



# 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..**

June 4, 2025

AGENDA

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

<https://zoom.us/j/99708680963?pwd=CXSYy7p30MjfsF4UP5ZzWXpwkGrqSF.1>

**Meeting ID:** 997 0868 0963

**Passcode:** 050929

## 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. (4:03) INTRODUCTION OF NEW MEMBER

Deborah DeLaunay was appointed to the Historic Preservation Advisory Committee at the May 20<sup>th</sup> City Council meeting.

## II. (4:05) APPROVAL OF AGENDA

## III. (4:10) APPROVAL OF MINUTES

Minutes of April 2, 2025 *(There was no quorum for May 7, and as such there are no May 7 minutes.)*

## IV. (4:15) PUBLIC FORUM

## V. (4:30) LIASON REPORTS

Council Liaison – Jeff Dahle

Staff Liaison – Derek Severson

SERJAC Liaison – Victoria Sage

## VI. (4:45) DISCUSSION ITEMS

A. **Pre-Application Review** – Rafael Gonzales/246 A Street

B. **Review Board Assignments** – June & July 2025

C. **Historic Preservation Week De-brief**

D. **Discuss the Possibility of Quarterly Meetings**

i. January, April, July & October ???

ii. Land Use Item Review as needed

iii. Review Board ???

## VII. (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.



# HPAC Committee Minutes DRAFT

**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





# HPAC Committee Minutes DRAFT

<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.

SUBJECT SITE

Location: 246 A Street, 39 1E 09BA 1200  
Base Zone: Employment (E-1), Chapter 18.2 Applies Directly  
Overlays: Residential, Railroad Historic District, Detail Site Review

COMPREHENSIVE PLAN DESIGNATION

Employment

SURROUNDING ZONING	SURROUNDING LAND USE	IDENTIFICATION
North: E-1	Commercial/Retail	Ashland Hardware
South: R-2	Residence	
East: E-1	Commercial/Retail	Ashland Recycled Furniture
West: E-1	Commercial/Retail	Ashland Food Co-Op

SUBJECT SITE CURRENT USE

Automotive and Truck Repair.  
Special Standards: In E-1 zone, auto and truck repair is a permitted use if 200 feet or more from residential zones.

EXISTING BUILDINGS

Main building: area approx. 2,040 ft<sup>2</sup>, one story, concrete block walls, wooden roof  
Type III, non-sprinklered  
Spray booth: area approx. 600 ft<sup>2</sup> metal structure, under wooden-frame roof  
Type III, non-sprinklered

PROPOSED USES

Restaurant - Permitted  
Food Trucks (≤3) - Subject to Special Standards

REVIEW PROCEDURE

18.5.2.020 Site Design Review  
<https://ashland.municipal.codes/LandUse/18.5.2.020>

Site design review would include present-day remodel of existing structures and site, and provision for future addition to the existing building.

Presently proposed: Remodel/modification of existing structures and open area, and change of occupancy use.

A.7. Any change of occupancy from a less intense to a more intensive occupancy, as defined in the building code.

Proposed future addition.

A.1. New structures, additions, or expansions in C-1, E-1, HC, CM, and M-1 zones.

The narrative below includes references reviewed by applicant to inform the design of the proposed development. Applicant requests confirmation or correction of applicability and inferences.

## NARRATIVE DESCRIPTION OF PROPOSED SITE DEVELOPMENT

The current use, which is classified by the Ashland Land Use Ordinance as, “Motor Vehicle Repair Garage,” and by the Oregon Structural Specialty Code (OSSC) as, “Moderate-Hazard Factory Industrial, Group F-1,” would terminate.

A change of use is proposed.

The proposed primary use would include a quality restaurant, which is a permitted commercial use in the E-1 Zone.

Land Use Ordinance AMC Part 18.2, Zoning Regulations  
chapter 18.2.2, Base Zones and Allowed Uses  
<https://ashland.municipal.codes/LandUse/18.2.2.030>

Satellite pads for outdoor bar/Food trucks (maximum 3) would be included as an additional primary use (or as an accessory use), subject to Special Use Standards.

Land Use Ordinance AMC Part 18.2, Zoning Regulations  
chapter 18.2.3, Special Use Standards  
18.2.3.145 Food Trucks and Food Carts  
<https://ashland.municipal.codes/LandUse/18.2.3.145>

Restaurant use for 50 or greater people is classified by the OSSC as Assembly, Group A-2.

Oregon Structural Specialty Code (OSSC) 2022  
Chapter 3 Occupancy Classification and Use  
<https://up.codes/viewer/oregon/ibc-2021/chapter/3/occupancy-classification-and-use#3>

Fire sprinklers would be installed in anticipation of an occupant load greater than 100.

Oregon Fire Code (OFC) 2022  
Chapter 9 Fire Protection and Life Safety Systems  
903.2 Where Required  
903.2.1.2 Group A-2

<https://up.codes/viewer/oregon/or-fire-code-2022/chapter/9/fire-protection-and-life-safety-systems#903.2.1.2>

The existing structure (approx. 2,040 ft<sup>2</sup>, one-story bldg. with attached approx. 600 ft<sup>2</sup> spray booth) would be remodeled, for function, energy efficiency, and architectural compatibility with the neighborhood. A covered porch (approx. 1,520 ft<sup>2</sup>) would be added to the existing structure. The porch roof’s architectural style would reflect the neighborhood’s historic vernacular (a wrap-around porch roof, comprised of single-slope roofs along the 1<sup>st</sup> St and A St faces, with a detail at the conjunction). The roof material would be standing-seam metal.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards

chapter 18.4.2, Building Placement, Orientation, and Design  
18.4.2.050 Historic District Development  
C. Rehabilitation Standards for Existing Buildings and Additions.  
<https://ashland.municipal.codes/LandUse/18.4.2.050>

Vehicle parking would be eliminated from the site, and existing asphalt would be removed. Bicycle parking would be provided.

"Climate-Friendly and Equitable Communities" Program (2022)  
<https://www.oregon.gov/lcd/cl/pages/cfec.aspx>

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards  
chapter 18.4.3, Parking, Access, and Circulation  
18.4.3.070 Bicycle Parking Standards  
<https://ashland.municipal.codes/LandUse/18.4.3.070>

The site's open space, situated between the existing building and the public sidewalks along A St and 1<sup>st</sup> St, and presently used for driveway, parking, and storage, would be landscaped and hardscaped for use as an outside eating plaza (approx. 5,000 ft<sup>2</sup> or greater).

The plaza, framed by the renovated building and covered porch, would serve as a pedestrian-oriented amenity along both A St and 1<sup>st</sup> St. The plaza would serve as the primary entrance, with a prominent gateway on A St in the location of the existing driveway. The entrance would be accessible.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards  
chapter 18.4.2, Building Placement, Orientation, and Design  
18.4.2.040 Non-Residential Development  
B.1. Orientation and Scale  
C.2. Streetscape.  
b. A building shall be set back not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas. . .  
<https://ashland.municipal.codes/LandUse/18.4.2.040>

Oregon Administrative Rules  
Land Conservation and Development Department  
Chapter 660 Division 12  
TRANSPORTATION PLANNING  
660-012-0330  
Land Use Requirements  
(4)(a) Primary pedestrian entrances  
<https://secure.sos.state.or.us/oard/viewSingleRule.action?ruleVrsnRsn=307169>

Walkable Design Standards Guidebook  
<https://www.oregon.gov/lcd/CL/Documents/CFECWalkableDesignStandards.pdf>

OSSC Chapter 11 Accessibility  
1104.1 Site Arrival Points

<https://up.codes/viewer/oregon/ibc-2021/chapter/11/accessibility#1104.1>

The existing 6-ft-high chain-link fence along A St and 1st St would be replaced by architectural fencing and landscaping. The existing 6-ft-high chain-link fence along the alley would be replaced by a board fence, to improve aesthetics, mitigate potential offsite impacts, and protect the plaza area from strong breezes by framing an L-shaped courtyard in conjunction with the existing building. Fence height would be approximately 6 feet. Front yard setback not required. Alley yard setback not required.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards  
chapter 18.4.4, Landscaping, Lighting, and Screening  
18.4.4.060 Fences and Walls

<https://ashland.municipal.codes/LandUse/18.4.4.060>

B.1. Height. Fences, walls, hedges, and screen planting shall not exceed the following heights:  
a. Front Yard. In any required front yard, not more than three and one-half feet in height.  
c. Street-Side Yard. In any rear or side yard abutting a public street, except alleys, not more than four feet in height where located within ten feet of said street.

Land Use Ordinance AMC Part 18.2, Zoning Regulations  
chapter 18.2.6, Standards for Non-Residential Zones  
18.2.6.030 Unified Standards for Non-Residential Zones

<https://ashland.municipal.codes/LandUse/18.2.6.030>

Table 18.2.6.030. Standards for Non-Residential Zones

E-1 zone: There is no minimum front, side, or rear yard required, except where buildings on the subject site abut a residential zone, in which case a side of not less than 10 ft and a rear yard of not less than 10 ft per story is required.

Land Use Ordinance AMC Part 18.2, Zoning Regulations  
chapter 18.2.4, General Regulations for Base Zones  
18.2.4.040 Vision Clearance Area

B. . . the minimum distance shall be 15 feet or, at intersections, including an alley, ten feet, except that the C-1, E-1, and CM zones are exempt from these requirements

<https://ashland.municipal.codes/LandUse/18.2.4.040>

The service entrance and trash/recycling would be accessed from the alley, and screened.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards  
chapter 18.4.4, Landscaping, Lighting, and Screening  
18.4.4.040 Recycling and Refuse Disposal Areas

<https://ashland.municipal.codes/LandUse/18.4.4.040>

Roof-mounted mechanical equipment would be screened.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards  
chapter 18.4.4, Landscaping, Lighting, and Screening  
18.4.4.030 Landscaping and Screening

G. Other Screening Requirements.

<https://ashland.municipal.codes/LandUse/18.4.4.030.G.4>

An onsite grease interceptor would be installed to receive and pretreat all food-service drainage generated onsite prior to discharge to the public sanitary sewer collection system.

Ashland Wastewater Master Plan (2012)

2.1.2 Pipeline Regulatory Rules

Capacity Management, Operation, and Maintenance Rules (cMOM)

<https://or-ashland.civicplus.com/DocumentCenter/View/2022/2012-Wastewater-Master-Plan-pdf?bidId=>

A future addition to the existing building and covered porch (similar in size to existing) is proposed to be located along the southern boundary of the site (abutting the alley). The proposed location would contribute to the energy efficiency of the site, and enhance the use, visibility, and draw of the courtyard - plaza as a pedestrian amenity and primary entrance.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards

chapter 18.4.2, Building Placement, Orientation, and Design

18.4.2.040 Non-Residential Development

B.1. Orientation and Scale

C.2. Streetscape.

b. A building shall be set back not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas. . .

<https://ashland.municipal.codes/LandUse/18.4.2.040>

Sun, Wind & Light: Architectural Design Strategies, 3rd Edition

Mark DeKay, G. Z. Brown

Wiley (2014)

<https://greenvisionstudio.org/sun-wind-light-1>

Ashland Comprehensive Plan

Energy, Air and Water Conservation Element

<https://or-ashland.civicplus.com/DocumentCenter/View/1473/Comprehensive-Plan---Updated-June-2019-PDF>

GOALS (11.09.09)

The city shall strive, in every appropriate way, to reduce energy consumption within the community. Water conservation and air quality enhancement should also be promoted programs should emphasize greater efficiency in end use, rather than sacrifices in living standards.

In general, policies that effect change through a combination of economic incentives and public education shall be considered more appropriate than policies involving strict legal requirements or mandates.

The city shall give due attention to energy and resource conservation and air quality enhancement in all planning actions and city activities

The site area is approximately 12,200 ft<sup>2</sup>. The floor area of buildings, covered porches, and plaza would comprise an area of not less than 6,100 ft<sup>2</sup>, resulting in a Floor-to-Area Ratio (FAR) of not less than 0.50.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards  
chapter 18.4.2, Building Placement, Orientation, and Design  
18.4.2.040 Non-Residential Development  
C. Detailed Site Review Standards.  
1. Orientation and Scale.  
a. Floor Area Ratio (FAR)  
<https://ashland.municipal.codes/LandUse/18.4.2.040.C>

Signs: Signs would be proposed at a later date.

Land Use Ordinance AMC Part 18.4, Site Development and Design Standards  
chapter 18.4.7, Signs  
18.4.7.080 Commercial, Health Care, Employment, Croman Mill and Industrial Zones  
<https://ashland.municipal.codes/LandUse/18.4.7.080>

Fire hydrant located on the corner of 1<sup>st</sup> and A Street.

Unclear areas:

SDC Charges & Credits

1.a Credit for demolished house's (removed in 2017) plumbing fixture units for sewer SDCs, and other residential SDCs: City sewer SDCs = \$386.37 / FU.

residential <https://ashlandoregon.gov/DocumentCenter/View/2145/FY24-25-Residential-SDC-Handout-PDF?bidId=>

commercial  
<https://ashlandoregon.gov/DocumentCenter/View/2144/FY24-25-Commercial-SDC-Handout-PDF?bidId=>

Sewer Credits: \$3,863.70

1977 JCO appraisal  
1,401 ft<sup>2</sup> house  
1 lavatory-----1.0 FU  
1 toilet-----3.0 FU  
1 bathtub-----2.0 FU  
1 sink (kitchen)-----2.0 FU  
1 laundry facility-----2.0 FU  
1 water heater-----n/a  
total - - - - - 10.0 FU

<https://forms.jacksoncountyor.gov/PDO/DocView.aspx?id=334477&dbid=0&repo=JacksonCounty&searchid=d182719d-640e-405e-abd3-1e7f0e8c23c1>

Transportation Credits:

ITE Land-Use Code 210 SINGLE FAMILY DWELLING/TOWNHOME PER DU \$5,413.80 / dwelling unit

1.b. Existing shop category (Autobody Shop) for SDC credits is unclear. Reviewing Ashland's list of SDCs based on types of use. There is not an express match on the list of the existing use. Ashland Transportation SDCs, lists the following:

Transportation Credits:

ITE Land-Use Code 841 AUTOMOBILE SALES \$15,966.19 / 1,000 ft<sup>2</sup>

ITE Land-Use Code 944 GASOLINE/SERVICE STATION \$22,689.03 / vehicle fuel station

Sewer Credits: \$1,545.48

1 lavatory-----1.0 FU

1 toilet-----3.0 FU

1 water heater-----n/a

total - - - - - 4.0 FU

1.c Proposed. ITE Land-Use Code 931 Quality Restaurant \$13,943.22 / 1,000 ft<sup>2</sup>

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We have not yet located information on utilities such as water line, meter size, sewer lines, and storm drains. Information from the City of Ashland is requested

Setbacks in E-1 are exempt. Does this include buildings, fences and arbors? We would like to maintain the current fence height along the property line and bump out the fence to the property line where we are proposing the shrubs to be removed on 1<sup>st</sup> street. With architectural fencing, this will create an attractive but secure courtyard.

Are there insulation requirements for renovations? The current building is not insulated. I used Growler Guys as a comparison for change of use and remodel, there appears to be no insulation in their building.

Will there be any seismic retrofitting necessary?

We may want to build the additional building mentioned in the future. We want to get land use approval during this current land use application.

Are there differences in wording with "addition" compared to "new build?" The building would not be for years down the line. Would we consider it a phase 2?

Photos attached for building reference in Historic district

\*We are currently having environmental inspections performed



Ashland ACE Hardware  
Diablo Tools at Ace

Spectrum Store'

Simple Cafe

Umpqua Bank

Ashland Food Co-Op

South Valley  
Auto Body & Rpr

A St

N 1st St

246 A STREET VICINITY

N 2nd St

B St

B St

Google



A  
U  
T  
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R  
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A  
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R

SOUTH VALLEY  
Auto Repair  
& Parts

CAUTION

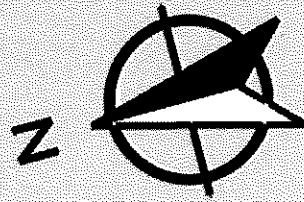
968-ENT





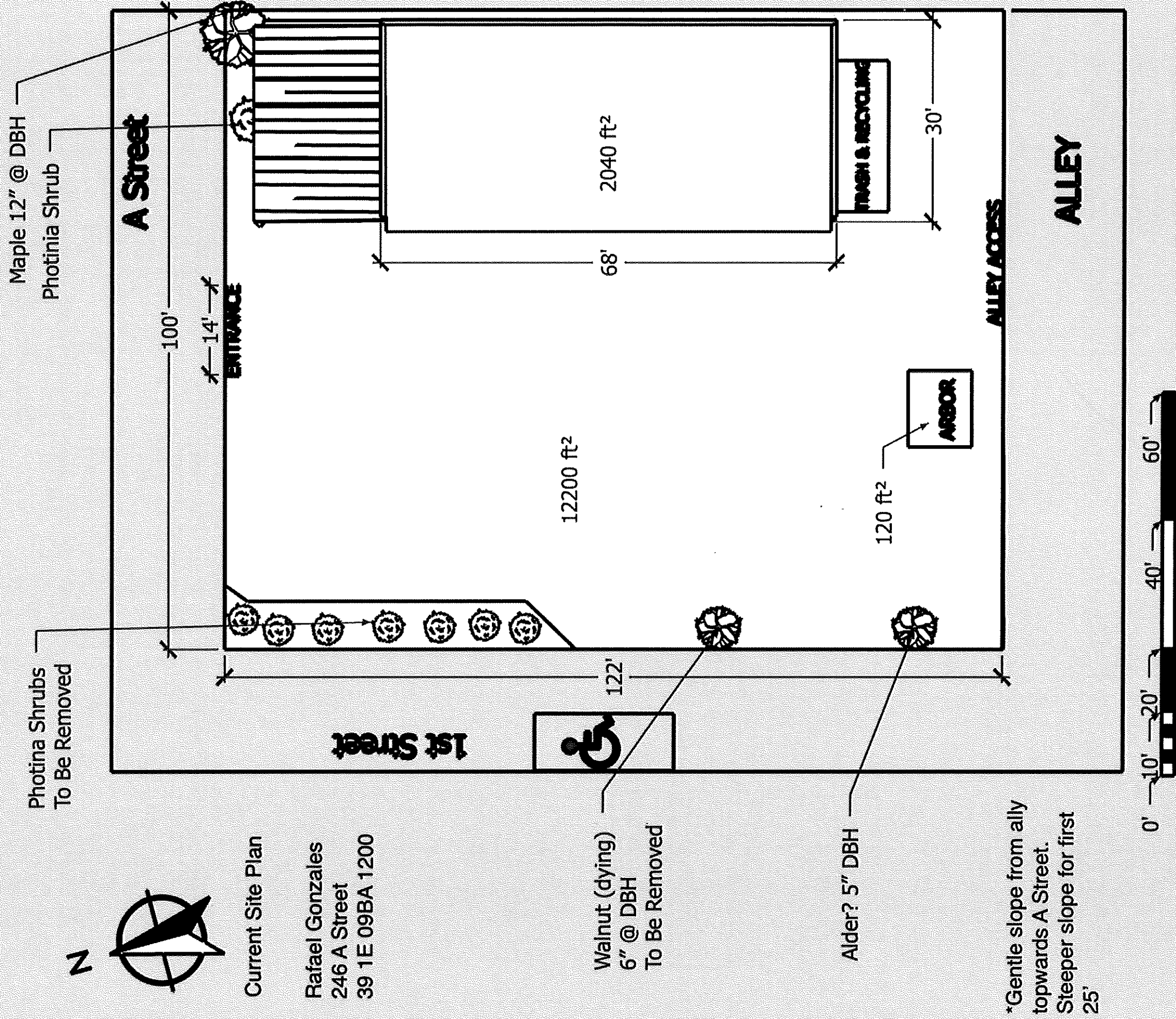
SOUTH VALLEY  
AUTO BODY  
AND PAINT  
988-0111  
The Greening





**Current Site Plan**

Rafael Gonzales  
246 A Street  
39 1E 09BA 1200



Walnut (dying)  
6" @ DBH  
To Be Removed

Alder? 5" DBH

\*Gentle slope from ally  
towards A Street.  
Steeper slope for first  
25'

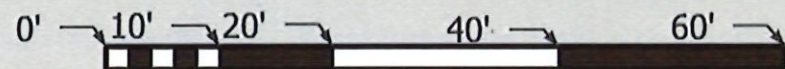
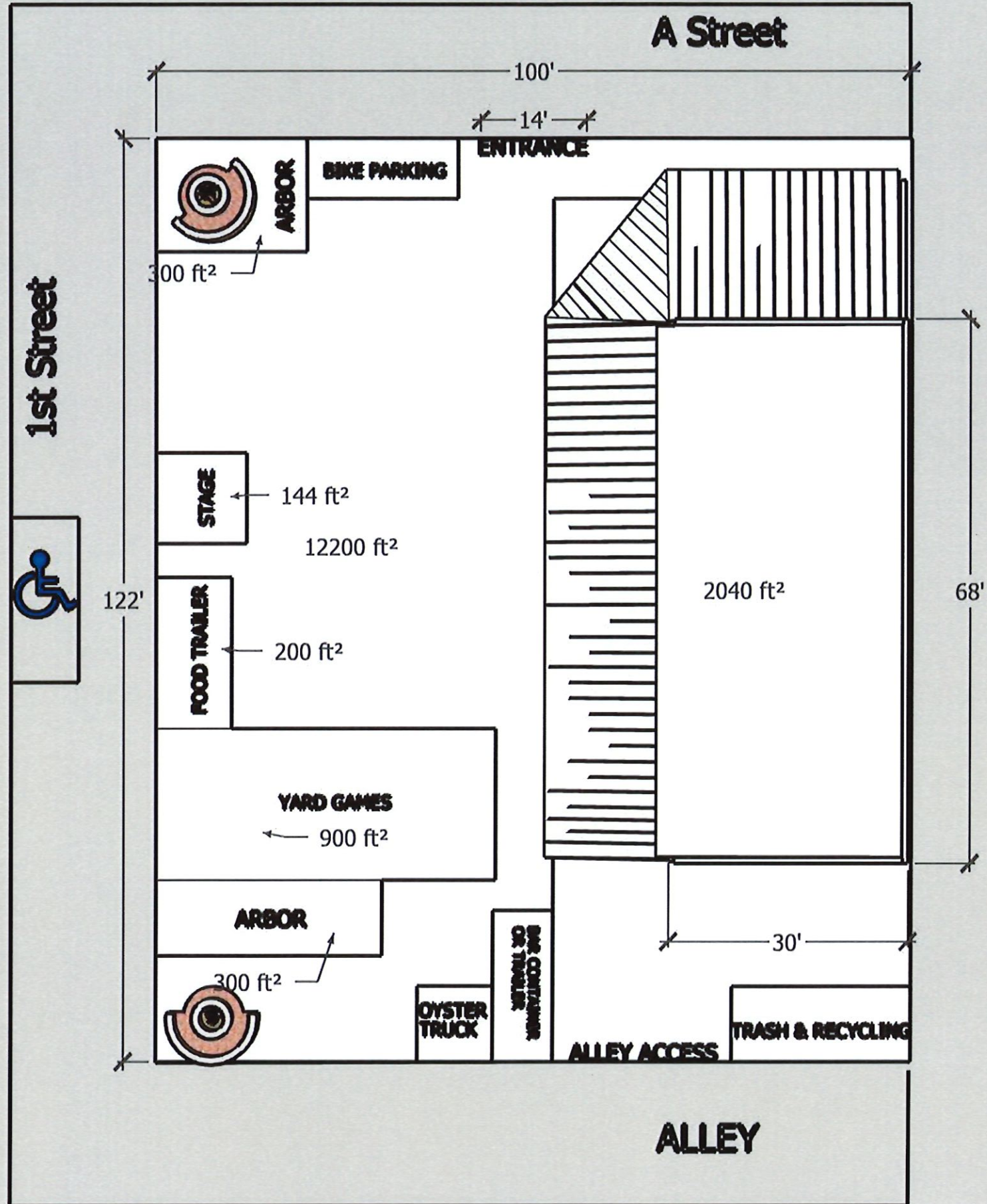


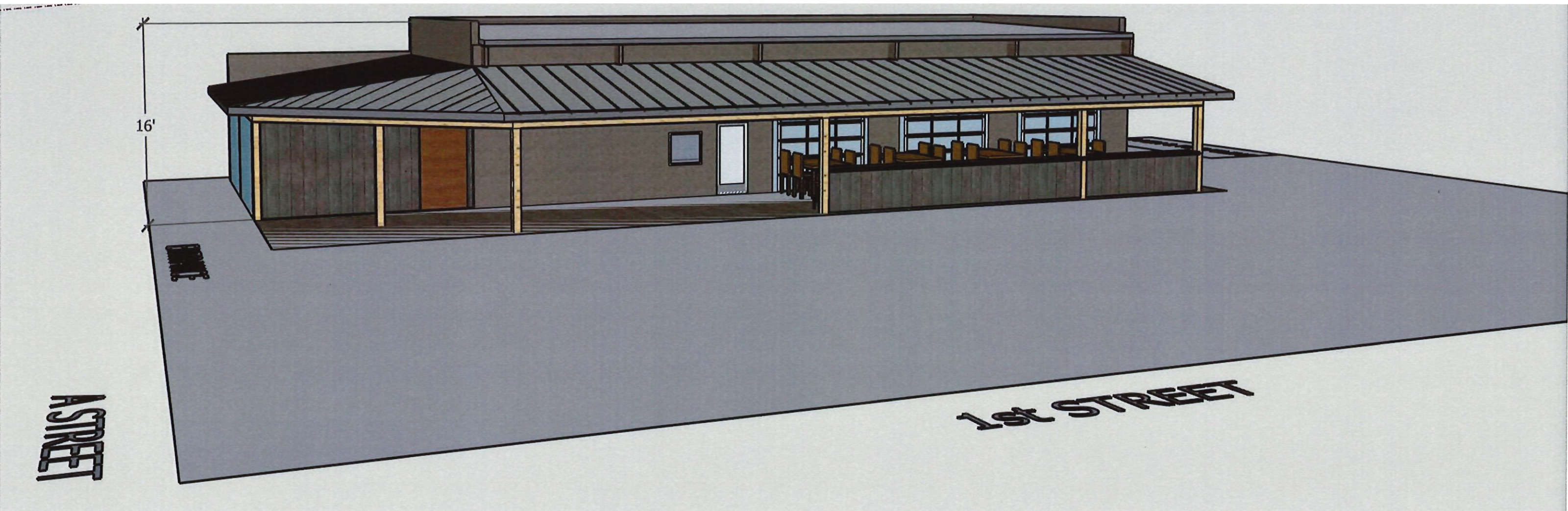
Proposed Phase 1  
Site Plan

Rafael Gonzales  
246 A Street  
39 1E 09BA 1200

Landscape plan to  
come at later date

\*Gentle slope from ally  
towards A Street.  
Stepper slope for first  
25'

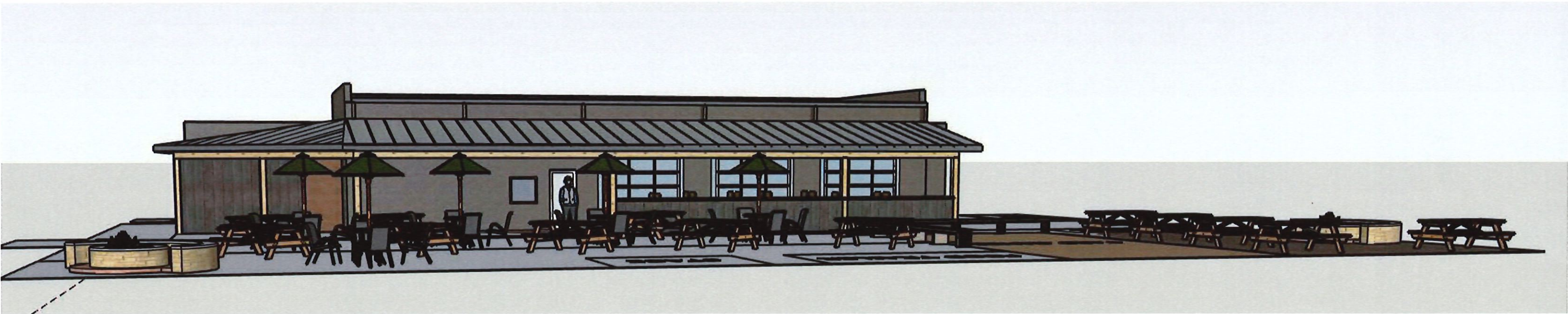




16'

ASTREET

1st STREET



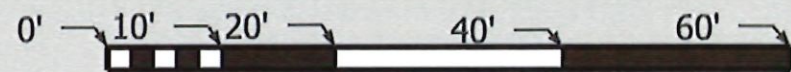
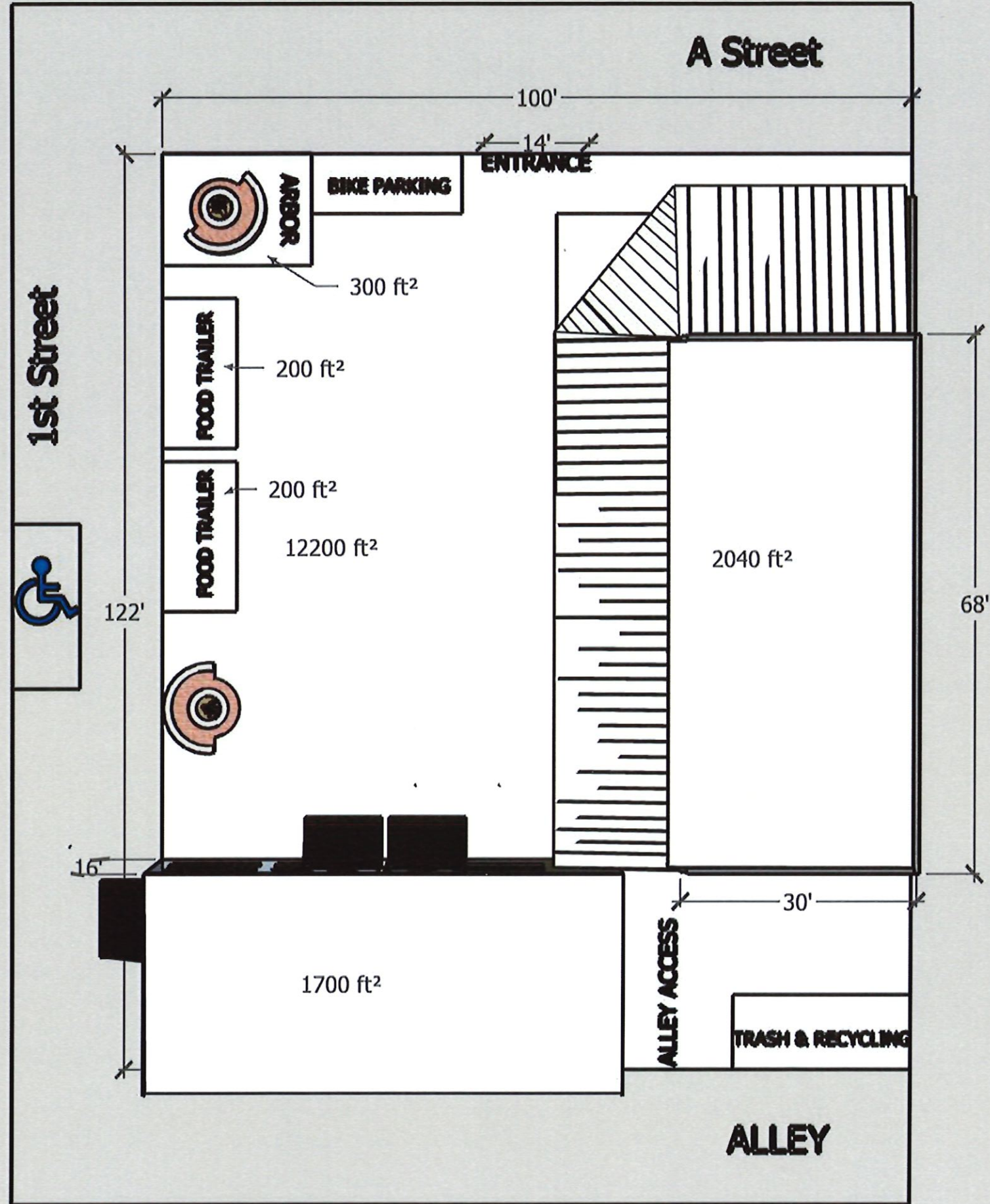


Proposed Phase 2  
Site Plan

Rafael Gonzales  
246 A Street  
39 1E 09BA 1200

Landscape Plan to  
come at later date

\*Gentle slope from  
ally towards A Street.  
Steeper Slope for first  
25'

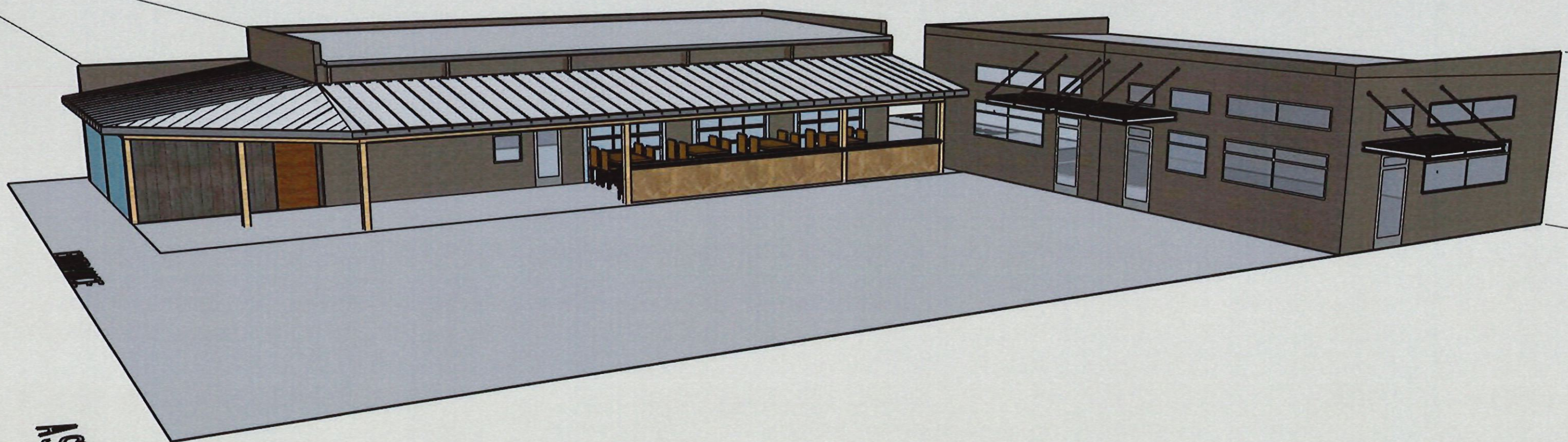


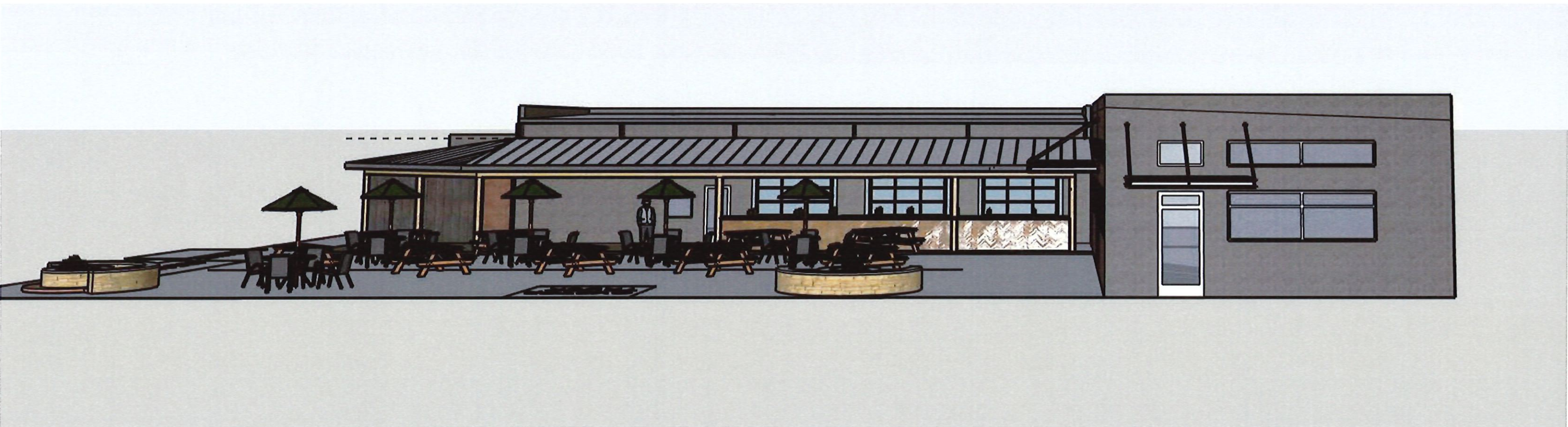
16'

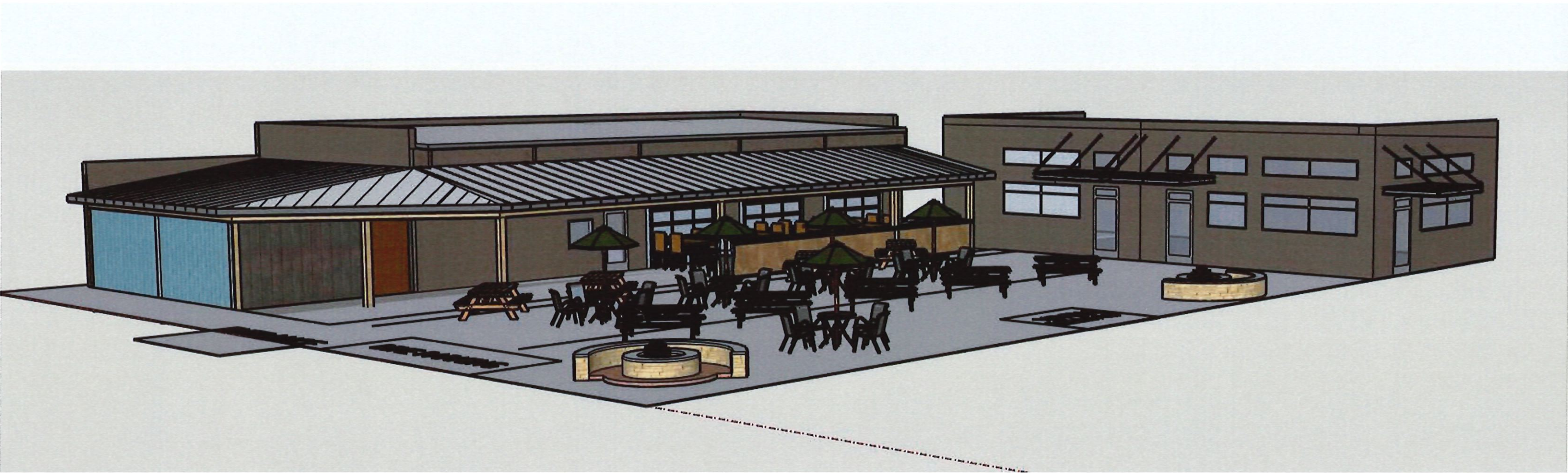
16'

A STREET

1st STREET







# ASHLAND HISTORIC PRESERVATION ADVISORY COMMITTEE

## HPAC Review Board Comments

May 22, 2025

**HPAC Members Present:** Scharen, Whitford & Bonetti

**Proposal:** Pre-application comments on a proposal to convert the existing South Valley Auto building at 246 A Street to a restaurant, with outdoor dining, game and food truck space. A second phase for an undetermined future date would add a new building along the alley.

HPAC Review Board members present generally felt this was a fun project, that the building design was compatible with the Ashland Food Co-Op across the street, the earthen tones proposed were a good choice, and the use and site design would enliven this corner and complement the co-op use as well. HPAC Review Board was supportive of the proposal.



# 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



*Better Together*

# July 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>		
July 3rd			
July 17th			
July 31st			

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

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May 22, 2025

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## Menu

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Go to > Home (<https://ashland.news/>) » Community (<https://ashland.news/community/>) » Events  
(<https://ashland.news/community/events/>) » Pioneers “came back to life” at Ashland Cemetery

# Pioneers “came back to life” at Ashland Cemetery



*Jesse and Katy Repp portrayed Captain John McCall and his wife Lizzie. Ashland.news photo by Bob Palermini.*

May 18, 2025

About 150 attendees walked among the gravestones to hear

# stories about local historic figures buried there

By Peter Finkle, for Ashland.news

*“It is remarkable that we have someone in our cemetery who helped Lincoln become President. I think that’s really noteworthy.”*

*Lynn Ransford*

“Tombstone Tales,” which took place last week in Ashland Cemetery, was all about history, not Halloween.

Nearly 150 people came to “meet” and hear stories of seven pioneer families who are buried at this historic cemetery on East Main Street, behind Safeway.



Ashland historian Peter Finkle welcomes visitors to Tombstone Tales at Ashland Cemetery, one of the events of Ashland’s Historic Preservation Week. Ashland.news photo by Bob Palermini.

## Treats to accompany the stories

Guests who came for the history stories also had treats at two grave sites.

Bruce Hall portrayed “the old cider man” William Powell, who sold his apple cider at the Ashland train station for decades. Colleen Patrick-Riley portrayed his wife Rosanah. What did they serve the guests? Apple cider, of course. (Not aged for 120 years, however.) You might like to know that their family home is still here, at 462 “A” St. where you can now purchase pet supplies rather than apple cider.



*Colleen Patrick-Riley and Bruce Hall played Rosanah and William Powell, who came to Ashland in 1884 and sold apple cider in the Railroad District. Ashland.news photo by Bob Palermini.*

Judy Singer (who portrayed Elizabeth Applegate) baked snickerdoodles, a popular American cookie since the late 1800s. Lindsay and Elizabeth Applegate owned 160 acres in Ashland, and their property became the Railroad District in the 1880s.



*Mark Kellenbeck and Judy Singer portrayed the Applegates at the Tombstone Tales event. Photo by Chris Nibley.*

Here is more about the Applegates.

**The Applegates: “Come on closer. We’re dead. We don’t bite.”**

That is how Judy Singer broke the ice with the first tour group to reach the Applegate grave site.

It was an honor to have Lindsay Applegate portrayed by Mark Kellenbeck. Lindsay is his great-great-great-uncle. Mark is a descendant of Lindsay’s brother Jesse Applegate. Both brothers knew Abraham Lincoln as children, and Jesse had a life-long correspondence with Lincoln through letters.



*Mark Kellenbeck told the story of his great-great-uncle Lindsey Applegate, and Judy Singer played Elizabeth Applegate. Ashland.news photo by Bob Palermini.*

Mark said, “It was heartwarming for me to see the level of interest from the people who came out.”

All thirteen of the “actors” who portrayed pioneers enjoyed watching attendees respond to their stories, both the funny ones and the tragedies. Applegate family stories had examples of both. Here’s an excerpt from Lindsay and Elizabeth’s dialog in a humorous vein.

**Lindsay:** Betsy was reminding me of when I first met Abe. We go way back.

**Betsy:** We were laughing about the time Lindsay was visiting his Aunt Letticia Applegate, in Illinois. Aunt Lettie was a good lady who always made sure to observe the Sabbath properly.

**Lindsay:** One Sunday, her young neighbor, Abe, came by in his scraggly overalls.

**Betsy:** “The Gangly One,” Aunt Lettie called him.

**Lindsay:** Abe talked a bunch of us boys into going ‘coon hunting. We took our hound dogs and treed those coons. When they poked their little faces outta the tree, we couldn’t stop laughing. Abe said, just like Aunt Letticia, shaking his long finger: “Now, boys, there ought not be such levity on the Sabbath.”



*Groups gathered at tombstones throughout Ashland Cemetery to hear about the lives of Ashland pioneers who are buried there. Ashland.news photo by Bob Palermini.*

Soon afterward, their dialog turned tragic. Here is another excerpt, as Lindsay described the death of a young son and nephew.

**Lindsay:** Back in 1843, we and our six oldest children were part of one of the first wagon trains from Missouri to the Oregon Territory – 100 wagons and 800 people in all. Sadly, tragedy struck toward the end of our journey. Our 9-year-old son Warren and our ten-year-old nephew Edward drowned when one of the boats capsized on the mighty Columbia River. That was one reason my brother Jesse and I felt obligated to help blaze a southern route from the Midwest to Oregon that avoided the Columbia River. It came to be called the Applegate Trail. You've probably heard of it, right?

*“I thoroughly enjoyed the cemetery tour today. The actors were wonderful. I actually had tears in my eyes when they spoke of losing children to illness or accidents.”*

*Tim McCartney, founder of the “Ashland Oregon – Then and Now” history group on Facebook*

Did you wonder about the quote that opens this article?

Here it is again: “It is remarkable that we have someone in our cemetery who helped Lincoln become President.” Not only did Lindsay and Jesse Applegate know Abe Lincoln as children, they and other family members also campaigned statewide to help Lincoln win Oregon’s three electoral college votes in the Presidential election of 1860.

That is a lot of history at one grave site!

*“Many people buried in our cemeteries had a huge influence on the development of Oregon, not just Ashland. Those stories are worth telling.”*

*Lynn Ransford*

**Stories were told by husband and wife together**

At six of the seven grave sites, family stories were told through dialog and banter between husband and wife.

Lynn Ransford (who portrayed Martha Helman) described why this approach was used during the Ashland Cemetery tour: “Contributions of pioneer women are seldom mentioned in history books. Most of what we know about their lives comes from their diaries or letters. Listening to female pioneers tell their personal stories about overcoming challenges, and their contributions to the Westward Movement (and to the development of Ashland), offered great opportunities for visitors to learn more about important roles that women played.”



*James M Sutton founded the Ashland Tidings in 1876; the Tidings was Ashland’s newspaper until 2021. Ashland.news photo by Bob Palermini.*

For example, after James Sutton (portrayed by John Tyler) boasted of founding the Ashland Tidings newspaper in 1876, he and Mary Sutton (portrayed by Dickie Wilson) had this repartee.

**James:** Mary, that is so true. I am grateful for all you did to keep our family together; raising our three children; and all those endless chores in the home and garden.

**Mary:** Yes, it was hard but satisfying work. Once again, James, you are leaving out the equally important work we ladies did for the entire community. Many of the women buried right here in this cemetery helped start the Ashland Library, the Normal School that has grown into a university, and lovely Lithia Park. Before we women even had the right to vote, in 1908 we got a measure on the ballot to tear down the dilapidated old flour mill right next to Ashland Plaza, and dedicate many acres of land along Ashland Creek for a new city park. It passed by a vote of more than 5 to 1, and it wasn’t many years before Lithia Park was being called “the jewel of Ashland.”

**Wrap-up and more to come**

This was the first Tombstone Tales event in Ashland since 2013.

A dynamic trio coordinated this large event in less than two months. Katy Repp of the Historic Preservation committee was the engine that got the train running. She brought in local historian Peter Finkle, who loves to learn about and share pioneer stories. To mix metaphors, Peter stumbled upon a gold mine while wearing blindfolds by asking his friend Lynn Ransford to assist. Unbeknownst to Peter, Lynn had not only co-created the last Tombstone Tales in 2013, she also had years of experience at Jacksonville's larger "Meet the Pioneers" cemetery tours.



*The first stop on the Tombstone Tales featured Abel and Martha Helman. Helman built a flour mill in Ashland. Ashland.news photo by Bob Palermini.*

Many who attended the rebirth of Tombstone Tales were enthusiastic, saying, "You have to do this again next year."

In fact, both during and after the event, more than a dozen people said they wanted to be actors or helpers next time. So "stay tuned" for 2026.



*Lizzie McCall, aka Katy Repp (right), welcome a group of young visitors to the Tombstone Tales at Ashland Cemetery. Ashland.news photo by Bob Palermini.*

The “pioneers” really appreciated the enthusiasm of a group of children who came this year. The hope for next year is to attract many more children, perhaps even school classes, to Ashland “living history.”

Here are the thirteen pioneers who were featured at Tombstone Tales 2025, the names of the 21st century Ashlanders who portrayed them, and others who assisted:

Abel D. Helman portrayed by John Richards

Martha J. Helman portrayed by Lynn Ransford

James Sutton portrayed by John Tyler

Mary Sutton portrayed by Dickie Wilson

Lindsay Applegate portrayed by Mark Kellenbeck

Elizabeth Applegate portrayed by Judy Singer

Emma Howard James portrayed by Marlene Baker

William Powell portrayed by Bruce Hall

Rosannah Powell portrayed by Colleen Patrick-Riley

John M. McCall portrayed by Jesse Repp

Lizzie McCall portrayed by Katy Repp

Mr. Wong (Wong Quon Sue) portrayed by Joseph Kuo

Mrs. Wong (Wong Soo Lue) portrayed by Meiwen Richards



*The entire group of Tombstone Tales “pioneers.” Photo by Derek Severson.*

Greeter — Carol Yirak

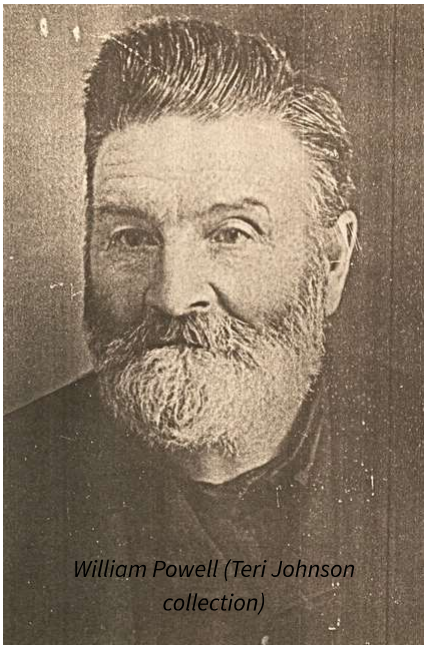
Greeter — Marian Crumme

Historian — Peter Finkle

Costumes provided by Karen Griffiths of the Ashland High School drama department, and by Ann Wilton of Renaissance Rose.

The event was sponsored by the Historic Preservation Advisory Committee of the City of Ashland. Shelby Scharen was the committee Chair who helped get the ball rolling, and Derek Severson, Ashland Planning Manager, was the supportive City liaison.

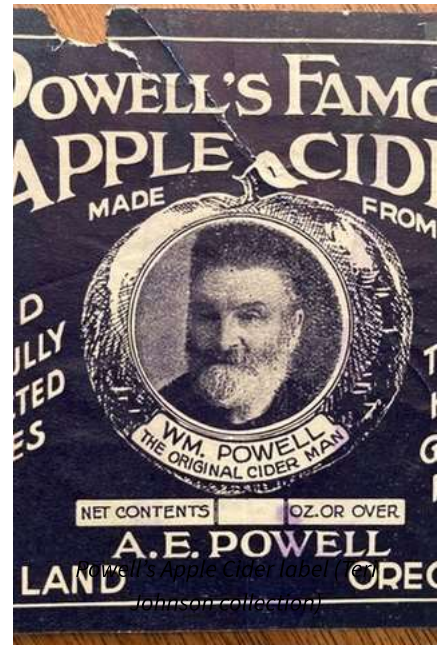
**Historic images of some of the portrayed historical figures**



William Powell (Teri Johnson collection)



Rosannah Powell (Teri Johnson collection)



Lindsay Applegate (Southern Oregon Historical Society)



Elizabeth Applegate (Southern Oregon Historical Society)

Peter Finkle leads Ashland walking tours. Visit [WalkAshland.com](http://WalkAshland.com) (<http://WalkAshland.com>) to learn about his history, art and Haunted Ashland tours, or to request a private tour for your group or family.



**TOMBSTONE TALES.**  
**PIONEER STORIES AT 7**  
**GRAVE SITES.**  
**WHO HELPED ELECT**  
**PRESIDENT LINCOLN?**  
**WHO BRIDGED TWO**  
**CULTURES?**  
**34 PHOTOS!**



# PUBLISHED MAY 2025.

“Tombstone Tales,” which took place last week in Ashland Cemetery, was a fun way of bringing pioneer history to life. Nearly 150 people came to “meet” and hear stories of seven pioneer families who are buried at this historic cemetery on East Main Street, the one behind Safeway. This photo essay is an expanded version of my article that appeared in Ashland.news on May 19, 2025.

Our cemetery event was part of 2025 Historic Preservation Week. Sponsored by Ashland’s Historic Preservation Advisory Committee since the 1980s, the week puts a spotlight on our historic homes, commercial buildings and our pioneer history. Since many of the pioneers are (literally) in



Ashland Cemetery, Katy Repp and Shelby Scharen approached me in mid-March with this email request: “We are planning a “Meet the Ghosts” event on Weds May 14th, with actors that play as historic Ashland residents, hosted in one of our historic cemeteries.” I said “Yes” to helping plan the event, and it turned into something beyond what I could envision. We ended up with pioneer stories at seven grave sites, with all of our actors in costume.

## **TREATS TO ACCOMPANY THE STORIES.**





**William and Rosanah Powell (portrayed by Bruce Hall and Colleen Patrick-Riley) served “Powell’s Apple Cider.”**

(photo by Nick Schubert)

Guests who came for the history stories also had treats at two grave sites. Bruce Hall portrayed “the old cider man” William Powell, who sold his apple cider at the Ashland train station for decades. Colleen Patrick-Riley portrayed his wife Rosanah. What did they serve the guests? Apple cider, of course. (Not aged for 120 years, however.) You might like to know that their family home is still here, at 462 A Street, where you can now purchase pet supplies rather than apple cider.



Judy Singer (who portrayed Elizabeth Annlegate) baked snickerdoodles a popular

Applegate, baked ginger biscuits, a popular American cookie since the late 1800s. That's when Lindsay and Elizabeth Applegate owned 160 acres of Ashland that became the Railroad District in the 1880s.

At six of the sites, the husband and wife bantered back and forth, following a script that told family stories connected with Ashland history. The seventh site was a single woman, Ashland's first woman telegrapher. Each script was about six minutes long, so the entire tour took an hour for the guests to complete. My original plan was to write the seven scripts for the event, a daunting task.



Then I stumbled upon a gold mine while wearing blindfolds. I knew my friend Lynn Ransford had experience with history events in Jacksonville, so I asked if she would help

us with some advice. What I found out, to my surprise, was that Lynn helped coordinate Ashland Cemetery pioneer story tours the last time they were done – in 2012 and 2013! Not only that, she still had pioneer story scripts from those years – and she was excited to help! Between the years 2009 and 2013, the event had been called “Tombstone Tales,” so we also adopted that name for our 2025 event. Now we had a coordinating team (Katy, Lynn and Peter), but only two months to pull together an ambitious project.

## **BRINGING PIONEER HISTORY TO LIFE ... AT 7 GRAVE SITES**



If you had been there on May 14, 2025 and taken the tour to all seven grave sites, here is a taste of what you would have seen and

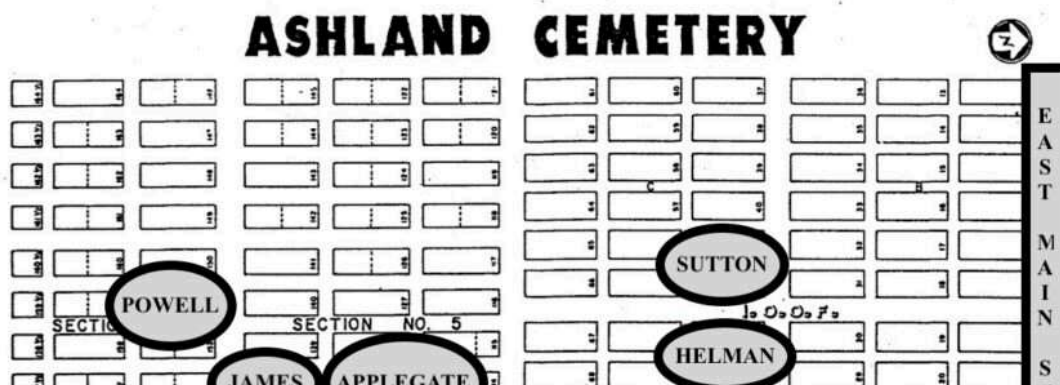
heard (in addition to apple cider and snickerdoodles). As our cemetery entrance tables, you would have been met by two Greeters in costume: Carol Yirak and Marian Crumme. I was there as the Historian, with 28 historic 8 x 10 photos that people could peruse as they waited for their tour to begin.

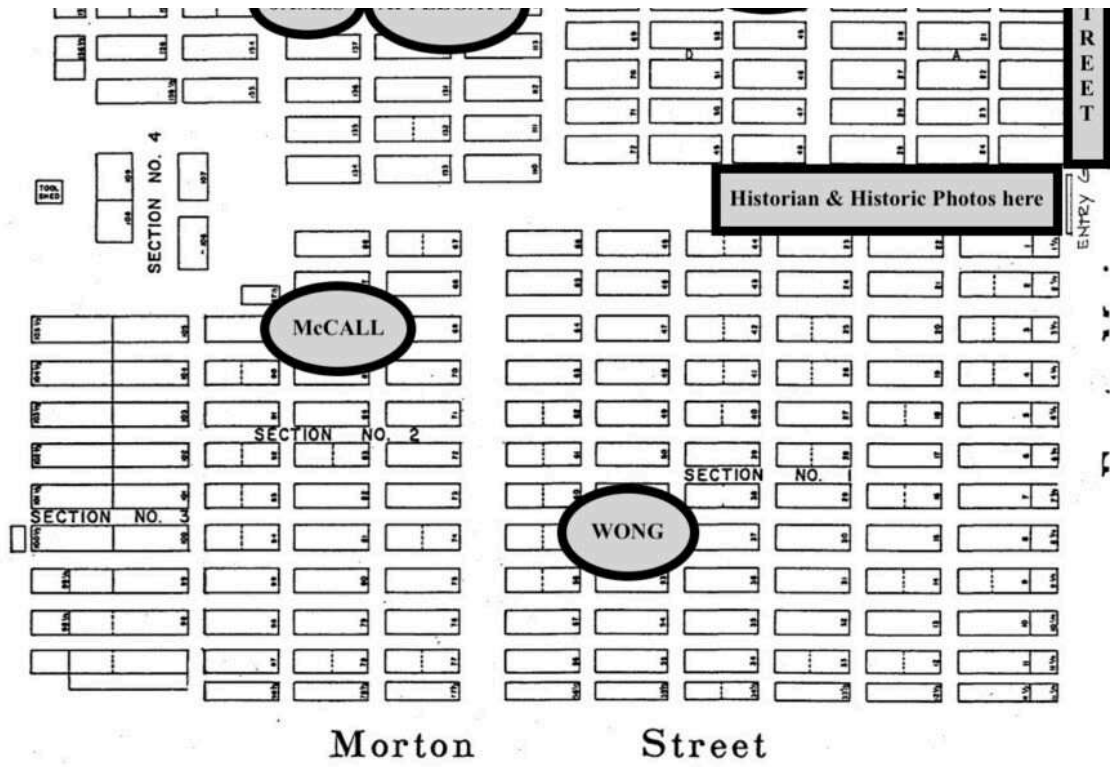
*“Many people buried in our cemeteries had a huge influence on the development of Oregon, not just Ashland. Those stories are worth telling.”* Lynn Ransford

The first tour stop was the grave site of Abel Helman and his wife Martha Helman.



Gravesite locations are approximate





TOMBSTONE TALES — MAY 14, 2025

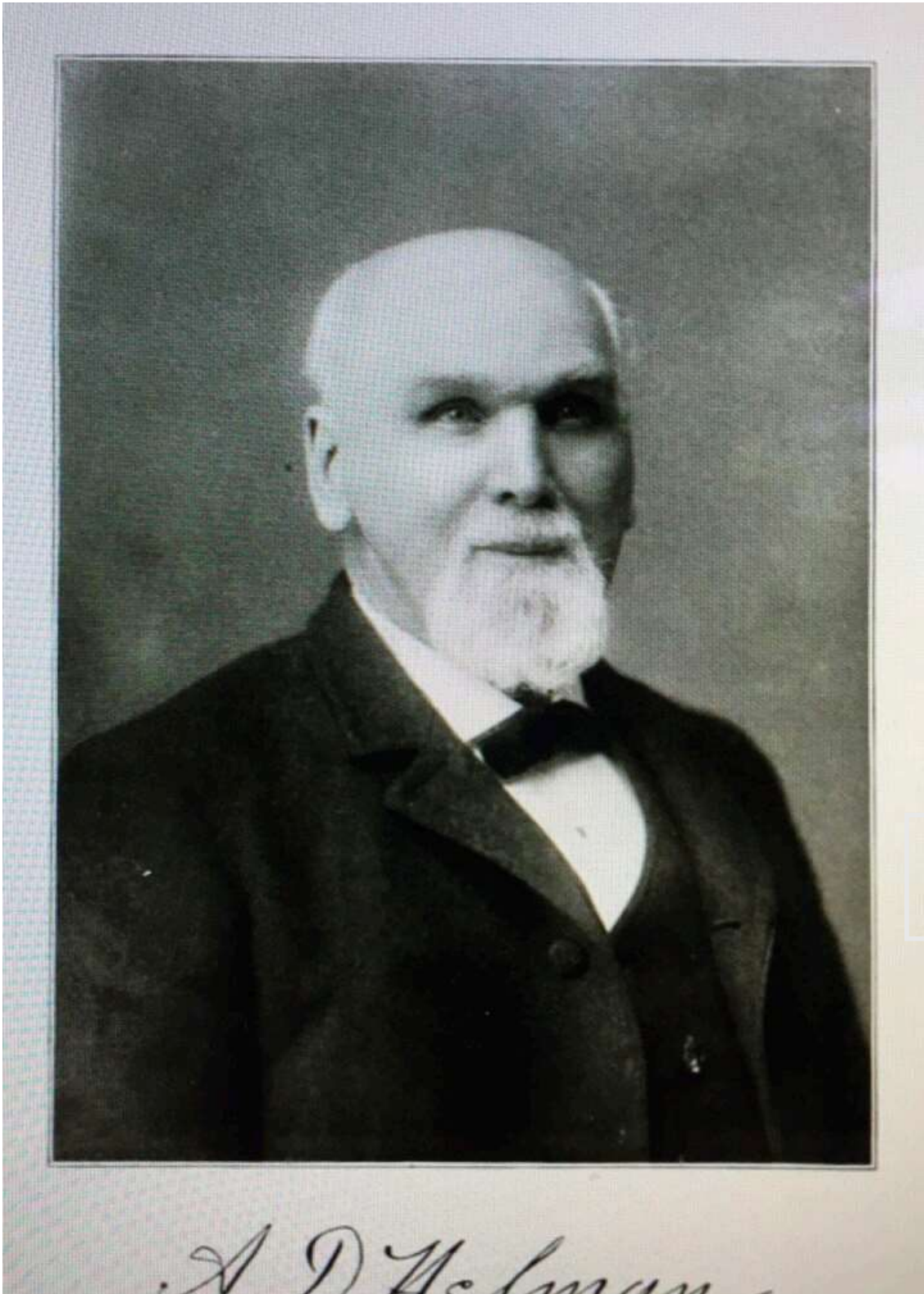
Map of Ashland Cemetery, showing the 7 grave sites visited on the tour.

# ABEL HELMAN AND MARTHA HELMAN





**Abel and Martha Helman (portrayed by John Richards and Lynn Ransford).** (Chris Nibley photo)



**Abel Helman portrait.**



*A. D. Helman & wife. Founders of Ashland*

**Abel and Martha Helman in horse and buggy, late 1800s.**

(Helen Schmitz collection)

Abel and Martha Helman certainly had lives full of drama. Living in Ohio, they married in 1849. Abel was a carpenter and farmer. I will let Martha pick up the story here, as she told it during Tombstone Tales. “Abel and I were married in 1849. I was pregnant with our first child Almeda in 1850 when you got the “gold bug” and traveled to make your fortune in California. Tell the good folks how much of a



fortune you made.

Abel: Now Martha, don't rub it in. After a year of mining and losing money every month, I felt desperate, homesick and hungry. My low point was while a group of us were mining at Salmon Creek in the Spring of 1851. An unexpected blizzard cut us off. We were marooned, and sugar was the only thing left to eat for two weeks!

Martha: But as they say, 'Every cloud has a silver lining.' The silver lining for our family was that you decided to settle down in the beautiful Rogue Valley in what was then the Oregon Territory.”



In 1852, Abel Helman helped found the small community of Ashland, and the first business – a sawmill. In 1853, he went back

to Ohio to get his wife Martha, their infant daughter, and the wife and child of his Ashland co-founder and friend Eber Emery. The two families took the “easier” route from Ohio to Ashland. “Easier” than the treacherous Oregon Trail, but not easy by any means.

As Martha told the guests who attended Tombstone Tales: “With our two family’s belongings, we traveled from Ohio to New York, then boarded a ship that brought us to the east coast of Panama. Mrs. Emery and I, with our two children, rode on mules across the Isthmus of Panama. Another ship brought us to San Francisco. The last couple hundred miles, we were back on horses or mules as we crossed the Siskiyou Mountains and finally arrived in our new home.” The population of Ashland was about 25 people



at that time.

The family name lives on through Helman Street and Helman School. You can still see their home, and the Osage Orange tree Abel planted in the front yard, at the corner of Helman Street and Orange Avenue.



**Osage Orange tree in springtime and Helman house, 101  
Orange Ave. (photo by Peter Finkle)**

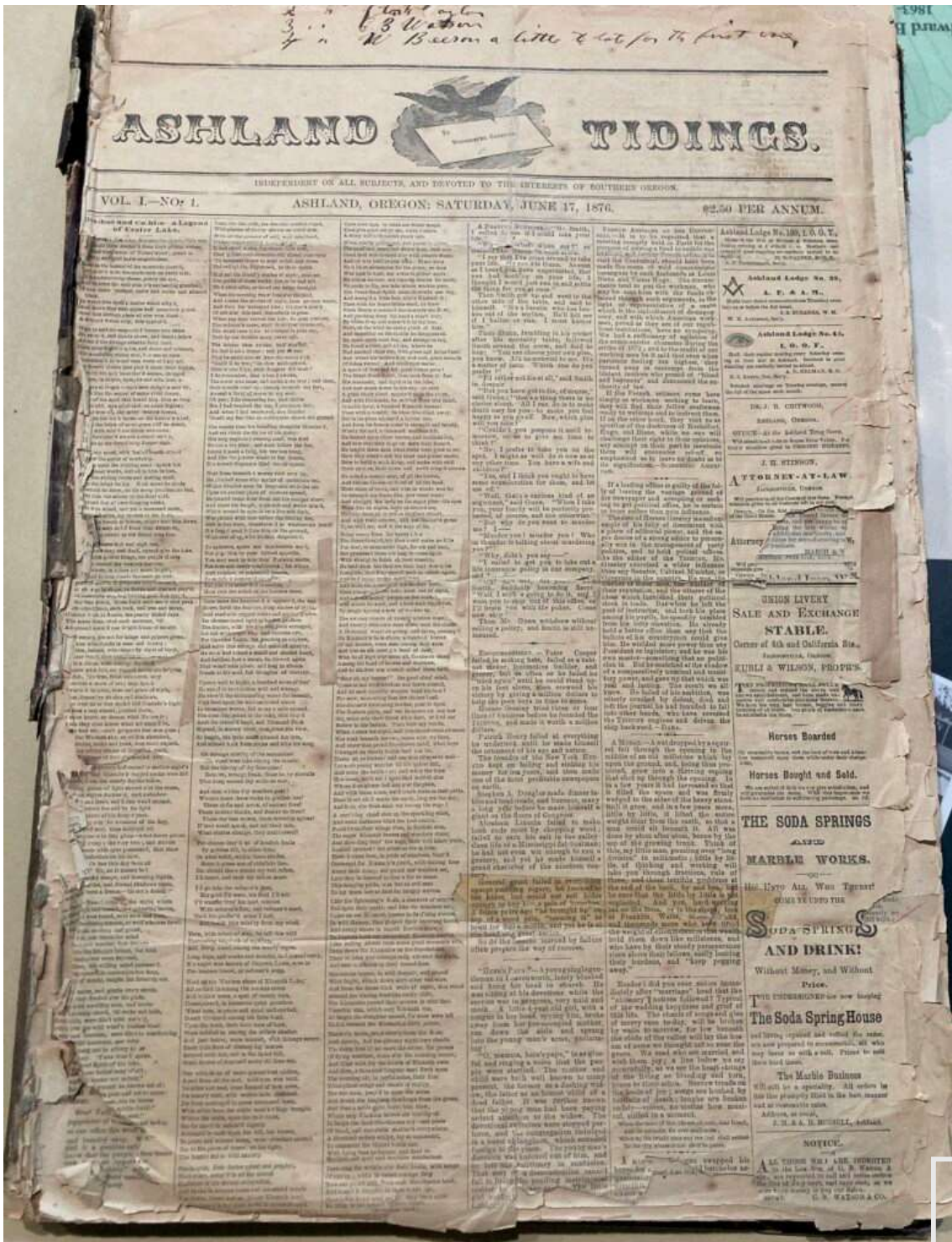
## **JAMES SUTTON AND MARY SUTTON**



**James and Mary Sutton (Portrayed by John Tyler and Dickie Wilson).** (Chris Nibley photo)

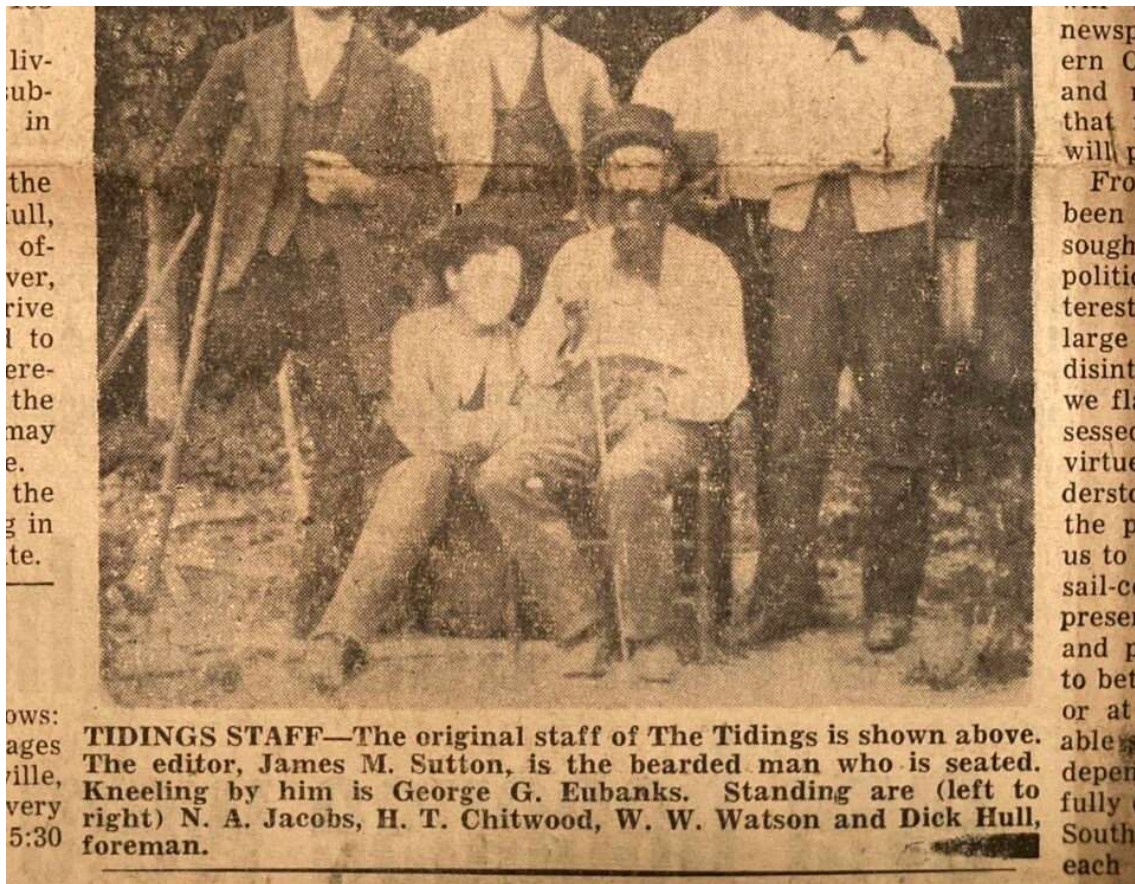
Sutton introduced himself to the tour groups: “I’m James McCall Sutton, founder and first editor of the Ashland Tidings newspaper. You might not know the Tidings if you recently moved to Ashland. For a small town newspaper, it had a very long life – from 1876 until 2021.”





Ashland Tidings, June 17, 1876. Vol. 1, No. 1, Complete first page. (Southern Oregon Historical Society library)





**Editor James M. Sutton seated. Ashland Tidings, 6/18/1954. "The original staff of The Tidings."**

At six of the seven grave sites, family stories were told through dialog and banter between the husband and wife. Lynn Ransford (who portrayed Martha Helman) described why this approach was used during the Ashland Cemetery tour.

"Contributions of pioneer women are seldom mentioned in history books. Most of what we know about their lives comes from



what we know about their lives comes from their diaries or letters. Listening to female pioneers tell their personal stories about overcoming challenges, and their contributions to the Westward Movement (and to the development of Ashland), offered great opportunities for visitors to learn more about important roles that women played.”

James and Mary Sutton provide a good example of this banter, as seen below.

“Mary: Well, dear, that was all well and good, but you are forgetting to recognize the pioneer women, too. You, and lots of folks, tend to overlook the women pioneers. There is very little historical record of them, unless they wrote a diary.



James: Mary, that is so true. I am grateful for

all you did to keep our family together;  
raising our three children; and all those  
endless chores in the home and garden.

Mary: Yes, it was hard but satisfying work.

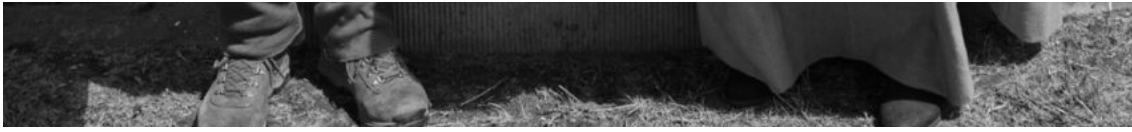
Once again, James, you are leaving out the  
equally important work we ladies did for the  
entire community. Many of the women  
buried right here in this cemetery helped  
start the Ashland Library, the Normal School  
that has grown into a university, and lovely  
Lithia Park. Before we women even had the  
right to vote, in 1908 we got a measure on  
the ballot to tear down the dilapidated old  
flour mill right next to Ashland Plaza, and  
dedicate many acres of land along Ashland  
Creek for a new city park. It passed by a vote  
of more than 5 to 1, and it wasn't many years  
before Lithia Park was being called 'the  
jewel of Ashland.'"



*"It is remarkable that we have someone in our cemetery who helped Lincoln become President. I think that's really noteworthy."* Lynn Ransford

## **LINDSAY APPLGATE AND ELIZABETH APPLGATE**





**Lindsay and Elizabeth Applegate (portrayed by Mark Kellenbeck and Judy Singer).** (Chris Nibley photo)



Lindsay Applegate  
portrait photo, no  
date. (Applegate  
family photo album at  
SOHS)



Elizabeth Applegate  
photo portrait, no  
date. (Applegate  
family photo album at  
SOHS)

**“Come on closer. We’re dead. We don’t bite.”** That is how Judy Singer (portraying Elizabeth Applegate) broke the ice with the first tour group to reach the Applegate grave site.



We were honored to have Lindsay Applegate portrayed by Mark Kellenbeck. Lindsay is his

great-great-great-uncle. Mark is a descendant of Lindsay's brother Jesse Applegate. Both brothers knew Abraham Lincoln as children, and Jesse had a life-long correspondence with Lincoln through letters.

Mark said, "It was heartwarming for me to see the level of interest from the people who came out." All thirteen of the "actors" who portrayed pioneers enjoyed the way attendees related to their pioneer stories, both the funny ones and the tragedies. The Applegate stories had examples of both.

Here's an excerpt from Lindsay and Elizabeth's dialog in a humorous vein.



Lindsay: Betsy was reminding me of when I first met Abe. We go way back.

Betsy: We were laughing about the time

Lindsay was visiting his Aunt Letticia Applegate, in Illinois. Aunt Lettie was a good lady who always made sure to observe the Sabbath properly.

Lindsay: One Sunday, her young neighbor, Abe, came by in his scraggly overalls.

Betsy: “The Gangly One,” Aunt Lettie called him.

Lindsay: Abe talked a bunch of us boys into going ‘coon hunting. We took our hound dogs and treed those coons. When they poked their little faces outta the tree, we couldn’t stop laughing. Abe said, just like Aunt Letticia, shaking his long finger: “Now, boys, there ought not be such levity on the Sabbath.”

Soon afterward, their dialog turned tragic.



Here is another excerpt, as Lindsay describes the death of a young son and nephew.

“Lindsay: Back in 1843, we and our six oldest children were part of one of the first wagon trains from Missouri to the Oregon Territory – 100 wagons and 800 people in all. Sadly, tragedy struck toward the end of our journey. Our nine-year-old son Warren and our ten-year-old nephew Edward drowned when one of the boats capsized on the mighty Columbia River. That was one reason my brother Jesse and I felt obligated to help blaze a southern route from the Midwest to Oregon that avoided the Columbia River. It came to be called the Applegate Trail. You’ve probably heard of it, right?”

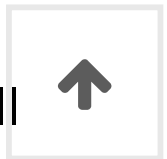


Did you notice the quote about Lincoln that introduces this section? Here it is again: “*It is*

*remarkable that we have someone in our cemetery who helped Lincoln become President.”* Not only did Lindsay and Jesse Applegate know Abe Lincoln as children, they and other family members also campaigned statewide to help Lincoln win Oregon’s three electoral college votes in the Presidential election of 1860.

That is a lot of history at one grave site!

On a personal note, Judy told me that she was initiated into the Elks four weeks ago. Most who live in Ashland know that the Elks Lodge is four-story building downtown on East Main Street. As Judy was learning to tell Elizabeth’s stories, she found out that “her” Applegate family house had been located right where the Elks Lodge was built in 1910. Judy said knowing that gave extra meaning



to being an Elk.



**Applegate family home in 1898, where Elks Lodge now stands.** (Applegate family photo album at SOHS)



## **EMMA HOWARD JAMES**





**Emma Howard James (portrayed by Marlene Baker).**

(Chris Nibley photo)



Emma Howard James introduced herself with these lines.

“Good afternoon. I am Emma Howard James. I am proud to tell you that I was the

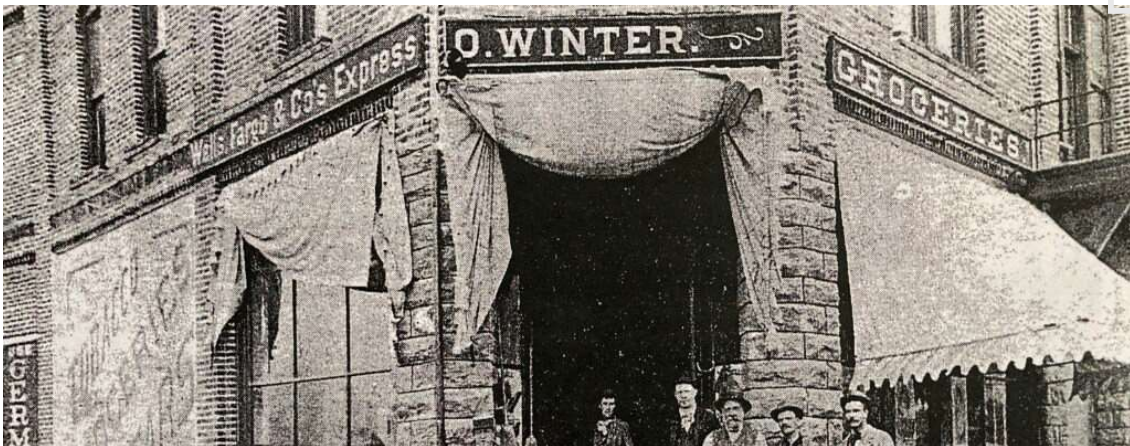
first woman telegrapher in Ashland – when I was only 19 or 20 years old. I also assisted the Ashland Postmaster, my step-father A.P. Howard, during my teen years. Being a telegrapher was a respected job for a woman in the late 1800s. Wells Fargo hired me after I proved that I was proficient in transmitting and receiving Morse Code. I worked in the Wells Fargo office on the ground floor of the Ganiard Opera House building. Who knows the name of the store that is there today in the same place my office was?”

The Ganiard Opera House, built in 1890, had a large community auditorium on the second and third floors of the building downtown, one block from Ashland Plaza. O. Winter’s grocery store occupied most of the ground floor, with the Wells Fargo office at



the prominent corner entrance. Though the top two floors of Ganiard Opera House burned in 1912, you can still see the original limestone block entrance walls in current photos of the one-story building that has remained to this day.

Emma left her Wells Fargo job after eight years. As she put it during the Tombstone Tales tour, “I was courted by Mr. Thomas Francis James, a mining engineer and superintendent of the Shorty Hope Mine. We got married in May of 1896, and of course I resigned from my Wells Fargo job since I was a married woman.”



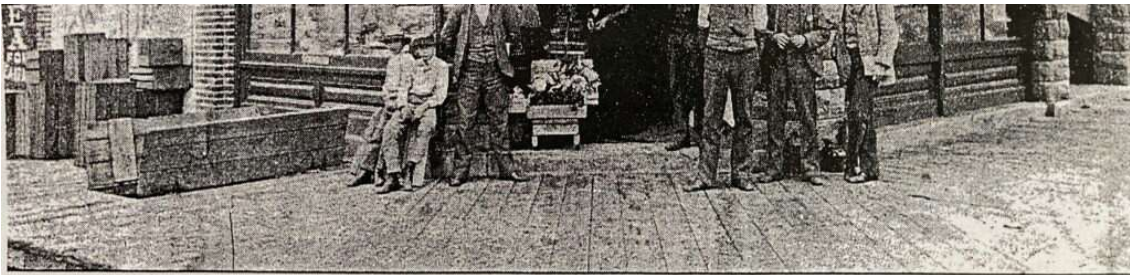
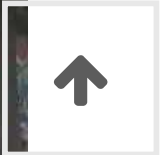


Photo courtesy of Wells Fargo Bank  
This century-old photo of the Wells Fargo office in O. Winter's Ashland, Ore., grocery store shows Wells Fargo agent Emma Howard, center, posing with some of her customers.

**Wells Fargo office in Ganiard Opera House building,  
between 1889 and 1896, Emma Howard James, telegraph  
operator, in doorway. (Lynn Ransford collection)**





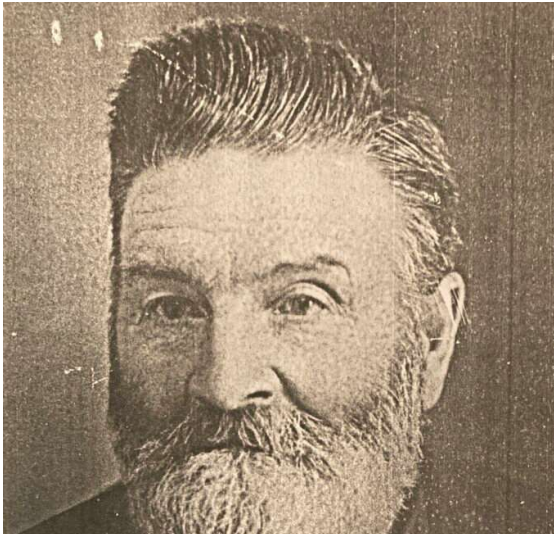
**Three Penny Mercantile, 101 E Main St, is the location of the Ganiard Opera House, built in 1889 and destroyed by fire in 1912. (photo by Peter Finkle, 2020)**

## **WILLIAM POWELL AND ROSANAH POWELL**





**William and Rosanah Powell (portrayed by Bruce Hall and Colleen Patrick-Riley).** (Chris Nibley photo)



**William Powell, no date.** (photo from Teri Johnson, his great-great-granddaughter)



**Rosanah Powell, no date.** (photo from Teri Johnson, her great-great-granddaughter)

William Powell was a well-known “character” in the early years of Southern Pacific train service to Ashland. He told visitors on the tour: “I am William Powell. Well, I hate to brag, but in my obituary in the 1913 Ashland Tidings, I was described as ‘perhaps the most widely known man in Ashland.’ This is



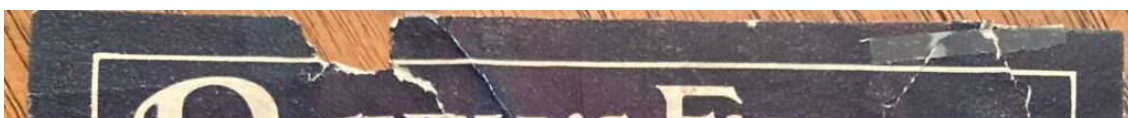
merely because I was here at my cider cart by the railroad depot for a quarter of a century. The train came almost every day, gorging out passengers, fortunately thirsty ones.”

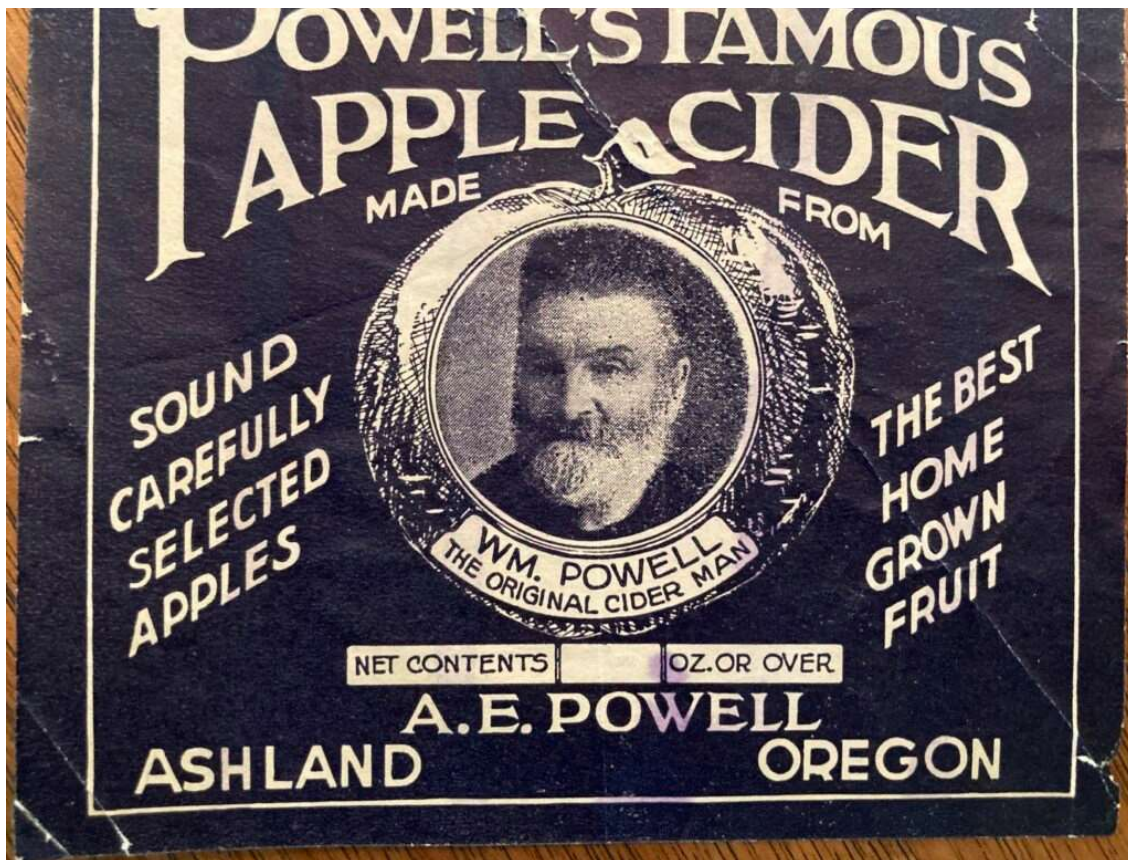
Powell had an apple cider cart at the train station and also a store across the street from the station. The sign on his store said in big letters: **“THE OLD CIDER MAN.”**



**William Powell's store at 4th and A Streets, early 1900s.**

(Terry Skibby collection)





**Powell's Apple Cider label, no date.** (Teri Johnson collection)

We don't know very much about his wife Rosannah. They were married in 1860 in Indiana and had seven children together. In 1889, the Powell's built a small house at 462 A Street, one block from the train station.



The house looks just about the same in 2025 as it did 136 years ago.





**462 A Street, originally William Powell's house (the apple cider man), now Wellness Pet Supplies.** (photo by Peter Finkle)

Powell's apple cider press was located near the house, as well as a few of his apple trees. At that time, the hillsides south of Ashland were covered with orchards growing apples, peaches and other fruits, so he had an endless supply of apples for his business. During the cemetery tour, Powell described how Ashland fruit growers were able to sell nationwide.



“William: I had plenty of business serving the train passengers. On a bigger scale, the coming of trains in the 1880s made it possible to plant orchards that covered the hillsides above town. Because of the speed of trains, and the ice we cut from our frozen winter lakes and insulated in straw all year round, fresh Rogue Valley fruit began to sell all over the country! When Max Pracht of Ashland won the Gold Medal for the best peaches in the country at the 1893 Chicago World’s Fair, our Ashland peaches got premium prices. Like Harry & David does with pears today. I was proud of our good fruit and of having a good life.”



*“I thoroughly enjoyed the cemetery tour today. The actors were wonderful. I actually had tears in my eyes when they spoke of losing children to illness or accidents.”* Tim McCartney, founder of

“Ashland Oregon – Then and Now”  
Facebook group.

## **JOHN MCCALL AND LIZZIE MCCALL**



**John and Lizzie McCall (portrayed by Jesse Repp and Katy Repp).** (Chris Nibley photo)



**John M. McCall, no date.** (from Marlene Biddle on Facebook)



**Photo portrait of Mary Elizabeth "Lizzie" McCall, no date.** (from the Talent Historical Society news, January 2006, SOHS #6286)

John and Lizzie McCall were both “movers and shakers” during the first 50 years or so of Ashland’s history. Lizzie was the first school teacher – when she was still a teenager herself! John helped start major businesses, such as his General Store, Ashland’s first bank, and the Ashland Woolen Mill, the town’s largest employer for 30 years.



During their dialog at the grave site, Lizzie praised other contributions he made. She said, “You were a good businessman, but I am also proud of the many ways you uplifted our community. You helped Ashland’s women get our town library started. Politically, you served as Mayor and you were elected twice to terms in the Oregon State legislature. You believed in education enough to serve on the Board of Regents of Ashland State Normal School.”

One of the most poignant moments of the tour, which Tim McCartney alluded to in his quote above, was John and Lizzie describing the death of their daughter Elsie.



“Lizzie: We have had so many great days. I think we should also acknowledge a very sad day for our family. Our daughter Elsie,

who was a ray of sunshine to everyone who knew her, had been weakened by a serious measles infection at age eight. Never able to regain full health, she passed away at home on April 20, 1890 when she was only 17 years old. As we were mourning our loss, we decided to do something positive. Later that year, we planted a Southern magnolia tree in Elsie's memory, right in our front yard where everyone could admire it.

John: Whether because Elsie blessed it or for some other reason, the tree thrived immediately. Here's what the Ashland Tidings newspaper said about it in 1891, just one year later. 'The young magnolia tree at the McCall residence on Oak Street is in full bloom, and the perfume from a number of very large flowers fills the air in its neighborhood. The magnolia does well here,



and it is strange that there are not more of them in town.' Well, that makes 'Elsie's tree' 135 years old this year, a much longer life than normal for Southern magnolias. I hope you folks will stop by our house and admire the beautiful tree."





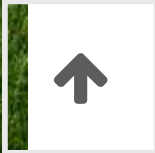
**Elsie McCall, no date.** (photo from Marlene Biddle on Facebook)

I will add that I had this photo of Elsie at our photos table near the cemetery entrance. A group of five young girls noticed Elsie's photo and asked me about it. When I told them that Elsie was very ill as a young girl and then died at age 17, they were visibly moved.

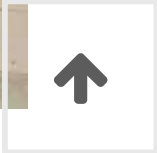
Katy Repp added her experience with the girls. "Oh! They were very sweet. They saw your photo of (my daughter) Elsie and wanted to know all about her. When they did my tour, I guided them to the side [of the McCall grave marker] where her name



the McCall grave marker] where her name is.”



**McCall family grave marker at Ashland Cemetery – John, Linsay and Elsie names in this photo.** (photo by Peter Finkle)



**McCall House (built 1883) and Southern Magnolia tree (planted 1890) at 153 Oak Street.** (photo by Peter Finkle, 2020)

**MR. WONG AND MRS. WONG –  
BRIDGING TWO CULTURES**



**Mr. and Mrs. Wong (portrayed by Joseph Kuo and Meiwen Richards).** (Chris Nibley photo)





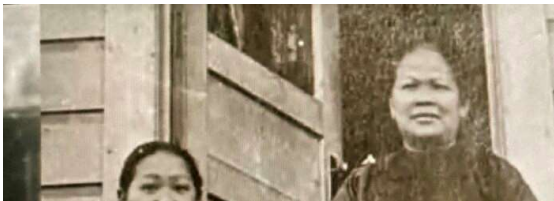
**Mr. Wong, Jennie, Mrs. Wong, no date, possibly 1909 or 1910.** (Southern Oregon Historical Society 35815)

Mr. Wong was a Chinese labor contractor for Southern Pacific Railroad for 42 years. That position gave him great respect professionally and within the Ashland community. He and his wife used that respect and the income that came with it to become a bridge between the local Chinese community and the larger Ashland community.

During the cemetery tour, Mrs. Wong talked



about their family. "Mrs. Wong: We had three children: Jennie, Sammy and Gin Tie. Little Gin Tie born 1905, but not healthy baby. She died only nine months old. We very sad. She buried here, but not even a tombstone. Like all Chinese here in those days. Many years after I die, a very nice lady from Ashland Historic Railroad Museum made the gravestone for our daughter.



**Mrs. Wong holding Sammy as a baby, with a friend or relative, no date. (from Southern Oregon Historical Society)**



**Grave marker of the Wong's infant daughter Gin Tie, who died at age 9 months. (photo by Peter Finkle)**



"Jennie and Sammy both go to school here. Many kids not nice. Make fun of them. Call them mean names. But Jennie and Sammy

good children. One girl, Mabel Dunlap, she very nice. She good friend to our Jennie. She like it in our house. She like my cooking. She especially like fish head with leeks, shrimp and dried smoked chicken all the way from China. She spend time in garden. Mabel even help me write letters in English.”

The Wong’s owned three properties at the corner of A Street and Second Street in the Railroad District. They had a two-story house with a Chinese grocery store downstairs.

Through the store, Mr. Wong provided food for Chinese railroad workers and for those who lived in the small Ashland Chinatown of the time.



The family friend Mabel, mentioned by Mrs. Wong, told how American kids who lived in the Railroad District loved the Wong’s store

for exotic penny candies from China, while local men folk preferred the Chinese plum wine and rice wine for their treats.

Here is a brief example of bridging Chinese and American cultures from Mr. Wong's story at the event. "Everybody like firecrackers. I sell lots. We light many, many more firecrackers on Chinese New Year to scare away the bad stuff from the old year!

I spend lot of time with other businessmen in Ashland, even the mayor. Only if people like you, you can do good business. I even drive my car in 4th of July parade – all done up in Red, White, and Blue! People like that. They even write about me in the [Ashland Tidings] newspaper!"



**Wrap-up:** I hope this gives you a little flavor of this lively cemetery event. This was the

first Tombstone Tales pioneer story-telling in Ashland since 2013. Many of the attendees were enthusiastic, saying, “You have to do this again next year.” In fact, both during and after the event, more than a dozen people said they wanted to participate as actors or helpers in the next Tombstone Tales. **So “stay tuned” for 2026!**



# ASHLAND'S HISTORIC PRESERVATION WEEK

**MAY 13** **WALK ASHLAND RAILROAD DISTRICT TOUR**  
**1 PM** RAILROAD PARK

Peter Finkle presents his Walk Ashland Railroad History Tour. Meet at 1pm at the Golden Connections Sculpture in the Railroad District at A Street & 7th. The tour is an hour and a half long and is filled with information on buildings, landmarks, and the colorful characters who worked and played there.

**MAY 14** **TOMBSTONE TALES**  
**2 PM - 4 PM** ASHLAND CEMETERY

Join us for Tombstone Tales in Ashland's historic cemetery on East Main Street, behind Safeway. Experience the past as Ashland pioneers come to "life" to tell you their stories. Pioneer hosts begin telling their tales at 2pm and the event ends at 4pm.

**MAY 15** **PHOTO CONTEST**  
**3 PM - 5 PM** ASHLAND PLAZA

Photo contest takes place in Ashland Plaza from 3-5pm. Prizes begin at 5pm.





Flyer for 2025 Historic Preservation Week activities.

**Here are the names of our thirteen  
pioneers and other helpers who made  
Tombstone Tales 2025 possible.**

**Pioneer's name — Portrayed by**

Abel D. Helman — John Richards

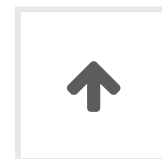
Martha J. Helman — Lynn Ransford

James Sutton — John

Tyler

Mary Sutton — Dickie Wilson

Lindsay Applegate — Mark



Keilenbeck

Elizabeth Applegate — Judy Singer

Emma Howard James — Marlene Baker

William Powell — Bruce Hall

Rosannah Powell — Colleen Patrick-Riley

John A. McCall — Jesse Repp

Lizzie McCall — Katy Repp

Mr. Wong (Wong Quon Sue) — Joseph Kuo

Mrs. Wong (Wong Soo Lue) — Meiwen

Richards



Greeter — Carol Yirak

Greeter — Marian Crumme

Historian — Peter Finkle

Costumes provided by Karen Griffiths of the Ashland High School drama department, and by Ann Wilton of Renaissance Rose.

The event was sponsored by the Historic Preservation Advisory Committee of the City of Ashland. Shelby Scharen was the committee Chair who helped get the ball rolling, and Derek Severson, Ashland Planning Manager, was the supportive City liaison.



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**NO COMMENTS**

# HPAC

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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>
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