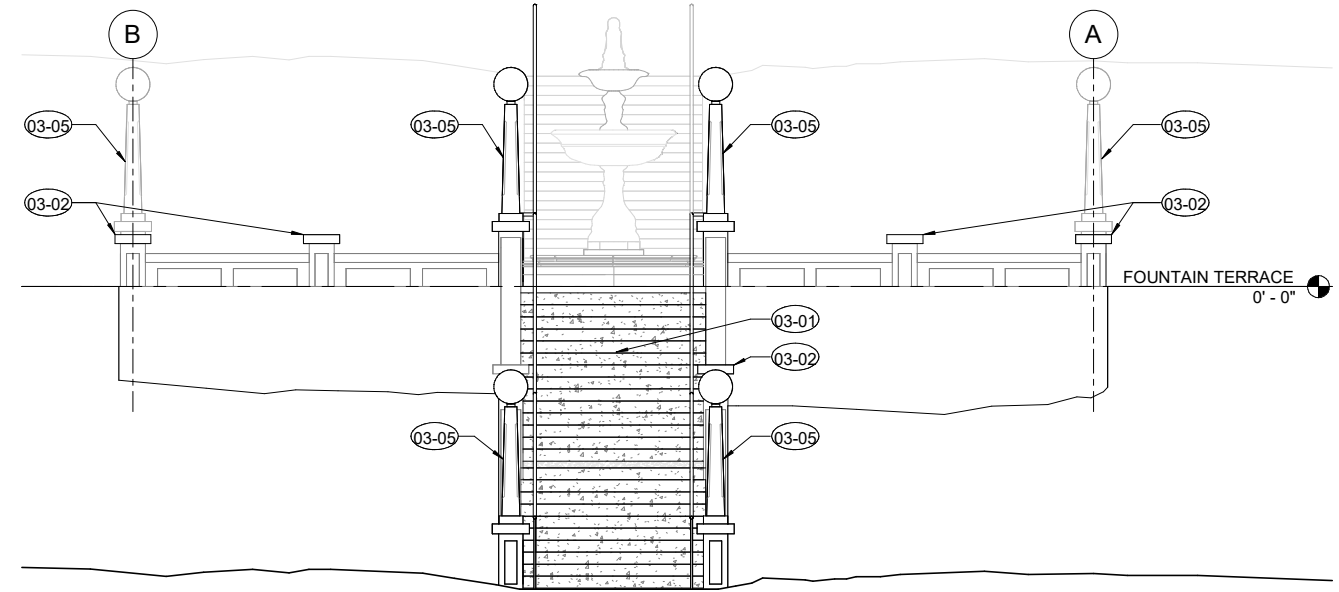
4 TERRACE EXTERIOR WALLS - NORTH ELEVATION  
A2.00 1/4" = 1'-0"



3 TERRACE EXTERIOR WALLS - SOUTH ELEVATION  
A2.00 1/4" = 1'-0"



2 TERRACE EXTERIOR WALLS - WEST ELEVATION  
A2.00 1/4" = 1'-0"



1 TERRACE EXTERIOR WALLS - EAST ELEVATION  
A2.00 1/4" = 1'-0"

# Memo

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**DATE:** May 7, 2025  
**TO:** Historic Preservation Advisory Committee (HPAC) Members  
**FROM:** Derek Severson, *Planning Manager & Staff Liaison*  
**RE:** Second Playwrights' Walk Plaque Placement

## **Background**

As you all may recall, after review by the Historic Preservation Advisory Committee and Public Arts Advisory Committee, the City Council approved the Playwrights Walk proposal to allow the placement of plaques with quotes from selected playwrights within the city's sidewalk corridors. Plaque creation and placement will be through the privately-funded Ashland Playwrights Walk, and the first plaque is in place in front of the Ashland Chamber of Commerce.

## **Next Steps**

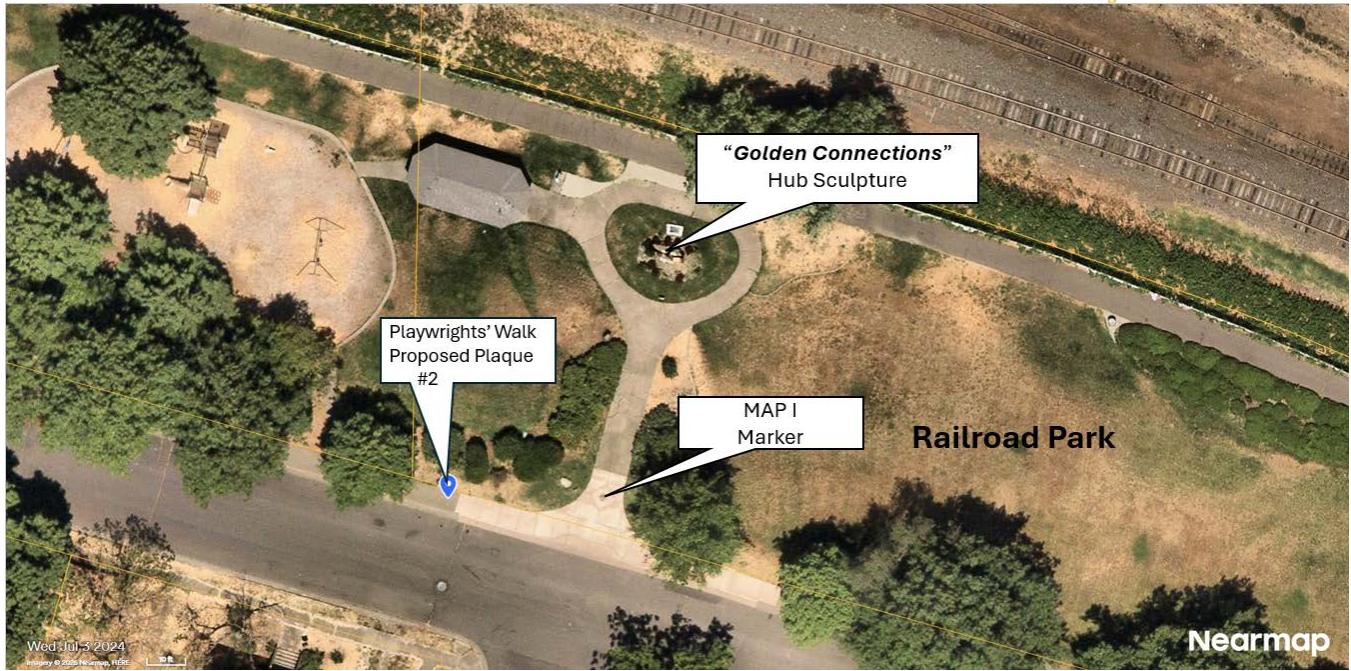
At the May meeting, Susan MacCracken Jain (who serves on both the Ashland Planning Commission and on the Public Arts Advisory Committee) will be appearing before HPAC as a private citizen and co-director of Ashland Playwrights Walk to provide an informational update to HPAC on the installation of the second Ashland Playwrights Walk plaque.

The second plaque has been designed by local artist Micah Blacklight. A map showing the placement is provided below, along with images of the placement and the plaque's design. The top of the plaque would be oriented towards the entrance for continuity and to draw in walkers, whether they be locals or tourists. Ms. MacCracken Jain will be available at the meeting for any questions. This is an informational update, and no action is required of HPAC.

## **COMMUNITY DEVELOPMENT DEPARTMENT**

51 Winburn Way  
Ashland, Oregon 97520  
[ashland.or.us](http://ashland.or.us)

Tel: 541.488.5305  
Fax: 541.552.2050  
TTY: 800.735.2900



*Location of next Playwrights' Walk Plaque on A Street near the Railroad Park*

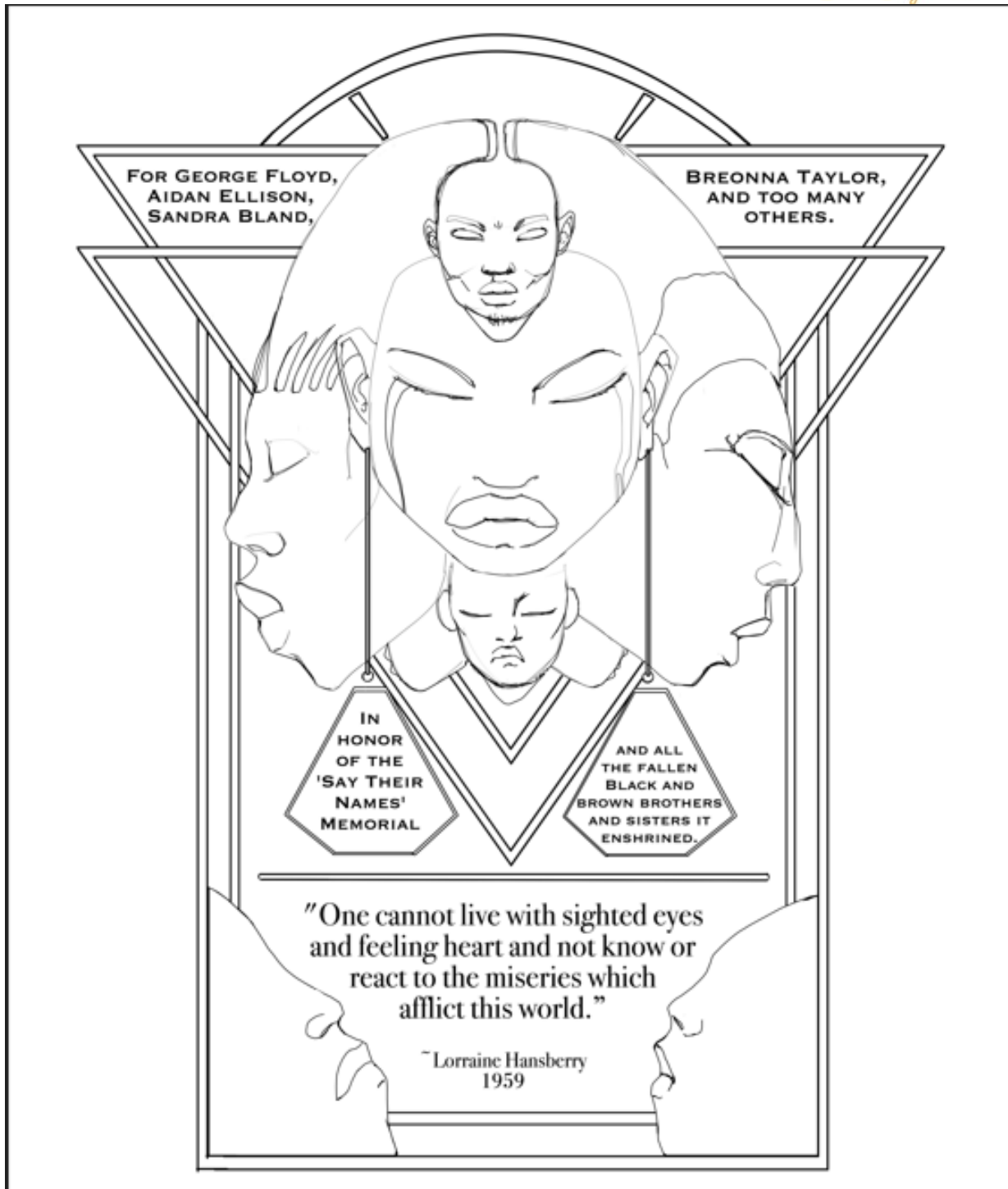


*Proposed Sidewalk Placement*

**COMMUNITY DEVELOPMENT DEPARTMENT**

51 Winburn Way  
Ashland, Oregon 97520  
[ashland.or.us](http://ashland.or.us)

Tel: 541.488.5305  
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*Proposed Playwrights Walk Plaque #2 Design, by artist Micah Blacklight*

**COMMUNITY DEVELOPMENT DEPARTMENT**

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Ashland, Oregon 97520  
[ashland.or.us](http://ashland.or.us)

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Fax: 541.552.2050  
TTY: 800.735.2900



# June 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>		
June 5th			
June 19th			

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

# Historic Preservation Week

## LITHIA PARK HISTORY:

- **Take the Historic Lithia Park Self-Guided Tour**

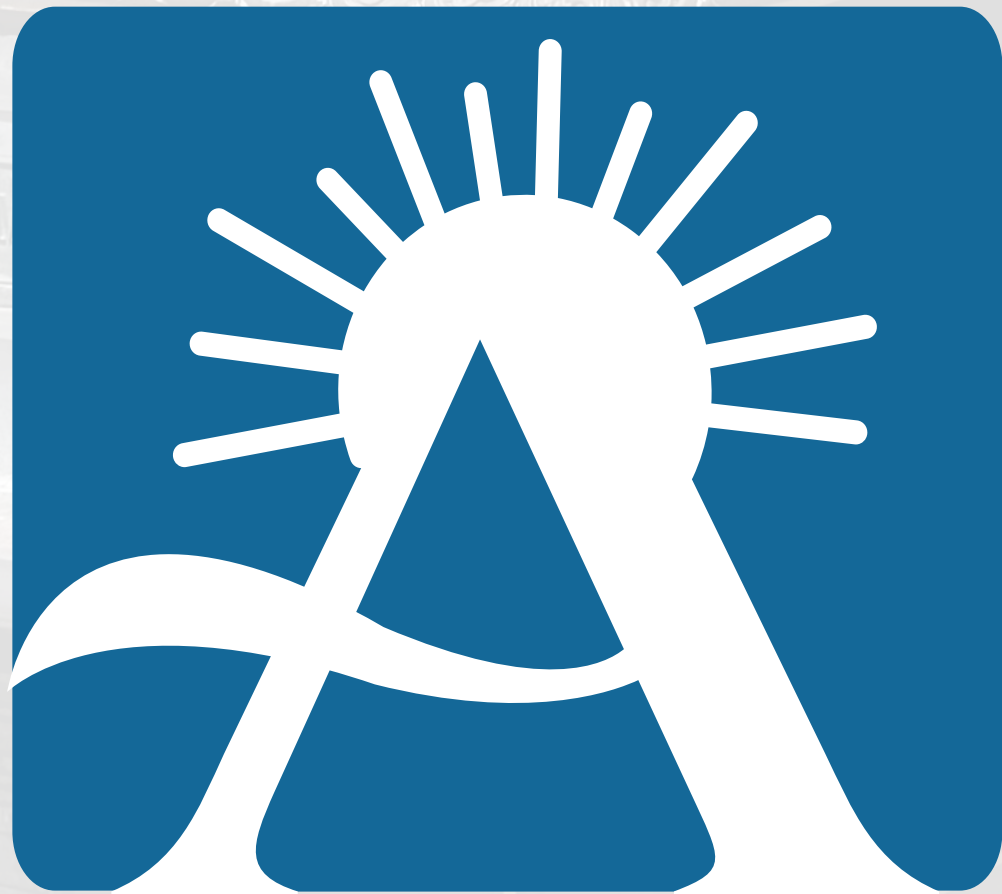
Scan the code or visit  
[gis.ashland.or.us/LITHIAHISTORIC](https://gis.ashland.or.us/LITHIAHISTORIC)



## SCHEDULE OF EVENTS:

- **Walk Ashland Railroad District Tour**  
May 13, 1 p.m.  
Railroad Park
- **Meet the Ghosts**  
May 14, 2 to 4 p.m.  
Ashland Cemetery
- **Photo Contest**  
May 15, 3 to 5 p.m.  
Ashland Plaza
- **Self-Guided Tours**  
May 16, 8:30 a.m. to 4 p.m.  
Ashland Memorial Mausoleum
- **Awards Ceremony**  
May 17, 2 to 4 p.m.  
Lithia Park

Scan the code or visit  
[ashlandoregon.gov/HISTORIC](https://ashlandoregon.gov/HISTORIC)



*Better Together*

# HPAC

## MembershipList - Web

Commissioner Name	Term	E-Mail
Bill Emery	12/31/26	<a href="mailto:bill@ashlandhome.net">bill@ashlandhome.net</a>
Sam Whitford	12/31/27	<a href="mailto:skwhippet@charter.net">skwhippet@charter.net</a>
Terry Skibby	12/31/25	<a href="mailto:trskib@aol.com">trskib@aol.com</a>
Eric Bonetti	4/30/26	<a href="mailto:ashlandoregon@gmail.com">ashlandoregon@gmail.com</a>
Shelby Scharen	4/30/26	<a href="mailto:shelby@scharendesignstudio.com">shelby@scharendesignstudio.com</a>
Katy Repp	4/30/26	<a href="mailto:Kaylynnrepp@gmail.com">Kaylynnrepp@gmail.com</a>
Lisa Verner Planning Commission Liaison		<a href="mailto:lisaverner815@icloud.com">lisaverner815@icloud.com</a>
Jeff Dahle Council Liaison		<a href="mailto:jeff.dahle@council.ashland.or.us">jeff.dahle@council.ashland.or.us</a>
Derek Severson Staff Liaison		<a href="mailto:Derek.Severson@ashland.or.us">Derek.Severson@ashland.or.us</a>
Regan Trapp Admin Support		<a href="mailto:regan.trapp@ashland.or.us">regan.trapp@ashland.or.us</a>