



HPAC Committee Minutes

July 3, 2024

5:00PM – 6:30PM

Community Development/Engineering Services Building – 51 Winburn Way

5:00PM CALL TO ORDER

Chair Scharen called the meeting to order at 5:00pm

Commissioners Present:	Council Liaison:
Scharen	Jeff Dahle (<i>absent</i>)
Shostrom	Staff Present:
Emery	Derek Severson; Planning Manager
Brouillard (via Zoom)	Regan Trapp; Admin Support (<i>absent</i>)
Skibby (via Zoom)	
Commissioners Absent:	Bonetti
Repp	Whitford

APPROVAL OF AGENDA

There were no amendments to the agenda.

APPROVAL OF MINUTES (5 min)

Shostrom/Emery m/s to accept the minutes of June 5, 2024. ALL AYES. Motion passed.

PUBLIC FORUM

There was no one in the audience wishing to speak.

LIAISON REPORTS

Council Liaison Dahle was absent.

Community Development Staff Liaison Severson noted the completion of the Alice Piel Walkway stairs and the Lithia Park/Gateway crosswalk. He also noted that demolition permits have been requested to demolish Cascade Hall and the structures at the softball field on the Southern Oregon University Campus (which are not within the historic districts). He also noted that on July 16th at 6:00 p.m. the Council will discuss commissions and committees' progress on their workplans with the chairs; he distributed copies of the bullet list of accomplishments that had been prepared for distribution to Council. ***See "attachment B" for list of accomplishments.***

Brouillard provided an update on the Transportation Advisory Committee noting that they are looking at a full redesign for B Street as a bicycle boulevard to include one-way circulation on A, B and C Streets, and angled, back-in parking on B Street.



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PLANNING ACTION REVIEW

PLANNING ACTION: PA-TI-2024-00238

SUBJECT PROPERTY: 292 Gresham Street

OWNER/APPLICANT: Rogue Planning and Development for Gresham House, LLC

DESCRIPTION: A request for Site Design Review for the development of three dwellings in addition to the existing two dwellings. The proposal includes utility plans for extending public infrastructure to serve the new dwelling units; two exceptions to street standards; and proposed removal of four trees.

COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING:** R-2; **MAP:** 39-1E-09-CA; **TAX LOT:** 5400

Severson made a brief staff report explaining the details of the proposal. The applicant's agent Amy Gunter of Rogue Planning & Development Services, LLC, presented the proposal. HPAC members discussed the proposal.

Emery noted that the property is not within the National Register of Historic Places-listed Siskiyou Hargadine District but is at the southerly edge of the locally adopted historic district. The property is non-contributing within the local district. Generally, the historic homes in the vicinity are all downhill, including the Craftsman at 500 Holly Street. It was further noted that there is an apartment complex adjacent and a trailer court with RV parking nearby. Emery indicated that the project as proposed isn't altering the Gresham streetscape and seems to fit the neighborhood and stated that he had no issues with the designs as proposed. Scharen concurred with Emery.

HPAC members discussed the windows on Cottage #4, questioning the clerestory-style window placement over double-hung windows. Shostrom indicated he felt this worked as a contemporary interpretation of the 1950's design of the existing home. Brouillard questioned whether the windows could be treated similarly on Cottages #3 and #4. Shostrom suggested that the windows on #4 worked to tie-in the first and second stories.

There was also discussion of having only one window on the north elevation of Cottage #5 noting that this was both to avoid exposure to the adjacent unit and because the electric meters and HVAC equipment was being placed on this north side.

Shostrom noted that he felt the proposal was a great use of the site and indicated that he liked the proposed cottages' contemporary take on 1950's design of the existing home. Brouillard concurred.

Skibby expressed some concern with plain metal roofing and indicated that grey or darker standing seam metal to match the existing home would be preferable.



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Shostrom/Skibby m/s to recommend approval of this application as presented. Voice vote: All AYES. Motion passed.

PLANNING ACTION: PA-TI-2024-00241

SUBJECT PROPERTY: 27 N Main St

APPLICANT/OWNER: Alessandro Circiello

DESCRIPTION: A request for a Site Review for an exterior change to a Historic Contributing building. Changes include replacing the existing window with an accordion style window with a new standing height bar on the left side of the entrance and replacement of the existing awning with a retractable awning. The entrance itself is to remain unchanged.

COMPREHENSIVE PLAN DESIGNATION: Downtown; **ZONING:** C-1-D; **MAP:** 39 1E 09 BB; **TAX LOT:** 8400

See "attachment A" for plans submitted.

Severson introduced the item. Applicant Alessandro Circiello briefly explained the proposal, noting the wood tones proposed, removal of the soffit, keeping the stone veneer to better relate to the adjacent façade and using stones removed below the window to raise the level of stonework on the columns by about one foot. Circiello noted that he was applying for a city beautification grant. He explained that there will be a retractable awning that will extend out four- to five-feet, and that the windows will be accordion-style, trimmed in dark wood or copper rather than aluminum. Discussion points included:

- Skibby questioned that there were only color renderings and no scalable, architectural drawings or cross-sections of the proposal. Circiello emailed drawings to staff during the meeting, and they were presented on screen.
- Skibby expressed concern that the board and batten as presented seemed too primitive. He suggested that a solid color would help. It was noted that the boards are a solid color in walnut, and that the boards as shown are a lighter color. Shostrom suggested that if the bats were not a contrasting color it would be more historically appropriate, and the applicant agreed to make that change. There was discussion of what color the stain would be on the walnut, with emphasis on selecting a single color and having a monochromatic treatment (rather than contrasting bats).
- Shostrom summarized the discussion and suggested that the current treatment of this building is not historic, and the current proposal is an incremental improvement when the remainder of the building (i.e. the Little Tokyo space) is not being addressed.
- Emery discussed the awning, removal of the soffit and restoring the full window height and expressed hope that the columns can ultimately be restored. Shostrom expressed his preference that the awning be a stationary installation rather than retractable. Skibby noted that originally there were awnings that tipped forward, whereas these will unroll out. Emery concluded that he liked the design as submitted and had no issue with any of the details and felt that it was great as is.



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There was consensus that material sample details were needed to see the actual materials and colors proposed. Circiello noted that there was going to be some additional time needed to obtain building permits and as such, it would not pose a problem for his timeline to bring material and color samples back for the Commission to review at the next meeting on August 7th.

DISCUSSION ITEMS

A. Review Board Schedule

Shostrom and Emery volunteered to cover the Review Board on Thursday, July 11th. Brouillard indicated that he could cover on July 25th. Severson indicated he would reach out to other members after the meeting to check their availability.

B. Attendance Report

Severson indicated that he had not prepared the attendance report but would include it in the packet for the August 7th meeting.

ADJOURNMENT

Next meeting is scheduled for August 7, 2024, at 4:00pm at, 51 Winburn Way

There being no other items to discuss, the meeting adjourned at 6:27 p.m.

Respectfully submitted by Regan Trapp/Derek Severson



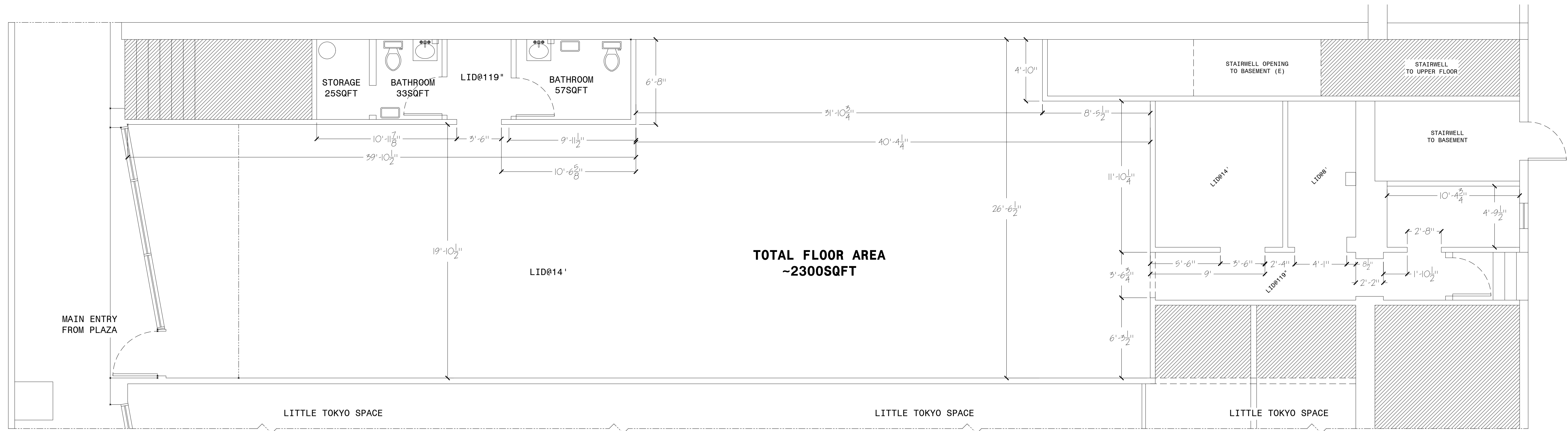
Historic Preservation Advisory Committee (HPAC)

2023/2024 Priorities Update

Mid-Year Update – July 16, 2024

During the first half of 2024, the HPAC completed the following items in pursuit of the current workplan:

- *On-going review of land use actions and building permits within the historic districts at the regular monthly meetings, including the Alice Peil Walkway Stairs, 348 N. Main St., the Community Center, Pioneer Hall, 27 N. Main, and 292 Gresham St.*
- *Continued to conduct the HPAC Review Board as a resource to property owners, designers, contractors and staff considering projects within the historic districts*
- *Formed a subcommittee, reviewed and provided comment to the Oregon Department of Transportation (ODOT) on their multi-phase/multi-year crosswalk projects, asking for more compatible treatment of the areas which are currently installed as grouted rock.*
- *Conducted Preservation Week Activities with the PAAC, Ashland Chamber of Commerce, SOU & WalkAshland including a ribbon cutting for the Marking Ashland Places (MAPI) project, preservation awards, a walking tour, and self-guided tours of the historic mausoleum at Mountain View Cemetery.*
- *Commissioners and staff attended and presented at the 2024 Oregon Heritage Tourism Conference in Talent along with the PAAC and Ashland Chamber of Commerce.*
- *HPAC members served on subcommittee with PAAC and APRC to identify locations for the “hub and spokes” for the next Marking Ashland Places (MAPII) project in the Downtown Historic District.*
- *HPAC reviewed and supported, and HPAC members served on a subcommittee to select final designs for the Gateway Crosswalk.*
- *HPAC reviewed & supported the Playwright’s Walk concept.*
- *HPAC reviewed and supported the community-driven effort to create a public mural installation at the Elks Building in Downtown Ashland entitled “Where the Crow Lights” by artist John Pugh.*
- *HPAC reviewed proposed mural concepts for KS Wild and NW Nature Shop and expects to have further review if/when final mural designs are created.*
- *HPAC members have worked with Parks Foundation to support restoration of the Perozzi Fountain in Lithia Park.*



FLOOR PLAN (E)
SCALE 1/4"=1'

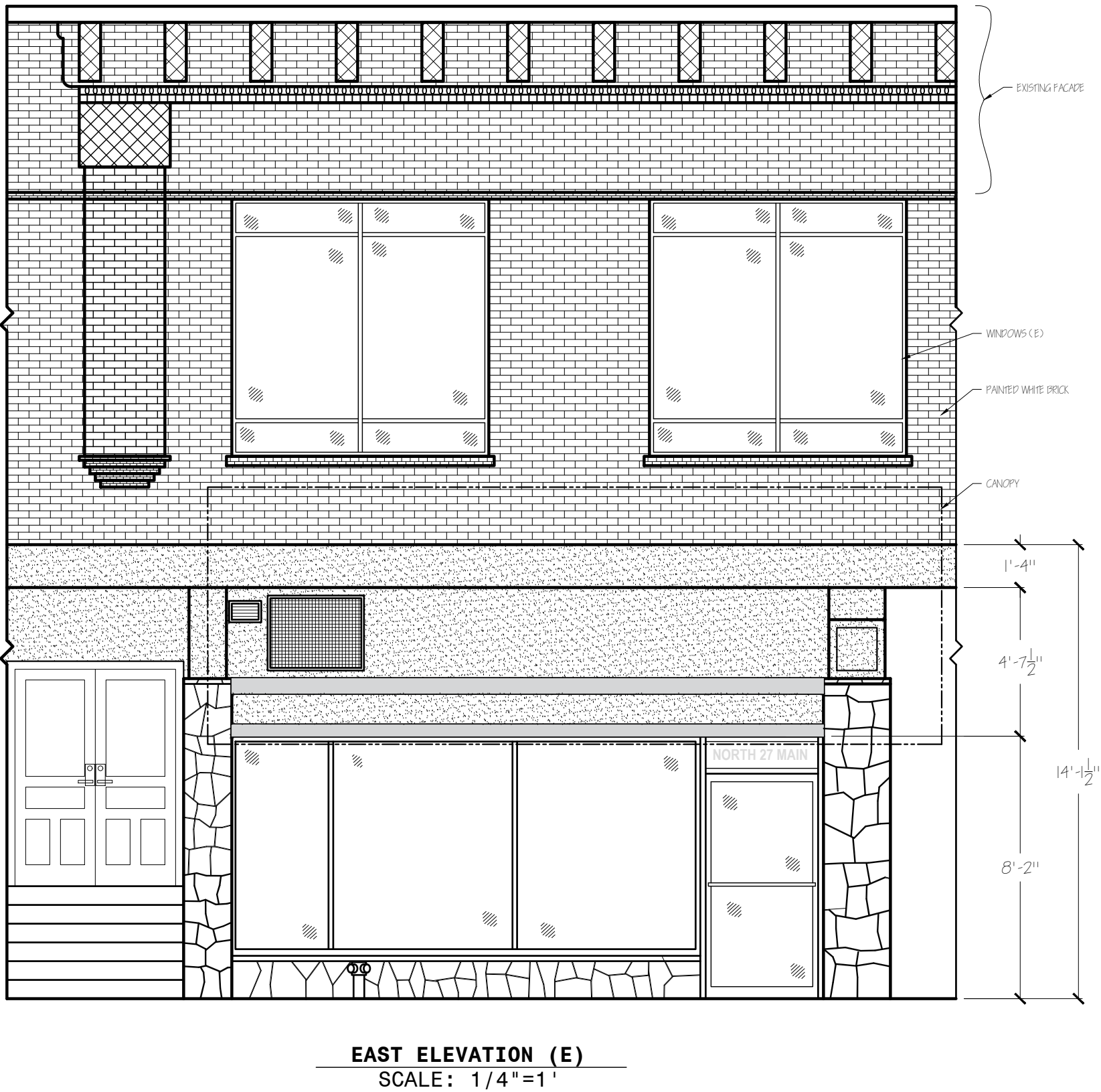
GENERAL NOTES:

- EXISTING BUILDING AREA: ~2300 SQFT
- ALL FEATURES ARE EXISTING UNLESS NOTED OTHERWISE.
- PROPOSED ADDITIONAL SPACE: N/A - INTERIOR REMODEL AS NOTED IN PLANS
- NO MAJOR CHANGES TO CITY SERVICES, SUCH AS SEWER, WATER, OR ELECTRICAL
- MAIN USE TO BE CHANGED FROM A MERCHANTILE STORE TO A CAFE W/FOOD SERVICE
- EAST ACCESS FROM PLAZA TO SPACE & WEST CREEK ACCESS REMAINS UNCHANGED

PROJECT NOTES

- 1) EAST ELEVATION VIEWS DEPICT THE EXISITNG STOREFRONT AS BUILT.
- 2) PROPOSED NEW FRONTAGE:
- AWNING REMOVED
 - NEW FOLDING WINDOWS OVER BAR TO FIT IN EXISTING WINDOW LINE.
 - WINDOWS FOLD INWARD AND TO THE LEFT AS VIEWED FROM THE FRONT AND WILL NOT IMPEDE SIDEWALK TRAFFIC.
 - FINAL WINDOW DESIGN PER MFG; WINDOW PANEL QTY AND HEIGHT MAY VARY.
 - NEW DOOR IN EXISTING LOCATION
 - FINAL ROCK/STUCCO FASCIA TBD.

ATTACHMENT A



- PROJECT - LUMINA CAFE 27 NORTH MAIN ST ASHLAND OREGON 97520		OWNER ALEX CIRIOELLO 3332 HARRISON ST ASHLAND OREGON	GENERAL CONTRACTOR JOHN A. SHULL C & D 541-941-2259 CCBW4940	DATE 6-26-24	TITLE EXTERIOR ELEVATIONS	SHEET NO. A-1.01
REVISION 0	DWG SIZE D	SCALE AS NOTED	TOLERANCE N/A	DWG MS	DWG MS	DWG MS