



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...**

November 6, 2024

AGENDA

(4:00) CALL TO ORDER: Meeting held in person at 51 Winburn Way and via Zoom at:

Join Zoom Meeting:

<https://zoom.us/j/96477553301?pwd=PwUPK4acbVm7ZOZK9udGRZlY7Yp7lP.1>

Meeting ID: 964 7755 3301

Passcode: 776383

READING OF LAND ACKNOWLEDGEMENT

"We acknowledge and honor the aboriginal people on whose ancestral homelands we live, —the Ilkirakutsum 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 October 2, 2024

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

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

A. Council Liaison – Jeff Dahle

B. Staff Liaison – Derek Severson

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

A. Review Board Assignments

B. Community Center Recommendation

C. 2025 Work Plan

VI. **(5:30) PLANNING ACTION REVIEW**

PLANNING ACTION: PA-T1-2024-00251

SUBJECT PROPERTY: 264 Fourth Street

OWNER/APPLICANT: Carlos Delgado

DESCRIPTION: A request for Commercial Site Design Review for an addition to an existing structure at 264 Fourth Street. The proposal is for a 1,200 square foot addition to the rear of the existing building. The request also includes the removal of two trees within the development footprint of the addition. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **MAP:** 391E09AB **TAX LOT:** 5,600

VII. **(6:00) ADJOURNMENT**

DRAFT MINUTES
10/2/2024



HPAC Committee Minutes (Draft)

October 2, 2024

4:00PM – 6:00PM

Community Development/Engineering Services Building – 51 Winburn Way

6:00PM CALL TO ORDER

Scharen called the meeting to order at 4:02pm

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

-

READING OF LAND ACKNOWLEDGEMENT

Land Acknowledgement was read by Scharen.

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

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

- Committee suggested amendments to agenda.

There were no suggested amendments by the committee.

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

- Historic Committee meeting of September 4, 2024

Shostrom/Repp m/s to approve the minutes of September 4, 2024. ALL AYES. Motion passed.

(4:15) PUBLIC FORUM (15 min)

There was no one in the audience wishing to speak.



HPAC Committee Minutes (Draft)

(4:30) LIAISON REPORTS (5 min)

Councilor Dahle gave the liaison report.

- Council is revamping the uniform policies for commissions and committees. Councilor Dahle expressed the importance of reading the uniform policies and giving input to Severson.

Severson gave the staff report.

- 264 Fourth Street – Addition to Haskins garage will likely be presented at the November meeting.
- Community Center status – There will be a site visit with council at 11am on Oct 14th. Contractor has discovered deficiencies with the building and funds have exceeded the allotted amount.
- Council has considered a uniform operating policy for all commissions and committees. This includes term limits and a policy regarding electronic participation.
- B Street updates are being looked at by City of Ashland and the survey is on the City Website. There is horse hitching rings located in the curbs around B and 4th streets that the Committee would like to look at. They will do a site visit soon to make sure these do not disappear with the road updates.

(4:35) PLANNING ACTION REVIEW (20 min)

PLANNING ACTION: PA-TI-2024-00247

SUBJECT PROPERTY: 77 Fifth Street

OWNER/APPLICANT: Asher Homes

DESCRIPTION: A request for a Conditional Use Permit approval for an addition to an existing non-conforming structure at 77 Fifth Street. The proposal is for a 295 square foot addition to the rear of the existing residence. **COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-2; **MAP:** 39IE09AC; **TAX LOT:** 6,900

Scharen recused herself due to conflict of interest. Shostrom assigned as Chair and opened the public hearing.

Severson gave the staff report for PA-TI-2024-00247.

Applicants present:

Steve Asher, of Asher Homes was in attendance and answered committee questions regarding the proposal.



HPAC Committee Minutes (Draft)

Shostrom closed the public hearing.

*Whitford/Repp m/s to approve PA-TI-2024-00247 as submitted. Voice vote. ALL AYES.
Motion passed.*

(4:55) DISCUSSION ITEMS (10 min)

A. Review Board

B. Goal Setting – The committee reviewed their options from the “look ahead” memo that Severson provided in the packet. The committee will present their goals for the next budget cycle at the council meeting in December. Some of the areas of interest are:

- Review/refresh/update the Ashland Preservation Plan.
- Postage and printing costs for mailings
- Reaching out to the Rogue Valley Realtors
- Updating HPAC preservation page on the website
- Creating a welcome packet for people moving into the Historic District
- Advertising in the Sneak Preview
- Map II Project
- Update historic surveys
- Playwrights

ADJOURNMENT

Next meeting is scheduled November 6, 2024, at 4:00pm at, 51 Winburn Way

There being no other items to discuss, the meeting adjourned at 5:42pm

Respectfully submitted by Regan Trapp

Review Board Nov & Dec 2024



Nov 2024

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>		
Nov 7th	Repp	Emery	Shostrom
Nov 21st	Whitford	Bonetti	

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



Dec 2024

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>		
Dec 5th			
Dec 19th			

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

Community Center Information

Council Study Session

October 14, 2024

Agenda Item	Community Center and Pioneer Hall Update	
From	Sabrina Cotta Scott Fleury PE Brandon Goldman	City Manager Public Works Director Community Development Director
Contact	scott.fleury@ashlandoregon.gov	Sabrina.Cotta@ashlandoregon.gov
Item Type	Requested by Council ☒ Update ☒ Request for Direction ☐ Presentation ☐	

SUMMARY

Before the Council is an update on the Community Center and Pioneer Hall construction improvements previously authorized by the City Council. Outlier construction has completed asbestos mitigation and major demolition for both facilities to date. They have also completed a majority of the structural improvements to Pioneer Hall. Public Works staff in conjunction with City Management and Outlier construction have paused next steps for the Community Center due to additional discovered serious structural deficiencies found during the initial demolition phase for the structure. This staff report covers the additional deficiencies and associated options for moving forward along with their opinions of cost.

POLICIES, PLANS & GOALS SUPPORTED

CEAP Goals:

- Strategy BE-2. Encourage increased building energy efficiency and conservation.
- Strategy BE-3. Maximize efficiency of City facilities, equipment & operations.
- Strategy BE-5. Prepare and adapt buildings for a changing climate.

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- Deliver timely life cycle capital improvement projects
- Maintain and improve infrastructure that enhances the economic vitality of the community
- Evaluate all city infrastructure regarding planning management and financial resources

BACKGROUND AND ADDITIONAL INFORMATION

The Ashland Community Center, located at 59 Winburn Way, was closed to public access in 2019 after a structural investigation revealed significant life-safety risks. Constructed in 1922 and listed on the National Register of Historic Places, the building suffers from severe structural deficiencies, including the risk of total collapse if additional outward deflection of the exterior walls occur.

The initial structural investigation performed in 2019 by Marquess & Associates, identified several concerns, including:

- Excessive deflection in the roof and walls, especially at the west end of the Main Hall.
- Outward deflection of the north wall, which poses a risk of total collapse.
- Insufficient support for structural members, contributing to additional safety risks.

Since 2019, the City has undertaken significant efforts to generate a plan to resolve the known structural deficiencies of the buildings and improve Americans with Disabilities (ADA) access. This effort culminated with approval of a construction contract with Outlier Construction to resolve the structural deficiencies and improve ADA access.

During the demolition phase additional structural deficiencies were found in both the Community Center and Pioneer Hall buildings. These deficiencies were not immediately visible during the initial analysis and design phases. They do however provide serious concerns to the City, ZCS Engineering and Outlier construction about the appropriate path forward for resolution. These additional issues if improved to current standard using modern building techniques would significantly escalate the cost and complexity of the restoration to the Community Center. Mitigation for Pioneer Hall's additional structural issues is more straightforward and can be covered with the existing contingency funds within the construction contract.

The newly uncovered problems include further compromised structural members and greater instability in the building's framework, requiring even more extensive work to bring the building up to code and re-establish a significant useful life for the structure.

Staff and Outlier Construction agreed to pause the construction phase and allow time to develop solutions to the newly found structural issues. In early September Outlier Construction, ZCS Engineering and City staff met to discuss options moving forward.

Additional Community Center structural deficiencies:

The structural design in place was intended to bring the structural framing up to current standards. After demolition and asbestos abatement was completed, Outlier discovered evidence of foundation settling, inadequate sub-floor framing (notched and partial joists), inconsistent/inadequate framing attachments, and evidence of severe water intrusion

The result of these conditions are out of level flooring conditions throughout the building (+/-) 2 ½", exterior walls (both stem walls and foundation walls), that are out of plumb upwards of 4", and a building that is left vulnerable to water intrusion issues.

To fully resolve these issues, the building would need to be stabilized, leveled, gutted of all interior wall finishes, shored, exterior walls jacked plumb, and a variety of framing work to relieve the ceiling/roof structure as the building is leveled/jacked. Once complete, all finishes, electrical, and doors/hardware would need to be replaced. The final casework, door installation and final finishes would be new, but not represent an appearance of new construction because of the stabilization efforts for the structure.

Additional Pioneer Hall structural deficiencies:

The structural design in place is adequate in substantially reinforcing the sub-structure, and roof framing. During demolition Outlier discovered that the framed floor (West of the Meeting Hall) is out of level in several areas upwards of 2 ¼". This makes framing, flooring, casework, doors, and other finishes not only difficult to install, but visually and functionally impractical.

Demolition and abatement are complete as of now, and the structural framing for the roof/ceiling and sub-floor are complete. The issues that remain unresolved are water damage to sub-floor framing,

and the need to level the framed floor section west of the Meeting Hall. To resolve these items, the foundation needs to be stabilized to stop further settling, and then the floor sheeting needs to be replaced and a self-leveler applied to flatten the floor. Once complete, construction can resume as contracted.

Staff has authorized Outlier to move forward with the structural modifications to Pioneer Hall at an additional cost of \$95k. This will fully mitigate all issues for the structure and will allow it to be utilized to its full potential once the remainder of construction activities for the facility are completed.

With respect to the Community Center improvement the rehabilitation effort costing is driving up the overall price of improvement to be substantially similar to construction of a new facility. A brand-new facility would have improved functionality and overall performance including significantly improved energy efficiencies.

Community Center Options:

1. Continue with rehabilitation of the Community Center with additional structural improvements.
 - a. A RamJack helical pier system will stabilize the foundation, while increased footings will enhance the load-bearing capacity. Rat slabs would be poured to support shoring of the building and interior adjustable post bases would be installed to level the middle of the building. The loads will transfer to the roof which will then require relief cuts to be made, and several framing members, and finishes will need to be repaired after the foundation repairs occur. The exterior walls will need to be shored and jacked plumb which will involve engineering, structural support posts, and eco-blocks. One side of all walls will have to be demolished for electrical access, insulation will have to be replaced, and all doors will be replaced.
 - b. Additional change orders would need to be negotiated between Outlier and the City to repair the roof structure and replace finishes, doors and electrical after the foundation and floor repairs are completed.
2. Demolish the Community Center and build a brand-new similar structure

Demolition and Reconstruction Process:

In 2019, following the Marquess & Associates report, the City of Ashland's Building Official, Steven Matiaco, made a formal determination that the Ashland Community Center qualified as a "Dangerous Building" under AMC 15.04.210. This determination was based on the report's findings that the building's structural condition was unacceptable, with a risk of total collapse if further outward deflection occurred. As such, the criteria for demolition under AMC 15.04 has already been met.

According to AMC 15.04.210, a dangerous building can be demolished without requiring a separate demolition permit if it endangers public safety. Given the 2019 determination and the building's current state, the City is authorized to proceed with the demolition of the structure.

Given the substantial safety concerns and costing for rehabilitation versus new construction, City staff recommends the following actions:

- Hold a public hearing: The State Historic Preservation Office (SHPO) requires a public hearing procedure when considering the demolition of a building that is individually listed on the National Register of Historic Places. The purpose of this process is to ensure that due consideration is given to the historical significance of the structure and to provide an opportunity for public input before any irreversible decisions, such as demolition, are made.
 - Key objectives of the SHPO public hearing process include:
 - Public Awareness and Participation: Engaging the community and interested stakeholders in discussions about the proposed demolition, allowing them to express concerns, support, or alternatives.
 - Historical Review: Allowing SHPO, the public, and preservation advocates to assess whether alternatives to demolition exist (e.g., restoration or adaptive reuse) that could preserve the historical value of the structure.
 - Compliance with Preservation Standards: Ensuring that any demolition or modification complies with state and federal preservation laws aimed at protecting historical resources.
 - The SHPO required public hearing process under Goal 5 of the State land use system is part of a broader effort to protect historic structures and is designed to make certain that demolition is truly the last resort after exploring all other preservation options. If demolition is approved following the public hearing, it signifies that the benefits of removing the structure (due to safety or financial considerations, for example) outweigh the loss of its historical significance.
- Demolish the building and clear the site
 - Over the counter building permit required to ensure utilities are capped off appropriately.
- Design and permit a replacement building that is substantially similar in design to the original structure but meets modern building codes, including:
 - Full compliance with ADA accessibility standards.
 - Enhanced energy efficiency and insulation.
 - Installation of fire sprinkler systems and other safety features.
 - Improved planning setbacks and zoning compliance.
 - Increased occupancy classification to serve a wider range of community needs.

The Ashland Community Center is located in the R-1-7.5 (Single Family Residential) zone, where public parks and recreational facilities are an outright permitted use. The existing use of the Community Center as a "Parks, Open Space & Recreational Facility" is allowed without the need for special permits. However, the building itself is considered a non-conforming structure due to its proximity to the front property line. The building's existing front setback is approximately 18 feet, while the current zoning code requires a minimum setback of 20 feet. As a result, if the building were to be reconstructed on the same footprint, it would require a Conditional Use Permit (CUP) under Ashland's land use code, which would necessitate a Planning Action review. This process could take between 48 to 120 days from the submission of a complete application.

Alternatively, if the building is redesigned with the front façade set back by an additional 2-3 feet, the non-conforming setback issue would be resolved. This would allow the reconstruction to proceed with only the necessary building permits, avoiding the CUP process entirely. Additionally, setting the building back would

accommodate an improved accessible ramp entrance, making the building more accessible and compliant with ADA standards.

The new building could be designed to be substantially similar to the existing structure, preserving the historic character of the Community Center while ensuring that it meets modern safety and accessibility standards. A plaque on site acknowledging that the replacement building is designed to reflect the historic structure would elevate confusion as to its age and historic status.

While the Ashland Community Center holds historic significance, its current structural condition presents an unacceptable safety risk. The 2019 determination by the Building Official confirmed that the building met the criteria for a "dangerous building" under AMC 15.04, authorizing its demolition.

Since 2019, the City undertook efforts to restore and rehabilitate the building to meet current safety standards. However, during the renovation work, the exposure of structural elements revealed greater structural deficiencies than were previously known. These additional issues, which were not fully identified in the original evaluation, significantly escalate the cost and complexity of the restoration project. The newly uncovered problems include further compromised structural members and greater instability in the building's framework, requiring even more extensive work to bring the building up to code.

As a result, the costs associated with the necessary repairs have escalated to be comparable, if not in excess, of the cost of constructing a new building. This includes the need for significant additional structural reinforcements, accessibility improvements, and modernization of safety systems like fire sprinklers and insulation. Given the scale of these challenges, continuing with renovation would not only incur substantial costs but would also result in a building that retains many of the inherent limitations of an older structure. Therefore, City staff finds that demolition and new construction is the most prudent and cost-effective course of action. This approach will allow for the construction of a new building that:

- Preserves the historic design and character of the original Community Center.
- Complies fully with modern building codes and accessibility standards.
- Ensures the long-term safety and functionality of the facility.
- Provides improved energy efficiency and enhanced safety features like fire sprinklers.

By pursuing this path, the City can ensure that the community is served by a modern, safe, and efficient facility, while also honoring the historic aesthetic of the original structure.

FISCAL IMPACTS

Original contract amount with Outlier Construction is \$1,722,490 for rehabilitation of both structures, of which \$250k was set aside for contingency tasks. As of August 2024, \$214,800 has been paid for construction activities on the project.

The City previously negotiated the first change order for additional asbestos mitigation at a cost of \$13,740.67 which came out of the contingency amount.

The City has negotiated a change order with Outlier for additional structural work in Pioneer Hall at a cost of \$95,992, which will also come from the contingency line.

Estimated structural changes for the Community Center to stabilize the foundation and replace doors/hardware and update electrical is estimated at \$381,483. Additional future costs for framing and finish repairs due to floor stabilization are estimated between \$95,000 and \$150,000.

Table 1: Budget

Construction Budget		Spent to Date		Remaining	
\$1,722,490		\$214,800		\$1,507,690	
Cottingency		Change Orders		Remaining	
\$ 250,000		\$ 109,732		\$ 140,268	
Additional Structural Funds Required (Community Center)				Total	
\$ 381,483				\$ 531,483	(high side)
Plus approximately 95-150K					

Estimated cost of construction for a new Community Center (like for like) is approximately \$1.4-1.5 million outside of design or permit fees.

DISCUSSION QUESTIONS

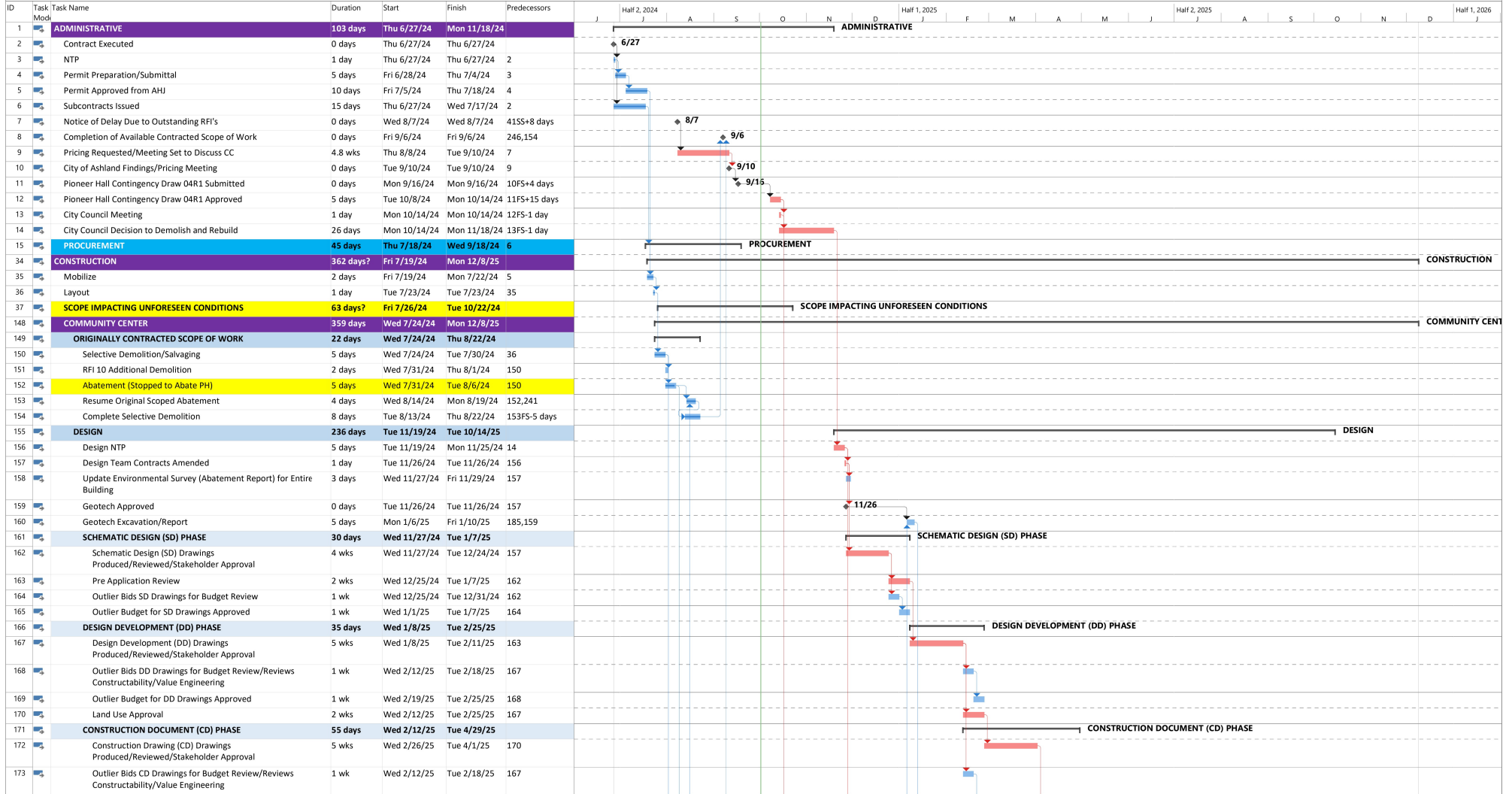
Does the Council have any questions about the information presented within the staff report, or from the site visit of the facility?

SUGGESTED NEXT STEPS

Next steps include moving forward with the demolition of the Community Center following the process outlined above and finishing the recommended improvements to Pioneer Hall.

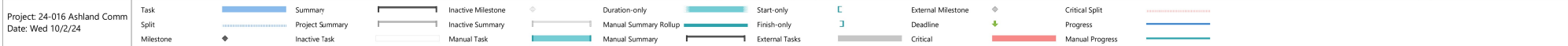
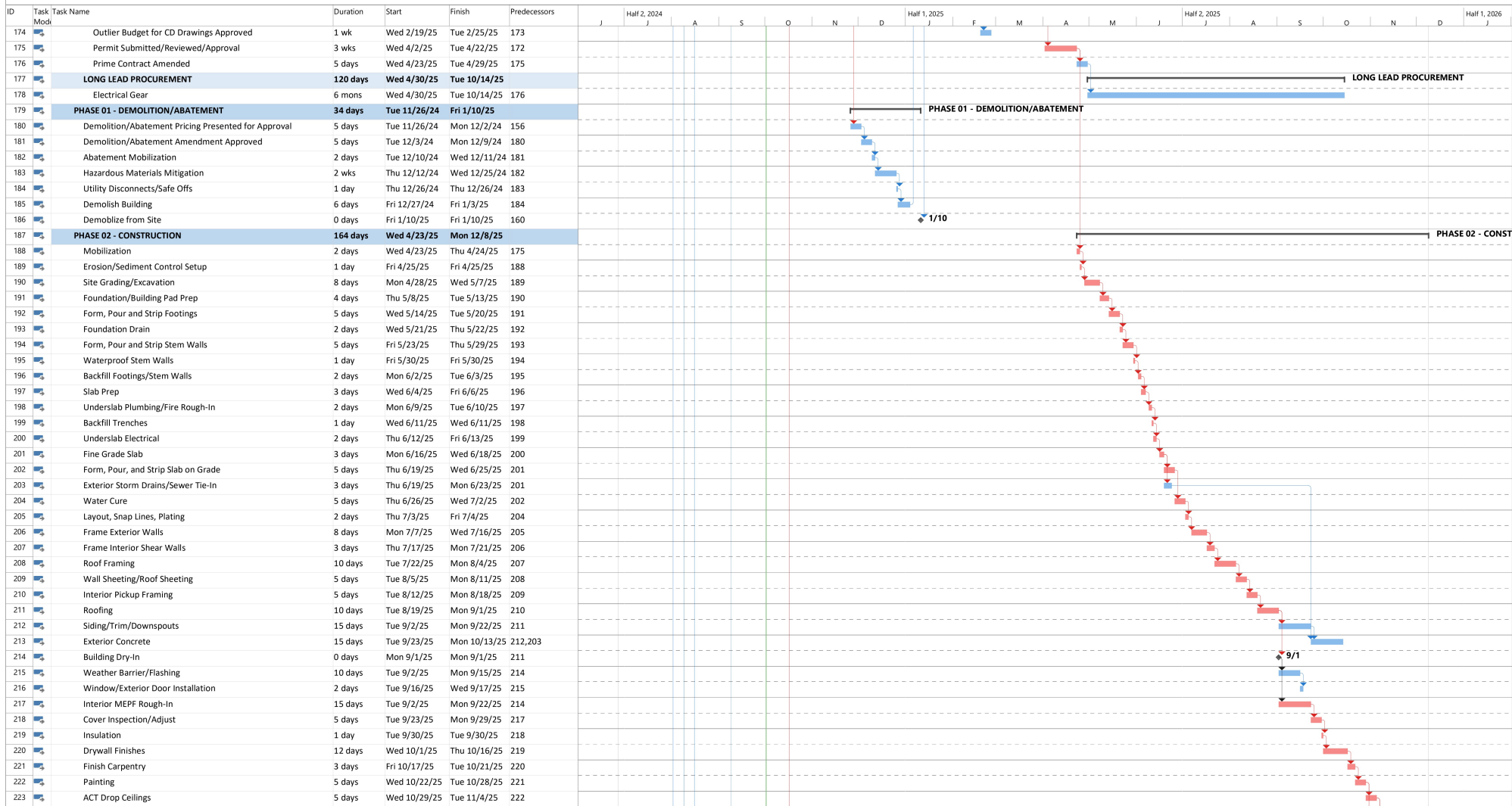
REFERENCES & ATTACHMENTS

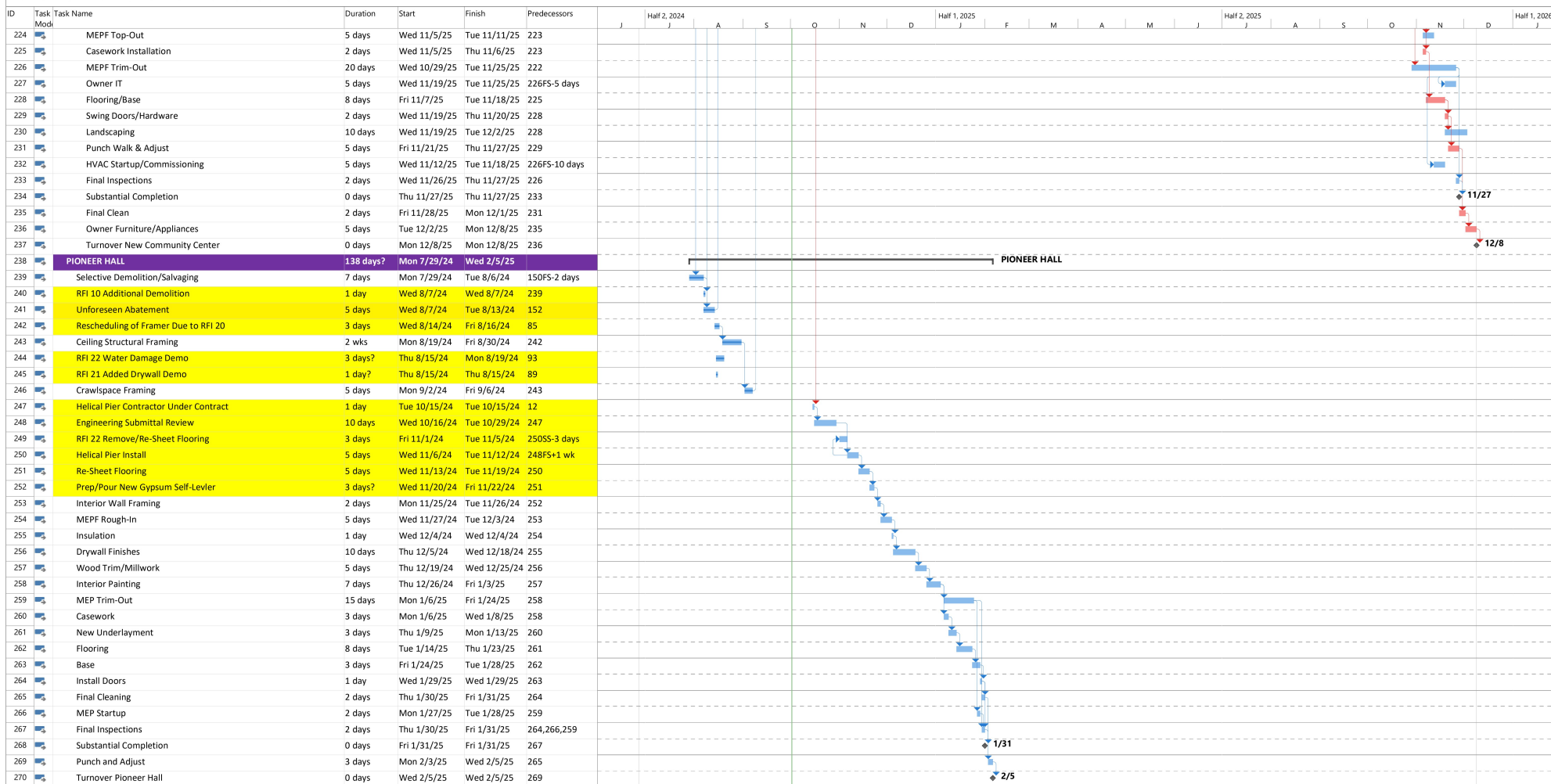
Attachment #1: Outlier Updated Construction Schedule



Project: 24-016 Ashland Comm
Date: Wed 10/2/24







Project: 24-016 Ashland Comm
Date: Wed 10/2/24



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Repair or raze: Committee tasked with researching Community Center options



The Ashland Community Center on Winburn Way in January 2024, shortly before the beginning of current renovation work. Ashland.news photo by Bob Palermini

October 16, 2024

Beloved building holds lots of memories — and signs of wear and tear

By Morgan Rothborne, Ashland.news

Remodel efforts in the city's long-shuttered Community Center have revealed more structural deficiencies than anticipated, raising the question whether to do extensive repair work or raze and rebuild. At its study session Monday, the Ashland City Council directed staff to investigate how best to proceed with the historic building on Winburn Way, adjacent to Pioneer Hall and across the street from Lithia Park.

Council was almost, but not quite, unanimous in asking Public Works Director Scott Fleury to assemble a Management Advisory Committee of experts and contractors to determine as rapidly as possible if the city should attempt to restore the Community Center. The MAC is expected to return its findings to council by late November or early December.

Councilor Eric Hansen stood against the rest of those on the dais in advocating for demolition and building something new, energy efficient, visually similar to the previous building and potentially designed to hold more usable meeting space.

"Relative to the problems and investment, I just don't see a path forward for the next 100 years," he said.

Like many Ashland residents, Hansen said his children have taken classes there, danced on the stage and he has danced on the floors himself. But Hansen said as a "construction person," when Fleury took the council and the mayor on a tour of the building earlier that day, he saw too many problems to justify a remodel.

"I walked in and immediately saw a plate glass window, looking north, out of plumb like 10 degrees, just staggering. I looked into the rafters, saw gaps — the building is spreading," he said.



Ashland Public Works Director Scott Fleury speaks to the Ashland City Council at Monday's study session. Screen capture from RVTV video

Community Development Director Brandon Goldman stated that to alter the building for expanded meeting space would likely mean a rezoning process, but is possible. The Community Center is a registered historic landmark, creating complications for demolition.

If the city wanted to build new, it would be required to go through a process of consideration of all possible alternatives and to provide an opportunity for members of the public and interested stakeholders to voice opposition or support for demolition and rebuilding, he said.

Councilor Jeff Dahle suggested creating a Management Advisory Committee after Historic Preservation Committee member Dale Shostrom spoke as a private individual during public comment. Shostrom advocated for the building and an additional ad hoc committee to determine how best to preserve it. Dahle said the Management Advisory Committee could meet more often without the necessity of public notices of an ad hoc committee and with fewer members could more likely cut through lengthy deliberations.

Dahle also stated he wanted the city's historic preservation committee to consider the building and the level of remediation that would be required to reopen it safely.

"I need to know more about where is that threshold, when a building is no longer considered historic?" he said.

Councilor Bob Kaplan stated he, too, was concerned with what he saw inside the building that day. He asked if the building's historic features such as its windows or the wood of its floors could be repurposed in a new building to achieve some preservation. Ryan Eccles, a designer with the city's contractor ZCS engineering, stated many historic touches such as trim, fixtures, and wall sconces could easily be incorporated in a new building.

Any new construction in the Community Center's footprint would also be constrained by the city's code concerning the historic district, thereby ensuring some continuity in appearance between old and new, Goldman said.

Councilor Gina DuQuenne requested the creation of a virtual tour of the building to be posted on the city website to allow residents to see the interior for themselves. City Manager Sabrina Cotta stated staff would work to get a virtual tour available for the public.

Mayor Tonya Graham asked how long council could take to make a decision about how to proceed. Cotta said the sooner the decision is made, the better the city can keep the project's budget in line.

The unexpected problems in the Community Center have already driven the budget up by an estimated half a million dollars, regardless of the decision council makes, Fleury said. These estimates are conservative and could change if remediation efforts on the building don't go as expected. Without a design or fleshed-out approach for a new building, estimates of that project cost are also conservative and preliminary, but current estimates place both options at a similar cost for around \$2.2 million to reopen both the Community Center and Pioneer Hall, he said.

The Community Center would need to be jacked up at its foundations. Its walls would then need to be supported and its roof would undergo significant work as it would be destabilized by the work going on in the foundation. These processes introduce a risk of the building coming apart which means additional risk for contractors working in the space. The contractor rather than the city assumes the liability, but transfers the cost to the project, Fleury said.



Ashland Public Works Director Scott Fleury, back to camera, speaks to the Ashland City Council at Monday's study session. Screen capture from RVTV video

The city put out a bid to restore both Pioneer Hall and the Community Center. Combining the projects in one construction bid held “economy of scale” benefits for the project’s costs. Pioneer Hall had some unanticipated problems, but the mitigation of these fit within the \$250,000 of contingency funds included in the original construction bid, Fleury said.

Pioneer Hall is expected to be open to the public in March, but the Community Center project was put on hold weeks prior due to mutual concern from contractors and Public Works staff, he said.

Councilor Dylan Bloom expressed concern about the building coming apart or presenting further, impossible-to-anticipate problems during a remodel and costing the city far more than a new building. Bloom asked where the city would obtain money to cover the already expanded costs and any further financial surprises.

Cotta responded that the restoration projects are being drawn from the general fund. Other city maintenance and facilities projects could be impacted by the Community Center in the next budget biennium as the general fund must also support essential services such as police and fire.

“We are charged with wise usage of taxpayer dollars. It’s all about balancing the community’s desire for space at the center to use, having a space that is a good space for the community, while preserving the historic nature as best we can, so what is the best path forward?” she asked.

Following Dahe's suggestion, councilors Paula Hyatt, Bloom, Kaplan and DuQuenne all voiced support for the MAC committee. Hansen maintained that the city had already invested time and energy from experts to consider the building's structural integrity and he would be curious to see what new information the MAC would produce.

Judy Kennedy also spoke during public comment urging councilors to do whatever they felt was most prudent to quickly return to Ashland residents what the building used to provide.

"The public wants to get back in there, they really do. I was the last person in there, in 2019, I want to say. I was teaching a class in there and people came in with clipboards and said 'Building's condemned, get your shoes on and get out of there,'" she said.

Kennedy said the building held memories relevant for every facet of life for longtime Ashland residents. Dances, Rotary and garden club meetings, pinochle clubs, weddings and memorials had all been held in the space.

"I feel as if we need community now more than ever," she said.

The intricacies of the restoration project and its funding are further detailed in a staff report included in meeting materials. (<https://ashlandor.portal.civicclerk.com/event/701/files/attachment/638>)

Email Ashland.news reporter Morgan Rothborne at morganr@ashland.news (mailto:morganr@ashland.news).

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Bert Etling



Bert Etling is the executive editor of Ashland.news. Email him at betling@ashland.news (mailto:betling@ashland.news).

 RVML.ORG ROGUE VALLEY METAPHYSICAL LIBRARY All Subjects to Borrow, Purchase or Trade Tuesday Lecture Series, 7pm • Free Admission Open Tue-Sat 10-6 • 1757 Ashland St. • 541.552.9119 • RVML.org	 Fri, Oct 11 7pm Free Documentary Screening Featuring Dr. Joe Dispenza SOURCE It's Within You	 LOVE AND LIGHT HALLOWEEN PARTY! Drinks Music Snacks Prizes Free • Oct. 31 • 6-8pm	<table border="0"> <tr> <td></td> <td>Tue, Oct 8 Jay Golden</td> <td></td> </tr> <tr> <td></td> <td>Wed, Oct 9 Marla Estes</td> <td></td> </tr> <tr> <td></td> <td>Tue, Oct 15 Soleil Aurose</td> <td></td> </tr> <tr> <td></td> <td>Tue, Oct 22 RJ Wright</td> <td></td> </tr> <tr> <td></td> <td>Thu, Oct 24 Lexi Alma</td> <td></td> </tr> <tr> <td></td> <td>Tue, Oct 28 Peter Finkle</td> <td></td> </tr> </table>		Tue, Oct 8 Jay Golden			Wed, Oct 9 Marla Estes			Tue, Oct 15 Soleil Aurose			Tue, Oct 22 RJ Wright			Thu, Oct 24 Lexi Alma			Tue, Oct 28 Peter Finkle	
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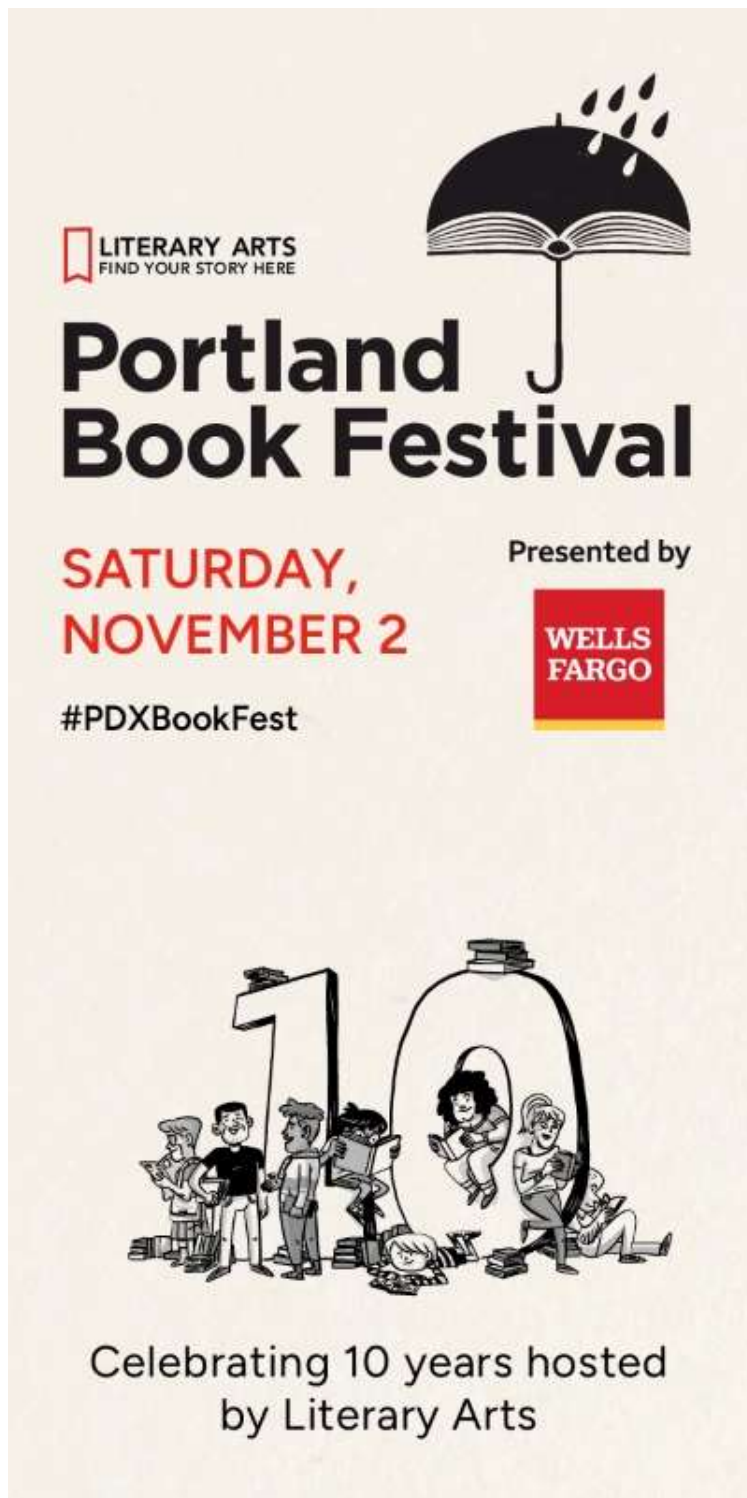
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Curtain Call: 'Turtle tunes' brings art to life (<https://ashland.news/curtain-call-turtle-tunes-brings-art-to-life/>)

October 27, 2024

Curtain Call: Terry Longshore's "Full Circle: Turtle Wisdom" will bring artist Betty LaDuke's vibrant "Turtle Wisdom" series to life through the resonant sounds of a gong orchestra on Nov. 8 at ScienceWorks Hands-On Museum. Performers will include Terry Longshore, the SOU Percussion Ensemble and students of Longshore's SOU Honors College course, Making Music.

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Memo

CITY OF
ASHLAND

Date: October 28, 2024
From: Scott Fleury PE, Public Works Director
To: MAC Members
RE: Community Center – Management Advisory Committee Process

Background:

At the October 14, 2024 City Council Study Session, the Council requested staff initiate a Management Advisory Committee (MAC) to review the mitigation versus new construction for the Ashland Community Center.

Management Advisory Committees (MAC) may be established to serve at the request of the City Manager or Department Heads to provide technical advice, and community support and input that can assist in preparing recommendations to enhance City operations or program implementation or for City Council consideration.

MACs are generally intended to be project or program specific but can meet as often and as long as necessary to meet their requested role or functions. Some MACs may meet only occasionally when requested, while others may meet regularly or semi-regularly over extended periods of time per the role assignment or needed term for their assistance. Membership on MACs will be established based on the type of advice sought and availability of potential qualified participants, urgency of issue or program being addressed, timeframe for the committee's role/participation, availability of City staff support resources, and/or other circumstances or considerations affecting the ability for effective MAC role participation. The rules of procedure, if necessary, for each MAC will also be established by the City Manager or appointing Department Director at the time of the corresponding MAC's establishment. The City Council may refer issues or tasks to consideration by a MAC by vote of the City Council request to the City Manager.

The Council requested this process as an efficient way to review the documentation and obtain additional input from community members experienced in construction/renovation, but also to gain input from facility users on need and usability.

MAC Members:

City of Ashland Employees

1. Scott Fleury PE – Director of Public Works
2. Michael Jay – Senior Project Manager (Facilities) – as needed
3. Rocky Houston – Director of Parks and Recreation – as needed
4. Stephen Maticco – Building Official -as needed

Community Members:

1. Dale Shostrom – Local Contractor and Member of the Historic Preservation Advisory Committee
2. Steven Ennis – Local Architect
3. Mark Knox – Local Planner and Developer
4. Cori Grimm – Recreation Facility User/Teacher

Contractors – Outlier Construction

1. Ryan Demillo
2. Scott Groggins

MAC Charge:

The MAC is charged with review of historic and current information for the Community Center in order to gain an understanding of the facility history and current use as a community resource. This background information will lead the basis in review of the primary options on moving forward with either completing full structural modifications to the building or demolishing the structure and building a new Community Center.

The MAC should develop a summary comparing the options to rehabilitate or replace the Community Center and make use of existing materials with limited new studies or information gathering required. The final recommendations to the Director of Public Works should also attempt to include an analysis of the benefits to the citizens of keeping a historical building as well as the benefits to citizens of the additional functionality available in a new building.

MAC Objectives:

The objective of the MAC based on the charge is to make recommendations to the Director of Public Works on moving forward. The Director will take these recommendations to the City Council for consideration as part of an ongoing public process.

Resources and Meetings:

The appropriate documentation will be provided to the MAC members in advance of the scheduled meeting times in order for the individuals to prepare for meeting discussions. This will include a meeting agenda and relevant reports or information necessary to move forward with development of a recommendation.

Meeting #1:

The first meeting is intended to be a general question and answer meeting with City of Ashland staff and representatives from Outlier Construction. Staff will provide a tour of the facility at the beginning of the meeting and then review background information with the group.

Meeting #2:

The second meeting is meant to be more formal and work towards consensus on recommendations to the Director.

Meeting #3:

A third meeting, if necessary, would be a continuation of the second meeting.



Ashland Community Center

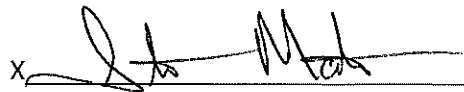
In 2019 Marquess and Associates was hired to provide a structural evaluation to address concerns with the structural stability of the Community Center building. Marquess Associate, Kristina Cooper, P.E. provided a detailed evaluation that outlined primary structural deficiencies of the building structure, and concluded that "the current condition is unacceptable. If more outward deflection occurs at the top of the wall because of a failed member, or slipping connections, it could cause a **total collapse of the building.**" After reviewing the report, it was clear that the building needed to be closed to public access for life-safety reasons, until the identified structural inadequacies could be addressed.

Recently, ZCS Engineering and Architecture provided an additional assessment of the Ashland Community Center. ZCS detailed recommendations broken down into a list of 5 priority levels, with the priority 1 structural repairs being listed as a requirement to be completed to restore the structural safety of the building to a point where it would be deemed safe to occupy. In the conclusion of the assessment letter, ZCS stated, "It is our opinion the **priority one structural deficiencies** noted above will need to be addressed prior to re-occupancy of the Community Center due to the potential risk to life-safety".

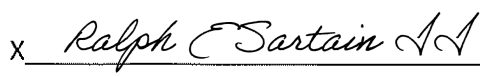
The report provided by ZCS was a general summary report which addressed the structural deficiencies needing to be dealt with prior to the building being re-opened to the public, but it did not include load calculations for gravity and lateral loads, construction details, or the stamp and signature of a licensed Oregon Engineer or Design Professional.

In order for the Ashland Community Center to be re-opened to the public, a permit must be applied for to address the structural concerns identified in the reports provided by ZCS and Marquess & Associates, which are, at a minimum specific to the Structural Repairs identified in Priority 1 of the ZCS Report. Detailed plans and calculations need to be provided by an Oregon licensed design professional, which clearly identify how the areas of concern are being addressed, and ultimately, when the repairs are made, the building will be able to safely handle the loads imposed on it, and it will be safe to occupy. Once the review for code compliance has been completed, a permit can be issued. When all inspections are complete, and the permit is signed off, only then can the building be occupied by the public.

Steven Matiaco
Building Official
City of Ashland

X 
Steven Matiaco
11/10/22
Date

Ralph Sartain
Fire Chief
City of Ashland

X 
Ralph Sartain
11-10-2022
Date

Memo

DATE: November 12, 2021
TO: Ashland City Council
FROM: Katrina L. Brown, City Attorney
RE: Structural Deficiencies of the Community Center and Associated Risk

Following the presentation and report by the Community Center and Pioneer Hall Ad-Hoc Committee at its September 21, 2021 Business Meeting, the City Council passed a motion directing staff to open the Community Center and Pioneer Hall to the public "at the earliest convenience" and proceed with the recommendations outlined in the Ad-Hoc Committee's written report. I have been asked to assess the potential liability of reopening the Community Center located at 59 Winburn Way in its current as-built condition. Pioneer Hall can be fully reopened as soon as the current COVID restrictions are lifted.

In 2019 the engineering firm of Marquess & Associates, Inc. was hired by the City to conduct a structural investigation and evaluation of the Community Center to address concerns with the structural stability of the building. Marquess Associate Kristina Cooper, P.E. provided a detailed Structural Investigation Report dated April 2, 2019 (the "Report"), which outlined the primary structural deficiencies of the building and noted several. Of primary concern was the vaulted ceiling "due to observed ceiling deflections, and deformations in the exterior wall." (See page 3). In the recommendations section of the Report, the Marquess engineer concluded that "the current condition is unacceptable." (See page 10). She also stated that if more outward deflection occurs at the top of the north wall of the Main Hall because of a failed member or slipping connections, "it could cause a **total collapse of the building**." (See page 10; *emphasis added*). After consideration of this Report, the City's Building Official determined that the Community Center was not safe for public use and ordered its indefinite closure.

In preparing its report to the City Council, the Ad-Hoc Committee consulted with a different engineering firm to evaluate the structural deficiencies of the Community Center. In his initial written assessment, Eric Snyder, P.E. of Snyder Engineering Company noted several of the same concerns as found in the Report by Marquess. Among the most significant concerns is the existing condition of a phantom bearing wall in the ceiling of the Main Hall. Mr. Snyder notes that its condition is "causing the ceiling the sag below, and is potentially dangerous." (See page 5). He recommends a beam be located below the phantom bearing line at-issue. Mr. Snyder makes several additional recommendations in his assessment to address the structural deficiencies he observed.

It is clear from these engineering reports that the Community Center has structural deficiencies, and as a result of these reports, the City has knowledge of these deficiencies. Nothing has changed since the City's Building Official ordered the building closed. Therefore, the City should not reopen the Community Center to the public prior to implementing the recommendations contained in one or both of the reports. To do so would place the City at a high risk of liability. It could also potentially expose employees and officials to personal liability for any damages incurred.



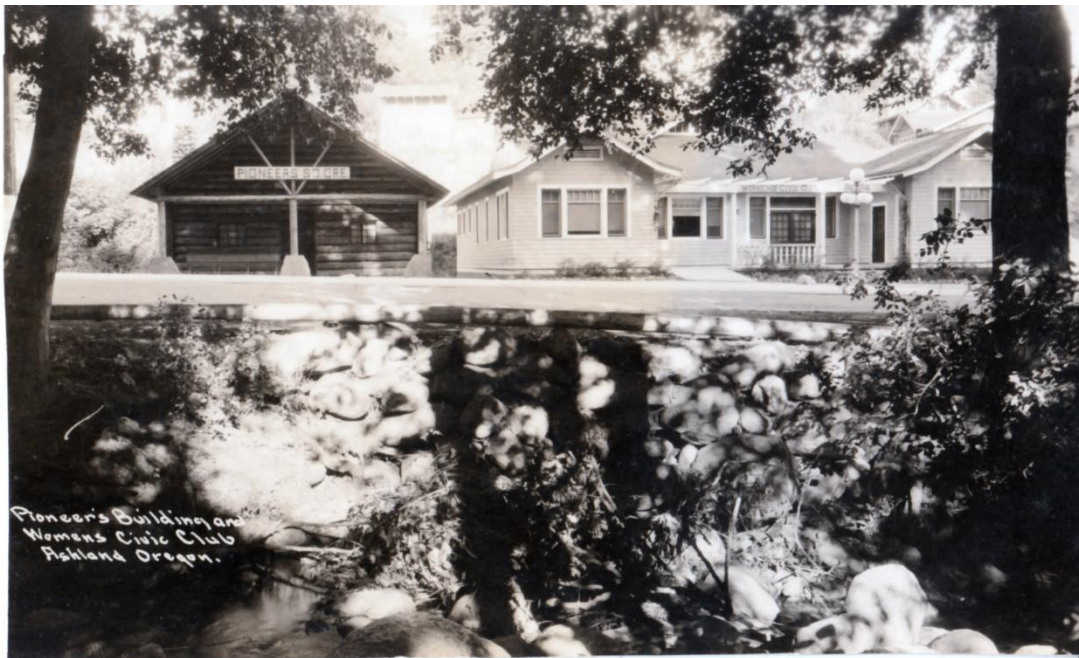
Winburn Way Ad Hoc Committee

Winburn Way Community Center/Pioneer Log Cabin

REPORT TO THE ASHLAND CITY COUNCIL **21-September-2021**

Mayor Akins and Members of the Ashland City Council,

The following report details the findings and recommendations of the Winburn Way Ad Hoc Committee, appointed in June 2021 to develop least-cost recommendations for the timely repair and reopening of two historic, city-owned, buildings on Winburn Way, opposite Lithia Park. The committee is composed of Chris Brown, AIA, architect, George Kramer, M.S., HP, historic preservation specialist, and Gil Livni, a licensed Oregon building contractor, with Stef Seffinger and Shaun Moran, Ashland City Council, as ex-officio members. The committee's efforts were supported by Eric Snyder, P.E., structural engineer. Kaylea Kathol and Scott Fleury, of the Public Works Department, provided staff support. The Ad Hoc Committee held three public meetings between June 23 and August 23, 2021, with additional site visits by individual members to assess current condition in depth.



Pioneer Log Cabin and Women's Civic Club, c1923

COMMITTEE CHARGE

The Committee's scope of work was to evaluate the buildings, review previous studies, assess the buildings and develop least-cost recommendations to repair and reopen them for public use, reporting back to council with options and estimated costs for the work involved.

CURRENT CODE STATUS

As documented in the Committee's minutes per Adam Hanks, former Interim City Manager, and City Building Official, Steve Matiaco, there is no proposed change of use or occupancy for either structure from the previously existing (Hanks, 25-June-21). "Matiaco represented that because no occupancy change was anticipated, there would be no requirements to bring any other systems up to code." Upon questioning by Mr. Livni, Matiaco confirmed that without an occupancy change, neither seismic strengthening nor sprinklers are required at either building (Matiaco, 14-July-21). The Community Center was closed due to concerns raised by the 2019 Marquess structural evaluation. The Pioneer Log Cabin is currently occupied but closed during snow events.

Given the lack of occupancy change, all work proposed for the two buildings is largely voluntary, provided it addresses the identified structural concerns raised in previous reports.

RECOMMENDATIONS - Winburn Way Community Center

The Winburn Way Community Center, originally built as the Women's Civic Improvement Clubhouse, was completed in October 1922, aided by a donation from Jesse Winburn. The Community Center was individually listed on the National Register of Historic Places in 1989. The single story wood frame structure rises from a post and pier foundation with a perimeter skirting of parged stucco. Interior spaces include the large, main auditorium with a curved roof, smaller meeting areas, kitchen, and service spaces. An unfinished attic, accessed by a non-original straight flight stairway, is used for casual storage.

North Wall-Out of Plane Issue

The 2019 Marquess report identified the deflection of the north wall as a major area of concern. On-site review and analysis of the 1985 structural upgrade indicates that this situation was present in 1985 and addressed and stabilized with the addition of two metal tie-rods, inserted below the chords over the auditorium and tied to the wall plate. Evaluation of the current condition, with no cracks in the drywall, no twisting or gaps in wood trim, or other indication of movement suggest that this problem has been stabilized and is not a concern.¹ The Ad Hoc Committee, supported by the engineer's report, believes there is no further need to address this issue. During future repair, the turnbuckles on the tie-bars should be assessed/tuned to determine if they have loosened and, if needed, tightened to

¹ Window operation could not be evaluated due to the presence of strand board over all openings. Windows are assumed to be operable without any binding or other indications of continued wall movement.

continue to secure the wall against movement (see Strong-Ties, below). No other effort to return the north wall to plumb is recommended.

Roof Structure

The roof is idiosyncratically framed and subject to multiple recommendations for improvement as per Eric Snyder, P.E. and detailed in his memo, attached. The primary solution involves the construction of a steel moment frame to span the main auditorium and create additional support for the existing timber trusses. This will involve installing a series of columns along the perimeter of the auditorium, with steel beams below the truss and phantom bearing wall at the rear (west) end of that space, with new footings at grade, through the existing wood floor. Installation of the moment frame will be mitigated by painting all elements white, to blend into the ceiling, and applied trim to match existing treatments. All verticals here will be plumb, meaning that some form of tapered blocking will be needed between the columns and the north wall for aesthetics. Careful evaluation of the westernmost beam run to minimize impact to the proscenium is recommended (see Figure 1).

Additional beams, pony walls and other modifications will occur above the ceiling, in the attic area, with minimal visual impact to the historic spaces below. This work will provide additional support for the existing rafters and hips, augmenting or replacing existing members (see Figure 3). As per Eric Snyder, P.E., this proposed work will increase the capacity of the roof to code for snow loads, 25 psf, identified as an issue in 2019.

Foundation

Previous studies noted some settlement between the concrete footings and support piers in the main auditorium area. These can be addressed by a mixture of shims, where the gap is less than 1/2" or all new posts, for gaps larger than that. It is noted that access to the understructure, through the rear mechanical room, is very good, with ample height and generally dry and good conditions.

Diagonal wall sheeting has been cut and there is currently no lateral shear transfer from the main floor to grade. While a new continuous foot/concrete stem wall system could be added, we do not recommend this as required or necessary. As per Snyder, we recommend installed diagonal X-bracing between columns and Simpson-type strapping.

SUGGESTED WORK (not related to the 2019 Structural Evaluation)

The following work items were identified as "good sense" options that can be pursued as part of general upgrades to the Winburn Way Community in connection with the structural repair project. This work is NOT REQUIRED to reopen the building.

- A. Strong-Ties: To take advantage of work on site, we recommend that Strong-Ties (Simpson clips) be installed sill and plate connections in both the attic and basement

areas to provide additional connection. Lateral shear transfer should be addressed with the installation of x-bracing and strapping at the foundation.

- B. ADA Restroom: Lack of an ADA-compliant restroom was identified as a building need. We recommend that the storage area immediately east of the women's restroom on the main floor be converted into a single stall unisex restroom. Water and sewer are located in a common wall, for ease of construction.
- C. Attic Stairwell: To improve access to the existing men's and women's rooms by opening up the hallway, we recommend removal of the current, non-historic, attic stairwell and its replacement with a folding stair. This will have the additional benefit of reducing access to the attic area and inhibiting its continued use for casual storage. All material currently in the attic should be removed (retaining any historic fixtures or other building elements).
- D. Rear Entry Steps: The existing rear entry steps are of 2x wood on an unknown foundation with severe settlement and deterioration. These steps should be removed and replaced with new work, either cast concrete or pressure-treated wood and non-combustible deck material (Trex, or similar) (see Figure 2)
- E. Retaining Wall & Fire Break: The sloped site at the rear of both buildings creates a sloughing issue that leads to large debris piles of dirt and leaves (see Figure 4). Staff reports that this area is also prone to unauthorized access, creating a hazardous situation that complicates debris removal and maintenance. The banked debris against the wood foundations of both the Community Center and Log Cabin increase decay by trapping moisture, provide an access point for vermin, and, most importantly, represent a significant fire danger. All of these issues are further exacerbated by unauthorized access. The Ad Hoc Committee strongly recommends that the slope be excavated, and an engineered concrete retaining wall be installed approximately three feet (36") away from the foundation, with a new concrete slab/walkway to provide separation (see Figure 12). The slab will be designed with drainage to reduce water into the basement/foundation and should extend at the northwest corner to correct and improve access to the WWCC basement.

To reduce unauthorized access behind both buildings, new security gates (black steel, of suitable design) should be installed at the NW and SW corners with a shared gate to be located between the facades on Winburn Way (see Figure 5).

*Reducing unauthorized access and removing debris/fire hazard from the rear of the buildings is considered the single most important element of securing the future of these historic structures. The Ad Hoc Committee unanimously recommends that this work item be pulled from the larger repair project and contracted **as soon as possible** to reduce fire risk.*

RECOMMENDATIONS – Pioneer Log Cabin

The Pioneer Log Cabin, funded by Gwin S. Butler, was completed in 1921 (not 1890, as previously reported) and was initially used as a “museum” of Oregon pioneers. Adjacent to Lithia Park and the Ashland Downtown Historic District, the Pioneer Log Cabin is considered *eligible* for listing in the National Register of Historic Places but is not, in fact, formally listed. Built of bearing log on a post and pier foundation, the main building consists of a large meeting space, with a kitchen and service areas to the rear. The roof is idiosyncratically framed with a round-log rafters. A typical wood framed addition was built at the SW corner in 1988.

The majority of issues identified by previous studies relate to a proposed change in occupancy that triggered a seismic evaluation and recommended upgrade. Those changes are no longer anticipated. Meeting code for 25 psf snow load would require extensive re-construction of the roof or the installation of an interior moment frame (wood) to transfer roof loads to grade. Neither is recommended or considered necessary.² Because there is no proposed change of occupancy upgraded to the roof is not required. The Log Cabin is currently in use. All proposed work is, therefore, suggested but not mandatory to improve the building performance.

SUGGESTED WORK (not related to the 2019 Structural Evaluation):

The following work items were identified as “good sense” options that can be pursued as part of general upgrades to the Pioneer Log Cabin as the city determines appropriate.

- A. Strong-Ties: To take advantage of work on site, we recommend that Strong-Ties (Simpson clips) be installed as recommended at plate connections in the attic of the original log volume, augmented with gussets at existing (non-original) collar ties. Further evaluation may justify adding rafters to augment the existing. It is possible the roof sag predates the installation of the collar ties, which stiffen the roof, and may have addressed and stabilized the roof in its current condition in 1988. Additional reinforcement as recommended will increase capacity, but we do not represent that these actions will result in a full-code upgrade.
- B. South Wall Window: Log movement at the SE corner apparently results from the installation of a new window, installed without sufficient pinning to keep the logs in place. As per the engineer, this should be corrected with an inserted steel bar or a PT 4x4 on each side of the window rough-opening, screwed and clipped into place to inhibit further movement. The existing window can be reinstalled into the reinforced opening (see figure 9)

² According to most sources 25 psf of new snow is approximately 17 inches thick, with “wet snow” weighing more (see www.jlconline.com, “Snow Loads on Roofs,” by Christopher DeBlois). US Climate Data (www.usclimatedata.com) reports the average annual snowfall in Ashland as one inch. The highest recorded **annual** snowfall in Ashland since 1948 is approximately seven inches (<https://wrcc.dri.edu>). Upgrade to the Pioneer Log Cabin roof structure, via a moment frame similar to that proposed for WWCC, may be an appropriate upgrade the next time the roof is replaced.

- C. Retaining Wall & Fire Break: (see E, above, as this recommendation should continue the entire length of the Log Cabin as well). A new gate/fence should be installed between the adjacent neighbor wall and the SW corner of the Log Cabin addition to reduce access to the rear and side areas of the building (See figures 7 and 8).

ESTIMATED COSTS

The following cost estimates reflect current costs for materials and labor (2021), including BOLI and related soft costs. Actual costs may vary, depending on the status of the construction sector at the time of contracting.

ITEM	DESCRIPTION	LOW	HIGH
Winburn Way Community Center			
1	Install wood and steel moment frame/roof repair over auditorium, including drywall as needed, footings, etc.	\$ 65,000	\$ 80,000
2	Unisex ADA Restroom in former storage	\$ 20,000	\$ 25,000
3	Rebuild Hall, remove stairs, install fold-down access, repaint and repair trim, etc.	\$ 8,000	\$ 12,000
4	Replace rear entry steps (may be combined with retaining wall work if concrete	\$ 2,500	\$ 3,500
5	Basement StrongTies/sill clips, re-shim/replace footings, add x-bracing and strapping for lateral shear as needed	\$ 20,000	\$ 25,000
Pioneer Log Cabin			
1	Install StrongTies at plate connections, enhance roof framing with collar ties and gussets	\$ 15,000	\$ 20,000
2	Reinforce south wall window opening	\$ 5,000	\$ 8,000
Engineering/Soft Costs (includes retaining wall)		\$ 15,000	\$ 25,000
TOTAL STRUCTURAL/Functional Upgrades to reopen		\$ 150,500	\$ 198,500
RECOMMENDED UPGRADE TO REDUCE FIRE HAZARD			
	Excavate & install rear retaining wall behind both buildings, including concrete pad at WWCC basement entry, fencing and gates to reduce access	\$ 65,000	\$ 80,000
TOTAL RECOMMENDED PROJECT COSTS		\$ 215,500	\$ 278,500

SUMMARY

We would like to express our gratitude to the Council, and especially to Councilors Seffinger and Moran, for allowing this evaluation to proceed. It was heartening to determine that both these historic structures were in better shape than anticipated after reviewing the prior studies and meeting with staff. We believe we have outlined a program of minimally invasive, cost-effective methods to address issues and have given the city a path that can quickly return both buildings to full public use. We appreciate the staff support in preparing this report and are available to assist as the city moves forward toward construction.

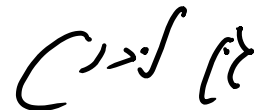
Respectfully Submitted,



Chris Brown, AIA
Arkitek:Design & Architecture



George Kramer, MS, HP
Kramer & Company



Gil Livni
Magnolia Construction

ATTACHMENTS:

Current images (Figures 1-9)
Snyder memorandum
Interior rendering, WWCC brace frame
Section, Proposed Retaining wall and walkway
Historic Newspaper Articles



Figure 1. Winburn Way Community Center, Main Space, Proscenium Arch



Figure 2. Winburn Way Community Center, Rear Entry Stair (note hillside at left)



Figure 3. Winburn Way Community Center, Over-stressed hip support



Figure 4. Winburn Way Community Center, Rear Sloughing Conditions



Figure 5. Winburn Way Community Center, Proposed Gate Location



Figure 6. Pioneer Log Cabin, Main Meeting Area



Figure 7. Pioneer Log Cabin, Proposed Gate Location



Figure 8. Pioneer Log Cabin, Rear Sloughing Conditions



Figure 9. Pioneer Log Cabin, "Unpinned" Logs at SE Corner Window

150 SF — ROOM AREA

N

PROJECT NORTH

101

DOOR NUMBER

XX

FINISH TYPE

X

WINDOW/GLAZING TAG

1 Ref

1 Ref

1 Ref

1 Ref

INTERIOR ELEVATION 3

INTERIOR ELEVATION REFERENCE

SHEET REFERENCE

BUILDING & V SECTION

1

SIM

101

INTERIOR ELEVATION REFERENCE

SHEET REFERENCE

100% CONSTRUCTION DOCUMENTS | BID & PERMIT

	PROJECT NARRATIVE
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ASHLAND COMMUNITY CENTER RENOVATION



CITY OF
ASHLAND



REVISION ID:	DATE:

PROJECT NO.	M-0298-22
DRAWN:	YYH
CHECKED:	JRR
DATE:	03-13-2024

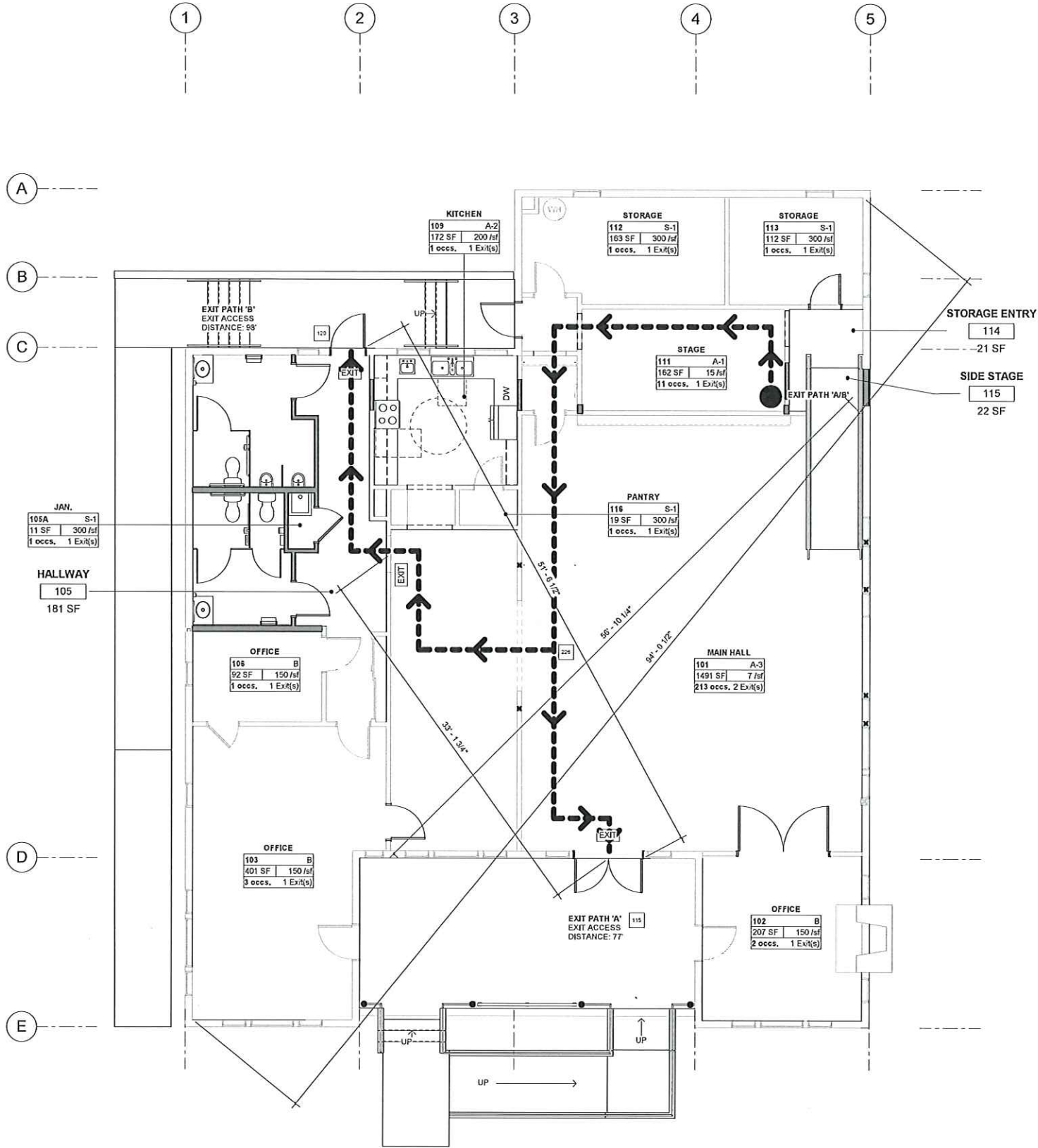
COVER SHEET

GO-00

ONE INCH EQUALS FULL SCALE 3/13/2024 3:47:22 PM Autodesk Docs\\MD2038\\Ashland Community Center & Pioneer Hall\\MD2038_ARCH\\R23.dwg

3/13/2024 3:47:22 PM

City of Ashland Building Safety Division Reviewed for Code Compliance by Steven Masson
Reviewed for Code Compliance
Permit # BD-NR-2023-00274 Date 4/24/2023
The sign on the plans shall not be removed from the project site until the City of Ashland has approved the project. The sign shall be removed from the project site upon completion of the project. The sign shall be removed from the project site upon completion of the project.



1 CODE PLAN - COMMUNITY CENTER
3/16" = 1'-0"

FIRE LIFE SAFETY LEGEND

- EXIT ILLUMINATED EXIT SIGN PER 2022 OREGON FIRE CODE (OFC)
- EMERGENCY EXIT ROUTE
- Room name
101 OccType
150 sf OLF /sf
occs. # Ex(s)
- ROOM OCCUPANT LOAD
- FE FIRE EXTINGUISHER
- OCCUPANCY LOAD VALUE ALONG EGRESS ROUTE

OCCUPANCY LOAD PER ROOM				
#	Room Name	Area	OccType	OccLoad
111	STAGE	162 SF	A-1	11
109	KITCHEN	172 SF	A-2	1
101	MAIN HALL	1491 SF	A-3	213
105	OFFICE	92 SF	B	1
103	OFFICE	401 SF	B	3
102	OFFICE	207 SF	B	2
112	STORAGE	163 SF	S-1	1
113	STORAGE	112 SF	S-1	1
116	PANTRY	19 SF	S-1	1
105A	JAN.	11 SF	S-1	1

EGRESS REQUIREMENTS

- NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2
- EXIT ACCESS TRAVEL DISTANCE: 200 FT
(OSCC SECTION 1017.2)
LONGEST DISTANCE PROPOSED: 98 FT
- COMMON PATH OF EGRESS TRAVEL: 75 FT
(OSCC SECTION 1009.2.1)
LONGEST DISTANCE PROPOSED: 54 FT
- EGRESS PATH MIN. WIDTH: 3'-10"
(OCCUPANT LOAD X 0.2)
- ACCESSIBLE MEANS OF EGRESS: PER 3403.8.7.2, ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 ARE NOT REQUIRED TO BE ADDED IN EXISTING FACILITIES

ENERGY CODE REQUIREMENTS:

- CLIMATE ZONE 4 - NON RESIDENTIAL
ROOF: ATTIC R-49
WALL: WOOD FRAMED R-20
DOORS: U-0.370
FENESTRATION: FIXED: U 0.35 MAX, SHGC 0.35 MAX
OPERABLE: U .45 MAX, SHGC 0.33 MAX

LIFE SAFETY CODE SUMMARY

SCOPE

THE SCOPE OF THE PROJECT IS TO PERFORM STRUCTURAL UPGRADES AND ADA IMPROVEMENTS TO THE EXISTING COMMUNITY CENTER. EXISTING FINISHES/FIXTURES WILL BE REMOVED AND REPLACED TO CORRECT STRUCTURAL DEFICIENCIES WITH THE EXISTING FOUNDATION, FLOOR FRAMING, AND ROOF FRAMING. THE STRUCTURAL UPGRADES ARE DESIGNED TO MEET CURRENT CODE LEVELS FOR LOADING. THE FRONT ENTRY TO THE BUILDING WILL BE RECONSTRUCTED TO PROVIDE A NEW RAMP, STAIRWAY AND CONCRETE PORCH WHICH ALL MEET ADA ACCESSIBILITY REQUIREMENTS. WITHIN THE BUILDING, ADA IMPROVEMENTS INCLUDE NEW ACCESSIBLE RESTROOMS, AN ACCESSIBLE KITCHEN, A RAMP WHICH PROVIDES ACCESS TO THE STAGE, AND WIDENING OF EXISTING DOORWAYS.

THERE WILL BE NO CHANGE IN OCCUPANCY TO THE BUILDING. OSCC SECTION 1008.3.3 REQUIRES THE BUILDING TO HAVE TWO EXITS. ONE EXIT IS PROVIDED AT THE FRONT OF THE BUILDING LEADING DIRECTLY TO THE RIGHT OF WAY. THE SECOND EXIT IS AT THE BACK SIDE OF THE BUILDING, LEADING ONTO A NEW WOOD DECK (REBUILT TO MEET ADA'S REQUIREMENTS FOR FLOOR SURFACES AND STAIRS), AND THROUGH AN EXISTING NON-CONFORMING EGRESS COURT ALONG THE SOUTH SIDE OF THE BUILDING. THERE IS AN EXISTING STAIRWAY ON THE NORTH SIDE OF THE BUILDING WHICH IS RESTRICTED BY THE NEIGHBORING PARKING LOT AND UTILITY EQUIPMENT LOCATED ALONG THE PEDESTRIAN SIDEWALK. PER OSCC SECTION 1028.5, THIS PATH DOES NOT PROVIDE UNOBSTRUCTED ACCESS TO THE RIGHT OF WAY, DOES NOT PROVIDE A SAFE DISPERSAL AREA, AND IS NOT CONSIDERED A VIABLE EXIT. THE STAIRS MUST BE DEMOLISHED TO CONSTRUCT A NEW STEM WALL ON THE NORTH SIDE AND WILL NOT BE REBUILT. THE EXISTING DOORWAY AT THE TOP OF THE STAIRS WILL BE INFILLED WHICH WILL ALLOW SPACE FOR THE NEW ADA STAGE RAMP TO BE CONSTRUCTED. ALTHOUGH OSCC SECTION 3403.8.7.2 STATES THAT ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE ADDED IN EXISTING FACILITIES, THE NEW ACCESSIBLE FRONT ENTRY/EXIT HAS BEEN INCORPORATED INTO THE DESIGN FOR THE BENEFIT OF THE COMMUNITY.

APPLICABLE CODES

- BUILDING CODE 2022 OSCC
PLUMBING CODE 2023 OPSC
MECHANICAL CODE 2022 OMSC
ELECTRICAL CODE 2023 OESC
ENERGY SPECIALTY CODE 2021 OEESC
ACCESSIBILITY 2017 ICC A117.1
FIRE CODE 2022 OFC

LOT INFORMATION

74 WINBURN WAY, ASHLAND, OR 97520

BUILDING INFORMATION

- CONSTRUCTION TYPE VB
(E) BUILDING AREA 3,642 SF
BUILDING AREA ALLOWED 5,500 SF
(E) NUMBER OF STORIES 1
STORIES ALLOWED 1
(E) BUILDING HEIGHT 23'-10" ±
BUILDING HEIGHT ALLOWED 40'-0"
FIRE SPRINKLER NO
FIRE ALARM NO

OCCUPANCY

- A-1 OCC 11 OCCUPANTS
A-2 OCC 1 OCCUPANT
A-3 OCC 213 OCCUPANTS
B OCC 5 OCCUPANTS
S-1 4 OCCUPANTS
TOTAL 235 OCCUPANTS

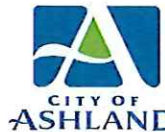
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GROUP	OCC LOAD	FIXTURE RATIOS		FIXTURE REQUIREMENTS	
		W/C	LAV	W/C	LAV
		TOTAL	TOTAL	MALE/FEMALE	MALE/FEMALE
ASSEMBLY	219	1/75	1/200	2.92	1.095
BUSINESS	6	1/25	1/40	0.24	0.15
STORAGE	4	1/100	1/100	.04	.04
TOTAL REQUIRED				3.2 = 4	1.3 = 2
TOTAL PROVIDED				2	2



45 Hawthorne Street, Medford,
Oregon 97504 | 541-500-5558

CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

ASHLAND
COMMUNITY
CENTER
RENOVATION



REVISION ID: DATE:

PROJECT NO. M-0298-22

DRAWN: VYH

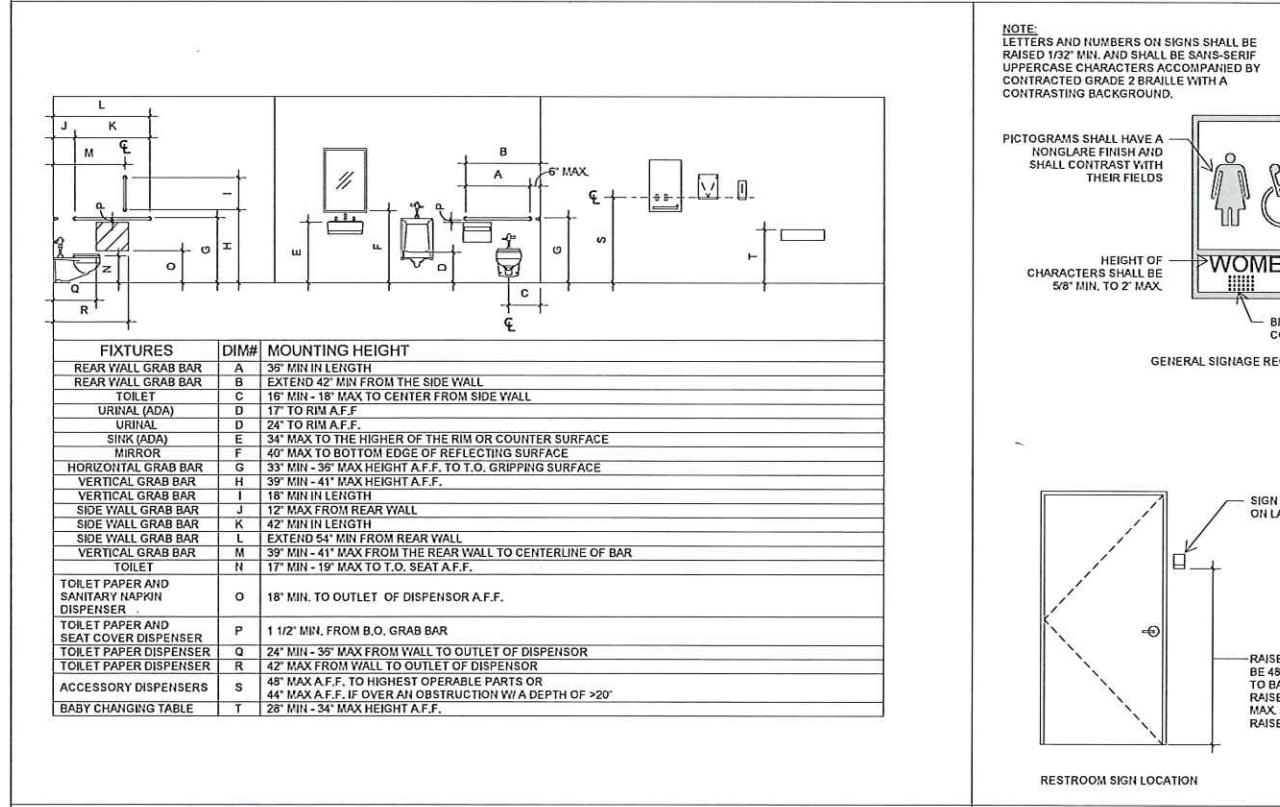
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DATE: 03-13-2024

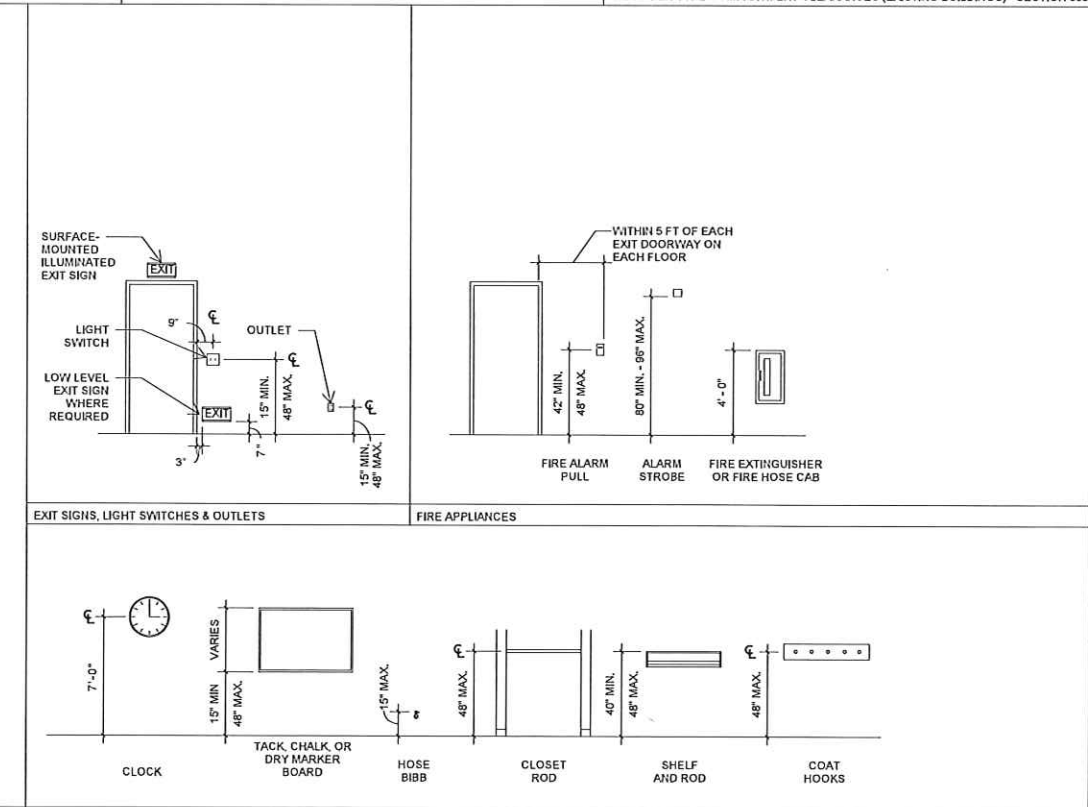
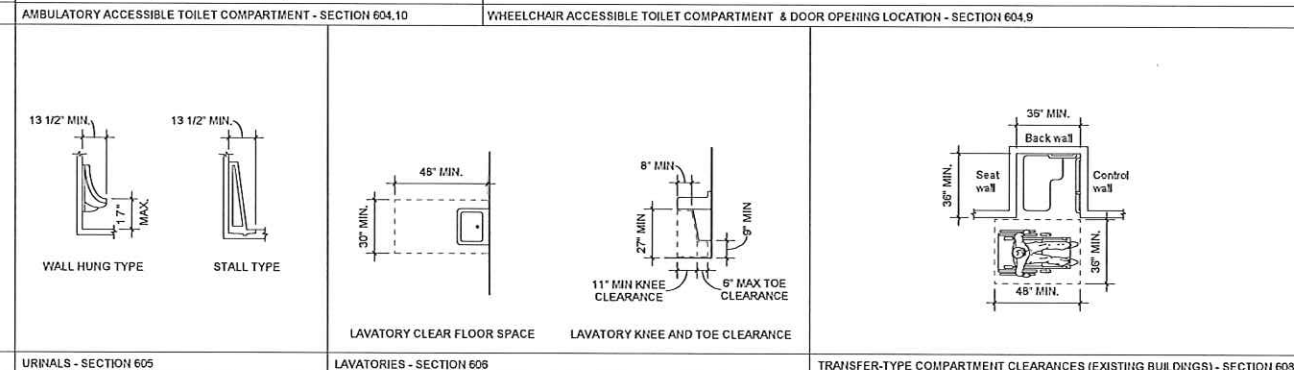
CODE PLAN -
COMMUNITY
CENTER

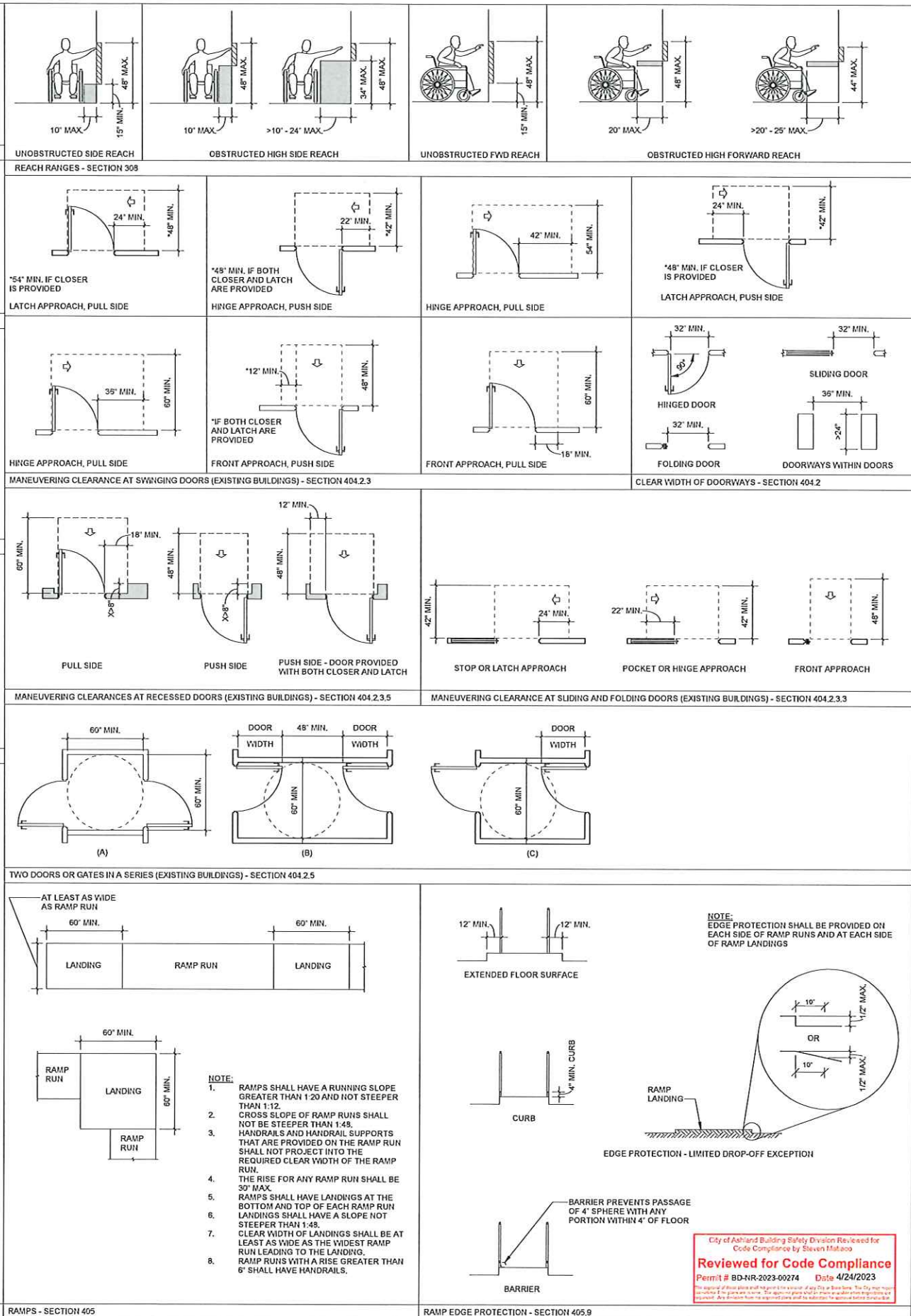
G1.00

100% CONSTRUCTION DOCUMENTS | BID & PERMIT



The approval of these plans shall not permit the violation of any City or State laws. The City may require modifications to the plans at its discretion. The approved plans shall be made available to all interested parties. Any deviation from the approved plans shall be submitted for approval before construction.





ZCS
ENGINEERING
ARCHITECTURE

127 NW D Street, Grants Pass,
Oregon 97526 | 541-479-3355

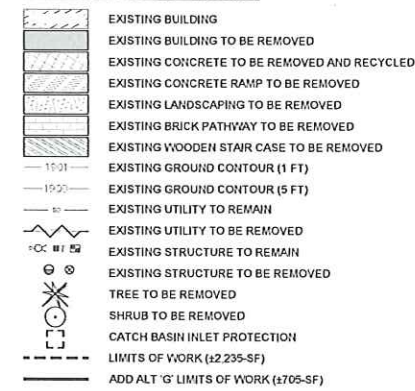
CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

**ASHLAND
COMMUNITY
CENTER
RENOVATION**

[illegible]

TYPICAL ADA
STANDARDS -
EXISTING

G2.10



DEMOLITION, PROTECTION, AND ESC NOTES:

GENERAL DEMOLITION AND PROTECTION NOTES:
CONTRACTOR SHALL FIELD VERIFY LIMITS OF CONCRETE DEMOLITION AND ADJUST AS REQUIRED.

PROVIDE SMOOTH VERTICAL SAWCUT AT ALL EXTERIOR LIMITS OF CONCRETE REMOVAL.

CONTRACTOR SHALL REPORT TO ENGINEER FOR DIRECTION IN EVEN DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.

CONTRACTOR SHALL COORDINATE VEHICULAR AND PEDESTRIAN ACCESS REQUIREMENTS WITH CITY OF ASHLAND PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE UTILITY SHUTOFF(S) WITH OWNER AND UTILITY PROVIDER 48 HOURS MINIMUM PRIOR TO CONSTRUCTION TO ENSURE MINIMAL SERVICE DISRUPTION DURING OPERATION HOURS.

WHERE INDICATED, EXISTING STRUCTURES, HARDSCAPE, AND UTILITIES/APPURTENANCES SHALL BE PROTECTED THROUGHOUT PHASES OF CONSTRUCTION.

GENERAL EROSION CONTROL NOTES:
THESE REQUIREMENTS SHALL BE COMPLIED WITH.

THESE REQUIREMENTS SHALL BE CONSIDERED A MINIMUM. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS REQUIRED TO FACILITATE CONSTRUCTION. ALL COSTS FOR EROSION CONTROL MEASURES SHALL BE BORN BY THE CONTRACTOR.

THIS PLAN HAS BEEN PREPARED TO ADDRESS THE OVERALL PRIMARY EROSION CONTROL MEASURES THAT MUST BE IMPLEMENTED FOR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SPECIFIC EROSION CONTROL MEASURES TO ACCOMMODATE FOR ADDITIONAL PHASED CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE AGENCIES HAVING JURISDICTION AND THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF WORK.

ADDITIVE ALTERNATE NOTES:

MULTILEADER DENOTES AN ITEM THAT IS PART OF 'ALTERNATE G' (BRICK PATH DEMO AND LANDSCAPING REMOVAL).

 DEMOLITION NOTES:

1. CONCRETE RAMP AND HANDRAILS TO BE REMOVED AND RECYCLED.
2. APPROXIMATE LIMITS OF LANDSCAPE DEMOLITION TO ACCOMMODATE NEW SITE IMPROVEMENTS.
3. APPROXIMATE LIMITS OF BUILDING DEMOLITION. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
4. CONCRETE SLAB TO BE REMOVED AND RECYCLED.
5. PORCH COLUMNS AND RAILING TO BE REMOVED AND RECYCLED. FLOOR TO REMAIN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR REPLACEMENT INFORMATION.
6. TREE AND ROOTBALL TO BE REMOVED (±3 TOTAL).
7. CONCRETE STAIRS AND HANDRAILS TO BE REMOVED AND RECYCLED.
8. WOODEN STAIRS AND LANDING TO BE REMOVED AND RECYCLED.
9. HVAC UNITS TO BE SALVAGED AND KEPT ON SITE FOR REINSTALLATION.
10. IRRIGATION LINE TO BE REMOVED.
11. APPROXIMATE LOCATION OF DOWNSPOUT AND BOOT TO BE REMOVED AND RECYCLED.
12. CONCRETE TOPPER FOR DECORATIVE SITE LIGHT TO BE REMOVED IF NECESSARY. CONTRACTOR TO COORDINATE WITH ENGINEER AT TOC.
13. ABOVE GRADE STORM LINE TO BE REMOVED.
14. BRICK PAVERS TO BE REMOVED. SUBGRADE TO BE RECOMPACTED, AND PAVERS TO BE REPLACED AS NECESSARY TO CREATE AN EVEN PEDESTRIAN SURFACE. RE-INSTALL BRICK PAVERS TO THE INTO NEW CONCRETE LANDING AT BOTTOM OF STAIRS.
15. PUBLIC CONCRETE SIDEWALK, CURB, AND GUTTER TO BE REMOVED AND RECYCLED. REMOVE TO NEAREST PANEL JOINT.
16. ADD ASSOCIATED "G": BRICK PATHWAY, ADJACENT LANDSCAPE STRIPS, AND ASSOCIATED IRRIGATION TO BE REMOVED.

PROTECTION NOTES:

1. BUILDING TO REMAIN, REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR RENOVATION INFORMATION.
2. ASPHALT ROADWAY TO REMAIN.
3. CONCRETE SIDEWALK TO REMAIN.
4. CONCRETE CURB AND GUTTER CURB TO REMAIN.
5. SURFACE MOUNTED UTILITY APPURTENANCE TO REMAIN.
6. UNDERGROUND UTILITY TO REMAIN AND BE PROTECTED, TYPICAL.
7. GAS METER TO REMAIN.
8. ACCESSIBLE PARKING STALL TO REMAIN.
9. PROPERTY LINE, TYPICAL.
10. BUILDING MOUNTED HOSE BIB TO REMAIN.
11. ROOF OVERHANG, TYPICAL.
12. DOMESTIC WATER METER AND SERVICE LATERAL TO REMAIN.
13. EXISTING DECORATIVE SITE LIGHT AND ATTACHED SIGNAGE TO REMAIN.
14. EXISTING DOWNSPOUT TO REMAIN.
15. EXISTING FLAGPOLE TO REMAIN.
16. EXISTING BOLLARD AND CHAIN FENCE TO REMAIN.

② EROSION AND SEDIMENT CONTROL NOTES:

1. FURNISH AND MAINTAIN TYPE 3' INLET PROTECTION PER ODOT RD1010 AT ALL CATCH BASINS WITHIN 200 FT OF PROJECT SITE.
2. FURNISH AND MAINTAIN CONCRETE TRUCK WASHOUT IN APPROXIMATE LOCATION PER ODOT RD1070.



Δ REVISION NO.	DATE

PROJECT NO.	M-0282
DRAWN	CM
CHECKED	M/KW, LG
DATE	03-13-2

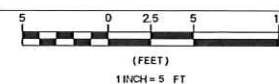
EXISTING CONDITIONS AND DEMOLITION PLAN

C1.00

100% CONSTRUCTION DOCUMENTS | BID & PERMIT

ONE INCH EQUALS FULL SCALE

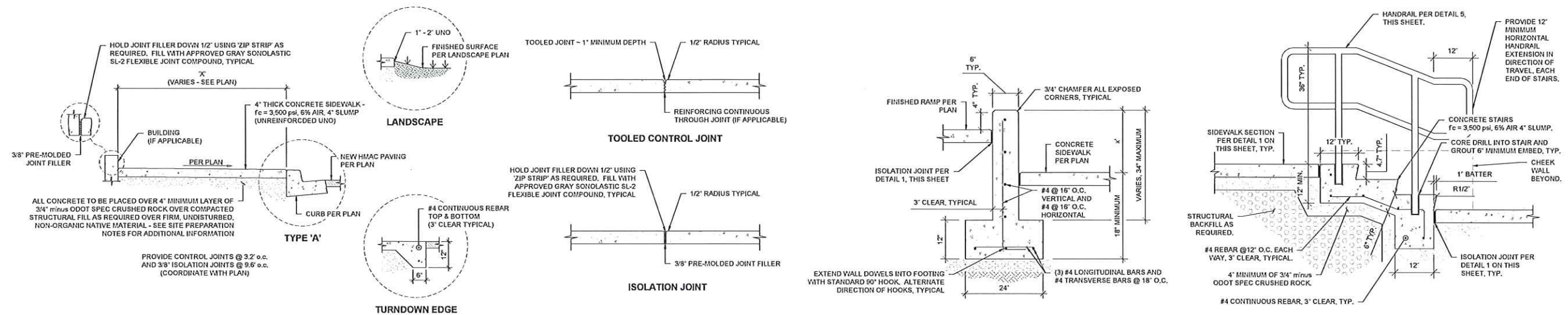
1 EXISTING CONDITIONS AND DEMOLITION PLAN



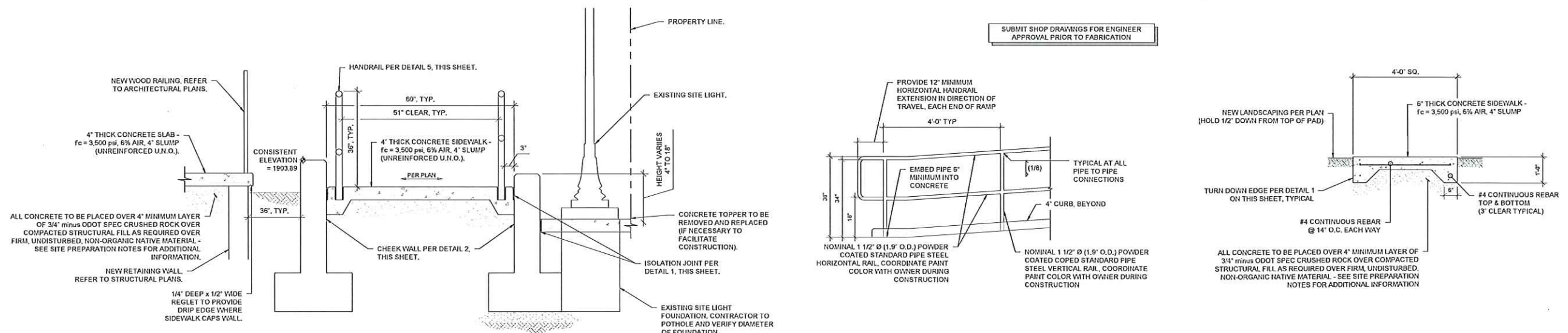
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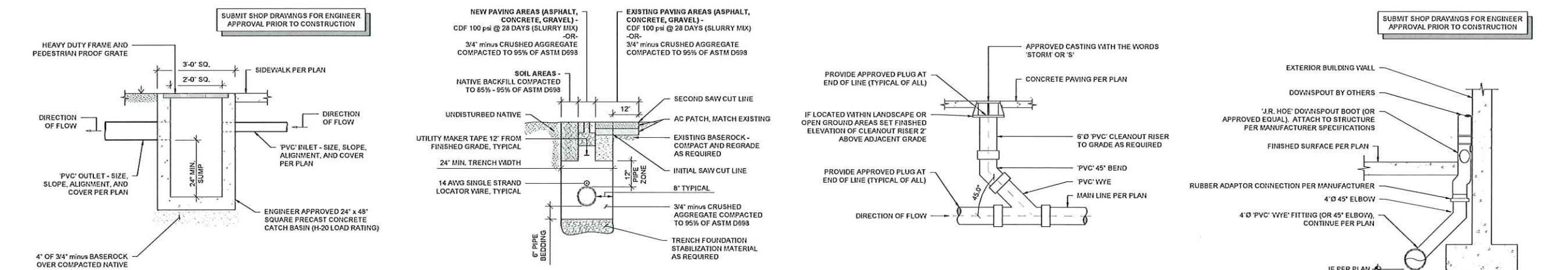
100% CONSTRUCTION DOCUMENTS | BID & PERMIT



1 UNREINFORCED SIDEWALK SECTIONS AND JOINTING DETAILS 2 CHEEK WALL SECTION 3 TYPICAL STAIR SECTION



4 ACCESSIBLE RAMP SECTION 5 TYPICAL HANDRAIL DETAIL 6 HOUSEKEEPING PAD DETAIL



7 24" CONCRETE CATCH BASIN 8 TYPICAL PRIVATE WET UTILITY TRENCH SECTION 9 TYPICAL PRIVATE CLEANOUT TO GRADE 10 TYPICAL DOWNSPOUT CONNECTION

City of Ashland Building Safety Division Reviewed for
Code Compliance by Steven Matosco

Reviewed for Code Compliance

Permit # **BD-NR-2023-00274** Date **4/24/2023**

The approval of these plans and the issuance of this permit is conditional on the applicant's agreement to the following conditions: The applicant shall be responsible for obtaining all necessary permits from the appropriate authorities. The applicant shall be responsible for obtaining all necessary permits from the appropriate authorities. The applicant shall be responsible for obtaining all necessary permits from the appropriate authorities.

EXPIRES: 12-31-25

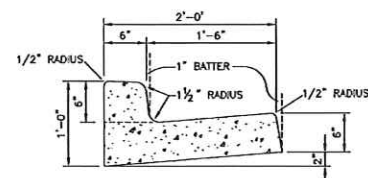
△ REVISION NO.	DATE

PROJECT NO.	M-0238-22
DRAWN	CMW
CHECKED	MAW, LGG
DATE	03-13-24

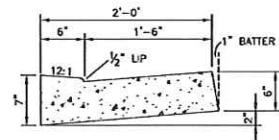
PRIVATE CIVIL DETAILS

C3.00

100% CONSTRUCTION DOCUMENTS | BID & PERMIT



STANDARD CURB AND GUTTER



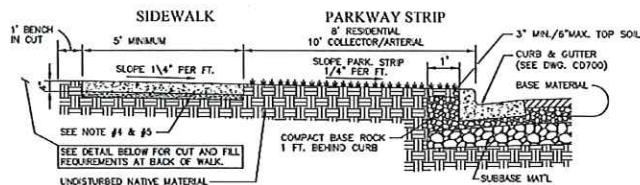
DROP CURB AND GUTTER AT DRIVEWAY APRONS

GENERAL NOTES:

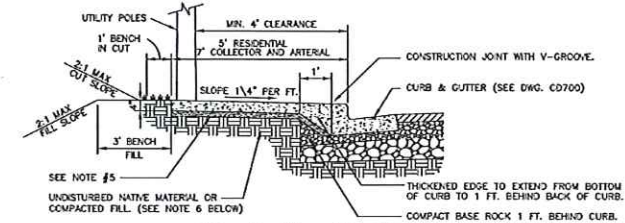
1. CONCRETE TO BE COMMERCIAL GRADE CONCRETE (CGC) PER 2002 ODOT/OREGON APWA SECTION 00440.00
2. ALL WORK & MATERIALS SHALL CONFORM TO 2002 OREGON APWA STANDARD SPEC'S. AS AMENDED BY THE APPROVING AGENCY
3. INSTALL CONTRACTION JOINTS EVERY 10', AND $\frac{3}{8}$ " ISOLATION JOINTS EVERY 100', AND AT END OF CURB RETURNS. (SEE CD720 FOR JOINT DETAIL)

CONCRETE CURB AND GUTTER

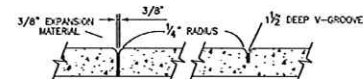
ISSUED: LB CRZ	DATE: 9/27/05 7/28/05	PUBLIC WORKS ENGINEERING ASHLAND-MEDFORD-ROGUE VALLEY SEWER SERVICES	DRAWING NO. CD700
REVISED:	DATE:		



Sidewalk With Parkway Strip



Sidewalk Adjacent To Curb



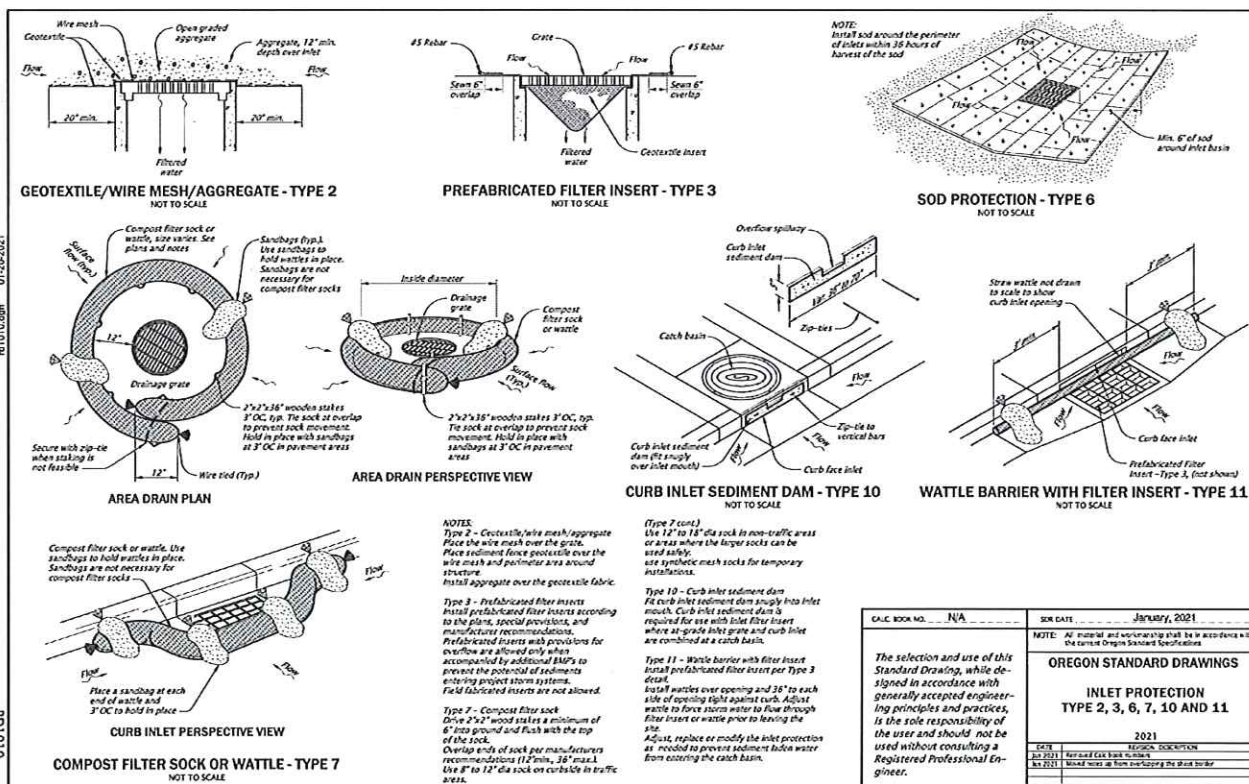
SIDEWALK ISOLATION JOINT **SIDEWALK CONTRACTION JOINT**
PLACE EVERY 50' PLACE EVERY 5'

GENERAL NOTES:

1. SIDEWALKS SHALL HAVE A NOMINAL THICKNESS OF 4" WITH A MEDIUM BROOM FINISH.
2. SIDEWALK SECTIONS THROUGH CREEKS SHALL HAVE A NOMINAL THICKNESS OF 6".
3. WHERE SIDEWALK IS ADJACENT TO CURB, PLACE CONSTRUCTION JOINT N+LINE WITH CURB JOINT (10' AND IN BETWEEN (5').
4. GRANULAR MATERIAL UNDER SIDEWALKS & DRIVEWAY SHALL BE SAND.
5. GRANITE OR CRUSHED ROCK (FRONT TANK
6. 2" MIN. THICKNESS UNDER SIDEWALKS.
7. 2" MIN. THICKNESS UNDER DRIVEWAYS.
8. CONCRETE TO BE COMMERCIAL GRADE CONCRETE (C60) PER 2002 CDOT/CREGON AFPA SECTION 004.010.
9. IN EMBANKMENT AREAS, PIT RUN OR 4" SHALE BACKFILL SHALL BE USED TO BUILD TO GRADE. NATIVE BACKFILL MAY BE USED IN CONJUNCTION WITH CONCRETE. CONCRETE JOINTS SHALL BE 5' OR GREATER.
10. ALL WORK & MATERIALS SHALL CONFORM TO 2002 CDOT/AFPA STANDARD SPECS. AS AMENDED BY THE CITY OF MEDFORD.

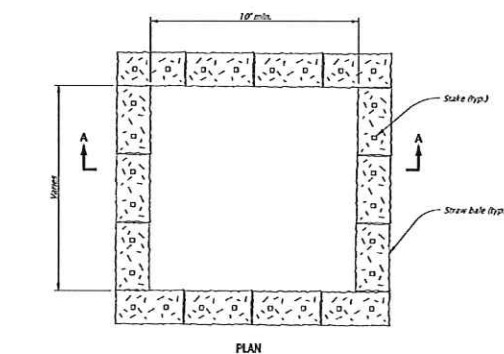
SIDEWALK DETAIL

ISSUED: LB CRZ	DATE: 9/27/05 7/28/05	PUBLIC WORKS ENGINEERING Ashland - Medford - Rogue Valley Sewer Services	DRAWING NO. CD720
REVISED:	DATE:		

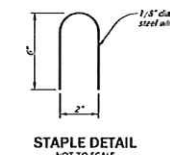


Effective Date: December 1, 2022 - May 31, 2023

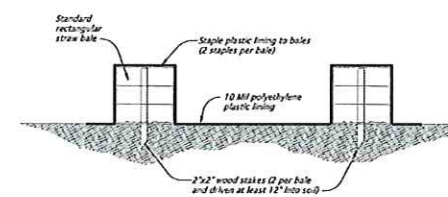
RD1010



PLAN



STAPLE DETAIL
NOT TO SCALE

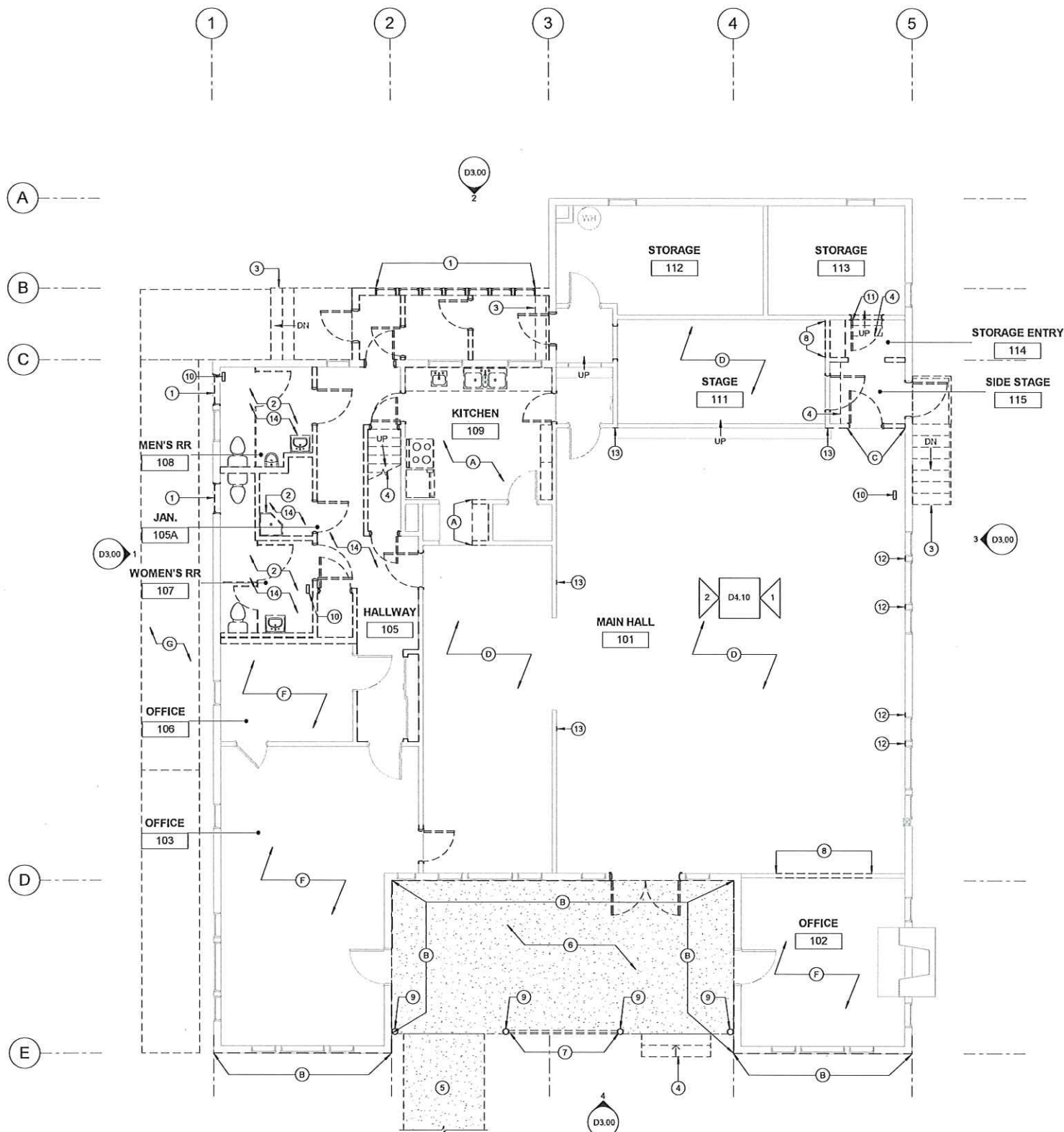


CONCRETE TRUCK WASH OUT FACILITY

CALC. BOOK NO. <u>NA</u>	DATE <u>January, 2021</u>
<i>The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.</i>	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications. OREGON STANDARD DRAWINGS CONCRETE TRUCK WASH OUT
	DATE <u>2021</u>
	BY <u>OREGON DEPARTMENT</u>

Effective Date: December 1, 2022 - May 31, 2023

RD1070



1 DEMO FLOOR PLAN
D1.00 3/16" = 1'-0"

DEMO PLAN GENERAL NOTES

- A. ALL EXISTING BUILDING COLUMNS, EXTERIOR WALLS AND STRUCTURAL MEMBERS TO REMAIN, U.N.O.
- B. CONTRACTORS SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. PATCH AND REPAIR OF INTERIOR SPACE.
- C. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
- D. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH DESIGNER BEFORE PROCEEDING.
- E. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC., TO THEIR SOURCE.
- F. WHERE INTERIOR PARTITIONS, COLUMN FURRING, FIXTURES, CABINERY, DOORS AND DOOR FRAMES, ARE SCHEDULED FOR REMOVAL, DISPOSE OF ALL DEBRIS AND PATCH FLOOR AND WALLS AS REQUIRED. PREPARE SURFACES FOR NEW FINISHES U.N.O. TYPICAL THROUGHOUT ENTIRE SPACE.
- G. REMOVE ALL ABANDONED ELECTRICAL CONDUIT, CABLING BACKBOARD AND EQUIPMENT, TYPICAL THROUGHOUT ENTIRE SPACE. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- H. IN ADDITION TO SPECIFIC DEMOLITION SCOPE IDENTIFIED, PERFORM MISCELLANEOUS DEMOLITION AS REQUIRED TO SUPPORT NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED.
- I. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
- J. RELOCATION OF SMOKE DETECTORS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE PERMANENTLY COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE. REMOVE TEMPORARY COVERS DAILY.
- K. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH OWNER/TENANT AND THE PROJECT TEAM.

DEMO PLAN LEGEND

- 
 (E) WALL TO REMAIN
 (E) WALL TO BE DEMOLISHED
 (E) ELEMENT TO BE DEMOLISHED
 (E) DOOR TO BE DEMOLISHED

⑧ BASE BID DEMO PLAN KEYNOTES

1. DEMO (E) WINDOW
2. DEMO ALL (E) PLUMBING FIXTURES, TOILET PARTITIONS, AND RESTROOM ACCESSORIES
3. DEMO (E) STAIRS, RAILING AND DECK
4. DEMO (E) STAIR
5. DEMO (E) RAMP AND RAILING
6. DEMO (E) CONCRETE PAD
7. DEMO (E) RAILING
8. DEMO PORTION OF (E) WALL FOR (H) OPENING
9. DEMO (E) COLUMN
10. DEMO (E) FLOOR VENT
11. REMOVE (E) DOOR AND PREP FOR REINSTALLATION. REMOVE HINGES AND STRIKE ON (E) DOOR FRAME AND PREP FOR REINSTALLATION
12. DEMO (E) WALL FINISH AND PROTECT IN PLACE (E) WINDOWS
13. DEMO (E) WALL FINISH FOR (N) COLUMNS PER STRUCT. REMOVE (E) TRIM AND PREP FOR REINSTALLATION
14. DEMO (E) FLOOR FINISH AND PREP FOR (H)

⑧ DEMO ALTERNATE KEYNOTES

EACH OF THE FOLLOWING ITEMS SHALL BE B/D AS ADDITIVE ALTERNATES:

- A. DEMO ALL CASEWORK, REMOVE AND SALVAGE SINKS, REFRIGERATOR, RANGE AND ALL OTHER APPLIANCES TO RETURN TO OWNER. DEMO PORTIONS OF WALL AND CASEWORK IN BUTLER'S PANTRY. DEMO FLOOR FINISH AND PREP FOR (H) PAINT
- B. PREP EXTERIOR SIDING AND TRIM FOR (H) PAINT
- C. DEMO DOOR AND PORTION OF WALL FOR (H) RAMP
- D. PREP WOOD FLOOR FOR (H) FINISH
- E. PREP ALL INTERIOR WALLS, DOORS, AND TRIM FOR (H) PAINT
- F. REMOVE CARPET AND PREP FOR (H) FLOORING
- G. DEMO (E) PATHWAY FOR (H) PAVED SIDEWALK



45 Hawthorne Street, Medford,
Oregon 97504 | 541-500-5589

CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

ASHLAND
COMMUNITY
CENTER
RENOVATION



△ REVISION ID: | DATE:

Δ REVISION ID: | DATE:

[illegible]

PROJECT NO. 11-0208

PROJECT NO.	W-0298-
DRAWN:	W/O

CHECKED: _____

DATE: 03-13-20

DEMO FLOOR

PLAN

PLAN

Age Group	Percentage
18-24	10%
25-34	20%
35-44	25%
45-54	20%
55-64	15%
65-74	10%
75-84	5%
85+	5%

DEMO FLOOR
PLAN

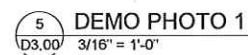
D1.00

100% CONSTRUCTION DOCUMENTS | BID & PERMIT

100% CONSTRUCTION DOCUMENTS | BID & PERMIT



- B. PAINT EXTERIOR SIDING AND TRIM AT FRONT ELEVATION TO MATCH (E)



100% CONSTRUCTION DOCUMENTS | BID & PERMIT

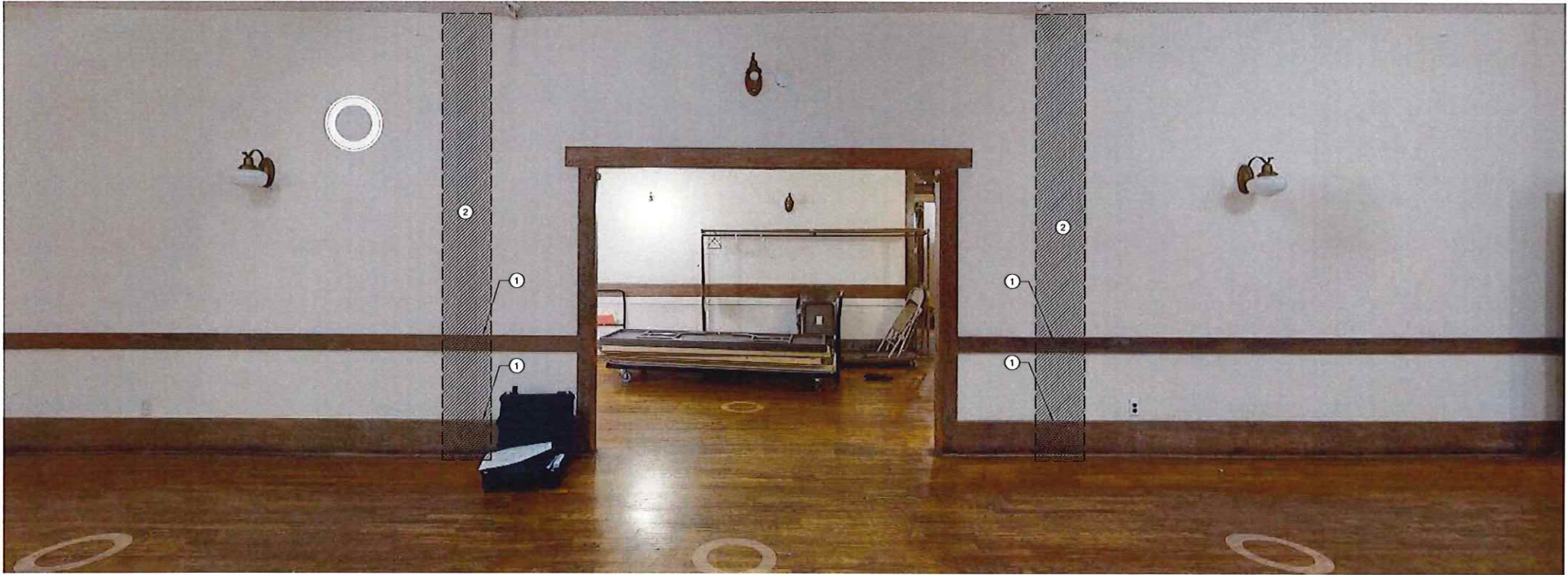
City of Ashland Building Safety Division Reviewed for
Code Compliance by Steven Matiaso

Reviewed for Code Compliance
Permit # **BD-NR-2023-00274** Date **4/24/2023**

The approval of these plans shall not permit the location of any City of Ashland use. The City may require a permit for the use of the property. The approval placed herein is not a guarantee of the City's approval of the use of the property. The City may require a permit for the use of the property. The approval placed herein is not a guarantee of the City's approval of the use of the property.



1 DEMO PHOTO 1 - MEETING HALL
D4.00 1 1/2" = 1'-0"



2 DEMO PHOTO 2 - MEETING HALL
D4.00 1 1/2" = 1'-0"

DEMO PLAN LEGEND

HATCH INDICATES (E) WALL FINISH TO BE DEMOLISHED

DEMO PHOTO KEYNOTES

1. REMOVE (E) TRIM AS REQUIRED FOR STRUCTURAL WORK AND SALVAGE FOR REINSTALLATION
2. DEMO (E) WALL FINISH DOWN TO FRAMING - PROTECT (E) WINDOWS



CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

ASHLAND
COMMUNITY
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REVISION ID:	DATE:
PROJECT NO.	M-0299-22
DRAWN:	WYH
CHECKED:	JRR
DATE:	03-13-2024

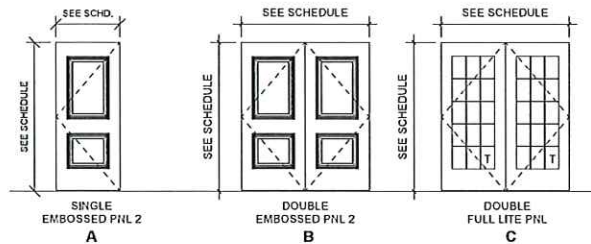
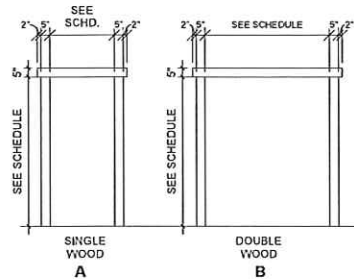
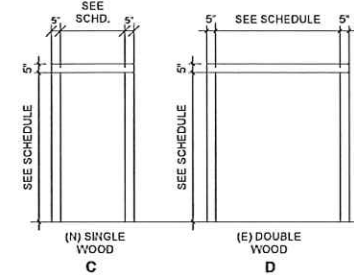
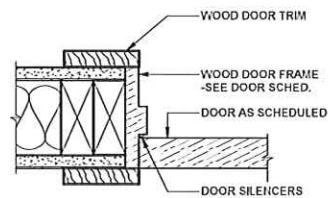
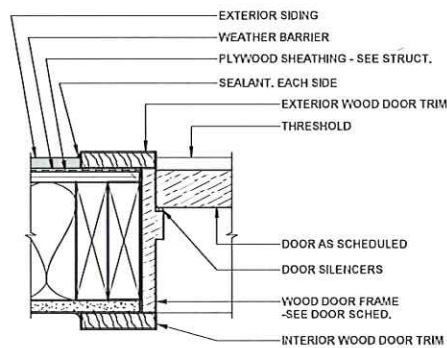
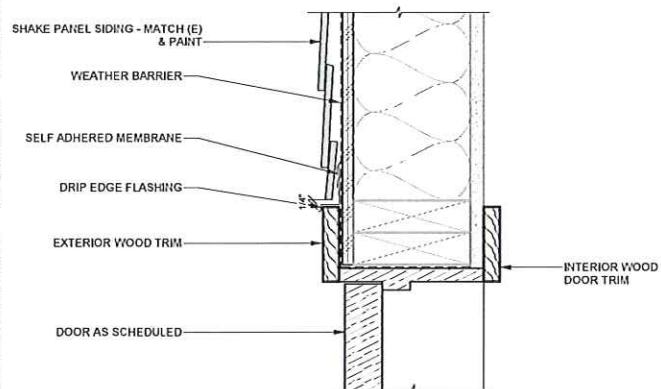
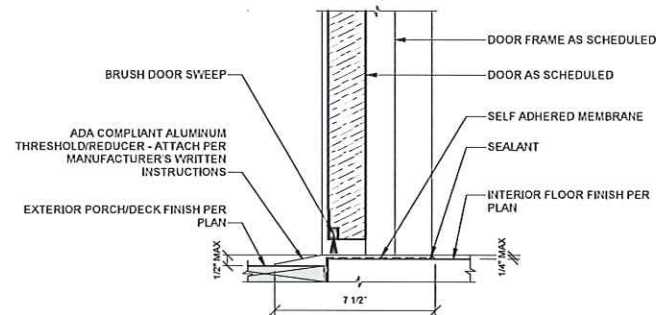
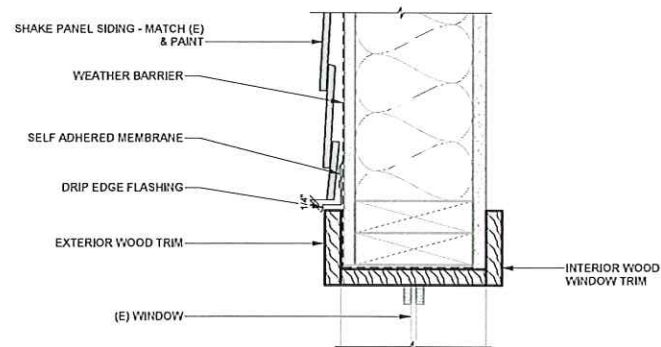
DEMO PHOTOS

D4.00

100% CONSTRUCTION DOCUMENTS | BID & PERMIT

DOOR, FRAME AND HARDWARE SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	SIZE			DOOR				FRAME			HARDWARE	
			W	H	T	MTL	TYPE	GLAZE	NOTES	MTL	TYPE	NOTES	FUNCTION	GROUP
101	101	MAIN HALL	5'-0"	6'-10"	0'-1 3/4"	VD	C	1" IGU, T	2, 3	VD	B/D	1, 2	-	1
102	102	OFFICE	5'-0"	6'-8"	0'-1 3/4"	VD	B	-	1	VD	B	1, 2	-	2
103	103	OFFICE	3'-0"	6'-8"	0'-1 3/4"	VD	A	-	1	VD	A	1, 2	-	3
105	105	HALLWAY	3'-0"	6'-8"	0'-1 3/4"	VD	A	-	1	VD	A/C	1	-	4
105A	105A	JAN.	3'-0"	6'-8"	0'-1 3/4"	VD	A	-	1	VD	A	1	-	5
107	107	WOMEN'S RR	3'-0"	6'-8"	0'-1 3/4"	VD	A	-	1	VD	A	1	-	6
108	108	MEN'S RR	3'-0"	6'-8"	0'-1 3/4"	VD	A	-	1	VD	A	1	-	6
110	110	SIDE STAGE	3'-0"	7'-0"	0'-1 3/4"	VD	A	-	1	VD	A/C	1	-	4

INTERIOR DOOR FRAME TYPES
1/4" = 1'-0"DOOR TYPES
1/4" = 1'-0"EXTERIOR DOOR FRAME TYPES
1/4" = 1'-0"2 EXT. WOOD DOOR JAMB - HEAD SIM.
A0.00 3" = 1'-0"4 EXT. WOOD DOOR HEADER DETAIL
A0.00 3" = 1'-0"1 INT. WOOD DOOR JAMB - HEAD SIM.
A0.00 3" = 1'-0"3 EXT. THRESHOLD
A0.00 3" = 1'-0"5 EXT. WOOD WINDOW HEADER DETAIL
A0.00 3" = 1'-0"

DOOR, FRAME AND HARDWARE SCHEDULE NOTES

DOOR, FRAME & HARDWARE GENERAL NOTES

- A. ALL CLOSERS TO COMPLY WITH ANSI A117.1-2017, SECTION 4.13
B. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH DOOR MANUFACTURER.
C. SEE FLOOR PLANS FOR DOOR SWING
D. PROVIDE SAFETY GLASS IN ALL DOORS AND SIGHTS.
E. PROVIDE SHOP DRAWINGS FOR ARCH. REVIEW AND APPROVAL.

MANUFACTURERS SPECIFIED

BUTTS	STANLEY
LOCKS	SCHLAGE
EXIT DEVICES	VON DUPRIN
REMOVEABLE MULLION	VON DUPRIN
ELECTRIC STRIKES	VON DUPRIN
CLOSERS	LCN
KICKPLATES	IVES
STOPS	IVES
PUSH-PULLS	TRIMCO
THRESHOLD	NATIONAL GUARD PRODUCTS
SWEEPS	NATIONAL GUARD PRODUCTS
DRIP CAPS	NATIONAL GUARD PRODUCTS
GASKETING	STEELCRAFT

ABBREVIATIONS

VD	SOLID CORE WOOD
EX	EXISTING - TO REMAIN
IGU	INSULATED GLAZING UNIT
T	TEMPERED

DOOR NOTES

1. ALTERNATE PAINT INTERIOR DOORS PT2
2. STAIN FINISH
3. INSTALL (N) DOOR IN (E) FRAME

FRAME NOTES

1. ALTERNATE PAINT INTERIOR DOOR TRIM PT2
2. (E) TRIM TO REMAIN

GROUP 1

DOOR: 101

6 EA	BUTTS FBB168 4.5 X 4.5 NRP
1 EA	EXIT DEVICE CD88NL
1 EA	EXIT DEVICE CD88DT
1 EA	CYLINDER 20-057
3 EA	CYLINDER 20-001
1 EA	ELECTRIC STRIKE 6111
1 EA	REM MULLION KR4554
2 EA	CLOSERS 4111 SHCUSH
2 EA	KICKPLATES 8400 10 X 2 LDW
2 EA	SWEEP 200 NA
1 EA	THRESHOLD 713
1 SET	GASKETING P8974

ACCESS CONTROL READER BY OTHERS

GROUP 2

DOOR: 102

6 EA	BUTTS FBB179 4.5 X 4.5
2 EA	PUSH PLATE 1001-3 4 X 16
2 EA	PULLS 1017-3
2 EA	CLOSERS 4111 EDA
2 EA	KICKPLATES 8400 10 X 2 LDW

GROUP 3

DOOR: 103

3 EA	BUTTS FBB179 4.5 X 4.5
1 EA	PASSAGE ND10 RHO
1 EA	CLOSER 4111 EDA
1 EA	KICKPLATE 8400 10 X 2 LDW
1 EA	FLOOR STOP FS436

GROUP 4

DOOR: 105, 110

3 EA	BUTTS FBB179 4.5 X 4.5 NRP
1 EA	EXIT DEVICE CD88NL
1 EA	CYLINDER 20-057
1 EA	CYLINDER 20-001
1 EA	CLOSER 4111 EDA
1 EA	KICKPLATE 8400 10 X 2 LDW
1 EA	SWEEP 200 NA
1 EA	THRESHOLD 659
1 EA	DRIP CAP 17 (DR + 4)
1 SET	GASKETING P8974

GROUP 5

DOOR: 105A

3 EA	BUTTS F179 4.5 X 4.5
1 EA	PASSAGE ND10 RHO

GROUP 6

DOOR: 107, 108

3 EA	BUTTS FBB179 4.5 X 4.5
1 EA	PUSH PLATE 1001-3 4 X 16
1 EA	PULL 1017-3
1 EA	CLOSER 4111 EDA
1 EA	KICKPLATE 8400 10 X 2 LDW
1 EA	WALLSTOP WS409/407CCV

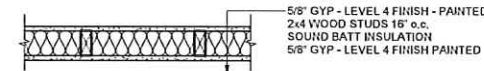
WALL TYPE LEGEND
SCALE: 1" = 1'-0"

- GENERAL WALL TYPE NOTES:
A. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS
B. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, U.N.O.
C. PROVIDE "GREEN BOARD" IN ALL WET LOCATIONS ADJACENT TO PLUMBING FIXTURES

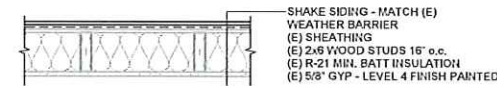
KEYNOTES:

1. NONE.

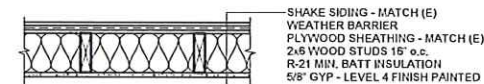
W1 INTERIOR WALL



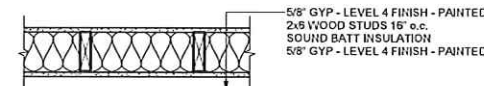
W2 EXTERIOR WALL



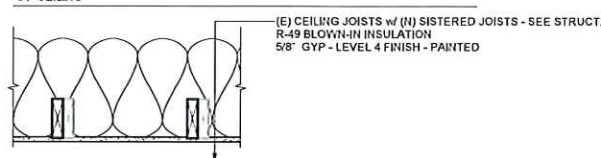
W3 EXTERIOR WALL



W4 INTERIOR WALL

CEILING ASSEMBLIES
SCALE: 1" = 1'-0"

C1 CEILING



City of Ashland Building Safety Division Reviewed for Code Compliance by Steven Maffeo
Reviewed for Code Compliance
Permit # BD-NR-2023-00274 Date 4/24/2023



CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

ASHLAND
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RENOVATION



REVISION ID:	DATE:
PROJECT NO.	M-0298-22
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ASSEMBLIES AND
DOOR SCHEDULES

A0.00

100% CONSTRUCTION DOCUMENTS (BID & PERMIT)

NOTE: ALL MATERIALS ARE BASIS OF DESIGN. SEE SPECIFICATION FOR FURTHER INFORMATION. SUBSTITUTIONS REQUIRE SHOP DRAWINGS / CUT SHEETS AND PHYSICAL SAMPLES FOR SELECTION AND APPROVAL BY ARCHITECT / OWNER. ALLOW 15 BUSINESS DAYS FOR APPROVAL REVIEW.

PLUMBING SCHEDULE - B.O.D. (DESIGN / BUILD SCOPE)										DESIGN / BUILD SCOPE. PLUMBER TO VERIFY BALANCE OF FIXTURES & ACCESSORIES. INSTALL PER CODE.
FIXTURE				CONNECTIONS			TRIM / ACCESSORIES			
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	W	CW	HW	DESCRIPTION	MANUFACTURER	MODEL NUMBER	NOTES
P01	DROP IN SINK	KOHLER	K-2699-1-0	-	-	-	FAUCET	KOHLER	K-28128-4N-BL	INSTALL PER ADA STANDARDS
P02	FLOOR MOUNTED TOILET	SLOAN	ST-2029	-	-	-	TOILET SEAT	BEVIS	1955CT/1955SSCT & 2155CT/2155SSCT	INSTALL PER ADA STANDARDS
P03	WALL MOUNTED URINAL	AMERICAN STANDARD	6002001.020	-	-	-	MANUAL FLUSH VALVE	AMERICAN STANDARD	6045.051.002	-
P04	MOP SINK	FLORESTONE	MSR-2424/MSR-3624	-	-	-	-	-	-	24" x 24"
GENERAL NOTES: A. PROVIDE TRAP PRIMER CONNECTION AS REQUIRED BY CODE. B. IF 'ADA' IS INDICATED ON THE DRAWINGS, INSTALL ALL COMPONENTS TO MEET ADA REQUIREMENTS. C. ALL PIPING SHALL BE CONCEALED IN WALLS OR ABOVE CEILING, U.N.O. ON PLANS. D. SUPPORT PIPES TIGHT TO STRUCTURE WHEREVER POSSIBLE. E. ALL HORIZONTAL WASTE LINES TO HAVE MINIMUM OF 1/4" PER FOOT SLOPE U.N.O. F. PROVIDE FULL-WAY COLD WATER AND HOT WATER SUPPLY SHUT-OFF VALVES AT EACH UNIT FIXTURE. G. PROVIDE ACCESS PANEL TO SHUTOFF VALVES WHERE REQUIRED. H. PROVIDE MECHANICAL WATER HAMMER ARRESTOR AT QUICK-ACTING VALVES, SIZED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. I. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT UPPER TERMINALS OF HORIZONTAL DRAINAGE PIPES, IN LOCATIONS REQUIRED BY CODE AND/OR AS SHOWN IN DRAWINGS. J. HEAT TRACE AND INSULATE ALL WASTE AND WATER PIPING EXPOSED TO FREEZING. K. ALL FLOOR DRAINS AND FLOOR SINKS AND SIMILAR TRAPS SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEAL, UNLESS TRAP PRIMER										

LUMINAIRE SCHEDULE - B.O.D. (DESIGN / BUILD SCOPE)										DESIGN / BUILD SCOPE. ELECTRICIAN TO VERIFY BALANCE OF FIXTURES & ACCESSORIES.
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER / NAME	INPUT WATTS	VOLTAGE	DRIVER / POWER SUPPLY	LUMENS	COLOR TEMPERATURE	LIGHTING CONTROLS	NOTES
F1	6" RECESSED CAN	LITHONIA LIGHTING	LDN9 40/20 LOG5YR	-	120-270	BY CONTRACTOR	2000	4000 K	OCCUPANCY SENSOR	3
F2	PENDANT	LITHONIA LIGHTING	HC1600-L4L90-UL4L20-120V-BKT-STM (35")	105W	120-270	BY CONTRACTOR	9731	4000 K	-	-
F3	LED ROUND	LITHONIA LIGHTING	FMLACL 14 20840	24W	120	BY CONTRACTOR	2000	4000 K	DIMMING TO 10%	3
F4	PENDANT	LITHONIA LIGHTING	HC1600-L4L90-UL4L20-120V-BKT-STM (24")	105W	120-270	BY CONTRACTOR	9731	4000 K	-	-
X1	LED EXIT SIGN	LITHONIA LIGHTING	EXRD EL M5	1W	120-277	-	-	-	-	1
V1	VANITY LIGHT	LITHONIA LIGHTING	VYS-35020-CH	27W	120-270	BY CONTRACTOR	1983	3000 K	OCCUPANCY SENSOR	3
EF	EXHAUST FAN	BROAN	QTXE 110	16W	120	BY CONTRACTOR	-	-	-	2, 3
GENERAL NOTES: A. DIMMING CONTROL PROTOCOL (0-10VDC, LINE VOLTAGE, DALI, ETC.) COMPARABLE WITH LIGHTING CONTROL SYSTEM AS SPECIFIED AND SHOWN IN DRAWINGS. B. PROVIDE 1/2" ADJUSTABILITY IN AIRCRAFT CABLE LENGTH WHERE USED. C. COORDINATE ALL CEILING TYPES WITH LUMINAIRE LOCATIONS PRIOR TO ORDERING LUMINAIRES. COORDINATE INSTALLATION WITH REFLECTED CEILING PLANS. D. SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED. E. PROVIDE SUBMITTALS THAT INCLUDE THE LUMINAIRE, LAMP AND BALLAST INFORMATION OF EACH LUMINAIRE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. PROVIDE SHOP DRAWINGS FOR ARCH. REVIEW. F. REMOTE BALLAST/DRIVERS: UL LISTED FOR THEIR APPLICATION. BALLAST/DRIVERS MARKED AS UL RECOGNIZED COMPONENT BUT NOT UL LISTED ARE SUBJECT TO REMOVAL AND REPLACEMENT AT NO COST TO OWNER. G. PROVIDE COMMISSIONING OF THE LIGHTING AND LIGHTING CONTROLS IN ACCORDANCE WITH OREGON STATE LIGHTING COMMISSIONING REQUIREMENTS. H. PROVIDE OCCUPANCY SENSORS TO ALL ROOMS AS REQUIRED BY ASHRAE STANDARD 90.1-2019										

- LUMINAIRE SCHEDULE NOTES
- INCLUDES BATTERY BACKUP.
 - EXHAUST FAN SHALL BE ENERGY STAR CERTIFIED AND OPERATIONAL AT 50CFM CONTINUOUS WHILE OCCUPIED OR 70CFM INTERMITTENTLY.
 - PROVIDE OCCUPANCY SENSORS

FLOOR FINISHES						
FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE / COLOR	PRODUCT NOTES	INSTALLATION NOTES
SV	SHEET VINYL	ROOM 109	MANNINGTON COMMERCIAL	LINO, STONE	-	ALTERNATE A: PROVIDE NEW FLOORING IN KITCHEN
		ROOMS 105, 105A, 107, & 108	MANNINGTON COMMERCIAL	LINO, STONE	-	-
VD	WOOD	ROOMS 101 & 111	-	-	-	ALTERNATE D. REFINISH WOOD FLOORS
CPT	CARPET TILE	ROOMS 102, 103, & 106	BENTLEY MILLS	SERVE IT UP, SLICE AND DICE	-	ALTERNATE F: (N) CARPET TILES

WALL BASE FINISHES						
FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE / COLOR	SIZE / THICKNESS	INSTALLATION NOTES
RB	RUBBER BASE	RESTROOMS	ROPPE	BLACK BROWN	4"	PROVIDE PREFORMED INSIDE & JOB FORMED OUTSIDE CORNERS
WB	WOOD BASE	INTERIOR	-	COLOR TO MATCH EXISTING BASE	1X8 TRIM	-

CEILING FINISHES						
FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE / COLOR	SIZE/NRC RATING	INSTALLATION NOTES
GYP	GYPSUM	INTERIOR	CERTAINTED	-	5/8"	-
CLD	ACOUSTIC PANEL	MAIN HALL	ARMSTRONG	DIRECT-ATTACH CEILING PANELS	24"x48"/24"x72"	SURFACE-MOUNTED

PAINT/WALL FINISHES						
FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE / COLOR	FINISH SHEEN	INSTALLATION NOTES
PT1	PAINT	INTERIOR WALLS, U.N.O.	SHERWIN WILLIAMS	AGREEABLE GRAY	SEE FINISH NOTES	ALTERNATE E: PAINT ALL INTERIOR WALLS
PT2	PAINT	EXTERIOR WALLS, U.N.O.	SHERWIN WILLIAMS	MATCH EXISTING	SEE FINISH NOTES	ALTERNATE B: PAINT EXTERIOR WALLS ON WEST ELEVATION
PT3	PAINT	DOORS, FRAMES, TRIM	SHERWIN WILLIAMS	PURE WHITE	SEE FINISH NOTES	ALTERNATE E: PAINT ALL INTERIOR DOORS AND TRIM
EP	EPOXY PAINT	RESTROOMS	SHERWIN WILLIAMS	AGREEABLE GRAY	SEE FINISH NOTES	-
FRP	FIBERGLASS REINFORCED PANELS	RESTROOMS	MARLITE	SYMMETRIX, SUBWAY, WHITE	-	PROVIDE ON ALL WALLS UP TO 4'-0" A.F.F.
FT1	FRP TRIM	RESTROOMS	SCHLUTER	VINPRO-S, 3MM ALUMINUM	BRUSHED CHROME ANODIZED	INSTALL AT TOP EDGES AND INNER CORNERS - MITER EDGES AT INNER CORNERS
FT2	FRP TRIM	RESTROOMS	SCHLUTER	VINPRO-RO, 3MM ALUMINUM	BRUSHED CHROME ANODIZED	INSTALL AT OUTSIDE CORNERS

RESTROOM ACCESSORIES							
ACCESSORY CODE	ACCESSORY	LOCATION	MANUFACTURER	MANUFACTURER CODE	SIZE	FINISH	INSTALLATION NOTES
GB	ADA COMPLIANT GRAB BARS	SEE PLANS	BOBRICK	B-6505 x 18, x 36, x 42	18" L, 36" L, 42" L	304-STAINLESS W/ SATIN-FINISH	SEE ADA TYPICAL MOUNTING REQUIREMENT DIAGRAM
MR	WALL MOUNTED MIRROR - TEMPERED	SEE PLANS	KOHLER	K-26052	22" W, 34" H	CPL POLISHED CHROME	SEE ADA TYPICAL MOUNTING REQUIREMENT DIAGRAM
PD2	SURFACE-MOUNTED CONVERTIBLE PAPER TOWEL DISPENSER/WASTER RECEPTACLE	SEE PLANS	BOBRICK	B-3949	17 1/2" W, 55 5/16" H, 4 1/8" D	304-STAINLESS W/ SATIN-FINISH	SEE ADA TYPICAL MOUNTING REQUIREMENT DIAGRAM
SD	SURFACE-MOUNTED SOAP DISPENSER	SEE PLANS	BOBRICK	B-2111	4 3/4" W, 8 1/8" H, 3 1/2" D	304-STAINLESS W/ SATIN-FINISH	SEE ADA TYPICAL MOUNTING REQUIREMENT DIAGRAM
TP	SURFACE MOUNTED TOILET PAPER DISPENSER	SEE PLANS	BOBRICK	B-4268	6 1/16" W, 11" H, 5 15/16" D	304-STAINLESS W/ SATIN-FINISH	SEE ADA TYPICAL MOUNTING REQUIREMENT DIAGRAM
SND	SANITARY NAPKIN DISPOSAL	SEE PLANS	BOBRICK	B-254	10 11/16" W, 15 1/8" H, 4 1/16" D	304-STAINLESS W/ SATIN-FINISH	SEE ADA TYPICAL MOUNTING REQUIREMENT DIAGRAM
PHL	TOILET PARTITIONS	SEE PLANS	SCRAITON	TRADITIONAL 2600	72" PANEL HEIGHT	BRONZE, ROTARY BRUSHED	-

CASEWORK FINISHES						
FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE / COLOR	SIZE	NOTES
PL1	PLASTIC LAMINATE	COUNTERTOPS/BACKSPLASH	WILSONART	BLACK ALCANTE	-	-
PL2	PLASTIC LAMINATE	CABINETRY/SHELVING	WILSONART	BLONDE ECHO	-	-

FLOORING TRANSITIONS					
FINISH CODE	MATERIAL	MANUFACTURER	STYLE / COLOR	PRODUCT NOTES	INSTALLATION NOTES
TR1	ALUMINUM	SCHLUTER	VINPRO-U	(E) CARPET TILE TO WOOD FLOOR	ALTERNATE: 'C' AND 'F'
TR2	ALUMINUM	SCHLUTER	VINPRO-T	(E) CARPET TILE TO SHEET VINYL	
TR3	ALUMINUM	NGP	NGP 659 OFFSET SADDLE THRESHOLD	COMPOSITE DECKING TO SHEET VINYL	
TR4	ALUMINUM	NGP	NGP 713 HALF SADDLE THRESHOLD	CONCRETE TO WOOD FLOOR	



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ASHLAND
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RENOVATION



EXPIRES: 06-30-24

REVISION ID:	DATE:

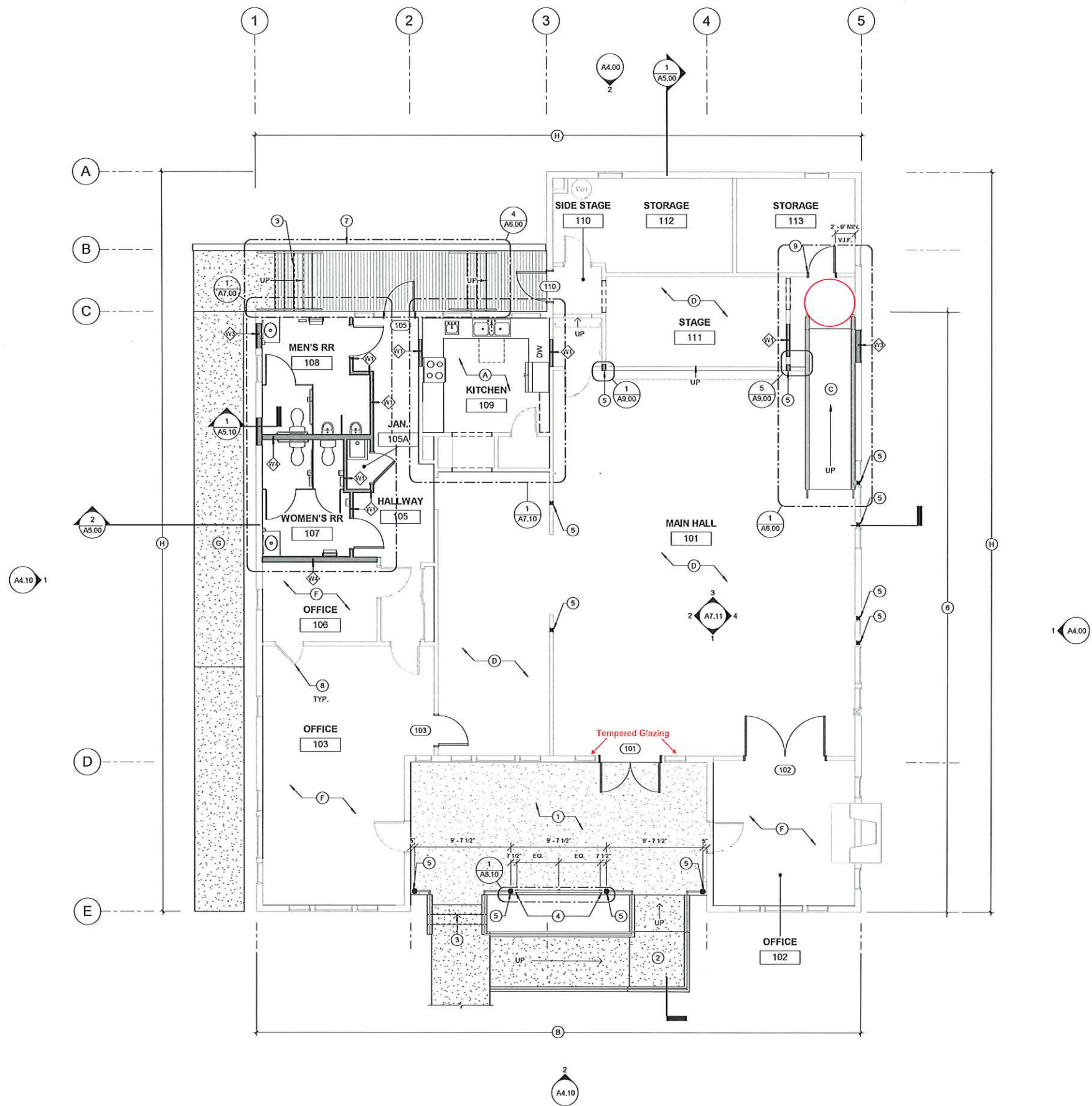
PROJECT NO. M-0299-22
DRAWN: VYH
CHECKED: JRR
DATE: 03-13-2024

FINISH
SCHEDULES

A0.10

100% CONSTRUCTION DOCUMENTS | BID & PERMIT





GENERAL NOTES

- A. VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.
- B. G.C. SHALL COORDINATE ALL INTERIOR AND EXTERIOR FINISHES W/ OWNER PRIOR TO CONSTRUCTION.
- C. G.C. SHALL PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 24" OF ANY DOOR AND ALL OTHER CRITICAL LOCATIONS AS STATED PER OSSC SECTION 2409.4.
- D. G.C. TO PROVIDE FIRE BLOCKING AS REQUIRED PER CODE.
- E. G.C. SHALL PROVIDE ALL APPROPRIATE BACKING AS REQUIRED FOR ACCESSORIES AND OTHER MISCELLANEOUS ITEMS.
- F. G.C. TO COORDINATE INSTALLATION OF ALL UTILITIES W/ RESPECTIVE SUPPLIERS/SUBCONTRACTORS PRIOR TO CONSTRUCTION, TYPICAL.
- G. ALL ELECTRICAL, MECHANICAL, AND PLUMBING TO BE DESIGN BUILD PER APPLICABLE CODES.
- H. ALL DIMENSION LINES TO THE FACE OF FRAMING, U.N.O.

PLAN LEGEND

- (E) WALL TO REMAIN
- (N) FULL HEIGHT WALL/PARTITION
- (N) CONCRETE

BASE BID KEYNOTES

- (N) CONC. ENTRY PAD PER CIVIL
- (N) ADA ACCESSIBLE RAMP PER CIVIL
- (N) TREX DECKING STAIR PER CIVIL
- (N) RAILING - SEE 1 / A8.10
- (N) COLUMNS PER STRUCT. - INSTALL (N) GYPSUM WALL FINISH AND WOOD TRIM TO MATCH (E)
- (N) CONC. STEM WALL w/ STUCCO FINISH PER STRUCT.
- (N) CONC. RETAINING WALL PER STRUCT.
- REFINISH ALL (E) DOORS
- REINSTALL (E) HINGES, STRIKE PLATE, AND DOOR. PATCH (E) DOOR FRAME AND PAINT

ALTERNATE KEYNOTES

EACH OF THE FOLLOWING ITEMS SHALL BE B'D AS ADDITIVE ALTERNATES:

- (N) ADA ACCESSIBLE KITCHEN AND LIGHTING - SEE SHEET 1 / A7.10
- PAINT EXTERIOR SIDING AND TRIM AT FRONT ELEVATION TO MATCH (E)
- (N) RAMP - SEE SHEET 1 / A8.00
- REFINISH WOOD FLOORS
- PAINT ALL INTERIOR WALLS, DOORS, AND TRIM
- INSTALL (N) CARPET TILES
- (N) CONCRETE SIDEWALK, STORM IMPROVEMENTS, AND DOWNSPOUT BOOT REPLACEMENT
- PAINT ENTIRE EXTERIOR SIDING AND TRIM



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EXPIRES: 06-30-24

REVISION ID: DATE:

PROJECT NO. M-0298-22

DRAWN: WYH

CHECKED: JRR

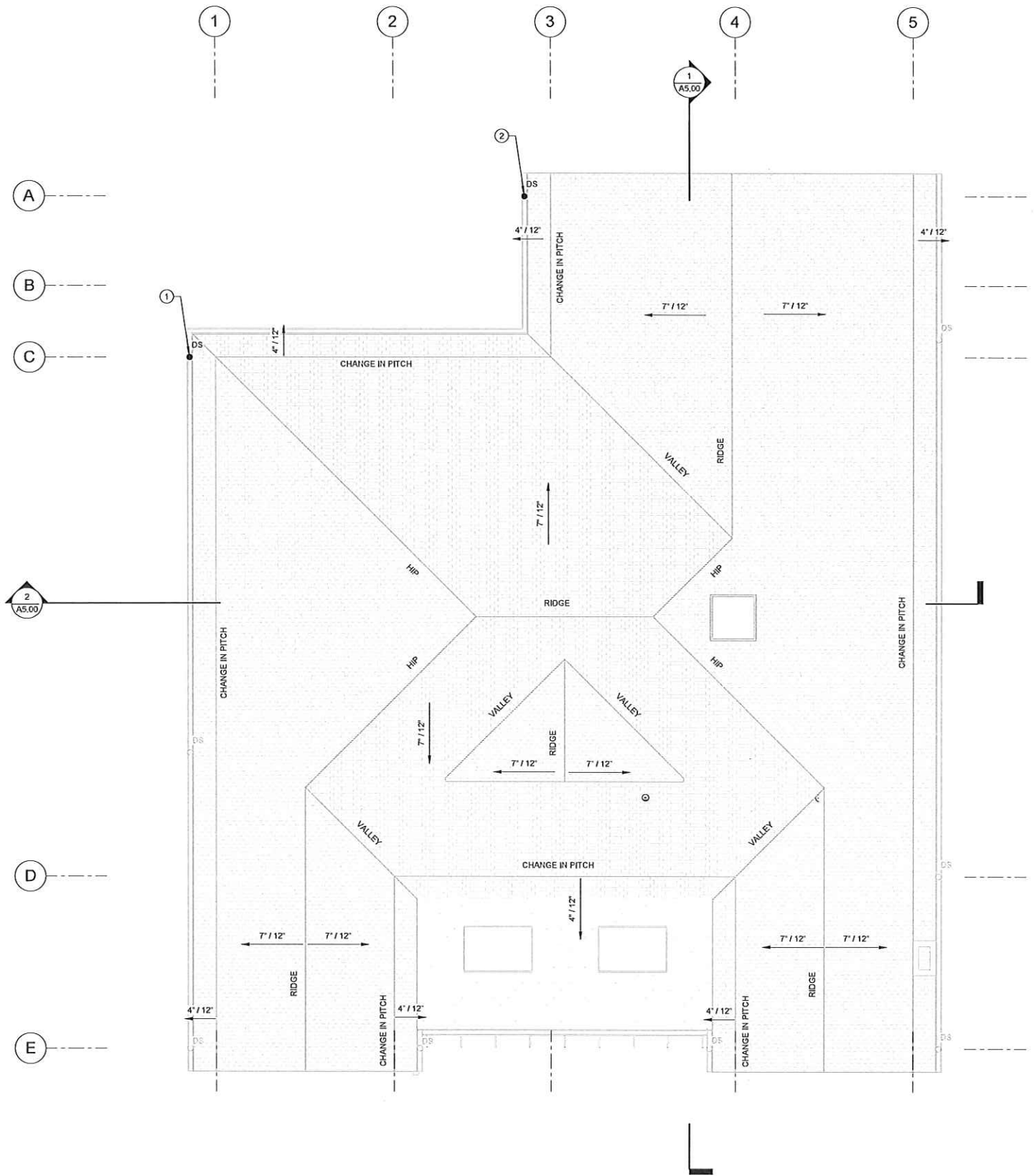
DATE: 03-13-2024

FLOOR PLAN

A1.00

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ROOF PLAN GENERAL NOTES:

- A. ALL WORK AND MATERIALS SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL REGULATIONS, STANDARDS AND MFR. SPECIFICATIONS AND THE 2022 O.S.S.C. CONTACT THE PROJECT TEAM FOR DIRECTIVE IN THE EVENT OF CONFLICTING STANDARDS AND SPECS.
- B. VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY THE PROJECT TEAM OF ANY DISCREPANCIES. DIMENSIONS ON THIS PLAN ARE NOT SUITABLE FOR MATERIAL ORDERING USE. CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS PRIOR TO BIDDING AND ORDERING.
- C. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL TEMPORARY ROOF ACCESS SYSTEMS. ALL SYSTEMS MUST COMPLY WITH OSHA.
- D. THE PROPER DISPOSAL OF ALL DEMOLITION MATERIALS AND DEBRIS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAKE EFFORTS TO RECYCLE AS MUCH DEMOLITION MATERIAL AS POSSIBLE.
- E. COORDINATE STAGING AND MATERIALS STORAGE AREA WITH DISTRICT PERSONNEL.
- F. SECURITY OF STORED MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- G. SEE PLAN SET AND/OR SPECIFICATIONS FOR MORE INFORMATION.



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ROOF SYMBOLS

- ROOF SLOPE
- DS DOWNSPOUT LOCATION
- DS (E) DOWNSPOUT LOCATION

ROOF TYPE LEGEND

- (E) SHINGLE ROOF
- (E) HOT MOPPED ROOF

ROOF PLAN KEYNOTES:

1. RELOCATE (E) DOWNSPOUT LOCATION
2. (N) DOWNSPOUT



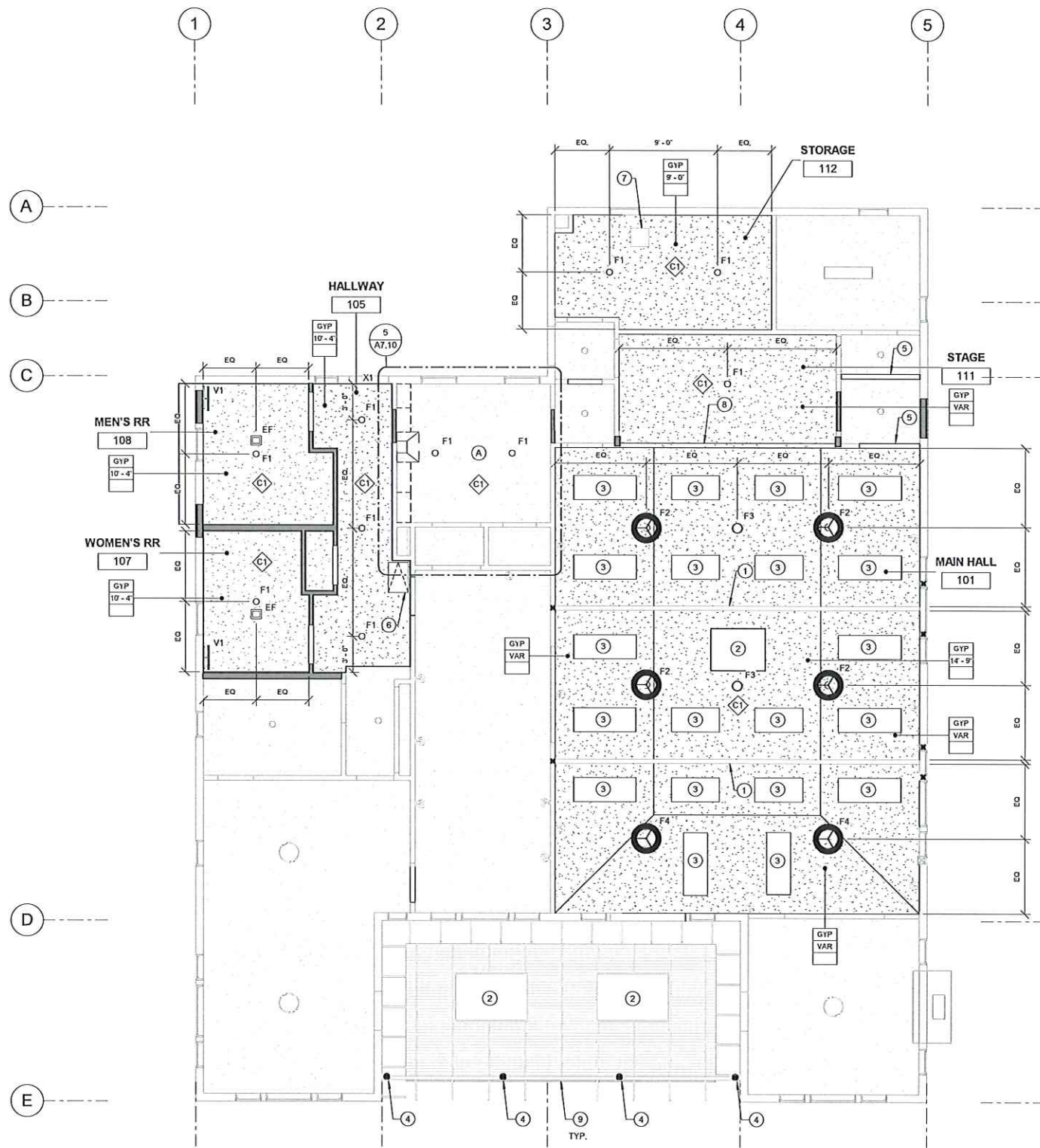
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DATE:	03-13-2024

ROOF PLAN

A1.10

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RCP GENERAL NOTES:

- A. REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
- B. ALL DIMENSIONS ARE REFERENCED TO FACE OF FINISH U.N.O.
- C. ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-T.O.S. FOR AREA INDICATED.
- D. PROVIDE WALL BACKING FOR REINFORCEMENT AS REQUIRED.
- E. PROVIDE SOLID BLOCKING FOR ALL 'J' BOXES SUSPENDED LIGHT AND CEILING FAN FIXTURES, TELEVISION SUPPORT, ARTIFACT SHELVES AND ANY OTHER CEILING MOUNTED EQUIPMENT.
- F. ALL LIGHT FIXTURE TRIM RINGS, EXPOSED CONDUITS, 'J' BOXES, HVAC GRILLS, EMERGENCY LIGHT FIXTURES, DUPLEX OUTLETS AND FACE PLATES SHALL BE PAINTED TO MATCH THE ADJACENT FINISH U.N.O.
- G. ANY LIGHT NOT DIMENSIONALLY LOCATED TO BE CENTERED IN THE CEILING TILE, CEILING AREA OR ROOM AS APPLICABLE. ALL 'CAN' TYPE FIXTURES TO BE MOUNTED IN THE CENTER OF THE CEILING TILES U.N.O.

REFLECTED CEILING LEGEND:

ACT	CEILING MATERIAL
8'-0"	CEILING HEIGHT
NOTES	ADDITIONAL NOTES

CEILING LEGEND:

(H) GYPSUM BOARD CEILING AND INSULATION

(E) GYPSUM BOARD CEILING



CEILING FINISHES

GYP GYPSUM BOARD - PAINT PT1

CEILING HEIGHT

VAR VARIES
M.E. MATCH EXISTING

ADDITIONAL NOTES

1. NOT USED

FIXTURE SCHEDULE

F1	RECESSED CAN
F2	PENDANT
F3	SURFACE MOUNT ROUND CEILING LIGHT
F4	PENDANT
X1	EXIT SIGN
EF	EXHAUST FAN
V1	VANITY LIGHT

REFLECTED CEILING KEYNOTES

- (H) TIMBER TRUSS PER STRUCT. - STAIN
- (E) SKYLIGHT TO REMAIN
- (H) SURFACE MOUNTED ACOUSTIC PANEL
- (H) COLUMN PER STRUCT.
- PATCH PORTION OF CEILING
- (H) ATTIC HATCH 20"x30"
- (H) TRIM FOR (E) ATTIC HATCH
- (H) HEADER PER STRUCT. - PROVIDE (H) WOOD TRIM
- PAINT (H) ROOF RAFTERS - MATCH (E)

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REVISION ID: DATE:

PROJECT NO. M-0298-22

DRAWN: WYH

CHECKED: JRR

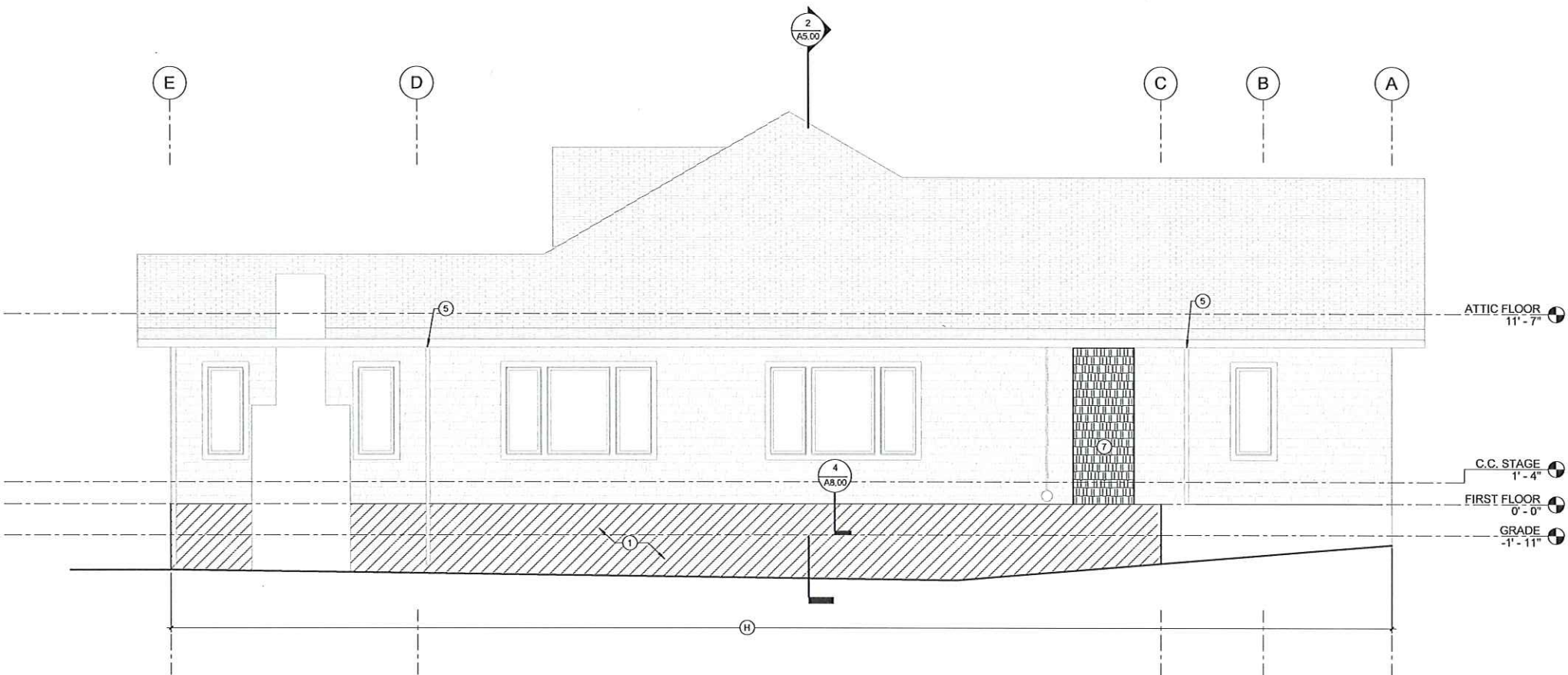
DATE: 03-13-2024

REFLECTED
CEILING PLAN**A2.00**

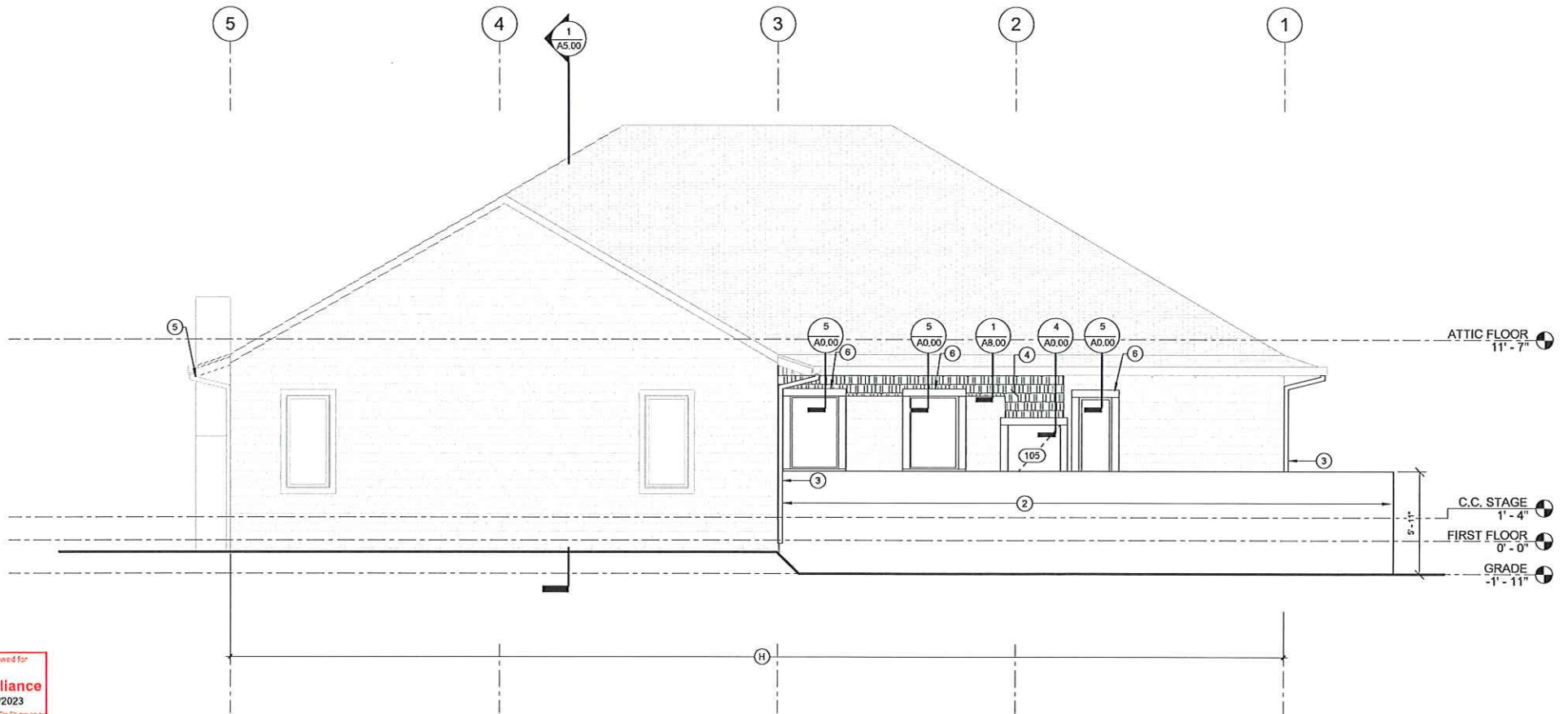


A3.00

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1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

ELEVATION LEGEND

- (N) SHAKE SIDING
- (E) SHAKE SIDING
- (H) CONCRETE STEM WALL w/ STUCCO FINISH
- FINISH TAG *SEE FINISH SCHEDULE

ALTERNATE KEYNOTES

- EACH OF THE FOLLOWING ITEMS SHALL BE BID AS ADDITIVE ALTERNATES:
- B. PAINT EXTERIOR SIDING AND TRIM AT FRONT ELEVATION TO MATCH (E)
 - H. PAINT ENTIRE EXTERIOR SIDING AND TRIM

BASE BID KEYNOTES

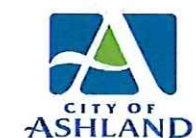
- 1. (N) CONCRETE STEM WALL PER STRUCT. - APPLY (N) STUCCO FINISH
- 2. (N) CONC. RETAINING WALL PER STRUCT.
- 3. (N) DOWNSPOUT
- 4. (N) EXTERIOR SIDING AND TRIM - MATCH (E)
- 5. (E) DOWNSPOUT TO REMAIN
- 6. (N) WINDOW TRIM - MATCH (E)
- 7. INFILL OPENING LEFT FROM DOOR/WINDOW DEMO. SIDING AND PAINT TO MATCH (E)



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CITY OF ASHLAND
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EXTERIOR
ELEVATIONS

A4.00

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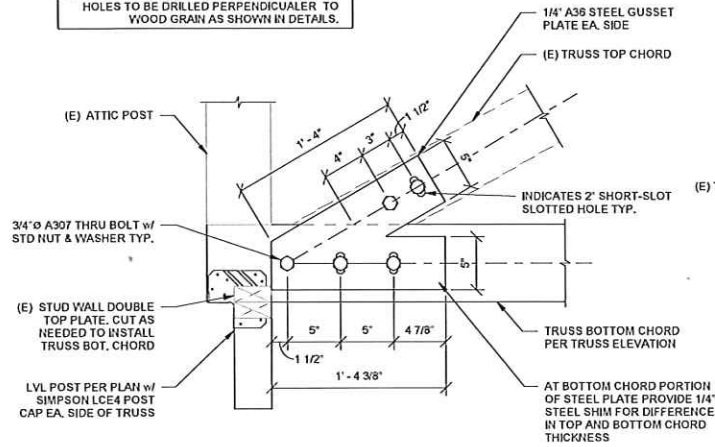
City of Ashland Building Safety Division Reviewed for
Code Compliance by Steven Matasov
Reviewed for Code Compliance
Permit # BD-AR-2023-00274 Date 4/24/2023
The engineer does not warrant the accuracy or completeness of any drawings. The City may require revision of the drawings to meet the approved plans and for more accurate construction and materials. Any revision from the approved plans will be at the City's discretion and at the City's expense.



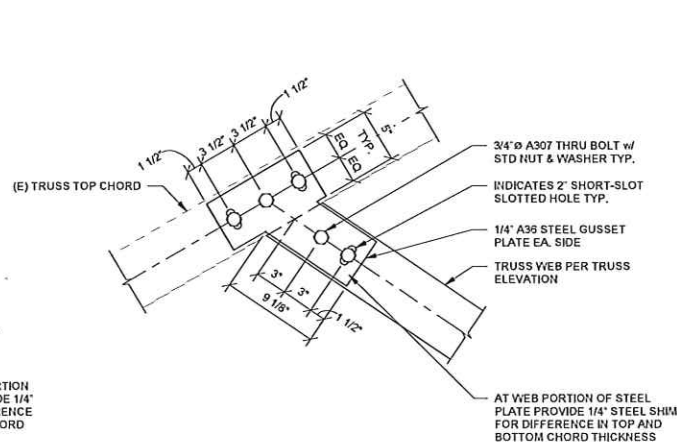
1. (N) RAILING
2. (N) COLUMNS PER STRUCT.
3. (N) CONCRETE STEM WALL PER STRUCT. -
APPLY (N) STUCCO FINISH
4. (N) DOWNSPOUT
5. (N) EXTERIOR SIDING AND TRIM - MATCH (E)
6. IF OPENING LEFT FROM DOOR/WINDOW/
DEMO, SIDING AND PAINT TO MATCH (E).
REMOVE AND REINSTALL (E) SURFACE-
MOUNTED CONDUIT
7. REINSTALL MODIFIED WINDOW AND TRIM OR
REPLACE WITH (N)- PAINT TO MATCH (E)



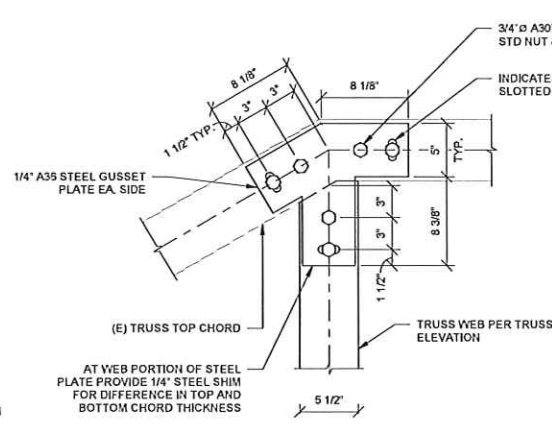
SPECIAL NOTE: ALL SHORTED SLOTTED HOLES FOR 3/4" Ø BOLTS TO BE 13/16" Ø x 1". ALL SLOTTED HOLES TO BE DRILLED PERPENDICULAR TO WOOD GRAIN AS SHOWN IN DETAILS.



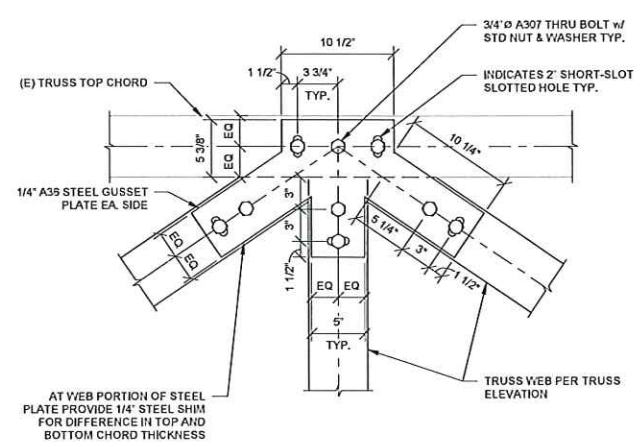
1 TRUSS WEB CONNECTION AT INT. WALL
S4.11 1 1/2" = 1'-0"



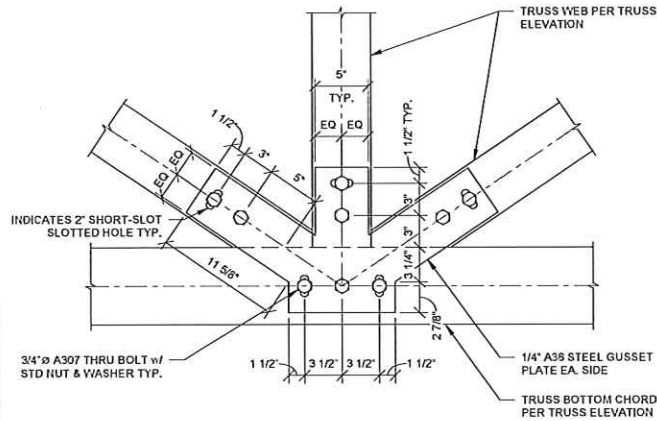
2 TRUSS WEB CONNECTION AT TOP CHORD
S4.11 1 1/2" = 1'-0"



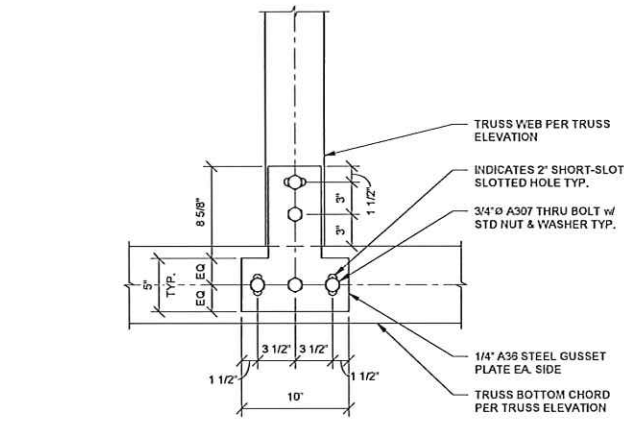
3 TRUSS WEB CONNECTION AT RIDGE
S4.11 1 1/2" = 1'-0"



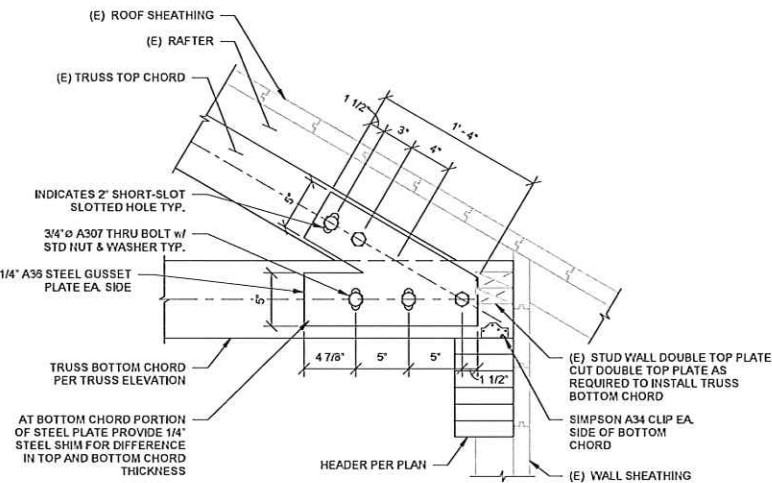
4 TRUSS WEB CONNECTION AT TOP CHORD
S4.11 1 1/2" = 1'-0"



5 TRUSS WEB CONNECTION AT BOTTOM CHORD
S4.11 1 1/2" = 1'-0"



6 TRUSS WEB CONNECTION
S4.11 1 1/2" = 1'-0"



7 TRUSS WEB CONNECTION AT EXT. WALL
S4.11 1 1/2" = 1'-0"



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ONE INCH EQUALS FULL SCALE

CITY OF ASHLAND
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY CHAD STICHTER

PERMIT # BD-NR-2023-00274 DATE 4/24/2023

The approval of these plans shall not permit the violation of any City or State laws. The City may require corrections if the plans are in error. The approved plans shall be made available when inspections are requested. Any deviation from the approved plans shall be submitted for approval before construction



REVISION ID:	DATE:
PROJECT NO.	M-0298-22
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DATE:	03-13-2024

TRUSS DETAILS

S4.11

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SECTION KEYNOTES

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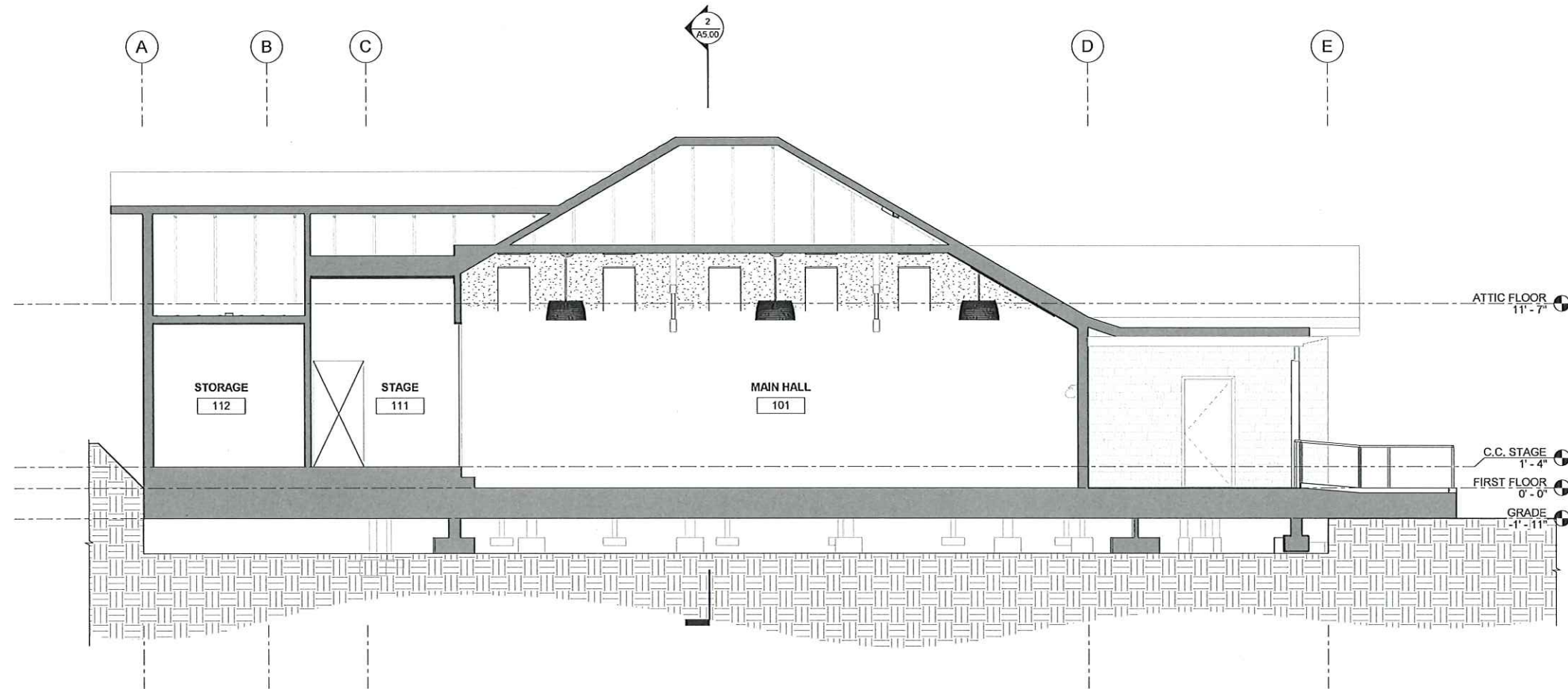


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PROJECT NO.	M-0299-22
DRAWN:	WYH
CHECKED:	JRR
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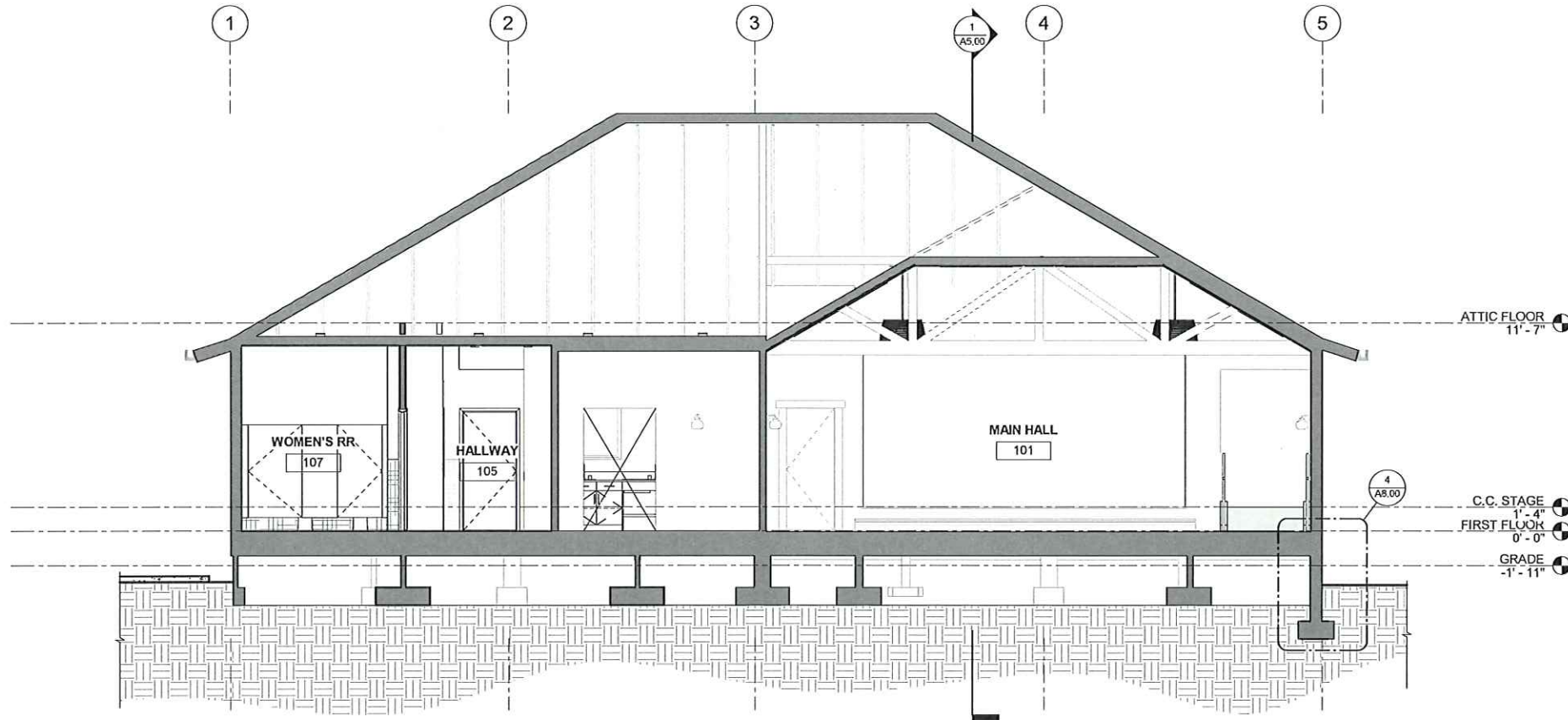
BUILDING
SECTIONS

A5.00

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1 LONGITUDINAL SECTION
1-A5.00 1/4" = 1'-0"



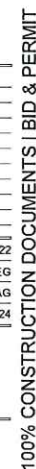
2 TRANSVERSE SECTION
2-A5.00 1/4" = 1'-0"

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City of Ashland Building Safety Division Reviewed for
Code Compliance by Steven Morrison
Reviewed for Code Compliance
Permit # BD-NR-2023-00274 Date 4/24/2023



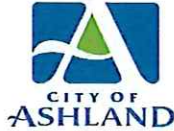
SECTION KEYNOTES

1. NOT USED



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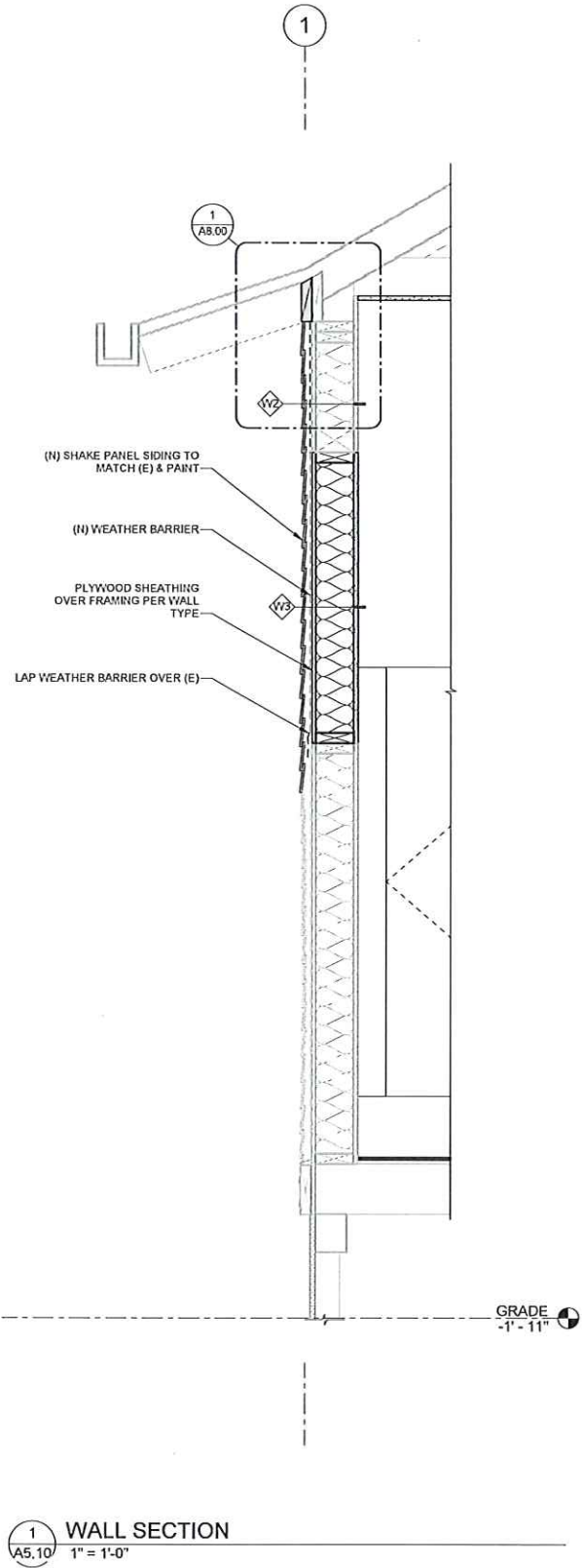


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WALL SECTIONS

A5.10

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1 WALL SECTION
A5.10 1" = 1'-0"

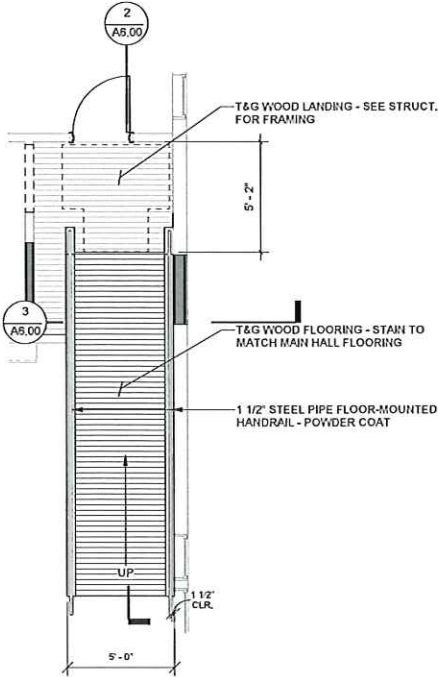
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City of Ashland Building Safety Division Reviewed for Code Compliance by Steven Mallison
Reviewed for Code Compliance
Permit # BD-NR-2023-00274 Date 4/24/2023
The engineer of these plans and the permittee warrant that they are in compliance with the City of Ashland Building Code. The engineer warrants that these plans are in compliance with the City of Ashland Building Code. The permittee warrants that these plans are in compliance with the City of Ashland Building Code. The permittee warrants that these plans are in compliance with the City of Ashland Building Code.

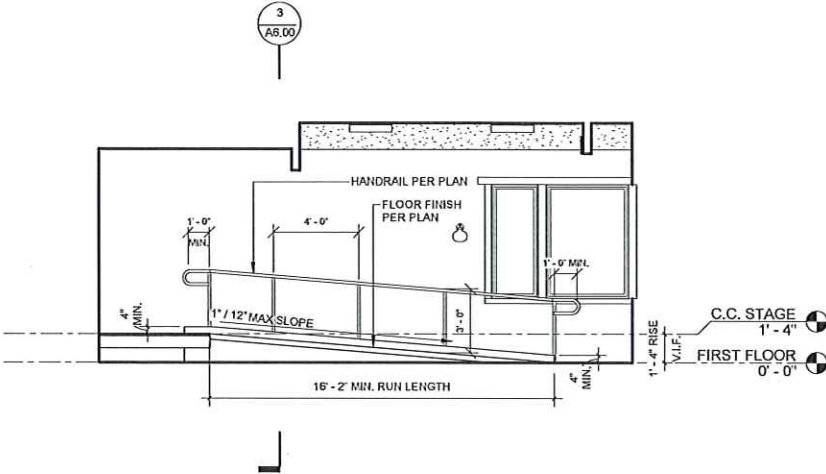


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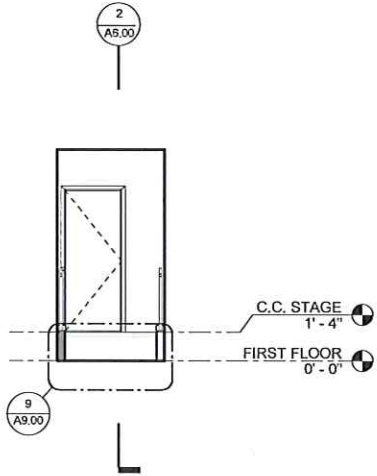
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RENOVATION



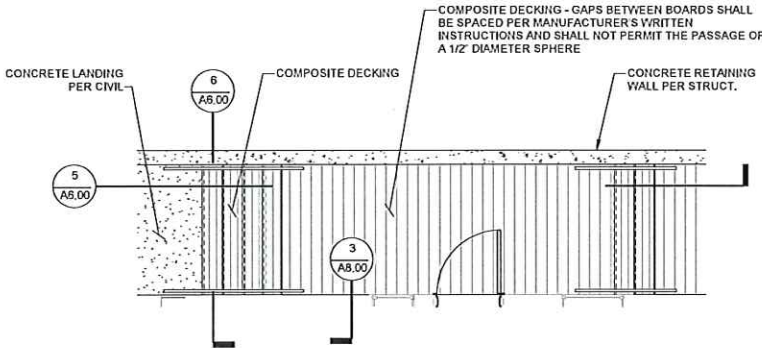
1 RAMP PLAN - ALTERNATE C
A6.00/ 1/4" = 1'-0"



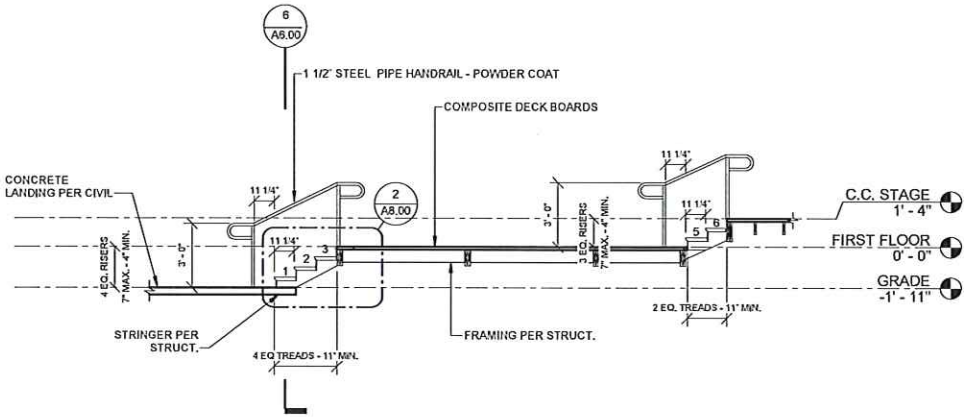
2 RAMP LONGITUDINAL SECTION
A6.00/ 1/4" = 1'-0"



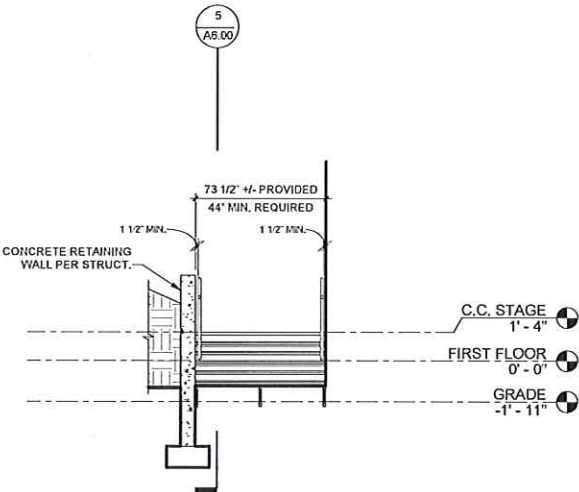
3 RAMP TRANSVERSE SECTION
A6.00/ 1/4" = 1'-0"



4 STAIR PLAN
A6.00/ 1/4" = 1'-0"



5 STAIR LONGITUDINAL SECTION
A6.00/ 1/4" = 1'-0"



6 STAIR TRANSVERSE SECTION
A6.00/ 1/4" = 1'-0"

City of Ashland Building Safety Division Reviewed for
Code Compliance by Steven Matasov
Reviewed for Code Compliance
Permit # BD-NR-2023-09274 Date 4/24/2023

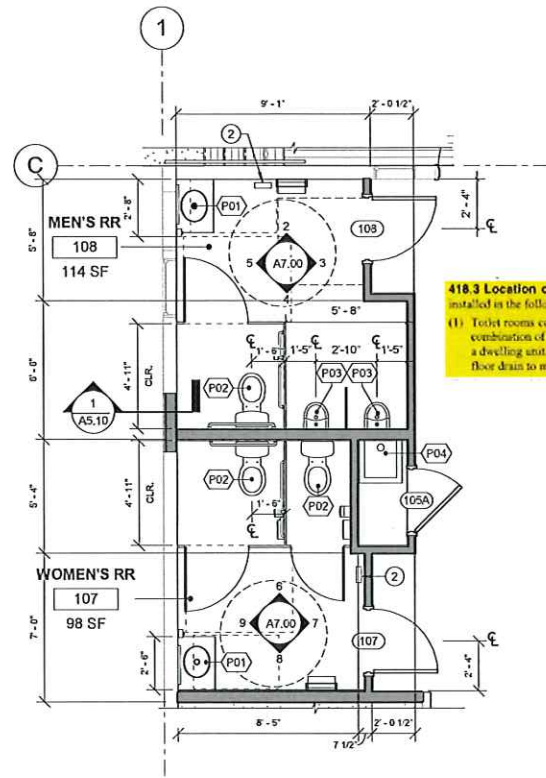


REVISION ID:	DATE:
PROJECT NO.	M-0299-22
DRAWN:	WYH
CHECKED:	JRR
DATE:	03-13-2024

STAIRS AND RAMP
SECTIONS

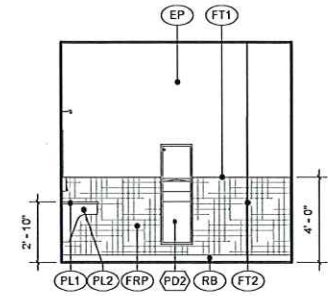
A6.00

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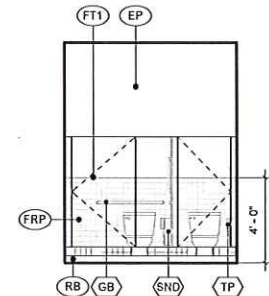


418.3 Location of Floor Drains. Floor drains shall be installed in the following areas:
(1) Toilet rooms containing two or more water closets or a combination of one water closet and one urinal, except in a dwelling unit. Floor mounted urinals may be used as a floor drain to meet the requirements of this section.

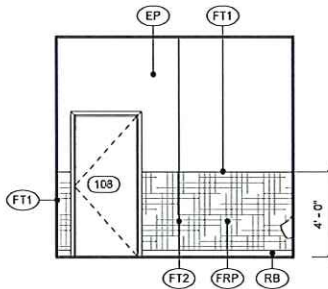
1 ENLARGED RESTROOM PLAN - BASE BID
A7.00 1/4" = 1'-0"



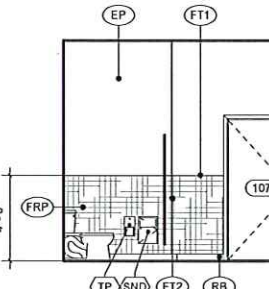
2 MEN'S RR - WEST
A7.00 1/4" = 1'-0"



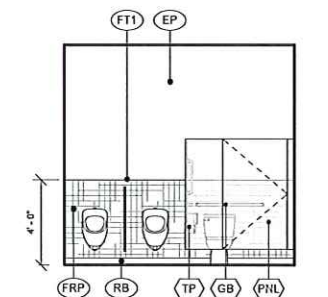
6 WOMEN'S RR - WEST
A7.00 1/4" = 1'-0"



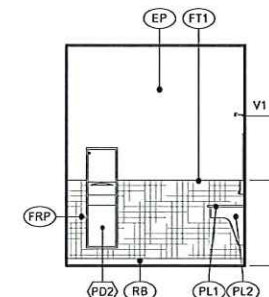
3 MEN'S RR - NORTH
A7.00 1/4" = 1'-0"



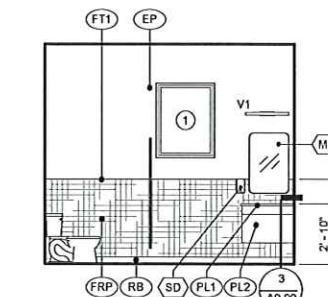
7 WOMEN'S RR - NORTH
A7.00 1/4" = 1'-0"



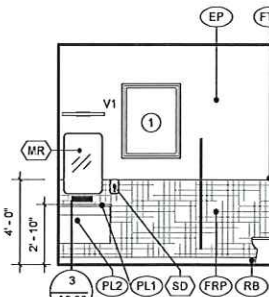
4 MEN'S RR - EAST
A7.00 1/4" = 1'-0"



8 WOMEN'S RR - EAST
A7.00 1/4" = 1'-0"



5 MEN'S RR - SOUTH
A7.00 1/4" = 1'-0"



9 WOMEN'S RR - SOUTH
A7.00 1/4" = 1'-0"

GENERAL FINISH NOTES:

- ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, USING MANUFACTURERS ADHESIVES, TOOLS AND METHODS.
- REFER TO SPECIFICATIONS AND FINISH SCHEDULES FOR FURTHER FINISH MATERIAL PRODUCT INFORMATION.
- SEE ELEVATIONS FOR ADDITIONAL FINISHES
- FOR CEILING HEIGHTS AND ADDITIONAL FINISHES SEE RCP'S
- COORDINATE ALL OWNER FURNISHED EQUIPMENT, ACCESSORIES, AND FURNITURE WITH OWNER.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ALL FLOOR TRANSITIONS ARE TO OCCUR DIRECTLY BENEATH DOOR U.N.O.
- ALL FLOOR TRANSITIONS ARE TO BE ADA COMPLIANT.
- PROVIDE STAINLESS STEEL TRANSITION STRIPS/REDUCERS AT ALL LOCATIONS WHERE CERAMIC TILE MEETS A DIFFERENT MATERIAL. PROVIDE APPROPRIATE TRANSITIONS STRIPS/REDUCERS AT ALL OTHER LOCATIONS BETWEEN DIFFERING MATERIALS U.N.O. SEE TRANSITION CALL OUTS. ALL TRANSITIONS TO MEET ADA REQUIREMENTS.
- REFER TO FINISH PLAN FOR LOCATION OF CORNER GUARDS. ALL CORNER GUARDS ARE TO BE INSTALLED WITH BOTTOM OF CORNER GUARD AT TOP OF WALL BASE AND EXTEND 48" AFF.
- ALL GYPSUM CEILING AND SOFFITS TO BE PAINTED PT1 U.N.O.
- ALL METAL ACCESS PANELS, COVER PLATES, VENTS AND GRILLES TO BE PAINTED TO MATCH THE SURFACE IT IS LOCATED ON, UNLESS PREFINISHED.
- ALL BASE CABINETS AND UPPER CABINETS ARE TO RECEIVE PLASTIC ON ALL EXPOSED EXTERIOR SURFACES AS INDICATED ON INTERIOR ELEVATIONS. ALL INTERIOR SURFACES TO RECEIVE WHITE MELAMINE ON ALL CONCEALED SURFACES. RUI WOOD GRAIN IN VERTICAL DIRECTIONS AND USE 0.020" THICK MATCHING VINYL EDGEBOARD ON CABINET DOORS AND DRAWERS.
- ALL COUNTERTOPS ARE RECEIVE BACKSLASHES TO MATCH. PROVIDE PAINTABLE SEALANT AT WALL.
- PAINT VISIBLE PORTION OF INSIDE OF DUCT WORK FLAT BLACK.
- PAINT SHEEN - WALL: SATIN/EGG SHELL, CEILING: FLAT/MATTE, TRIM & DOOR FRAMES: SEMI-GLOSS
- INSTALL (N) 1/4" APA PLYWOOD UNDERLAYMENT OVER ALL EXISTING WOOD SUBFLOORS TO RECIEVE (N) FINISHES. INSTALL WITH SCREWS 2" O.C. AT PERIMETER AND 4" ACROSS FIELD. OFFSET PANELS 12" MIN.

ADDITIONAL NOTES:

- (N) FLOOR FINISH SHALL EXTEND UNDER CASEWORK
- PAINT ALL WALLS BEHIND CASEWORK

ROOM FINISH ABBREVIATIONS:

FLOORING	
EX#	EXISTING TO REMAIN
ME#	MATCH EXISTING
SV	SHEET VINYL
VD	WOOD FLOORING
CPT	CARPET TILE
FLOORING TRANSITIONS	
TR#	TRANS PROFILE #
BASE	
EX#	EXISTING TO REMAIN
RB#	RUBBER BASE
VB#	WOOD BASE
WALLS	
EX#	EXISTING TO REMAIN
ME#	MATCH EXISTING
PT#	PAINT
EP#	EPOXY PAINT
FT#	FRP TRIM
FRP	FIBERGLASS PANELS
WALL PROTECTION	
EX#	EXISTING TO REMAIN
ME#	MATCH EXISTING
CG#	CORNER GUARD
CASEWORK	
EX#	EXISTING TO REMAIN
ME#	MATCH EXISTING
PL#	PLASTIC LAMINATE
RESTROOM ACCESSORIES	
TP#	TOILET PAPER DISPENSER
MR#	MIRROR
GB	GRAB BAR
SD#	SOAP DISPENSER
PD#	PAPER TOWEL DISPENSER
SND	SANITARY NAPKIN DISPOSAL
MISC.	
VC#	WINDOW COVERINGS
CLD	ACOUSTIC PANEL

② FINISH KEYNOTES

- PROVIDE OPAQUE FILM
- (N) FLOOR VENT



CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

**ASHLAND
COMMUNITY
CENTER
RENOVATION**



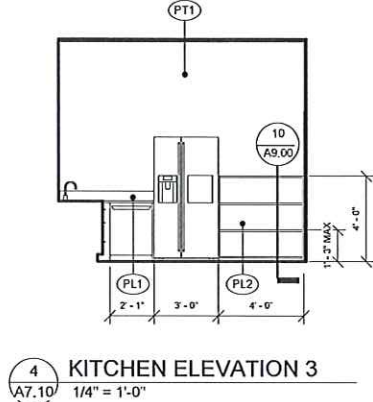
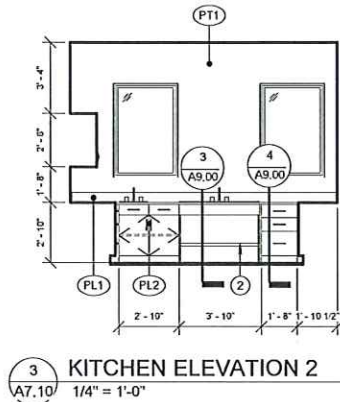
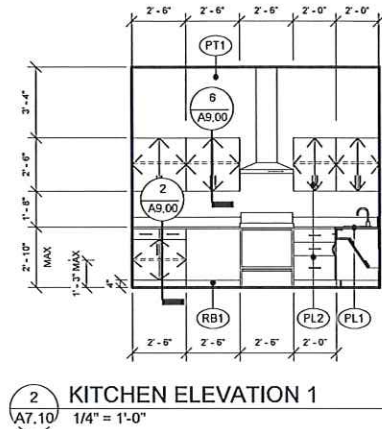
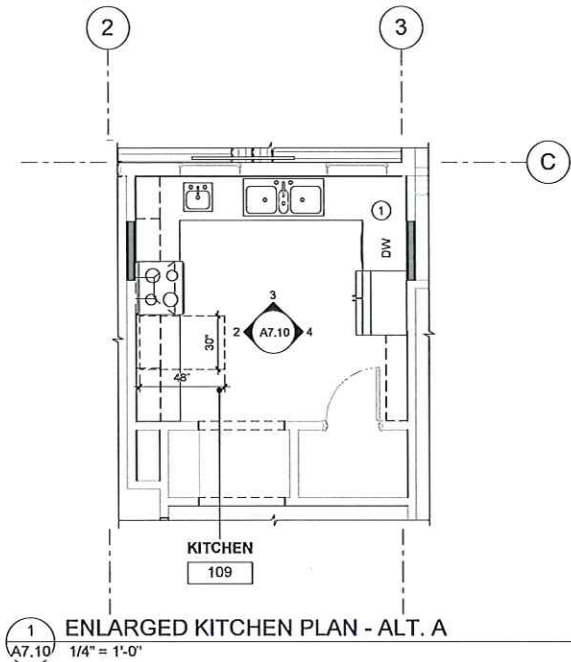
REVISION ID:	DATE:

PROJECT NO. M-0298-22
DRAWN: WYH
CHECKED: JRR
DATE: 03-13-2024

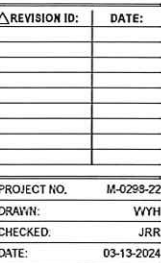
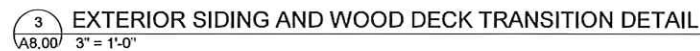
**ENLARGED PLANS
& INTERIOR
ELEVATIONS**

A7.00

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100% CONSTRUCTION DOCUMENTS | BID & PERMIT

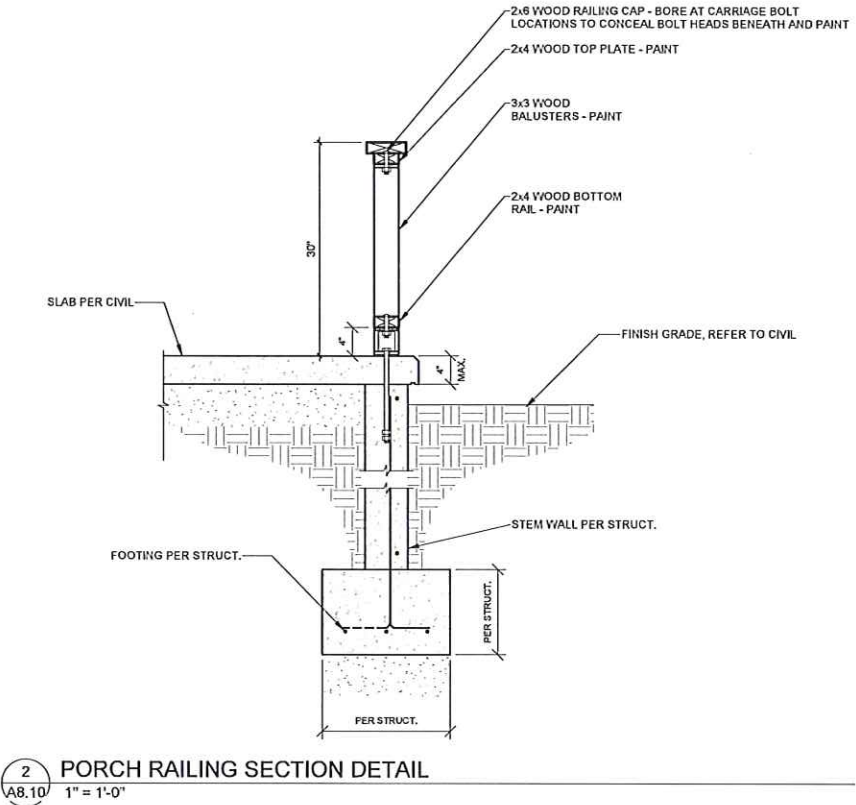
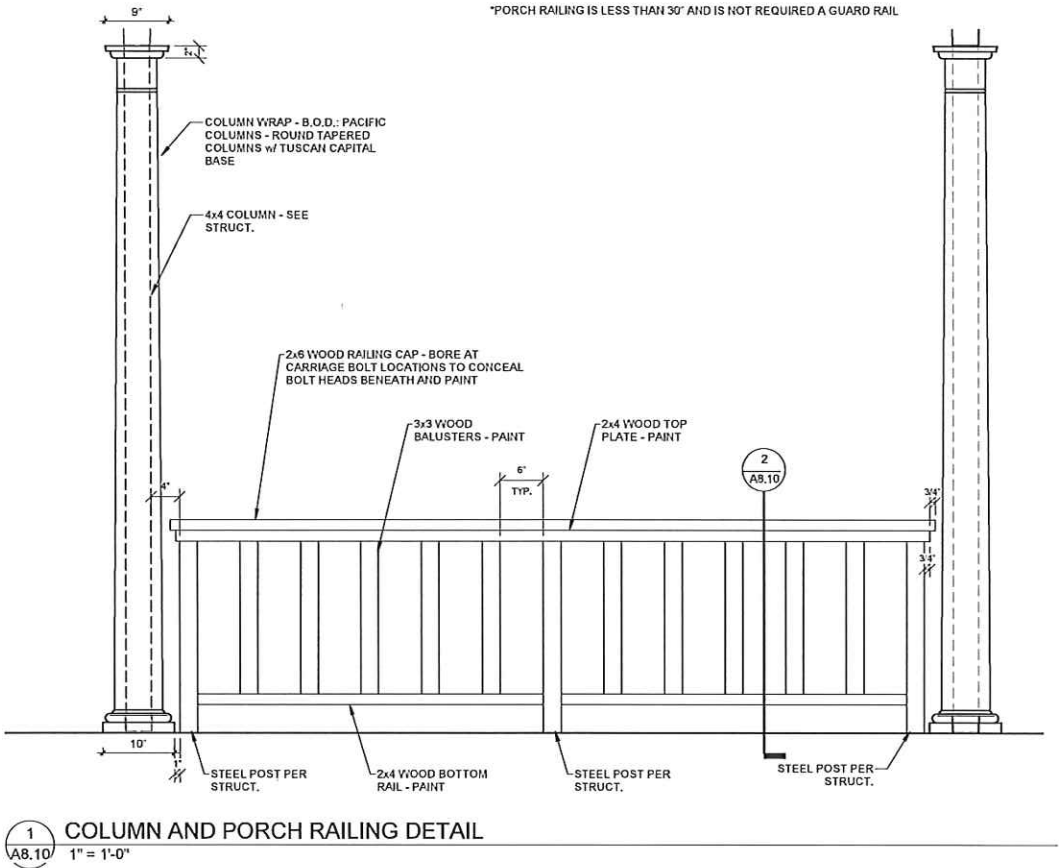


A8.00

City of Ashland Building Safety Division Reviewed for
Code Compliance by Steven Masilco

Reviewed for Code Compliance
Permit # **BD-NR-2023-00274** Date **4/24/2023**

The approval of these plans shall not provide the seal of any City or State seal. The City seal, upon issuance of the plans, is a seal. The approval given shall not imply approval of any plans or any equipment. Any person or firm that is not approved by the City shall not be approved by the City.



CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

ASHLAND
COMMUNITY
CENTER
RENOVATION



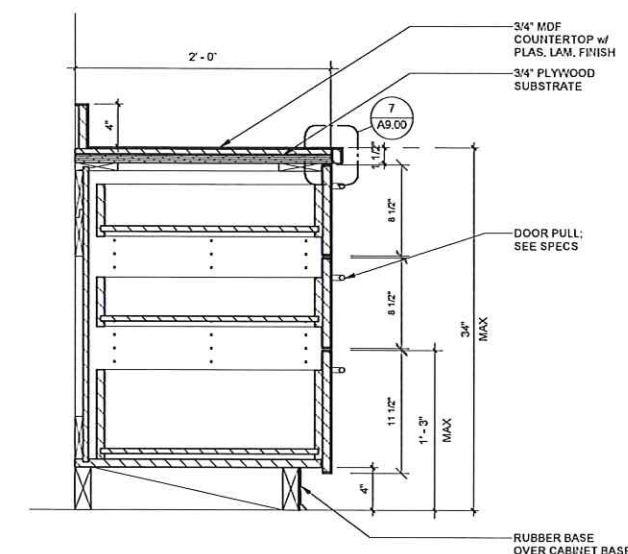
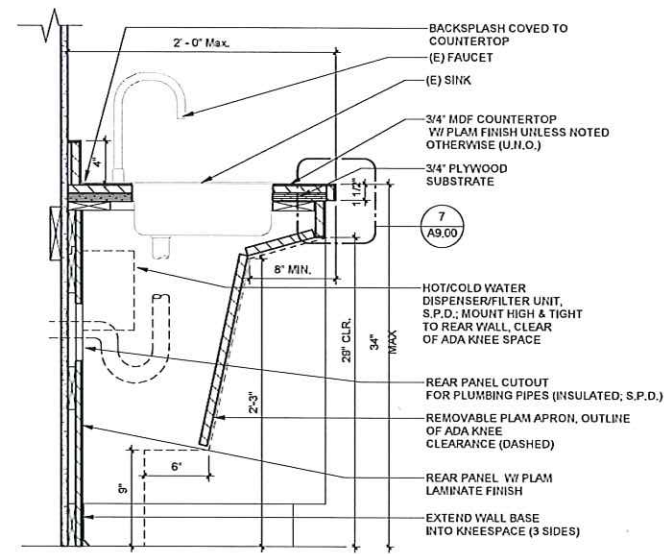
REVISION ID:	DATE:
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CHECKED:	JRR
DATE:	03-13-2024

EXTERIOR
DETAILS

A8.10

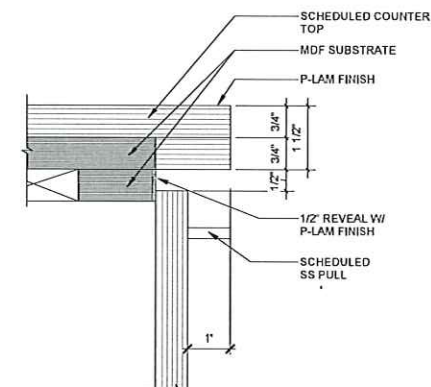
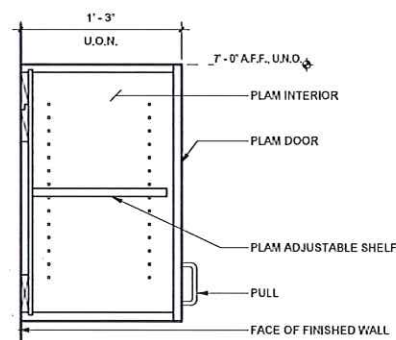
100% CONSTRUCTION DOCUMENTS | BID & PERMIT

**ASHLAND
COMMUNITY
CENTER
RENOVATION**



3 BASE CABINET DETAIL- WITH SINK
A9.00 1 1/2' = 1'-0"

4 BOX FILE CABINET DETAIL
A9.00 1 1/2" = 1'-0"

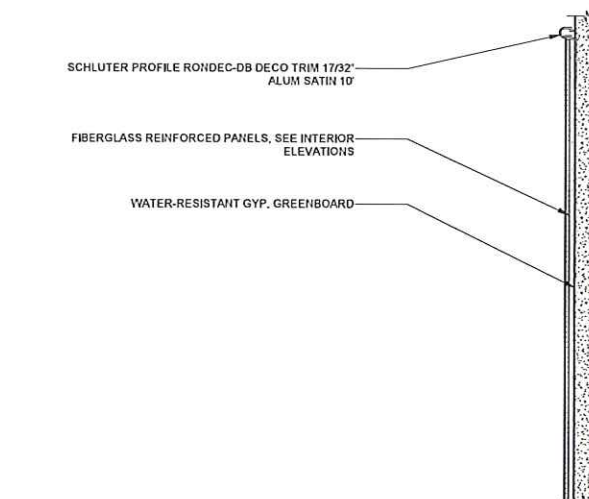


6 WALL CABINET 2 DOOR WITH SHELVES
A9.00 1 1/2" = 1'-0"

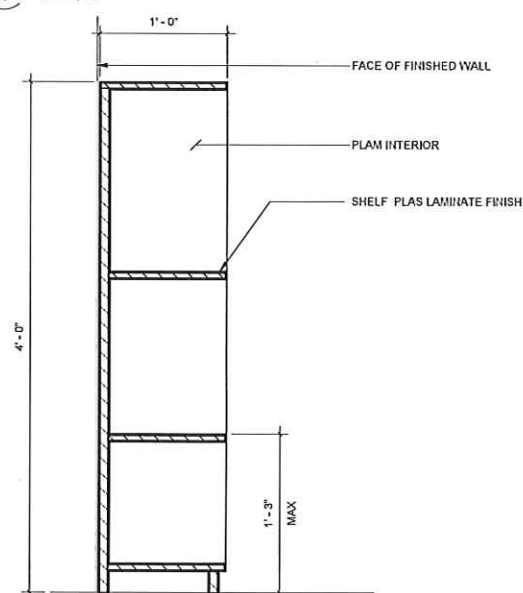
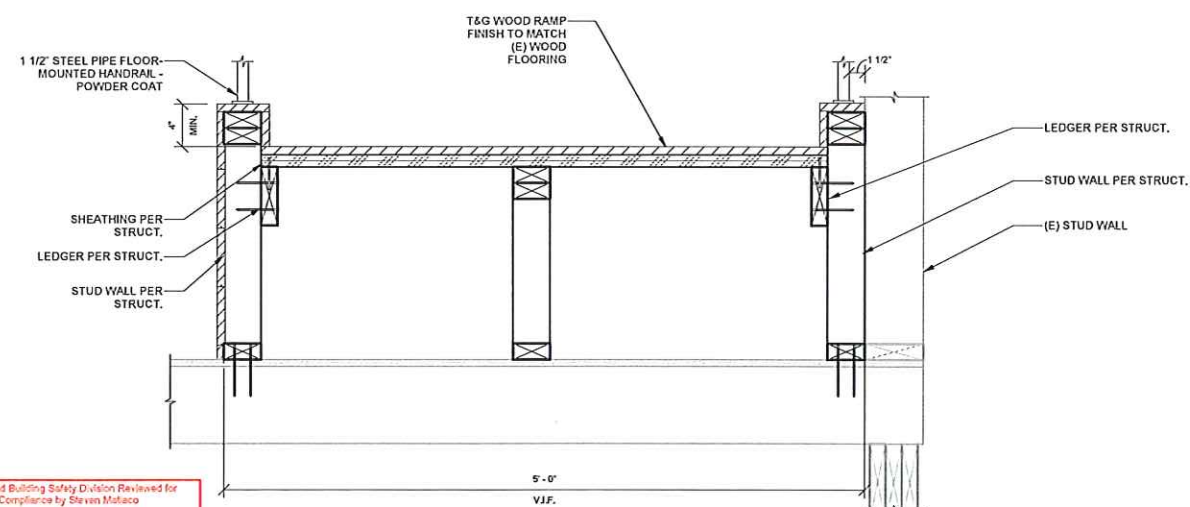
7
A9.00

TYP EDGE DETAIL AT BASE CABINET

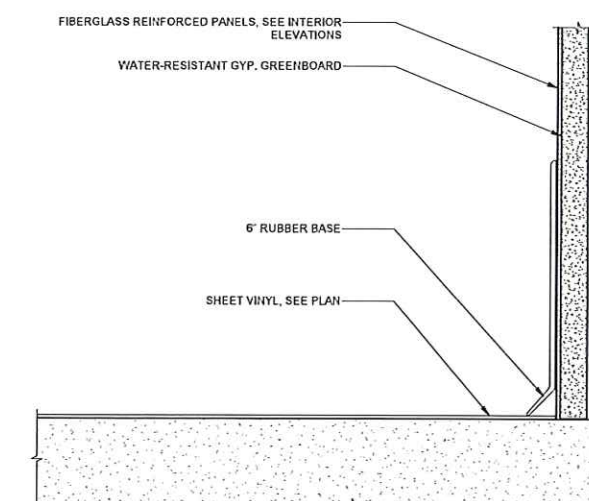
6" = 1'-0"



8 T.O. FRP DETAIL
A9.00 6" = 1'-0"



10 OPEN SHELF DETAIL
A9.00 1 1/2" = 1'-0"



11 BASE DETAIL
A9.00 6" = 1'-0"



Δ REVISION ID:	DATE:

PROJECT NO. M-0299-3
DRAWN: WY
CHECKED: JR
DATE: 03-13-2021

INTERIOR DETAILS

A9.00

100% CONSTRUCTION DOCUMENTS | BID & PERMIT

ONE INCH EQUALS FULL SCALE

City of Ashland Building Safety Division Reviewed for
Code Compliance by Steven Matusco
Reviewed for Code Compliance
Permit # BD-NR-2023-00274 Date 4/24/2023

9 INTERIOR RAMP DETAIL
A9.00 1 1/2' = 1'-0'

PROJECT STRUCTURAL NOTES (ASHLAND, OREGON)

GENERAL INFORMATION:

1. STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS FROM THESE DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK. THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
2. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
3. ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. RESPONSIBILITY SHALL INCLUDE BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED TO COMPLETE CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, MATERIAL AND DESIGN SPECIFICATIONS CITED HEREIN SHALL BE THOSE CONFORMING WITH THE VERSION OF THE APPLICABLE SPECIFICATIONS OR CODE MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. THESE STRUCTURAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS.
6. THIS STRUCTURE AND ALL OF ITS PARTS MUST BE ADEQUATELY BRACED AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL-FORCE RESISTING SYSTEMS HAVE BEEN CONSTRUCTED AND ALL ATTACHMENTS AND CONNECTIONS NECESSARY FOR THE STABILITY OF THE STRUCTURE AND ITS PARTS HAVE BEEN MADE.
7. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
8. ALL PRODUCTS AND MATERIALS USED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. ALL KEYNOTES INDICATE NEW ITEMS TYPICALLY UNLESS NOTED OTHERWISE.

CODE REQUIREMENT:

1. CONFORM TO THE 2022 OREGON STRUCTURAL SPECIALTY CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC). NOTE: THIS APPLIES TO ALL REFERENCES TO OSSC.

DESIGN CRITERIA:

1. THE WORK UNDER THE FOLLOWING SPECIFICATION SECTIONS IS SUBJECT TO SPECIAL INSPECTIONS AS DESCRIBED IN SECTION 1704 OF THE OSSC.

05 12 00 - STRUCTURAL STEEL

DESIGN IS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE OSSC. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADING AND ALLOWABLE LOAD IS USED FOR DESIGN:

A.	LIVE LOADS:		
		SLAB ON GRADE	250 PSF
		ROOF	20 PSF
		OFFICE SPACE ASSEMBLY	50 PSF 100 PSF
B.	GROUND SNOW LOAD:		
		EXPOSURE FACTOR	1.0 PSF
		SNOW IMPORTANCE FACTOR	1.0
		THERMAL FACTOR	1.0
		FLAT ROOF SNOW LOAD	25 PSF
C.	WIND LOAD:		
		BASIC WIND SPEED (3-SECOND GUST)	96 MPH
		WIND EXPOSURE	B
		WIND IMPORTANCE FACTOR	1.0
		BUILDING CATEGORY	II
D.	EARTHQUAKE DESIGN DATA:		
		RISK CATEGORY	II
		S _s	0.59g
		S ₁	0.33g
		S ₂	0.52g
	SEISMIC IMPORTANCE FACTOR	SITE CLASS	D
		SEISMIC DESIGN CATEGORY	D
		SEISMIC IMPORTANCE FACTOR	1.0

DIVISION 03 - CONCRETE

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE OSSC. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28 DAY CYLINDER TESTS PER ASTM C39, AND SHALL BE AS FOLLOWS:
- | ABSOLUTE WATER-CEMENT RATIO BY WEIGHT | | | |
|---------------------------------------|-------------------|---------------|--|
| f _c (PSI) | NON AIR-ENTRAINED | AIR-ENTRAINED | USE |
| 3,000 | N/A | 0.50 | MISC. CONCRETE, CURBS, SIDEWALKS, ETC. |
| 4,000 | 0.45 | N/A | BASEMENT WALLS AND SPREAD FOOTINGS |
| 4,500 | N/A | 0.45 | EXTERIOR SLABS ON GRADE |
2. VERIFY WATER/CEMENT RATIO WITH FLOOR COVERING MANUFACTURER FOR CONCRETE FLOORS WITH MOISTURE SENSITIVE FLOOR COVERINGS, AND VERIFY COORDINATE WITH PROJECT SPECIFICATIONS.
3. MINIMUM CEMENT CONTENT PER CUBIC YARD SHALL BE AS FOLLOWS:
- f_c=4,000 psi: 550 lbs.
4. FLY ASH CONFORMING TO ASTM C618 (INCLUDING TABLE 2A) TYPE F, MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA.
5. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS, ALONG WITH TEST DATA COMPLIANT WITH OSSC SECTION 1905, A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE. NO WATER MAY BE ADDED TO CONCRETE IN THE FIELD UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER IN CONJUNCTION WITH THE CONCRETE MIX DESIGN.
6. A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING (HWRV) ADMIXTURE CONFORMING TO ASTM C494, TYPE F OR G, MAY BE USED IN CONCRETE MIXES PROVIDING THAT THE SLUMP DOES NOT EXCEED 8". AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRETE MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER. THE AMOUNT OF ENTRAINED AIR SHALL BE 5% +/- 1% BY VOLUME.

CONCRETE CAST IN PLACE:

1. STRUCTURAL CALCULATIONS ARE BASED ON 2,500 psi CONCRETE STRENGTH, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED PER OSSC 1705.3.
2. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" WITHOUT THE USE OF ADMIXTURES AS NOTED.
3. A MINIMUM OF THREE (3) CONCRETE TEST CYLINDERS SHALL BE PROVIDED FOR EACH ONE HUNDRED (100) CU. YARDS, OR EACH DAY OF POUR, FOR EACH CONCRETE STRENGTH. CYLINDERS SHALL BE TESTED AS FOLLOWS:
- ONE (1) AT SEVEN (7) DAYS, AND
 - TWO (2) AT TWENTY-EIGHT (28) DAYS
4. CONCRETE CYLINDER SAMPLING AND TESTING SHALL CONFORM WITH ASTM SPECIFICATIONS. ACCEPTANCE OF CONCRETE SHALL BE GOVERNED BY THE PROVISIONS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". TWO (2) SETS OF MIX DESIGNS, WITH COMPLETE STATISTICAL BACKUP, SHALL BE SUBMITTED FOR REVIEW.
5. CONCRETE MATERIALS, FORM WORK, MIXING, PLACING AND CURING SHALL CONFORM WITH THE SPECIFICATIONS CONTAINED IN THE ACI "MANUAL OF CONCRETE PRACTICE".
6. AT AREAS OF DEPRESSIONS FOR SLABS AND BEAMS, PROVIDE MINIMUM THICKNESS OF DEPTH AS FOR ADJACENT AREAS, UNLESS NOTED OTHERWISE.
7. CONCRETE SLABS SHALL BE INSTALLED WITH CONSTRUCTION JOINTS NOT SPACED FARTHER THAN 12'-6" APART AND SHALL BE DIVIDED INTO APPROXIMATELY SQUARE PANELS. PANEL DIMENSION RATIOS SHALL NOT EXCEED 1.5:1.
8. ALL SAW CUT CONTROL JOINTS SHALL BE CUT WITHIN 4 TO 12 HOURS AFTER CONCRETE PLACEMENT. SAW CUT SHALL BE 1.5" DEEP.
9. CONCRETE SHALL NOT BE PLACED ON FROZEN GROUND.
10. ALL EXPOSED CORNERS SHALL HAVE 3/4" CHAMFER, UNLESS NOTES OTHERWISE.

CONCRETE REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FOR DEFORMED BARS AND ASTM A165 FOR SMOOTH WELDED WIRE FABRIC (WWF). UNLESS OTHERWISE NOTED, REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.
- BARS IN SLABS SHALL BE SUPPORTED ON WELL CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STRANDED PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAINED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315. LAP ALL REINFORCING BARS PER THE TYPICAL LAP SPlice LENGTH SCHEDULE, EXCEPT AS NOTED. MECHANICAL SPLICES NOTED ON THE PLANS SHALL BE DAYTON BAR-GRIP SPLICES OR APPROVED WITH A CURRENT ICC APPROVAL REPORT.

BAR SIZE	TYPICAL LAP SPlice LENGTH SCHEDULE							
	3,000 psi		4,000 psi		5,000 psi		6,000 psi	
	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	22	32	19	28	17	25	16	23
#4	29	43	25	37	22	33	20	31
#5	35	54	31	47	28	42	25	38
#6	43	64	37	56	33	50	31	46
#7	63	94	54	81	49	73	44	66

NOTES:

- A. DIMENSIONS ARE IN INCHES.
- B. CASES 1 AND 2 ARE DEFINED AS FOLLOWS: (db = BAR DIAMETER)
- a. BEAMS OR COLUMNS:
 - CASE 1: COVER ≥ db AND c-c SPACING ≥ 2db
 - CASE 2: COVER < db OR c-c SPACING < 2db
 - b. ALL OTHERS:
 - CASE 1: COVER ≥ db AND c-c SPACING ≥ 3db
 - CASE 2: COVER < db OR c-c SPACING < 3db
- C. FOR TOP BARS, MULTIPLY LAP LENGTH ABOVE BY 1.3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.

3. REINFORCEMENT SHALL BE SECURED IN FORMS WITH TIES AND ANCHORAGE TO PREVENT DISPLACEMENT. ALL THE WIRE SHALL BE MIN. #16 ANNEALED STEEL.
4. ALL REINFORCING STEEL SHALL BE TIED 100% ALONG ALL PERIMETER EDGES AND 50% FIELD.
5. REINFORCING (MINIMUM UNLESS NOTED OTHERWISE ON PLANS)
- A. PLACE TWO (2) NO. 4 CONTINUOUS AT BOTTOM, TOP AND AT DISCONTINUOUS ENDS OF ALL FOUNDATIONS.
 - B. PLACE BARS AT CORNERS AND INTERSECTIONS FOR WALLS AND FOUNDATIONS EQUAL IN SIZE AND NUMBER TO HORIZONTAL REINFORCING WITH LEGS THAT SATISFY THE REQUIRED LAP SPlice LENGTH PER SCHEDULE ABOVE.
 - C. PLACE TWO (2) NO. 4c OPENING DIMENSIONS PLUS 4'-0" EACH SIDE OF ALL OPENINGS AND TWO (2) NO. 4x4'-0" DIAGONAL BARS AT EACH CORNER OF ALL SLAB OPENINGS GREATER THAN 1'-6" IN DIMENSION.
6. ALL WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A 165. ALL WIRE FABRIC SHALL BE SUPPLIED, LAID IN FLAT SHEETS AND CHAIRED TO PROPER POSITION IN SLABS. LAP ONE (1) FULL MESH PLUS 2" ON SIDES AND ENDS.
7. ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL 315.
- A. ALL REINFORCING STEEL SHALL BE ACCURATELY AND SECURELY PLACED.
 - B. REINFORCING SHALL NOT BE BENT OR DISPLACED FOR THE CONVENIENCE OF OTHER TRADES, UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
 - C. SPLAY REINFORCING STEEL AROUND OPENINGS WITH 1" IN 10" SPLAY, UNLESS NOTED OTHERWISE.
 - D. MINIMUM COVER FROM CONCRETE SURFACES TO REINFORCING STEEL SHALL BE:
 - 3" TO BOTTOM OF FOOTING
 - 2" TO EARTH FACE OF WALL
 - 3/4" TO INSIDE FACE OF WALL
 - 1-1/2" TO MAIN STEEL BEAMS AND COLUMNS
 - 3/4" SLAB TO TOP AND BOTTOM SURFACES, CENTER OF SLAB ON GRADE
8. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED HEATED OR CUT, UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. REINFORCEMENT COUPLERS SHALL BE LENTON, FOX-HOWLETT OR APPROVED, CAPABLE OF DEVELOPING ONE HUNDRED TWENTY-FIVE PERCENT (125%) OF THE SPECIFIED YIELD STRENGTH OF THE REINFORCEMENT.

CONCRETE ACCESSORIES:

1. EXPANSION BOLTS SHALL BE HILTI KWIK TZ, SIMPSON STRONG BOLT, DEVALT POWER-STUD+SD2, OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EXPANSION BOLTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
2. EPOXY ADHESIVE SHALL BE HILTI HIT-RE 500 V3, SIMPSON SET-XP, DEVALT PURE110+ EPOXY, DEVALT AC208+ACRYLIC, OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EPOXY ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
3. PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES SHALL BE HOT-DIPPED, GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. NO LAGS OR NUTS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.
4. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ANCHORAGE ALTERNATE WHEN SUBMITTED AND APPROVED BY THE EOR (ACI 318-19 D.3.2.2)(ACI 318-19 17.8.2). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
5. ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS (ACI 318-19 D.2.2)(ACI 318-19 17.1.2).

DIVISION 05 - METALS

STRUCTURAL STEEL AND MISCELLANEOUS IRON:

STRUCTURAL STEEL SHALL BE:

STRUCTURAL STEEL	
ASTM A36	CHANNELS, PLATES, AND ANGLES, U.N.O.

1. DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH "COMMENTARY" AND THE "CODE OF STANDARD PRACTICE", WITH EXCEPTIONS NOTED IN SPECIFICATIONS.
2. DRAWINGS ARE DIMENSIONED FOR LAYOUT AND NOT DIMENSIONED PER AISC STANDARDS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE BETWEEN ALL DRAWINGS AND DEVELOP SHOP DRAWINGS WITH DETAIL AND DIMENSIONING PER AISC.
3. ALL FABRICATION, ERECTION, IDENTIFICATION, AND PAINTING SHALL CONFORM TO AISC SPECIFICATIONS.
4. ALL STEEL EXPOSED TO WEATHER, SOIL, MOISTURE, OR AS DENOTED ON PLANS SHALL BE HOT DIP GALVANIZED PER ASTM A-123, OR OTHER APPROVED PROTECTIVE COATING.
5. ALL WELDING SHALL CONFORM TO AWS (LATEST EDITION) SPECIFICATIONS.
- A. ALL WELDERS TO BE QUALIFIED UNDER AWS SPECIFICATIONS WITHIN THE PAST TWO YEARS FOR THE TYPE OF WELDING PERFORMED.
 - B. ALL WELDS SHALL BE PERFORMED USING PRE-QUALIFIED WELDING PROCEDURES.
 - C. WELDS FILLER METAL SHALL BE AWS A5.1 OR A5.5 E70XX ELECTRODES OR AWS A5.18 ER70S-X OR A5.2 E7XX.
 - D. AFTER FABRICATION, BUT BEFORE INSTALLATION, REMOVE RUST, SCALE, GREASE, AND OIL BY WIRE BRUSHING AND CHEMICAL TREATMENT.
 - E. WELDING OF REINFORCING STEEL SHALL BE AS SPECIFIED IN THESE STRUCTURAL NOTES UNDER "CONCRETE REINFORCING STEEL".
 - F. WELDS TO METAL DECK, METAL STUDS OR OTHER LIGHT GAUGE METALS SHALL CONFORM WITH AWS D1.3.
6. ALL MEMBERS SHALL BE CONNECTED WITH SEMI-FINISHED MACHINE BOLTS, UNLESS NOTED OTHERWISE ON PLANS. MACHINE BOLTS SHALL CONFORM TO ASTM A 307, GRADE A.
7. STRUCTURAL STEEL AND MISCELLANEOUS IRON:
- A. EXPANSION ANCHORS SHALL BE I.C.B.O. APPROVED (ZINC PLATED IN ACCORDANCE WITH ASTM B633, HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153, A153 S1 304 STAINLESS STEEL) AND CONFORM WITH FS FF-S-325, GROUP II, TYPE 4, CLASS 1. ACCEPTABLE ANCHORS ARE HILTI KWIK-BOLT TZ, SIMPSON STRONG BOLT, OR DEVALT POWER STUD+. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - B. SLEEVE ANCHORS SHALL BE I.C.B.O. APPROVED (ZINC PLATED IN ACCORDANCE WITH ASTM B 633, A153 S1 304 STAINLESS STEEL) AND CONFORM WITH FS FF-S-325, GROUP II, TYPE 3, CLASS 3. AN ACCEPTABLE ANCHOR IS THE HILTI "SLEEVE" ANCHOR, AS MANUFACTURED BY THE HILTI FASTENING SYSTEMS, INC. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - C. FLUSH SHELL ANCHORS SHALL BE I.C.B.O. APPROVED (ZINC PLATED IN ACCORDANCE WITH ASTM B 633, A153 S1 304 STAINLESS STEEL) AND CONFORM WITH FS FF-S-325, GROUP VII, TYPE 1. AN ACCEPTABLE ANCHOR IS THE HILTI "HD" ANCHOR, AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

- D. ADHESIVE ANCHORS SHALL BE I.C.B.O. APPROVED AND SHALL CONSIST OF ALL-THREAD ANCHOR ROD, NUT, WASHER AND EPOXY INJECTION GEL SYSTEM. ANCHOR RODS SHALL BE MANUFACTURED FROM:
 - a. A-36 MATERIAL (ZINC PLATED IN ACCORDANCE WITH ASTM B 633, HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153).
 - b. ASTM A 193, GRADE B-7 MATERIAL (ZINC PLATED IN ACCORDANCE WITH ASTM B 633, HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153).
 - c. A153 S1 304 OR 316 STAINLESS STEEL, IN ACCORDANCE WITH ASTM F 593. ANCHOR RODS SHALL HAVE ROLLED THREADS. NUTS SHALL CONFORM WITH ASTM A 194. ACCEPTABLE ADHESIVE INJECTION GEL SYSTEMS ARE THE HILTI HIT-RE 500 V3, SIMPSON SET XP OR DEVALT 1000+. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- E. ANCHOR BOLT SHALL CONFORM WITH ASTM A 307, GRADE A, AND SHALL BE PROVIDED WITH STANDARD WASHERS AND NUTS. GALVANIZE EXTERIOR BOLTS. GALVANIZING SHALL BE IN ACCORDANCE WITH ASTM A 153, CLASS C. NUTS SHALL BE OVER-TAPPED TO CLASS 2A FIT BEFORE GALVANIZING, IN ACCORDANCE WITH ASTM A 563.
- F. BOLT HEADS OR NUTS BEARING ON SLOPING FLANGES SHALL BE EQUIPPED WITH BEVELED WASHERS.
- G. ERECTION AIDS (SUCH AS BOLTS, CLIPS, SHIMS, SEATS OR ANY OTHERS REQUIRED TO FACILITATE CONSTRUCTION) ARE THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND PROVIDE.
- H. ALL BRACING SHALL HAVE TWO (2) BOLT CONNECTIONS, UNLESS NOTED OTHERWISE. ALL CROSS BRACING SHALL BE BOLTED AT INTERSECTIONS WITH TWO (2) BOLT MINIMUM FOR ST AND ONE (1) BOLT FOR ANGLES. PROVIDE FILLER PLATE BETWEEN CROSS BRACES, AS REQUIRED.
- I. ALL FIELD WELDS TO GALVANIZED STEEL AND AREAS DAMAGED BY WELDING, FLAME CUTTING OR HANDLING, SHALL BE REPAIRED WITH AN ORGANIC COLD GALVANIZING COMPOUND HAVING A MINIMUM OF NINETY-FOUR PERCENT (94%) ZINC DUST IN THE DRY FILM. APPLY IN MULTIPLE COATS, UNTIL AN 8 MIL THICKNESS HAS BEEN ACHIEVED. SURFACES TO RECEIVE ZINC-RICH PAINT SHALL BE CLEAN, DRY AND FREE OF OIL, GREASE, SALT AND CORROSION PRODUCTS.
- J. ALL HAND RAISED SHALL BE 1/2" DIA. STEEL PIPE, STANDARD WEIGHT, HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 123.
- K. ALL EMBEDDED STEEL SHALL BE FABRICATED FROM MATERIAL CONFORMING WITH THE REQUIREMENTS OF ASTM A 36. HOT-DIP GALVANIZE IN ACCORDANCE WITH ASTM A 123, UNLESS NOTED OTHERWISE.

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

FRAMING LUMBER:

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH AND SHALL BE GRADED UNDER THE MOST RECENTLY ADOPTED RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB).
2. ALL BEAMS AND JOISTS SHALL BE NO. 2 MINIMUM, UNLESS INDICATED OTHERWISE ON THE PLANS.
3. ALL STUDS AND BLOCKING SHALL BE NO. 2.
4. ALL LUMBER IN CONTACT WITH CONCRETE OR EXPOSED SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2 AND SHALL BEAR THE AWPA QUALITY MARK.
5. DOUBLE ALL JOISTS UNDER WALL PARTITIONS, AND PROVIDE BLOCKING BETWEEN JOISTS WHERE BEARING WALLS ARE PERPENDICULAR TO JOISTS.
6. ALL GULAM BEAMS TO BE 24F-V4 TYPICAL. 24F-V8 FOR CANTILEVERED OR CONTINUOUS SPAN.
7. ALL LVL LUMBER TO BE MICROLAM LVL OR APPROVED EQUAL.
8. ALL PSL LUMBER TO BE PARALAM PSL OR APPROVED EQUAL.
9. ALL LSL LUMBER TO BE TIMBERSTRAND LSL OR APPROVED EQUAL.

PLYWOOD SHEATHING:

1. ALL PLYWOOD SHALL BE C-D GRADE WITH EXTERIOR GLUE MANUFACTURED IN ACCORDANCE WITH THE UNITED STATES PRODUCT STANDARDS PS 1-83/ANSI A199.1 "FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" AND SHALL CONFORM TO OSSC SECTION 2303 AND SHALL BEAR THE APA TRADEMARK OF THE APA.
2. PLYWOOD SHALL BE Laid WITH END JOINTS STAGGERED.
3. BLOCK ALL SHEAR WALL SHEATHING WITH 2x BLOCKING AT ALL EDGES.
4. ROOF SHEATHING TO BE UNBLOCKED 5/8" C-D 2x0 PLY, UNLESS NOTED OTHERWISE ON PLANS.
5. FLOOR SHEATHING TO BE UNBLOCKED 1 1/8" 2-4-1 T&G C-D 3216 PLY, UNLESS NOTED OTHERWISE.
6. EXTERIOR WALLS TO BE 7/16" EXPOSURE I, C-D PLY, OR OSB SHEATHING U.N.O. SEE PLANS FOR SHEAR WALL TYPE AND CORRESPONDING SHEAR WALL SCHEDULE FOR REQUIREMENTS.
7. OSB MAY BE SUBSTITUTED FOR PLYWOOD WITH SAME SPAN RATING.

NAILING AND FASTENERS:

1. NAILING INDICATED ON PLANS AND DETAILS ARE "COMMON" NAILS. MINIMUM FRAMING NAILING SHALL CONFORM TO OSSC TABLE 2304.10.1. SEE DETAILS FOR ADDITIONAL TYPICAL NAILING REQUIREMENTS. SUBSTITUTION OF NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
2. POWER DRIVEN NAILS OTHER THAN "COMMON" NAILS MAY BE USED IF DATA IS SUBMITTED AND APPROVED PRIOR TO USE.
3. APPLY 1/4" DIAMETER CONTINUOUS BEAD OF GLUE TO TOPS OF WOOD FRAMED FLOOR JOISTS, BLOCKING, AND PLATES IMMEDIATELY PRIOR TO PLACEMENT OF FLOOR SHEATHING.
4. ALL BOLTED CONNECTIONS SHALL BE MADE WITH MACHINE BOLTS (M.B.) CONFORMING TO ASTM A307. ALL BOLTS AND LAGS SHALL BE INSTALLED WITH STANDARD WASHERS, UNLESS NOTED.
5. JOIST HANGERS, HOLDOVNS AND OTHER FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO, CA. ALL HARDWARE IS TO BE FASTENED PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
6. ALL PLATES AND LEDGERS SHALL BE ANCHORED WITH A MINIMUM OF THREE FASTENERS PER PIECE.
7. PRE-DRILL HOLES FOR LAG BOLTS. SOAP THREADS OF LAGS IMMEDIATELY PRIOR TO INSTALLATION.
8. EPOXY ANCHOR BOLTS AND ADHESIVE INDICATED ON DRAWINGS MAY BE SUBSTITUTED UPON CONTRACTORS REQUEST WITH E.O.R. APPROVED EQUAL. DEPTH OF EMBEDMENT SHALL BE AS PER MANUFACTURER SPECIFICATIONS, UNLESS NOTED OTHERWISE. INSTALL ALL EPOXY FASTENERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
9. PLYWOOD NAILING SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON PLANS:
- A. ROOF SHEATHING:
 - a. 2 1/2"x0.131" @0.281' @ 4' o.c. ALONG ALL BOUNDARY EDGES
 - b. 2 1/2"x0.131" @0.281' @ 6' o.c. ALONG ALL SUPPORTED PANEL EDGES
 - c. 2 1/2"x0.131" @0.281' @ 12' o.c. AT INTERMEDIATE FRAMING
 - B. FLOOR SHEATHING:
 - a. 3"x0.148" @0.312' @ 4' o.c. ALONG ALL BOUNDARY EDGES
 - b. 3"x0.148" @0.312' @ 6' o.c. ALONG ALL SUPPORTED PANEL EDGES
 - c. 3"x0.148" @0.312' @ 12' o.c. AT INTERMEDIATE FRAMING
 - C. WALL SHEATHING: (BLOCK ALL EDGES WITH 2x4 FLATS)
 - a. 2 1/2"x0.131" @0.281' @ 6' o.c. ALONG ALL PANEL EDGES
 - b. 2 1/2"x0.131" @0.281' @ 12' o.c. AT INTERMEDIATE STUDS
10. SILL AT WALLS SHALL BE BOLTED TO CONCRETE WITH 5/8" DIAMETER x 10" LONG ANCHOR BOLTS AT 4'-0" o.c. MAXIMUM AND WITHIN 1'-0" OF SILL PLATE ENDS, CORNERS OR SPICES, UNLESS DETAILED OTHERWISE. STEEL PLATE WASHERS SHALL BE INSTALLED AT ALL ANCHOR BOLTS IN SHEAR WALLS, WITH MINIMUM DIMENSIONS OF 3" x 3" x 3/16" THICK, AND SHALL BE INSTALLED WITHIN 1/2" OF SHEATHING FACE. SIMPSON BPS BEARING PLATE OR APPROVED EQUAL MAY BE USED.



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CITY OF ASHLAND
74 WINBURN WAY
ASHLAND, OR 97520

ASHLAND
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CENTER
RENOVATION



EXPIRES: 05-30-24

REVISION ID:	DATE:

PROJECT NO. M-0298-22
DRAWN: PVR / MEG
CHECKED: JAG
DATE: 03-13-2024

STRUCTURAL
GENERAL NOTES

\$0.10

CITY OF ASHLAND
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY CHAD STICHTER

PERMIT # **BD-NR-2023-00274** DATE **4/24/2023**

The approval of these plans shall not permit the violation of any City of State laws. The City may require corrections if the plans are in error. The approved plans shall be made available when inspections are requested. Any deviation from the approved plans shall be submitted for approval before construction

100% CONSTRUCTION DOCUMENTS | BID & PERMIT

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S2.10

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ROOF FRAMING PLAN NOTES

- A. COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH ARCHITECT.
- B. SEE SHEET S0.10 FOR ALL NOTES AND SCHEDULES.
- C. ALL KEYNOTES INDICATE NEW ITEMS TYPICALLY UNLESS NOTED OTHERWISE.
- D. TRUSS LAYOUT IS FOR REFERENCE ONLY. CONFIRM LAYOUT & BEARING CONDITIONS WITH TRUSS SUPPLIER'S LAYOUT PLAN.
- E.  INDICATES ROOF STEP, TYP. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- F. BEAMS ARE EQUALLY SPACED IN BAYS, U.N.O.
- G. BEAMS ARE CENTERED ON COLUMNS, WALLS, AND/OR GRID LINES, U.N.O.

ROOF FRAMING PLAN
KEYNOTES

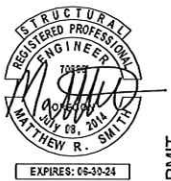
1. (E) TRUSS TO BE RETROFITTED. SEE SHEET S4.10 FOR ADDITIONAL INFORMATION.
2. 2x6 PONY WALL w/ STUD AT EVERY ROOF RAFTER & DOUBLE BOTTOM PLATE. BRACE STUD w/ HORIZONTAL 2x4 @ MAX. 6'-3" o.c.
3. 2x6 VERTICAL STUD ALONG VALLEY / HIP BEAM AT EVERY OTHER ROOF RAFTER. BRACE STUD w/ HORIZONTAL 2x6 @ MAX. 6'-3" o.c. SEE DETAIL 8/S0.10 FOR ADDITIONAL INFORMATION.
4. 2x6 COLLAR TIE w/ 2x6 VERTICAL STUD AT EVERY ROOF RAFTER. BRACE STUD w/ HORIZONTAL 2x6 @ MAX. 6'-3" o.c. SEE DETAIL 7/S0.10 FOR ADDITIONAL INFORMATION.
5. SPLICE 1 1/2x3 1/4 VERSALAM 1.8 2400 TO (E) ROOF JOIST w/ (2) #8 x 3" WOOD SCREWS @ 12" o.c.
6. 2x6 VERTICAL STUD AT EVERY RAFTER PERPENDICULAR TO TRUSS. BRACE STUD w/ HORIZONTAL 2x4 @ MAX. 6'-3" o.c.
7. 2x8 RAFTER @ 3'-0" o.c. BETWEEN (E) RAFTERS.
8. SIMPSON BC4 POST CAP.
9. 1 1/2 x 5 1/2 VERSALAM 1.8E 2400 HIP BEAM. SISTER TO (E) HIP BEAM.



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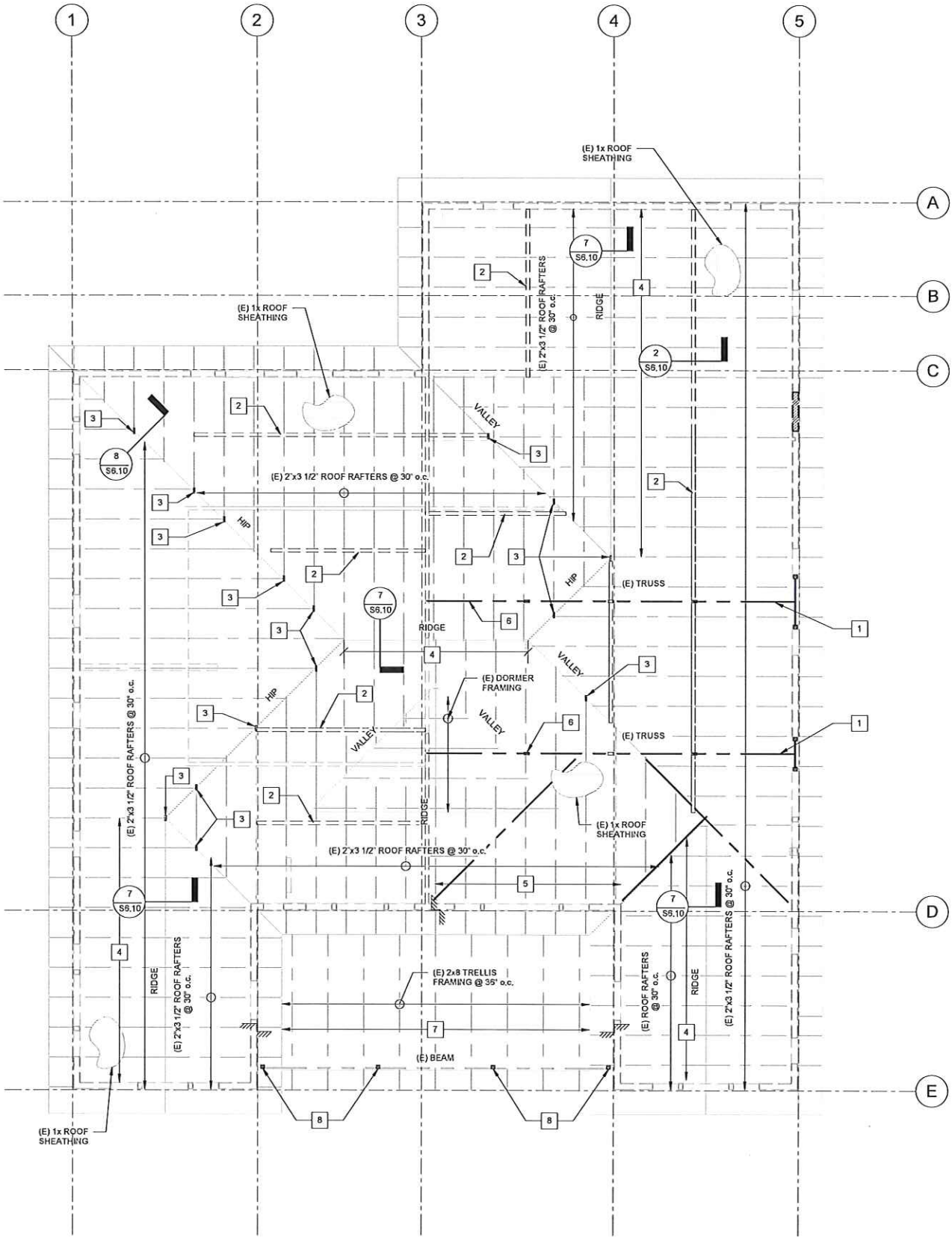


REVISION ID:	DATE:
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DRAWN:	PWR / MEG
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ROOF FRAMING
PLAN

S3.10

100% CONSTRUCTION DOCUMENTS | BID & PERMIT



1 ROOF FRAMING PLAN
3/16" = 1'-0"

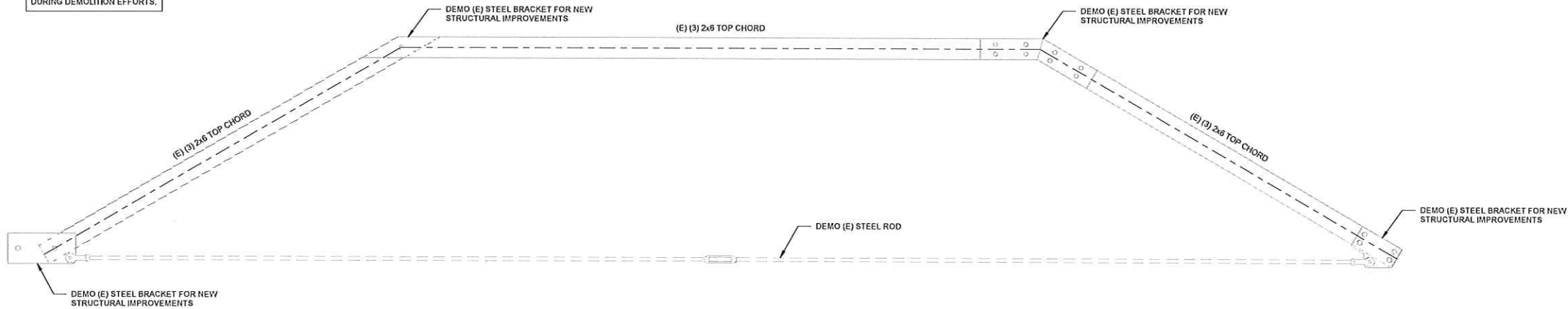


CITY OF ASHLAND
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY CHAD STICHTER

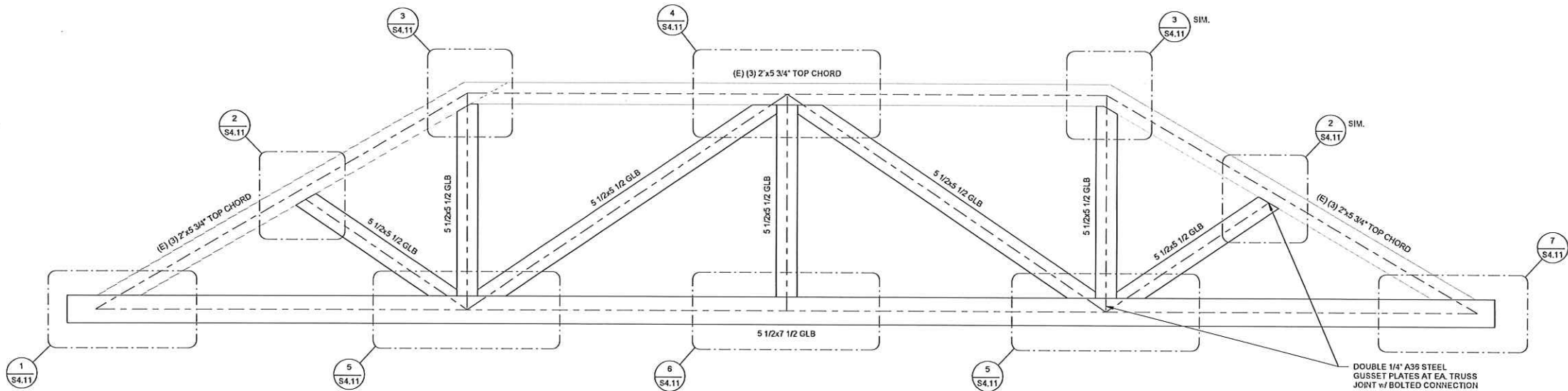
PERMIT # BD-NR-2023-00274, DATE 4/24/2023

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SPECIAL NOTE:
CONTRACTOR IS RESPONSIBLE
FOR ALL SHORING OF FRAMING
DURING DEMOLITION EFFORTS.



1 DEMO TRUSS ELEVATION
S4.10 3/4" = 1'-0"



2 RETROFITTED TRUSS ELEVATION
S4.10 3/4" = 1'-0"

CITY OF ASHLAND
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY CHAD STICHTER

PERMIT # BD-NR-2023-00274 DATE 4/24/2023

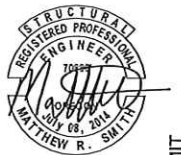
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TRUSS
ELEVATIONS

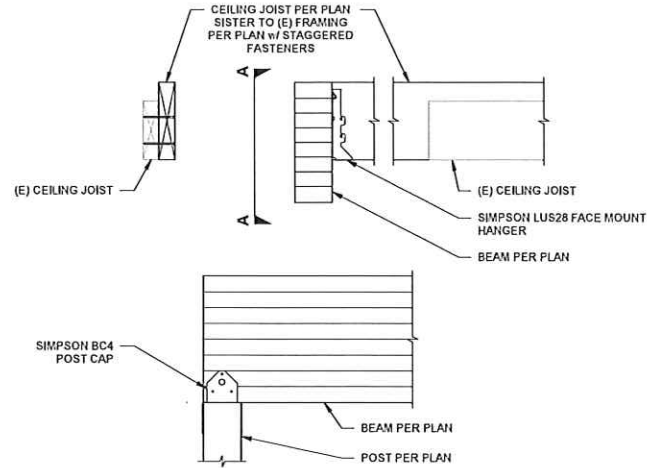
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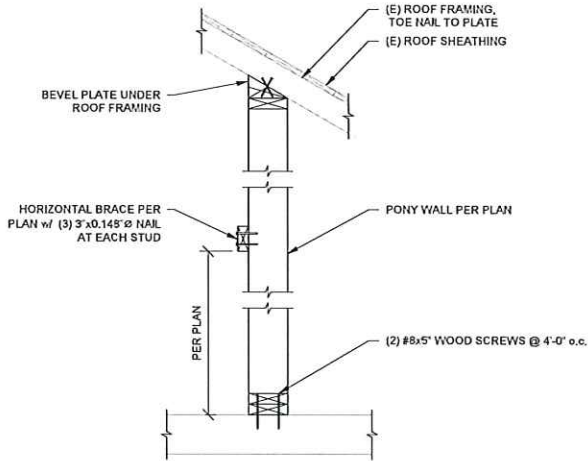


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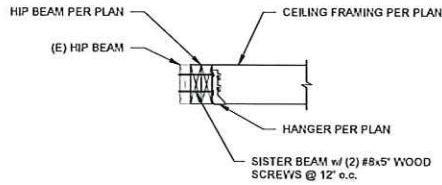
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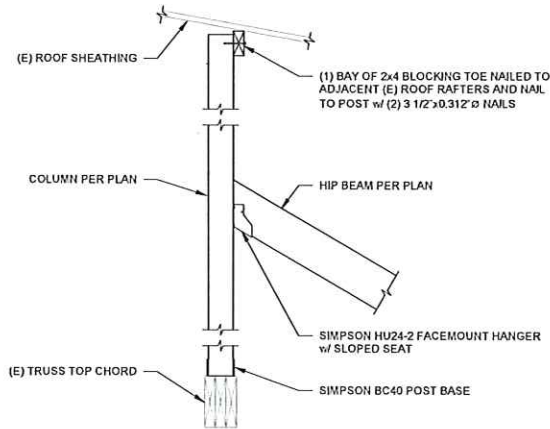
1 CEILING JOIST PERPENDICULAR TO BEAM
1 1/2" = 1'-0"



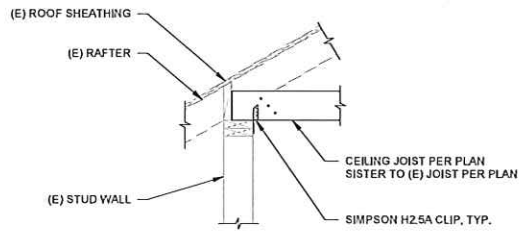
2 ATTIC PONY WALL TO PERP. FRAMING CONN.
1" = 1'-0"



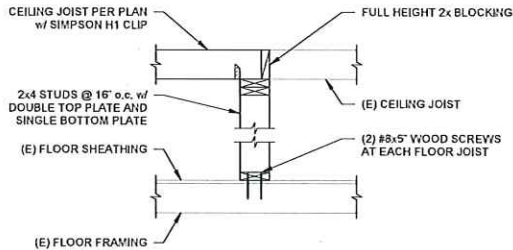
3 HIP BEAM TO JOIST CONNECTION
1" = 1'-0"



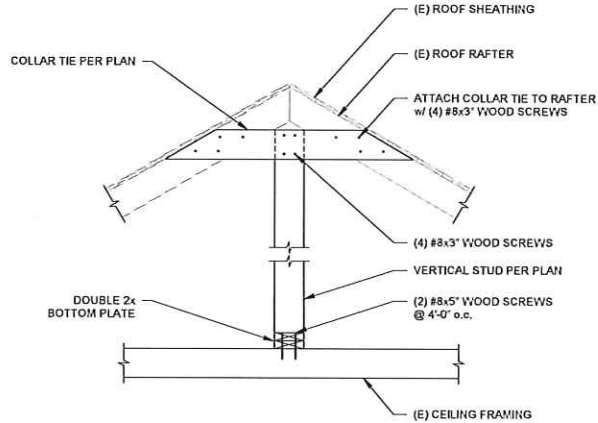
4 HIP BEAM TO TRUSS CONNECTION
1" = 1'-0"



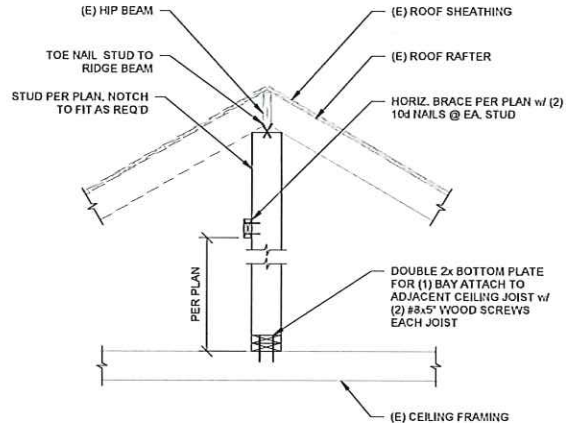
5 EXTERIOR BEARING WALL TO PERPENDICULAR FRAMING
3/4" = 1'-0"



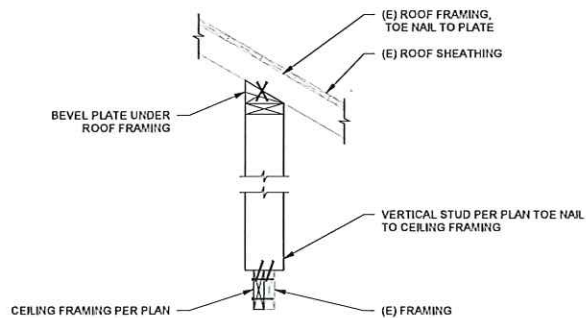
6 INTERIOR BEARING WALL TO PERPENDICULAR FRAMING
3/4" = 1'-0"



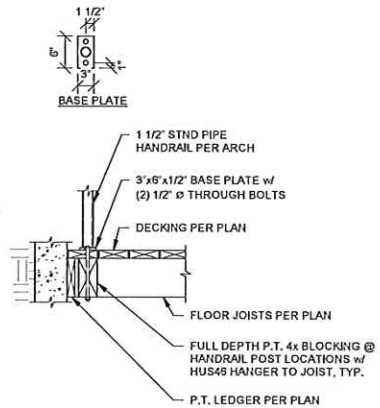
7 ROOF RIDGE CONNECTION
3/4" = 1'-0"



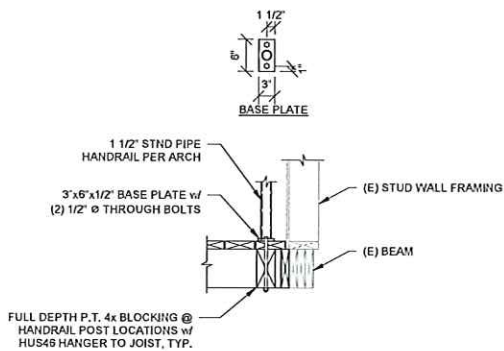
8 HIP BEAM TO STUD CONNECTION
3/4" = 1'-0"



9 ATTIC PONY WALL TO PARALLEL FRAMING
1" = 1'-0"



10 HANDRAIL @ REAR OF BUILDING
3/4" = 1'-0"



ONE INCH EQUALS FULL SCALE 3/13/2024 11:47:34 AM Autodesk Docs\\M0298\\Ashland Community Center & Pioneer Hall\\M0298_STRUCT_R03.rvt



REVISION ID:	DATE:
PROJECT NO.	M-0298-22
DRAWN:	PWR / MEG
CHECKED:	JAG
DATE:	03-13-2024

FRAMING DETAILS

S6.10

100% CONSTRUCTION DOCUMENTS / BID & PERMIT

Structural Evaluation Memorandum
Snyder Engineering Company
Eric A. Snyder, P.E.
August 2021



Snyder Engineering Company

415 E Pine St

PO Box 3351

Central Point, OR 97502

To: Mr. Gil Livni
helmansprings@gmail.com

**Re: Initial Assessment of Ashland Community Ctr
59 Windburn Way, Ashland, Oregon**

8/10/2021



Dear Mr. Livni:

Per your request, I am providing an assessment of recommended structural repairs for the Ashland Community Center. This assessment is based on my walk-throughs of the building, and examination of existing drawings, prepared by Joyce C. Ward in 1985. It is the aim of this assessment to identify areas of concern that should be addressed with structural improvements. This assessment should not be considered a final design, which will involve development of the concepts outlined below.

The Ashland Community Center was constructed in 1922, and underwent significant renovations in 1985. I have a copy of the Architectural drawings from the 1985 renovation work, and have used those drawings as well as my site observations as basis for this assessment. Additionally, some concerns have been brought to my attention.

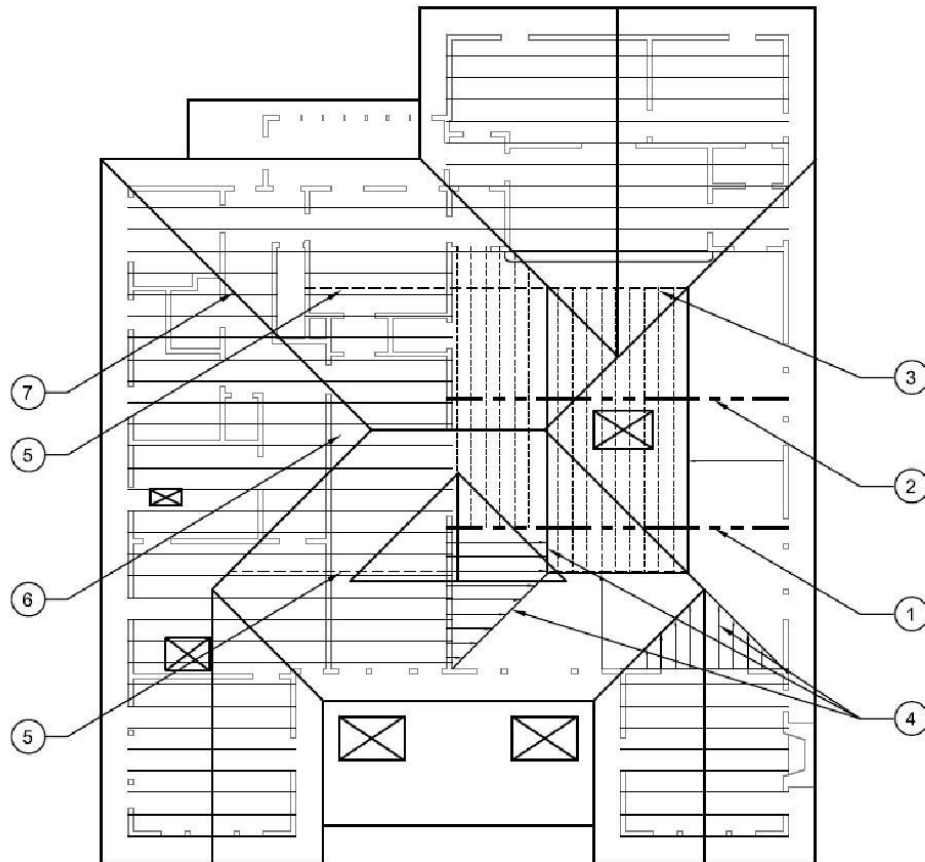
These include:

1. The North Wall and foundation wall are out of plumb, a situation that likely existed and may have in part motivated the 1985 repairs.
2. Portions of the roof over the "Main Hall" are sagging, potentially as much as 15 inches.
3. Portions of the ceiling over the "Main Hall" are sagging on the interior, particularly the west end of the hall, adjacent to the stage.
4. Roof Framing members are over-spanned, and / or improperly supported.
5. Exterior diagonal wall sheathing that fastened to the foundation was previously cut off above the foundation walls, and does not provide lateral shear-force transfer from the building to the foundation.
6. There are gaps between support posts and footings below the main floor framing, resulting in over-spanned floor framing members.

These above concerns have been considered when making my assessments.

Eric A. Snyder, P.E.

Please refer to this sketch showing the approximate As-Built ceiling framing of the Ashland Community Center.
Keynote comments are listed on page 4.



Legend:

- Ceiling Joists, Flat above Wall Plate
- Ceiling Joists, Sloped Along Length
- Ceiling Joists, Flat, but Installed Between Sloped Truss Top Chord
- Existing Truss
- - - - - Rafter-Supporting Pony Wall, Approximate Location
- ==== Walls Below

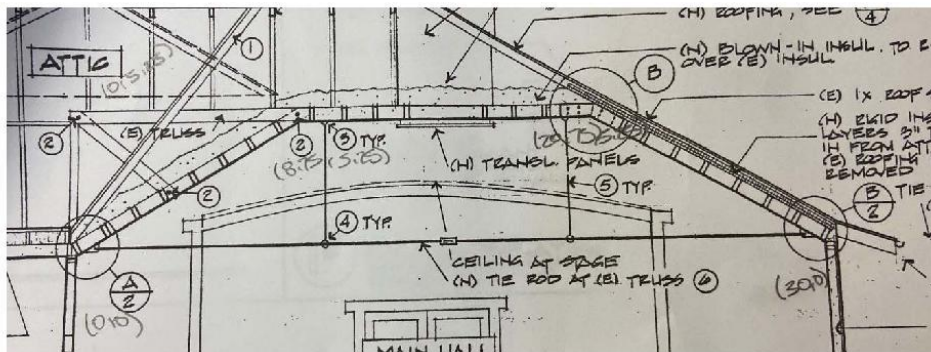
Eric A. Snyder, P.E.

Keynote Comments:

1 & 2: Existing Wooden Trusses

Analysis:

Trusses 1 and 2 consist of built-up original 1922 triple-ply 2x6 members, forming the top and sides of a trapezoid, and a 1985 steel rod, extending through the ceiling area below to form the bottom chord. In concept, the vaulted (wood) portion of these trusses must transfer bending moment at each wood-to-wood connection (i.e. where the sloped sides connect to the horizontal top members). Observations indicate that the exterior wall on the north side of the building is bowing outward at the top, a condition that has likely resulted from deflection in these trusses. The 1985 addition of steel tie rods has added capacity to these trusses, but it is unclear as to whether or not the sagging and bowing was corrected at that time. My initial analysis, based on tributary roof area indicates that these trusses, even with the 1985 retrofit are insufficient to support a design roof snow load of 25 psf in addition to the dead load weight of the roof and ceiling.



Recommendation:

Because of space limitations due to shallow roof and ceiling framing cavities on the north portion of these trusses, it is difficult to strengthen these trusses above the ceiling. Doing so would involve removal of the ceiling joists, and sandwiching the existing trusses between steel frames. A cost-effective alternative, proposed by Gil Livni would be to provide support below the ceiling, inside the Main Hall room. This would be accomplished by adding a horizontal steel beam (A) as high as possible in the Main Hall below each truss. To support the trusses, either a continuous pony wall could be constructed between steel beam and the ceiling, or wooden posts (B) could be installed to support the horizontal top chord of the trusses. These beams will need to be supported by steel columns (C) on the south side of the Main Hall. Because the existing trusses fall over window openings on the north wall, support will need to be added across these openings as well. (D) This should be done to the interior of the wall cavity. The horizontal steel beams (A) should be placed below the existing steel tie-rods, and supporting posts or pony wall would need to be constructed around this existing obstruction. The northern support headers and posts

Eric A. Snyder, P.E.

(D) should be installed plumb on the interior, and extend through the existing floor to new pier pads below.

3: Existing Phantom Bearing

Analysis:

There is a phantom bearing wall in the vaulted ceiling of the Main Hall, a couple of feet back from the stage. This phantom bearing occurs where ceiling joists have insufficient length to extend to the intended support beam, spanning over the stage, because of a spacial conflict with the roof framing. In addition to the ceiling joists, some rafters on the south end of the Main Hall are also “supported” along this phantom bearing line. This condition is causing the ceiling to sag below, and is potentially dangerous.



Recommendation:

Similar to my previous recommendation, there is a lack of sufficient space in the ceiling and roof cavity to address this structural deficiency above the ceiling. Therefore, I'm recommending another beam to be located below this phantom bearing line (E) in the Main Hall below. This beam should be supported by

Eric A. Snyder, P.E.

new steel columns in the north and south walls (C), and have a pony wall constructed above to meet the ceiling, and support the insufficiently-supported roof and ceiling framing above. Effort should be made to lift the sagging ceiling with jacks, before constructing the pony wall. As with the above recommendation, support (C) will be placed to the interior of the north wall, and extend through the existing floor to a new pier pad below. To avoid obstructing the stage, the cross beam Gil Livni and I have discussed options to either arch the cross beam, or to otherwise step it up higher toward the interior of the room.

4. Sloped Ceiling Joists with No Support

Analysis:

Several of the sloped ceiling joists over the Main Hall appear to rely on existing 2x4 rafters for their top support. This occurs at the south-east end of the Main Hall, just to the east of Truss (1), where ceiling joists run up the vaulted ceiling slope, and somehow tie into rafters. Based on my initial analysis, it appears that a similar condition is likely occurring (although is not visible) where the northeast dormer intersects the ceiling of the Main Hall. The load path of this framing, from ceiling joist, into rafters, into hip/valley, to wall, should be simplified as much as possible, as the valleys and rafters are already over-spanned.



Eric A. Snyder, P.E.

Recommendation:

For general added roof support in this area, I'm recommending adding some new wooden beams (G) to span between the trusses. These beams can be used to support the over-spanned rafters on the north side of the Main Hall. I would have them extend to the east, cantilevering over Truss (1) to support a perpendicular beam (H) to support rafters.

5 & 6: Existing Attic Pony Walls and Diagonal Kickers

Analysis:

Between my site observations and CAD sketch, it is unclear that existing pony walls (5) or diagonal braces (6), that have been constructed in the attic space to support the rafters have a load path below the ceiling. They appear to span across open rooms, with no clear load transfer to the foundation below that.



Eric A. Snyder, P.E.

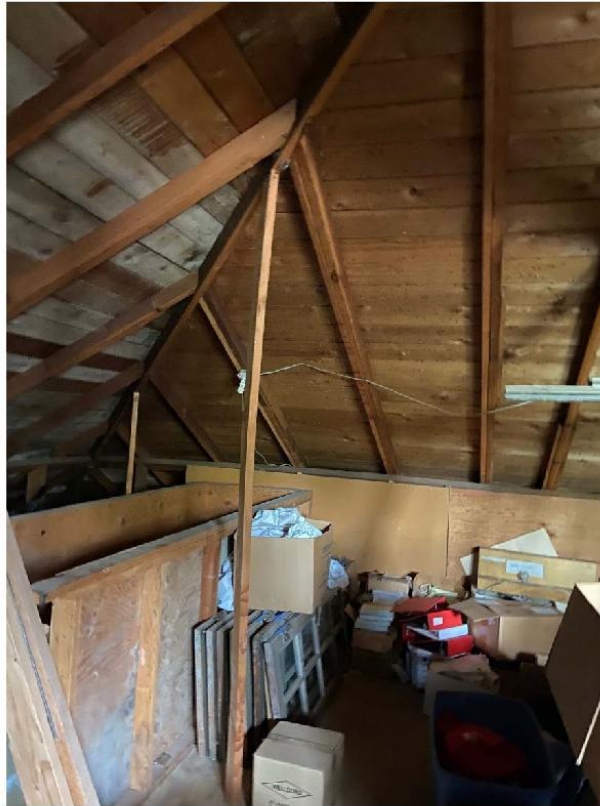
Recommendation:

It may be necessary to add a support beam (F) along the side of these pony walls. This can be done in the attic space, above the ceiling, and will likely consist of 2x12 members spanning between walls below. Further investigation is required to determine the exact recommendation.

7. Support for Hips

Analysis:

Existing supports for hips are insufficient.



Eric A. Snyder, P.E.

Recommendation:

Strengthen or replace existing 2x4 support post(s) below hips. It is likely that adding additional plies and creating a "Tee" shape will be sufficient.

8: Previous Removal of Diagonal Wall Sheathing

Analysis:

Dale Shostrom, a General Contractor familiar with this building has expressed a concern that the exterior diagonal wall sheathing has been previously cut, and there is no longer shear transfer from the walls to the foundation. Upon gaining access to the crawl space, below the building, it was revealed that, with the exception of the rear (west) wall of the building, there is no lateral shear transfer from the main floor to the earth. The perimeter of the building sits on posts that I'd estimate to be approximately 48" tall. There is a stucco façade on the exterior, but it offers no lateral strength.



Recommendation:

In speaking with Gil Livni, we discussed that a continuous footing and either concrete stem walls or plywood-sheathed pony walls would need to be added to meet current code. If this is not a requirement, then at a minimum, we could vastly improve the lateral-force resistance of the perimeter wall by bracing between posts. At a minimum, I would recommend installing diagonal X-Bracing between columns, consisting of 2 x 6 flat members, and strapping these to the existing 6 x 6 columns using Simpson strapping.

Eric A. Snyder, P.E.

9: Gaps Between Footings and Posts in the Crawl Space

Analysis:

It has been reported that several posts in the crawl space are no longer making contact with the footings that they are intended to be supported by.

Recommendation:

Gaps less than a half inch can be filled with shims. Gaps greater than a half inch should have a replacement post installed.

In Closing:

This is an initial analysis of the structural deficiencies that have been identified at the Ashland Community Center building, that is being presented for consideration in your determination of a strategy and budget for restoring this building to use.

Respectfully Yours,



Eric A. Snyder, P.E.
Principal
2107-1501



Snyder Engineering Company

415 E Pine St

PO Box 3351

Central Point, OR 97502

To: Mr. Gil Livni
helmansprings@gmail.com

**Re: Comments on Pioneer Hall
73 Windburn Way, Ashland, Oregon**

8/11/2021



Dear Mr. Livni:

Per your request, I am providing comments on the Structural Seismic Assessment Report, previously done on Pioneer Hall, by Marquess & Associates. Per the statement in their Assessment, they provided a condition assessment, gravity assessment and Tier 1 and Tier 2 seismic assessment.

It is my understanding that this assessment was conducted as part of an investigation into the necessary structural improvements required for changing the use of the building from a community center, into an overnight shelter. This change of use is now no longer being considered.

I have not had a chance to observe the building from the interior, nor have I had the opportunity to view any drawings of the existing structure. My comments below are based on reviewing the Marquess report.

1. Gravity Load Assessment

The Marquess report found that floor joists and beams were insufficient to support an 80 psf live load in addition to their dead load. However, the report indicated that in their opinion, they would be sufficient to support a live load of 60 psf. (pg 4 and 5, A and B). Live load rating is prescribed by Table 1607.1 of the Oregon Structural Specialty Code (OSSC), and is dependent on building occupancy or use. A Live load rating of 60 psf is somewhat minimal for commercial use. It would satisfy the requirements for some uses, such as offices, or fixed-seat assembly areas, however, lobbies or recreational areas such as dancehalls should have a live load rating of 100 psf. Depending on the desired use of the building, some upgrades may be necessary to the floor system.

Gravity Assessment points C, D, and E of the Marquess report site various headers, rafters, and trusses in the building that have been identified as being insufficient to support design snow loading. These upgrades may be necessary as well. See additional comments below under "Condition Assessment".

Eric A. Snyder, P.E.

2. Seismic Assessment

The Marquess report indicates (Pg 6) that they performed a “Tier 1” and “Tier 2” Seismic Analysis. These are procedures outlined in the publication ASCE 41-17, “Seismic Evaluation and Retrofit of Existing Buildings”. These procedures are often required for retrofitting Federal buildings, and may have been required by the Authority Having Jurisdiction (AHJ) i.e. the City of Ashland Building Department, for the change of use. If your plan is to maintain the building with the same use, this may or may not be required by the AHJ.

The Marquess report found several items that would tighten up the structure to better secure it in the event of an earthquake. These are mostly related to connecting the roof diaphragm to the walls via blocking, and providing positive connections between members that are part of the seismic force resisting system. If the AHJ requires this analysis, these items should be completed.

Additionally, some non-structural items were cited as being potential hazards in an earthquake, like the chimney and cabinetry. Non-structural item B (pg 6) identifies the log truss in the front of the building as needing positive connections between its members. Rather than considering this non-structural, I would have categorized this under the list of structural items, as this truss supports the roof over the main egress from the building.

3. General Condition Assessment

The Marquess report (Pg 4) indicated that they found the building to be in generally good repair. However, they identified sagging in the roof above the meeting hall. This is further identified in their gravity load assessment (pg 5, Item D), where they recommend that a new wood ridge beam be installed. It is unclear to me whether or not this recommendation would sufficiently address the deficiency that they identified. The rafters were identified as being insufficient, so a new ridge beam would not affect their load-carrying capacity. It may be (likely is the case) that the ridge beam is insufficient to support a design snow load of 25 psf, and should be reinforced or upgraded. If the rafters themselves are also insufficient, then it may be necessary to add additional rafters, or otherwise reinforce the existing rafters. Additional investigation would be required to make these determinations.

There is also some ceiling cracking occurring between the ceiling of an added wing and the original exterior wall of the building. The Marquess report identifies “settling” as the cause, but it could also be due to general shifting, if the new roof is tied to elements within the structure that shrink or swell relative to the wall. These types of cracks are often seen where additions are added. While they could indicate a structural deficiency, because they occur at the boundary between what was existing, and an addition, they are often simply fault lines that occur between two structurally independent portions of the building. Additional investigation would be required to make any further assessments.

Eric A. Snyder, P.E.

4. Other Items

One additional item that I did not see in the Marquess report, but has been raised, is that on the south wall, there was a window cut into the existing log framing, and the cut logs are now bowing out at the window, as they apparently were never, or were insufficiently pinned together. To correct this, I would recommend removing the existing window, and notching into the ends of the cut logs so that a 4x4 pressure treated trimmer can be in-set on each side of the window. This trimmer should be anchored at the top and bottom to continuous log framing with RSS screws at a 45-degree angle, as well as with a Simpson angle clip at each window opening corner. The 4x4 should be tied to each cut log with an RSS screw.

Respectfully Yours,



Eric A. Snyder, P.E.
Principal
2107-1501

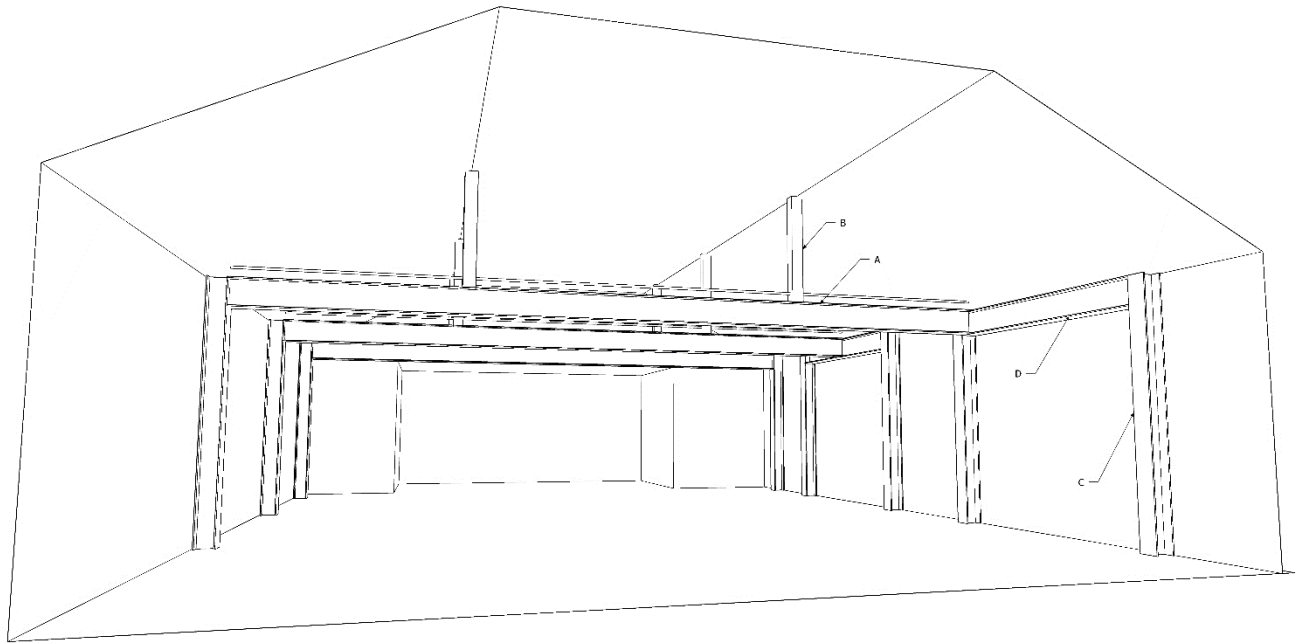


Figure 10. Winburn Way CC, Proposed Moment Frame, View Towards Stage/Proscenium
(Arkitek, 2021)

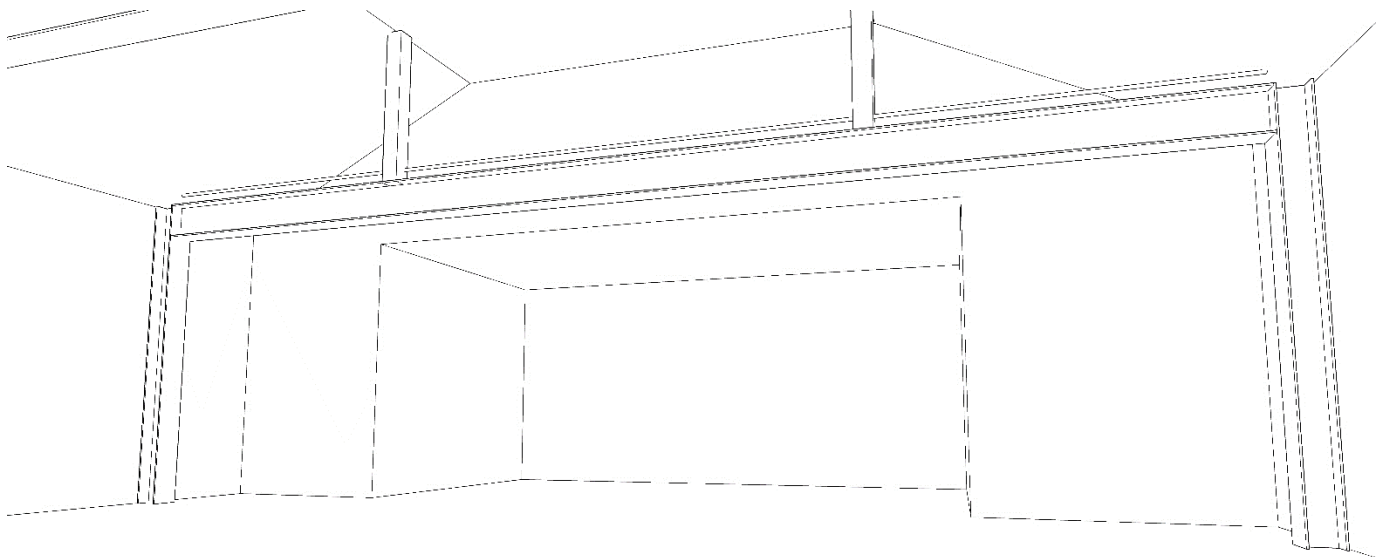


Figure 11. Winburn Way CC, Proposed Moment Frame. View at Stage/Proscenium
(Arkitek, 2021)

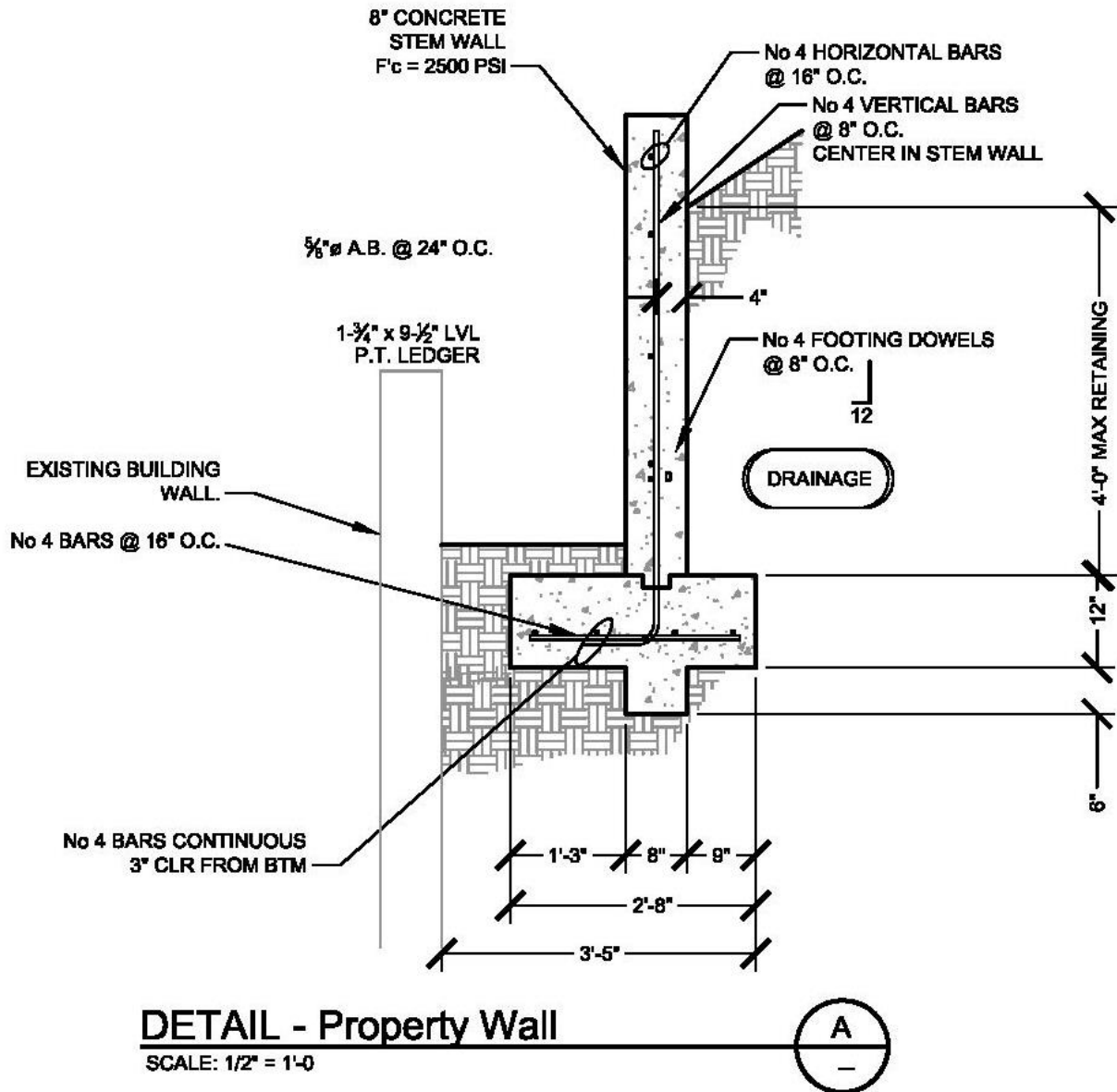


Figure 12. Proposed Retaining Wall, to be constructed at rear of both Winburn Way CC and Pioneer Log Cabin (Section), Snyder Engineering, 2021

PAGE SIX

ASHLAND PIONEER MEMORIAL NOW NEAR COMPLETION

ASHLAND, Aug. 31.—Erected in honor of Jackson county pioneers in general, but more specifically as a memorial to Mrs. Jacob Thompson, the log cabin on Park avenue is nearing completion at the hands of Mr. G. S. Butler, son of the late Mrs. Thompson. This cabin is typically built of logs, has a frontage of 26 feet and a depth of nearly 50 feet. It faces the east, is near the brookside, and has a porch along the entire front, under which will be a tablet placed in the wall as a further memorial to Mrs. Thompson. Very appropriately, the tablet is not only of native granite, but its workmanship will be the handiwork of Mrs. Ann H. Russell, herself a pioneer of the early '50 period, and still a resident of this city. Mrs. Russell is the mother of Mrs. Bertha Winter, president of the Southern Oregon Pioneer association. Mrs. Mamie L. Nelson, of Jacksonville being the secretary, a position which she has held for several years. It is expected to finish the log cabin on or about Sept. 10, in time for the annual reunion of pioneers. The building will house relics of the pioneer epoch, and will fill requirements of a comfort station as headquarters of the pioneer element which will gather there from time to time, either in reunion assembled or casually by way of inspecting its furnishings and equipment as reminders of the olden days. An ample fireplace rustically designed, will dispense a genial glow about the place, reinforcing other homelike surroundings. A. L. Lamb is the contractor on the job, but Mr. Butler planned all details, and it is due to his forethought and generosity that this memorial structure is being dedicated as a permanent reminder of early days.

Medford Mail Tribune
31-August-1921, Pg. 6, Col. 1

OPENING ASHLAND CLUB BROADCASTED BY MEDFORD RADIO

Below is a news item which was broadcasted from Radio K. F. A. Y., Medford, Oregon, on Wednesday, November 29, 1922, at 10:30 p. m.

"The Women's Civic Improvement club of Ashland, Oregon wish to announce the formal opening of their beautiful club house Saturday, December 2, 1922, afternoon and evening. This is an auditorium, banquet hall, kitchen, offices, rest rooms, nursery and bath rooms. One year ago the Women's Civic club started this building. Money was raised from entertainments, gifts and a salvage shop. Money came in so slowly that the completion was set for 1950, but last August Jesse Winburn of Sap & Salt, formerly of New York City, sent word to the Women's Civic club that he would finish and furnish the club house. The building and furnishings are very elaborate and complete in every detail. Too much credit cannot be given Jesse Winburn for this splendid gift which is one of many that he has bestowed upon the town, which is proud to call him one of her citizens. The Women's Civic club broadcast an invitation to the world to be present at the dedication Saturday, December 2, 1922, and invite you personally to enjoy the hospitality of this club house and the city's scenic beauties, auto park and miner alsprings. Next year there is to be a \$200,000 hotel erected in the city."

Medford Mail Tribune
1-December-1922, Pg. 6, Col. 3

United States Department of the Interior
National Park Service

MAY 19 1989

National Register of Historic Places
Registration FormNATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Women's Civic Improvement Clubhouse
other names/site number Winburn Way Community Center

2. Location

street & number 59 Winbrun Way N/A not for publication
city, town Ashland N/A vicinity
state Oregon code OR county Jackson code 029 zip code 97520

3. Classification

Ownership of Property

- ☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Oregon State Historic Preservation Office

State or Federal agency and bureau

May 1, 1989

Date

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Mark J. Baker Entered in the
National Register16 June, 1989

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Social/Clubhouse

Current Functions (enter categories from instructions)

Recreation and Culture/hall, auditorium

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Materials (enter categories from instructions)

foundation stuccowalls wood: shingle

roof wood: shingleother stone (river rock)

Describe present and historic physical appearance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The Winburn Community Center in Ashland was built as the meeting place of the Ashland Women's Civic Improvement Club. Construction begun in September 1921 and the structure was formally dedicated on December 3, 1922. The bungalow-style structure with a central covered entrance porch is of frame construction. It was designed and built by contractor A.L. Lamb. Now owned by the City of Ashland, the resource retains its historical integrity in location, setting, materials, and design. It continues to serve Ashland as a community meeting hall and auditorium.

Located in township 39 south, Range One east, W.M., Section 9, Tax Lot 2500 on Lot 9 Block 1 of the Official 1888 Map of Ashland (Assessor's plat 39 1E 9BB), the Winburn Community Center is in the northern portion of the block of Winburn Way between the intersection of Nutley and the Ashland Plaza, the City's downtown commercial center. The building faces in a easterly direction towards Lithia Park (NRHP, 1982) and is bounded on the north by a vacant dirt parcel that serves as a parking lot and on the south by the Butler Pioneer Log Cabin, also owned by the City of Ashland. At the west edge of the parcel, immediately to the rear of the structure is a steep grade up to Granite Street.

The basically rectangular, single-story, building measures 74 feet 6 inches in depth and 61 feet 6 inches in width including a covered porch, measuring 29 feet 10 inches wide by 14 feet deep, on the front facade. The main portion of the structure is composed of an auditorium hall with an arched ceiling, a raised stage platform and backstage area,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

two conference rooms, a kitchen, hallway, an office/storage area and two restrooms. An office area is adjacent to the front porch at the northeast corner. There is a storage area and small covered rear porch at the southwest corner. Construction is of wooden frame covered with shingles. The wood shingled main hipped roof with a north/south ridge is augmented by three intersecting shingled gables covering the protruding spaces. A gable dormer on the east plane of the main roof volume has three three-pane windows which admit light into an attic storage area. The foundation is of wooden piers on concrete footings. The crawl space area is sheathed on the exterior by stucco over wire mesh. A 12 foot by 29 foot concrete slab basement at the northwest corner houses new (1985) HVAC equipment.

A major restoration of the Winburn Community Center was funded by a Community Block Development Grant in 1985 and carried out by The City of Ashland under the direction of architect Joyce Ward. Structural problems in the roof and foundation, likely the result of the original sporadic construction schedule and use of sub-standard materials¹, were corrected as well as some interior remodeling, primarily to the kitchen and bathroom areas.

The primary window type is wood frame grouped in sets of three with a fixed center pane flanked by two inwardly opening casement panels. All windows have a horizontal mullion defining the top third which is itself divided vertically into five lights on the fixed panels and two on the casements. Other windows and the transoms above exterior doors are consistent with these basic proportions and design. Four 8" diameter (at base) doric columns of wood stave construction divide the front porch into three visual units. The center unit is filled with a 30" high wooden railing; the north unit has steps and handrails, provided in 1985 for handicap access, and the south is open with two concrete steps up to the wooden porch floor.

¹ Tony Hazarian, "Facelift for an Unforgotten Friend", Ashland Daily Tidings September 3, 1985 p.7.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

At the northeast corner is a river rock chimney with concrete slab ledges where the main body stops and the chimney stack begins. Two rectangular wooden louvered attic vents are centered under the protruding gables of the front facade. An exterior door on the north facade and the wooden stairs to it are an exterior entrance to the stage area. At the main entrance a pair of new wooden doors, designed to match the existing windows, were installed in 1985. The front porch was roofed over with built-up asphalt and two skylights were installed in 1985. No other major changes or additions to the original exterior volume or deviations from the original exterior materials have been documented or are apparent.

The basic original interior spatial arrangement remains with roughly one-half the area of the structure devoted to the main auditorium and stage spaces. A stairwell to the attic storage area was added in the hall at the south rear portion of the building, probably in the late 1960s when the structure was used as office space for a local government agency. The second conference area at the southeast corner was divided into two smaller spaces. These interior partition walls were removed, re-creating the original larger space, during the 1985 restoration. A wood and glass wall with a doorway between the rear of the auditorium and the office at the northeast corner has been blocked off and covered with curtains for acoustic purposes on the auditorium side and celutex-type material, for use as a bulletin board, on the office side.

Original interior wood trim of stained 4" wide fir with a transparent white glaze remains in the majority of the building around doors and windows. The 12" high wooden baseboards are of the same materials and finish. Replacements are of similar colors and size without the white glaze. Original brass-colored light fixtures with white globes line the auditorium walls and central conference areas at eye level. A stone-faced fireplace with the original andirons remains in the northeast corner office. Varnished oak flooring is used in all areas with the exception of storage and backstage area, which are 3" fir planking. The kitchen area and restrooms are vinyl.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

The second conference area and all office areas are floored with commercial grade carpeting. Lath and plaster walls painted with flat eggshell white remain throughout. In 1985 the ceiling of the central auditorium was sprayed with an acoustic material and three 1" steel tie-bars were installed.

The Winburn Community Center retains the integrity of its original setting and relationship to its site. Both the interior and exterior are in essentially the same configuration, in materials and spatial arrangement, as when first constructed. The appearance, setting and function of the Winburn Community Center continue to evoke its historical role.

9. Major Bibliographical References

Hannon, Nan and LeBow, Clayton. An Inventory, Historic Documentation, and Assessment of Cultural Resources at Lithia Springs and Winburn Camp. Eugene, Oregon: Infotech, Inc., 1987. (Ashland Planning Department)

Mahar, Franklyn. "A Study of Jesse Winburn's Life and Contributions in Ashland, Oregon." Research paper, Southern Oregon State College, 1960. (SOSC Library)

Ashland Daily Tidings, various issues 1921-1923. (University of Oregon Library)

Chamberlin, Grace Hilton. "History of the First District Told," The Oregon Clubwoman, December 1936, page 4. (UO Library Oregon Collection)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

☐ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository:

City of Ashland, Department of Planning, Department of Parks & Recreation

10. Geographical Data

Acreage of property 0.19 acres Ashland, Oregon 1:24000

UTM References

A

1	0
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5	2	3	5	0	0
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4	6	7	1	3	8	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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☐ See continuation sheet

Verbal Boundary Description

The nominated area is described as Tax Lot 2500, Lot 9, Block 1 of the Official Ashland City Map of 1888 in SW $\frac{1}{4}$, NW $\frac{1}{4}$ Section 9, Township 39S, Range 1E, of the Willamette Meridian in Jackson County, Oregon. The Tax Lot is approximately 70 x 121 feet, or 8,470 square feet in area.

☐ See continuation sheet

Boundary Justification

The boundary encompasses the entire city tax lot which is the historic site of the clubhouse.

☐ See continuation sheet

11. Form Prepared By

name/title George Kramer

organization N/A date December 1988

street & number 386 North Laurel telephone (503) 482-9504

city or town Ashland state Oregon zip code 97520

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1A

The Women's Civic Improvement Clubhouse in Ashland, Oregon is located on Winburn Way, the parkway bordering the west edge of Lithia Park, the great public landscape of the Progressive era which reaches up Ashland Creek canyon from the town center.

The building, an Arts and Crafts bungalow of 1922, was designed and built by local contractor A. L. Lamb. One story in height with attic, it is composed of a main, hip-roofed volume having a central dormer and gable-roofed wings projecting from the corners of the facade. The porch or court in the central recess is filled completely with a pergola supported on four slender Tuscan columns, the center pair of which is linked by a simple railing of balusters and rails. The foundation was sheathed with rough-cast stucco over wire mesh. In keeping with the Craftsman tradition, the building is entirely clad with shingles, and doors and windows are trimmed with flat, unadorned surrounds. Typical are three-part window groupings with divided top lights in which a large, fixed-paned center bay is flanked by narrower casement windows.

Original wood trim and finishes remain on the interior, where the distinctive features are Craftsman-style fireplaces, one of river-washed boulders and the other faced with native stone. The central volume contains the auditorium with arched ceiling, a raised stage platform and backstage area. The building also houses a kitchen, conference rooms, and office and storage space.

The building is significant locally under Criterion A for its association with the women's movement and the City Beautiful movement which, stemming from popular interest in the World's Columbian Exposition of 1893, engaged public support for landscape development. The clubhouse is the property most importantly associated with these movements in Ashland because it was the first specially-designed headquarters of the Women's Civic Improvement Club, which originated in 1908 and held as its main purpose the beautification and betterment of Ashland. It was in 1908 that promotional efforts by the Women's Civic Improvement Club resulted in the people of Ashland voting their approval of including park maintenance in the city charter. The germ of the community's Olmstedian park which was to be designed in 1915 by John McLaren, Superintendent of Parks for the City of San Francisco, was thus established. When the club formally incorporated in 1916, joining the statewide Federation of Women's Clubs, the goal of acquiring and developing real property for a clubhouse was included in the articles. In a pattern repeated innumerable times across the country in this early period of the women's movement, the local group enhanced its influence and skills for promoting civic improvements and social welfare by accepting the guiding hand of the statewide Federation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1B

The good works of the Ashland Women's Civic Improvement Club were typical of the progressive era and broadly encompassing, but were concentrated substantially on fund-raising and organization of volunteer labor for landscaping of public areas, especially Lithia Park. The new clubhouse was planned, in part, as a hospitality center for women and children in that period of high expectation concerning Ashland's promise as a mineral springs resort. When the club ran out of funds to complete the construction which had commenced in 1921, Jesse Winburn, a former New York City advertising executive who had retired to Ashland, stepped in to finance completion of the project. For this and other public spirited actions, the philanthropist was commemorated in renaming of Mill Street, the route of access to his rustic retreat near the headwaters of Ashland Creek, as Winburn Way. Winburn's sojourn in Ashland was comparatively brief. He returned to New York in 1923, three years after his arrival in the Bear Creek Valley.

In the years following its formal dedication, through the Depression and wartime, the Women's Civic Improvement Club Building was the setting of innumerable public occasions and social events. Because of its importance as a community gathering place and assistance center in the Great Depression, the building's historic period of significance is drawn from the date of its completion to 1939. Since the 1960s, the building has been held and maintained by the City of Ashland. The building, now known as Winburn Community Center, was faithfully rehabilitated with Community Development Block Grant assistance in 1985.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

The Winburn Community Center, built 1921-22, is significant for its association with the Ashland Women's Civic Improvement Club, an organization founded in 1908 that had a marked impact on Ashland's development. The Center is the earliest such building constructed expressly as the home of a women's club in Southern Oregon and is only the fourth such structure built in the state. It is among few still standing and in use for their original purpose. The Winburn Community Center is incidentally the only remaining structure in Ashland which was associated with Jesse Winburn, a New York millionaire who retired in Ashland in 1920 and donated the funds to complete the building two years later. The building, now owned by the City of Ashland, retains its integrity of site, design, materials, and workmanship. It continues to serve the community as a meeting hall and auditorium-the structure's originally intended purpose.

The Ashland Women's Civic Improvement Club (hereafter referred to as the Civic Club) was founded in 1908, by Mrs. Bertha Winter, Mrs. C.H. Vaupel, and Mrs. J.T. Meikle, "...for the purpose of civic improvement and the beautification of Ashland."¹ The Club incorporated in 1916 and joined the First District Federation of Women's Clubs of Southern Oregon, a chapter of the statewide Federation of Women's Clubs.²

¹ "Civic Improvement Club has Enviably City Record", Ashland Daily Tidings, August 30 1921.

² "History of the First District Told by Grace Hilton Chamberlin." The Oregon Clubwoman, December 1936 Vol 23 No. 3.

United States Department of the Interior
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Continuation SheetSection number 8 Page 3

Projects of the Civic Club prior to 1920 included donations to the Ashland City Band, a 1913 clean-up day which "...suggested that property owners whitewash their old barns and fences...", purchasing the stock of the Wagner Nursery (in 1915) and donating its plants and shrubs to Ashland's citizens to beautify the town, providing volunteer labor and funding for the landscaping of city parks and pioneer cemeteries, distributing flowers to railroad passengers and caring for the Ashland Exhibit Center at the Southern Pacific Depot, providing scholarships to local students, working on the campaign to secure a State Normal School (eventually to become Southern Oregon State College) for Ashland and "presenting every picture in the public library up to 1919." The Civic Club also was instrumental in the beginnings of Ashland's Fourth of July Parades, an event that continues to dominate the town's summers. After temporarily disbanding during WWI the Civic Club reformed in 1919. After the election of Grace Hilton Chamberlin to president the Civic Club began to actively pursue the construction of a clubhouse. This had been a goal of the original articles of incorporation in 1916 which had never been acted upon: "...the procuring of real property for the construction of a home for said corporation and its members..."³

Originally, the Women's Civic Club intended to build a structure which, in addition to serving as a meeting space and community hall, would be used as a rest station for women tourists and place for some not too subtle promotion of Ashland. "Every women tourist will be invited to share our hospitality...We want a room for mothers with the conveniences for that baby and the small children who can't be left at home. There will be a room whose unseen motive will be a boost for Ashland. . . where the hostess will . . . give information as to where to get the best shampoo or where to buy a ranch. These woman-to-woman talks can do more by way of "welcome to society" than any number of

³ "Civic Improvement Club had Enviably City Record".
Ashland Daily Tidings, August 30, 1921.

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National Park Service

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Continuation Sheet

Section number 8 Page 4

printed pamphlets".⁴ The planned large hall was to include a main auditorium with seating for 500 and a smaller banquet hall for 200 in addition to utilities, offices, and rest spaces.

On August 2, 1921 "Members of Ladies (sic) Civic Improvement Club addressed the (City) council asking that the City grant them a sixty or 99 year lease year on a certain property on Mill Street to be used for the erecting thereon a club building."⁵ The location requested was to be adjacent to the Pioneer Cabin site which the council had recently leased to Gwin S. Butler for the erection of a log cabin. The Civic Club originally requested 125 feet of frontage. However, after reviewing the financial obligations required for a large building, the club revised its plans downward and requested of Council, on August 9, 1921, a smaller 75 foot wide tract. "While the Civic Club is eager to be of service to the city, members of the building committee feel that the time is not ripe for a building whose upkeep might prove too great a burden"⁶ The original plans were reduced in scale so as to keep the rest space and banquet hall but eliminate the large central hall. The reduced land lease was granted by council for a period of twenty-five years at the August 9 meeting.⁷

⁴ "Civic Club Backs Idea, Large Hall." Ashland Weekly Daily Tidings, August 10, 1921.

⁵ City Council Minutes August 2, 1921. City of Ashland, Oregon.

⁶ "Civic Club Favors Rest Room in Lieu of Large Hall" Ashland Daily Tidings, August 10, 1921.

⁷ Ibid.

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The Winburn Community Center building was designed by, and built under the direction of, A.L. Lamb, of Ashland. "Mr. Lamb will look after the job of building and squeezes the most from every dollar."⁹ Lamb was a contractor and, as a former member of the Ashland City Council (1916-1918) had advocated the construction of such a hall for the benefit of the city. In addition, a "Madame Lamb" was a member of the Civic Club's building committee and it is likely that this was a relative of the contractor's. Lamb drew plans for both the original large hall and the one eventually built to fit the smaller lot. "Mr. Lamb is working on the plans with the same enthusiasm that he had for the larger building"⁹ Lamb had previously directed volunteer laborers as the general contractor in charge of the expansion to the Chautauqua dome, designed by Ashland architect E.O. Smith, the foundation of which is now the base of the Elizabethian Theater of the Oregon Shakespearean Festival Association. Similar one-day volunteer work parties were arranged for the construction of the Civic Clubhouse.¹⁰ In 1942 Mr. Lamb, then living in Salem, Oregon, was hired to demolish those Ashland commercial storefronts in the path of the widening of Highway 99.¹¹ No other of Lamb's works or designs in Ashland or elsewhere has been identified.

Despite the reduction in the scope of the project, the Civic Club continued to lack the funding to complete the construction of the structure. Work had halted entirely by the Spring of 1922 and the building sat partially completed. On August 30, 1922, approximately one-year after breaking ground, the Civic Club announced that Jesse Winburn "has agreed to furnish not only sufficient money to finish the

⁹ Ibid.

¹⁰ "Free Dinner is Planned by Civic Club for Workers", Ashland Daily Tidings, November 16, 1921.

¹¹ "A.L. Lamb in Charge of Wrecking Buildings," Ashland Daily Tidings, May 22, 1942.

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Continuation Sheet

Section number 8 Page 6

building itself but has promised the ladies to equip the building with all the necessary furniture to make the club rooms centers of culture and refinement."¹²

Jesse Winburn was an influential member of the advertising world when he sold his business and retired to Ashland in early 1921. Winburn had been the owner of the New York City Car Advertising Company, with offices at One Wall Street, a firm responsible for advertising within the subway system. He had become interested in Ashland after hearing a speech given by Professor Irving E. Vining, an Ashland resident who traveled the country giving lectures, at The Advertising Club of New York of which Winburn was president. As Vining's guest, Winburn visited Ashland in February 1920 and liked what he saw of the Oregon town. Winburn's interest was no doubt encouraged by Vining, E.D. Briggs, the City Attorney, E.V. Carter, a local banker, and Bert Greer, the publisher of the Ashland Daily Tidings, all of whom unabashedly saw in Winburn the financial and political contacts that could get the city's dream of becoming a mineral water resort back on track. In particular Winburn was seen as a potential investor the purchase and renovation of the Ashland Hotel, a move which was seen as crucial to the success of the mineral spa venture.

For his Oregon residence Winburn purchased a small log cabin, known as Long's Cabin after the original homesteader. He enlarged and renamed it "Sap and Salt in the Woods" after the newspaper column written by his friend, Bert Moses, who had come with Winburn to Ashland. The cabin was located five miles from Ashland up a dirt road running through Lithia Park (NRHP). Significantly, as it later developed, the cabin was also located within the City's watershed. Winburn's habit of fishing and grazing livestock on the watershed caused considerable friction between the millionaire and the City Council. Additionally a feud, of sorts, developed between Winburn and E.D. Briggs, the City

¹² "Community Club House Will be Completed Soon" Ashland Weekly Tidings, August 30, 1922.

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Attorney. Winburn's promise as the financial backer of the Ashland Hotel was never to be realized and his habit of intervening on the local political scene was eventually to turn much of the town against him.

During his time in Ashland, however, Winburn's philanthropic nature found many expressions. He offered cash prizes to be given away at the Fourth of July parades. He hosted large parties at Sap and Salt in the Woods for the town's children. When during an illness he was confined to the Granite City Hospital he found the facilities inadequate and subsequently bought all the stock in the Hospital's holding corporation and, at his own expense, refitted the building at the estimated expense of \$30,000. Upon the completion of the renovation, Winburn gave it to the City, the beginnings of Ashland's continuing community-owned hospital services. Thinking that swans would be an attractive addition to Lithia Park Winburn had six imported from Holland at \$75.00 dollars each.¹³ These were Ashland's first swans, now a symbol of the city, enshrined upon its corporate shield and in the name of The Black Swan Theater of the Oregon Shakespeare Festival.

Driving up and down Mill Street, along the edge of Lithia Park, on his way to and from Sap and Salt in the Woods, Winburn apparently noticed the partially completed Women's Civic Clubhouse. Winburn's offer to fund the completion of the project was among his largest legacies to Ashland. In addition to completing the structure and providing funds for furniture Winburn also contracted with a Mr. Palmer of Medford to travel to San Francisco and secure an organ of "sufficient quality and tone to go with the other equipment..." with a budget of \$5000.¹⁴

¹³ Franklyn D. Mahar, "The Millionaire and the Village: Jesse Winburn Comes to Ashland" Oregon Historical Quarterly 1963, p. 339.

¹⁴ Ibid., p. 338.

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When the Women's Club building was, at long last, completed, in early November 1922, the organization had a banquet in honor of their benefactor. In a packed room, including gubernatorial candidate, Walter M. Pierce of La Grande and Mrs. Frank Irvine, the wife of the editor of The Portland Journal, plus many local dignitaries, Jesse Winburn was praised for his contributions to Ashland and the state. Charles Loomis, Ashland's mayor, stated that what Ashland needs, in addition to "more water, more lights, a big hotel and more co-operation, is more Jesse Winburns". C.E. "Pop" Gates, Mayor of Medford, claimed that should Winburn ever tire of Ashland "the people of Medford would be more than glad to build a canyon down the center of the city, if that would be an inducement to Mr. Winburn to move..". Finally, a group of local children, always Winburn's favorite constituency, sang to the tune of "Soloman Levi" the following:

"His name is Jesse Winburn,
He lives at Sap and Salt,
He is the man we love the best
With him we find no fault.
We do appreciate his deeds
And everything else he's done,
And all the boys are with us
In giving a glad hurrah."¹⁵

In consideration of Winburn's many gifts to the City of Ashland the City Council, on April 17, 1923, renamed Mill Street, which winds past the Women's Civic Club, through Lithia Park and up to Sap and Salt in the Woods, "Winburn Way in his honor."¹⁶

Jesse Winburn left Ashland in early 1923 and returned to New York. "He became wary of being approached with ideas

¹⁵ "Winburn is Feted at Big Banquet in Civic Building"
Ashland Daily Tidings, November, 1, 1922. p. 2 col. 4-6.

¹⁶ Mahar, pg. 340.

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that needed financing and the continuing complaints over his contamination of the city water supply."¹⁷ Winburn continued his philanthropies in New York, donating the Ravenstyn painting "Portrait of a Gentleman" to the Metropolitan Museum of Art, for which he was made a "Fellow in Perpetuity", in 1923.¹⁸ He loaned 1,000,000 francs to the French Olympic Committee in 1933 to assure the Paris games, was the founder of the Bronxville Golf Association and purchased and renovated the Hunt Estate for its use as a clubhouse. Winburn was made Chairman of the New York City Parks Protective and Improvement Committee in 1926. He died suddenly, at the age of 58, on July 21, 1929.¹⁹

After the formal dedication and opening of the Civic Clubhouse on December 5, 1922, it was used as designed, for meetings, banquets, shows and tourists until the beginning of World War II. With the construction of Camp White, east of Medford, the Rogue Valley became the home for a large number of servicemen. In 1942 a contract was signed between the Army and the Civic Club to use the building as the local USO for \$50.00 a month rent and the installation of a new roof. Each Wednesday was reserved for Civic Club use.²⁰ After the war, with the de-commissioning of Camp White, the building once again became a local meeting place. During the 1950s, with funds from former Ashland resident Mrs.

¹⁷ Marjorie O'Harra, The Ashland Story. p.114

¹⁸ Aronson, Deborah, Assistant Archivist. Letter dated March 4, 1988.

¹⁹ "Jesse Winburn, Banker, Dies in New Rochelle", New York Times, July 22, 1929, p. 19.

²⁰ "USO in Civic Club Seems more Certain as Group Meets Officials." Ashland Daily Tidings, June 16, 1942, p.1

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Johnny Gruelle, whose husband was the author of the Raggedy Ann and Andy children's books, the Clubhouse was painted (possibly the dark brown which existed into the 1980s) and again re-roofed.²¹

In the 1960s the building was converted into the home of the Ashland Parks and Recreation Department and that agency remained there until the late 1970s. By 1985 the building was sadly neglected and badly in need of repair. The City of Ashland took control of the property and with funding provided through a Community Block Development Grant local architect Joyce Ward and general contractor John Williford undertook extensive repair of the building. Yet another new roof was installed, this time over a structurally corrected framework and the exterior shingles were repainted the original grey. Since its completion and rededication the building continues to be used as the site of local club meetings including The Women's Civic Club, the Garden Club and many, many others. Dance groups use the auditorium which is also the site of many exhibits and presentations. Since 1986 the City of Ashland Historic Commission has used the building for its monthly meetings.

The Winburn Way Community Center building is significant to the history of the Women's Club movement in Oregon as the earliest example of a structure expressly built as a women's clubhouse in Southern Oregon and one of the oldest surviving such buildings within the State. Its association with the Women's Civic Improvement Club of Ashland, an organization whose efforts early on helped set the tone for the development of Ashland's tourist economy, has continued unbroken since its construction.

²¹ "History of the Ashland Woman's Civic Club", Ashland Public Library Oregon Cabinet.

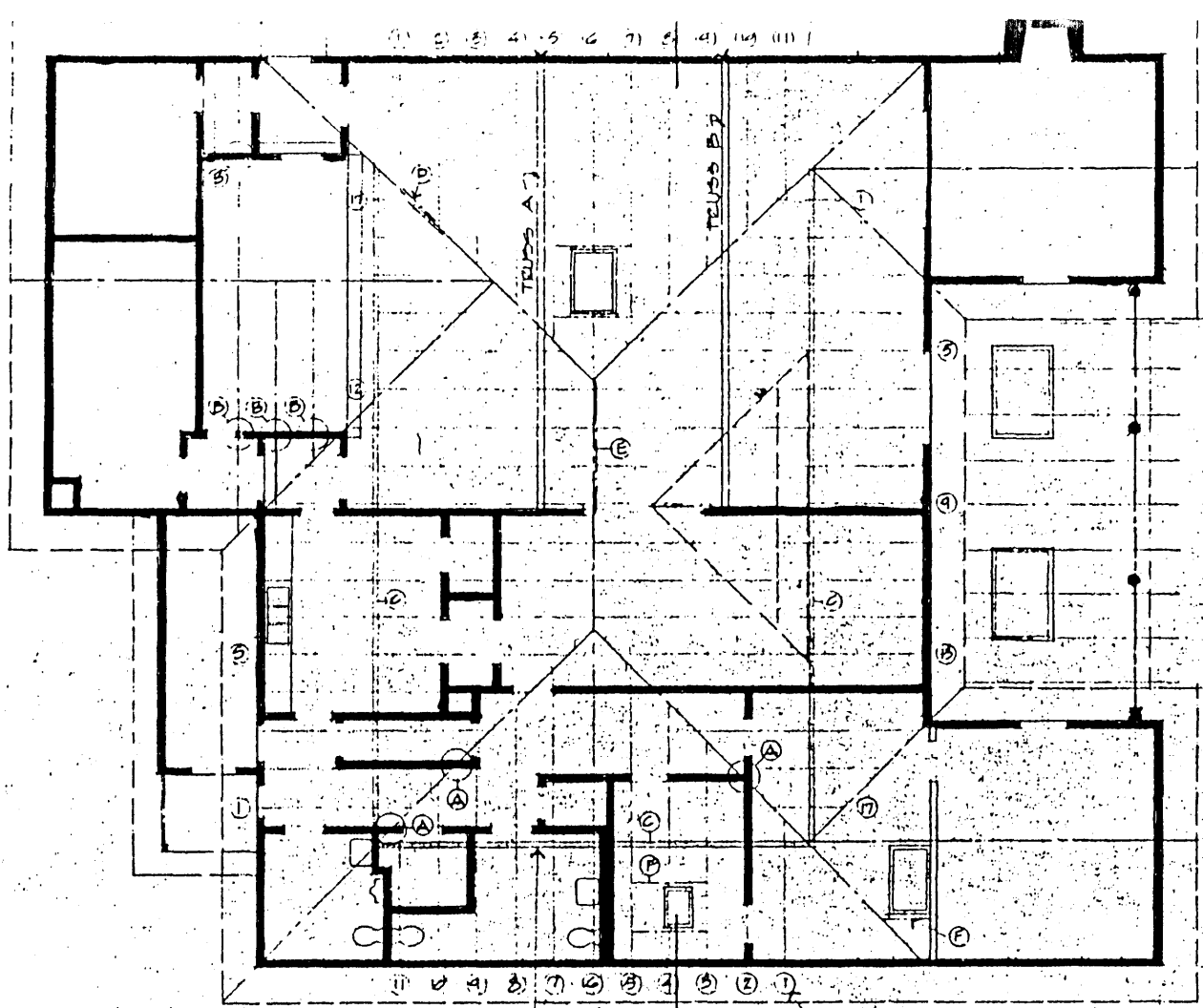
**United States Department of the Interior
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Section number 8 Page 11

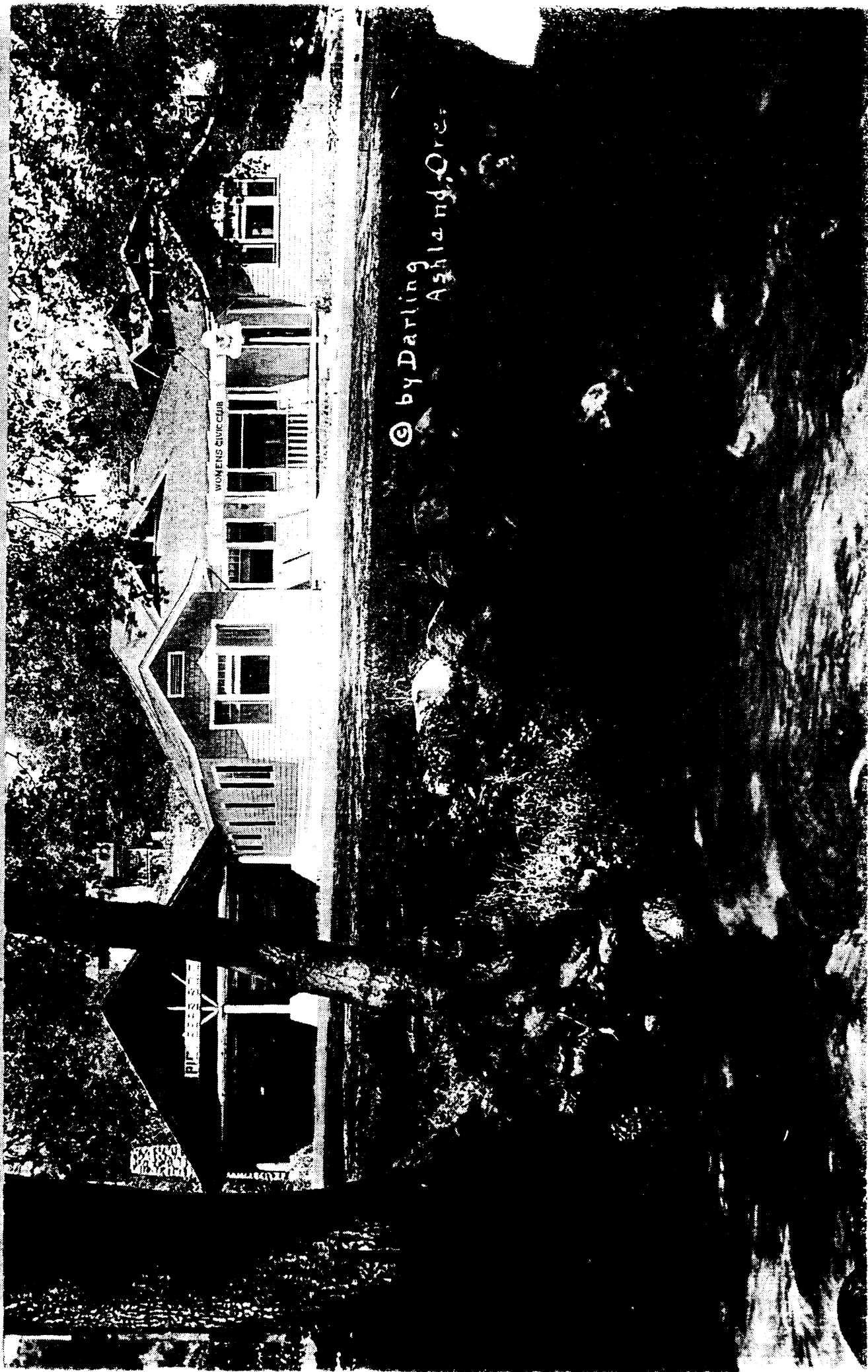
While not nominated under Criterion B, the Community Center is noteworthy for its association with Jesse Winburn who, though he lived in town for less than three years had a great impact on the community and has become a prominent local figure. The Women's Civic Improvement Clubhouse which he helped fund, and which has since been renamed after the street dedicated to him by the City, is the only direct, built, remains of his generosity to the people of Ashland.

The Winburn Way Community Center retains its original style, form, design and usage of materials. While some interior and structural changes have been made, the building continues to convey the integrity of the period and associations for which it is significant. Its past and continuing role as the major community activity center in the traditional downtown core of Ashland represent an unbroken link with the original objective of those dedicated individuals; the members of the Women's Civic Club, the people of Ashland, and, finally, Jesse Winburn, worked to establish.



FLOORPLAN, WINBURN COMMUNITY CENTER
 ASHLAND, JACKSON COUNTY, OREGON

(ADAPTED FROM COMMUNITY CENTER RESTORATION
 SHEET 2 OF 1
 JOYCE C. WARD, ARCHITECT
 5-9-1985)



© by Darling
Astoria, Ore.



CIVIC CLUB HOUSE
ASHLAND, ORE

STUDIO ASHLAND
Photo

WINBURN WAY COMMUNITY CENTER (1921)
59 WINBURN WAY
ASHLAND, JACKSON COUNTY, OREGON

HISTORIC VIEW, ABOUT 1923
SOUTHERN OREGON HISTORICAL SOCIETY
PO BOX 480
JACKSONVILLE, OR 97530

1 OF 3

EAST (FRONT) ELEVATION



WINBURN WAY COMMUNITY CENTER (1921)
59 WINBURN WAY
ASHLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO, 1988
386 NORTH LAUREL
ASHLAND, OR 97520

2 of 3

EAST (FRONT) ELEVATION



WINBURN WAY COMMUNITY CENTER (KZI)
59 WINBURN WAY
ASHLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO, 1988
386 NORTH LAUREL
ASHLAND, OREGON 97520

3 OF 3

NORTH (SIDE) ELEVATION



WINBURN Way Community Center (1921-2)
59 WINBURN Way
ASYLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO, 1989
386 NORTH LAUREL
ASYLAND, OR 97520

Auditorium
looking NW.
4 of 6



WINBURN Way Community Center (1921-22)
59 WINBURN Way
ASHLAND, JACKSON COUNTY, OREGON

GEORGE KRAMER PHOTO - 1989
386 NORTH LAUREL
ASHLAND, OR 97520

DETAIL - FIREPLACE
NW CORNER
5 OF 6



WINBURN Way Community Center (1921-2)
59 WINBURN Way
ASHLAND, OR 97520

George Kenner Photo - 1989
386 NORTH LAUREL
ASHLAND, OR 97520

SE Meeting Room : 6 of 6

ASHLAND CULTURAL RESOURCE INVENTORY

SURVEY FORM

COUNTY: JACKSON

IDENTIFICATION:

Women's Civic
 Hist. Name Improvement Clubhouse Date of Construction: 1921-22
 Common Name: (see next page) Original Use: Social Organization
 Address: 59 Winburn Way Present Use: Community Hall
Ashland, Oregon Architect: Lamb, A. E.
 Owner: City of Ashland Builder: Lamb, A. E.
20 East Main Street Style: Bungalow
Ashland, Oregon x Bldg. Struc. Dist. Obj.
 T/R/S: 39S 1E 9 Ranking: Primary
 Map No: 9BB Tax Lot: 2500
 Addition:
 Block: Lot: Quad: Ashland

THEME:

Statewide Inventory of Historic Properties Theme: 8h,
Archaeology Industry Mining
Agriculture Military x Social/Education
Commerce Politics/Government Transportation
Exploration and Settlement Religion Other

DESCRIPTION:

Plan Type/Shape: Rectangular (next) No. of Stories: One
 Foundation Material: Wood piers, concrete Basement (Y/N):
 Roof Form and Material: Hipped wood shingle; gable, wood shingled intersect
 Wall Construction: Wood frame Structural Frame: Wood
 Primary Window Type: Wood frame, fixed center light with two (see next)
 Exterior Surfacing Materials: Wood shingle
 Decorative Features: Four wood Doric columns divide porch; wood railing
 Other: Gable dormer on east plane of main roof; covered porch
ca 30' x 14' on facade; river rock chimney
 Condition: x Excellent Good Fair Poor Moved (Date)
 Exterior Alterations/Additions (Dated) Wood entry doors at main entrance
(1985). Skylights (1985) Built up asphalt on porch roof (1985)
 Noteworthy Landscape Features:
 Associated Structures:
 Known Archaeological Features:

Negative No: DT II-34 Recorded By: Kay Atwood
 Slide No: Date: 12 April 1989

SHPO Inventory No: 1445

SETTING:

The Winburn Community Center Building is located in the northern portion of the block of Winburn Way between the intersection of Nutley and the Ashland Plaza, downtown commercial center. The building faces in an easterly direction towards Lithia Park. It is flanked on the north by a parking lot and on the south by the Butler Pioneer Log Cabin.

SIGNIFICANCE:

The Winburn Community Center, built 1921-1922 marks the culmination of efforts by the Women's Civic Improvement Club to better Ashland through numerous projects of benefit to the community. Founded in 1908 the organization led and participated in countless important projects. In 1921 they obtained property by lease from the City Council and planned to erect a club building. The Winburn Community Center Building was designed and built by contractor A. L. Lamb, of Ashland. After initial plans for a larger building had to be revised, the Women's Civic Club struggled to attain funding to complete their partially complete structure.

In August 1922 local philanthropist Jesse Winburn agreed to furnish money to complete the building and to provide interior fittings. Winburn, a New Yorker, was active in the advertising world when he sold his business and retired to Ashland in early 1921. He immediately offered funding for several local institutions including the Granit City Hospital which he had refitted and then gave to the city. Through his generosity the Women's Club building was completed in early November 1922 and formally dedicated on December 5, 1922. In recognition of his gifts to the city Mill Street, on which the club building stands was renamed Winburn Way. Winburn left Ashland in 1923 and died in New York on July 21, 1929.

In ensuing years the building has been used for meetings, shows and during World War II as the local USO. In later years the building served as the headquarters for the Ashland Parks and Recreation Department. In 1985 the building received extensive restoration and repair and is now in excellent condition.

The Winburn Community Center Building is significant to Ashland for its association with the Ashland Women's Civic Club in Oregon,
(cont'd)

SOURCES CONSULTED:

Nomination to the National Register of Historic Places, George Kramer, preparer, 1989.

SIGNIFICANCE: (continued) The Winburn Community Center Building
and as one of the oldest surviving women's clubhouse buildings
in the state. It is significant too, for its association with
Jesse Winburn whose generosity dramatically affected the town.

Common Name: Winburn Community Center Building

Plan Type/Shape: (cont'd) ca. 61' x 74'

Primary Window Type: (cont'd) casement side windows

ASHLAND CULTURAL RESOURCE INVENTORY
SURVEY FORM

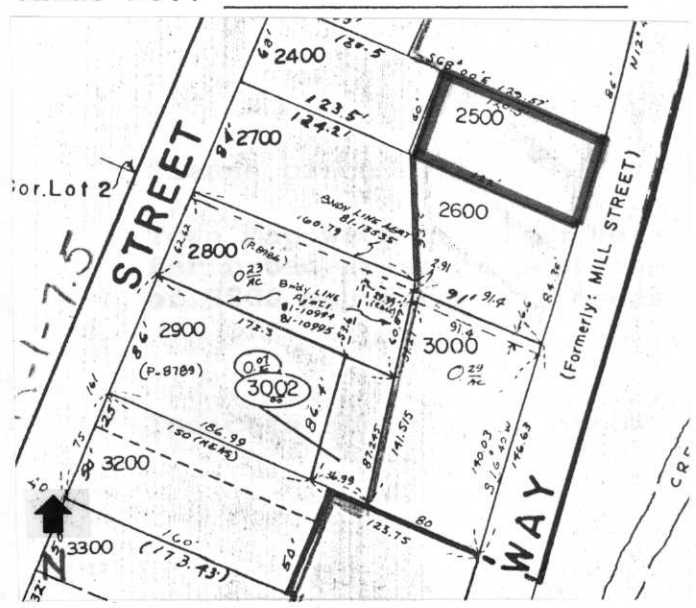
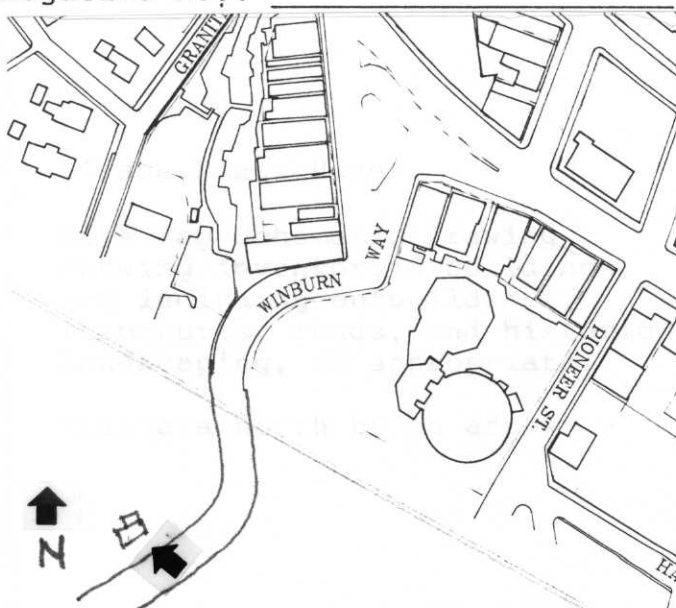
Women's Civic
Name: Improvement Clubhouse
Address: 59 Winburn Way
Ashland, Oregon

T/R/S: 39 1E 9
Map No: 9BB Tax Lot: 2500
Quadrangle: Ashland (1953)



Negative No.: DT II-34

Slide No.:



Graphic and Photo Sources:
Jackson County Assessor Map

City of Ashland Topographic Map;

SHPO Inventory No.: 1445

FRANK CLARK INVENTORY-1982

SITE NO. 97

IDENTIFICATION

1. Historic name: Ashland Civic Clubhouse

2. Common name: _____

3. Street address: 59 Winburn Way

City: Ashland Zip 97520 County Jackson

4. Legal Descrip: T____, R____, Section____, APN____

5. Present owner: _____

Address: _____ City _____ Zip _____

6. Present use: Community Hall Original use: _____

7. Nat. Reg. _____ Other _____

0 Jackson County
0 Other towns
0 Grants Pass
0 Central Pt.
0 Medford
0 Ashland

DESCRIPTION

8a. Architectural style: Bungalow/Craftsman

8b. Briefly describe the present physical description and any major alterations.

Rectangular in shape; two projecting gable bays; inset porch; shingled wall surface; large lights flanked by sidelights; shallow pitched gable roof dormer; hipped roof over main body of house; flared eaves on front gable projections.



9. Const. date: 1922

Estimated _____ Factual x

10. Architect: Frank C. Clark

11. Builder: _____

12. Prop. size: _____

or acreage _____

Date of photo: _____

Location of neg: _____

Slide no. Roll 3:10

Location of slide: 1445 604

DESCRIPTION (CONT.)

Ranking: Secondary.

15. Condition: Excelent _____ Good x Fair _____ Deteriorated _____ Gone _____
16. Alterations: _____
17. Is the structure: Onits original site? c Moved? _____ Unknown? _____
18. Surroundings: Open land _____ Scattered bldgs. c Densely built-up _____
Residential _____ Industrial _____ Commercial _____ Other Civic _____
19. Threats to site: None known c Private dev. _____ Zoning _____ Vand. _____
Other _____
20. Related features: Located across from Lithia Park.

SIGNIFICANCE

21. Historical and/or architectural importance (dates, events, and persons).

The Ashland Civic Clubhouse was dedicated December 2, 1922. Women of the Ashland community had worked for years at a variety of causes to improve and beautify the town. The Tidings described the building: "Formal dedication of the Civic club house, the finest building of it's kind in a city the size of Ashland or the entire Pacific coast, was observed this afternoon, at which time the dreams of the Ashland Civic club for more than a score of years were realized... (12/2/22)

22. Main theme of historic resource

Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

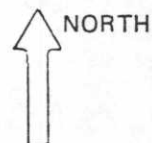
23. Sources (books, documents, interviews, surveys and their dates).

Eugenia Atkinson Scrapbook
Ashland Civic Clubhouse Dedication

24. Date form prepared 5/30/82

Name Kay Atwood
Address 102 South Pioneer
City Ashland Zip 97520
Phone 482-8714

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



November 6, 2024

City of Ashland
Attn: Mayor Graham & City Council
20 East Main Street

Ashland, OR 97520

DRAFT

RE: Community Center

Honorable Mayor & Council,

I am writing on behalf of the Historic Preservation Advisory Committee regarding the Community Center on Winburn Way. The recent discovery of additional structural issues in the building is problematic, but not unsurmountable. Many of us in the community have considerable experience working on historic structures, and making these discoveries throughout construction is not to be unexpected. There will always be several solutions (and compromises) moving forward.

I am sure you are aware of the value of preserving our historic buildings — they provide context to our past, identity for our present, and inform our future. A municipality that has demolished its historic structures for the sake of modernity is a sad one. What would the cities of Venice or Kyoto be without the iconic buildings that shape their landscape and reflect their culture? The Community Center building in Ashland as humble as it may be, is our version of this; it is an extension of our community character.

Constructed in 1922, the building was the meeting place of the Ashland Women's Civic Improvement Club, and as such it is the foundation of the women's movement in Ashland that engaged public support for involvement in the City Beautiful Movement of the early 20th century. In the years that followed, the building was the setting for innumerable public occasions and social events, meetings, parties, exhibits, dances, festivals, and gatherings that have occurred over the past 100 years. The memories of this place reach across the community and beyond. The building's Arts and Crafts character, evocative of the Chautauqua movement and Ashland's heyday as a mountain wellness sanctuary, defines our community — enriches it and enlivens it. It sets us within a context of understanding our place in the world. This is not something that can be replicated with new construction.

The Secretary of the Department of the Interior(DOI) has set standards for the preservation of historic structures in our country which have been adopted by reference as a guiding document to Ashland's own [Historic District Development Standards](#). These include recommendations for the care, maintenance, and repair of buildings listed on the National Historic Register. The Council may not be aware that these standards emphasize preservation of all historic fabric in favor of replacement. This means preservation of original materials and craftsmanship to the maximum extent possible while any repair work is underway. Where original materials cannot be preserved, they should be replaced in-kind. Where this is untenable, the DOI recommends reconstruction of buildings in-kind. In the case of the Community Center, I urge the council to explore options that maximize the amount of preservation of original materials, and creative reuse of such materials as possible.

The HPAC recognizes the advanced cost of rehabilitating the Community Center building, yet I beseech you to reconsider demolition as the only path forward. Preserving our history comes at a cost, however the price of losing one of our historic gems is even greater. We lose out on part of the unique character that makes Ashland such a wonderful place to live and visit. There are other paths forward, and HPAC is happy to provide guidance on how to get there.

Kindly,

Shelby Scharen, *Chair*
City of Ashland Historic Preservation Advisory Committee

For further reading:

The Secretary of the Interior s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, Kay D. Weeks and Anne E. Grimmer (1995, rev. 2017). US Dept of the Interior, NPS, Technical Preservation Services, Washington, DC

2025 Work Plan

Memo

DATE: November 6, 2024
TO: Historic Preservation Advisory Committee (HPAC) Members
FROM: Derek Severson, *Planning Manager*
RE: HPAC Priorities & Workplan Preliminary Discussion

Background

The City Council “LookAhead” includes a study session on Monday, December 16th to consider Advisory Committee workplans and celebrate community volunteers. Assuming this will be handled like other study sessions, it will be held at 5:30 p.m. at the Council Chambers; should this change staff will make you aware.

At its 2023 retreat, HPAC developed workplan and list of priorities that were provided to the City Council noting that these would be the focus of HPAC meetings when there were not multiple land use actions to consider. The 2023 priority list included:

- ☐ **Restart the HPAC Weekly Review Board**

The Review Board resumed weekly in-person meetings on Thursday afternoons by appointment and has reviewed building permit submittals and pre-applications and provided consultations with property owners, designers and contractors by appointment as needed. Permits and planning actions within the districts have been relatively slow compared to prior years, and the Review Board shifted to meetings every other week earlier in 2024. Scheduled members are notified in advance if there are no items to review or appointments scheduled.

- ☐ **Implement Residential Site Design Review**

With the passage of House Bill 2001, which required cities to allow accessory residential units and duplexes with the same procedural as detached single-family homes, planning actions are no longer required and HPAC no longer reviews a substantial portion of the new construction

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in the four National Register-listed historic districts which previously required review. In 2023, HPAC members conveyed to Council that they would like to see residential Site Design Review requirements implemented so that the designs for new Single-Family Residences, Accessory Residential Units and Duplexes in the historic districts could be reviewed for compliance with Historic District Development Standards.

In staff's assessment, this would be difficult to accomplish even if there were political will to do so as the current long-range workplan in implementing new state laws and rules along with local priorities has Ashland's limited staffing scheduled at least 18-24 months out (i.e. Climate Friendly & Equitable Communities (CFEC) rules Climate Friendly Areas (CFAs) including Re-Zoning CFAs and developing new land use regulations, crafting new Walkable Design Standards required under CFEC, completing multi-modal gap analyses and highway impact summaries for the CFAs; completing a new city-wide Economic Opportunities Analysis; developing a new Manufactured Home Park Ordinance, and working with Public Works/Engineering to create a new Transportation System Plan (TSP) which will require a greater Planning role in response to CFEC requirements, and continuing to work on larger scale developments including recent annexation requests for the third iteration of the Grand Terrace project and the old Cooper property at 300 Clay Street, and the anticipated Townmakers' master planned redevelopment of the former Croman Mill site.

□ **Update the city's [Historic Preservation Plan](#).**

The current Preservation Plan was completed in 2008 using consultant services funded by a Certified Local Government (CLG) grant. The plan speaks to the city's planned preservation activities from 2009-2018, and in 2023 HPAC members indicated it was overdue for an update. *In the absence of available consultant services funds, HPAC had discussed revisiting the plan and updating it through regular meetings or as a*

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subcommittee project but there seemed to be limited interest after initial discussions last year.

☐ **Update Historic Surveys.**

The documents inventorying the four existing historic districts are decades old, and do not reflect new development within the districts or buildings which were not eligible to be considered historic resources at the time the districts were adopted but may now be considered historic due to their age. In addition, there may be additional areas, such as the Quiet Village Subdivision, which are now qualified for nomination as historic districts.

Historic Surveys are a substantial undertaking and typically rely heavily on consultant services because they are so time and labor intensive. It is unlikely that there will be budget or staffing in the near term to support updating the historic surveys.

☐ **Digitize Text & Photos of Existing Historic Surveys/Make Available On-Line.**

The photos used in the existing survey were taken on film originally. Digitizing them would require obtaining negatives from the original consultant who prepared the original historic district survey documents, having them scanned, and then creating a user-friendly, searchable webpage. It might also involve the creation of a “story map” through the city’s Geographic Information System (GIS). *Currently, there are not funds budgeted to support such an undertaking.*

☐ **Updating the [HPAC Webpage](#).**

In 2023, HPAC members noted that they would like to see the committee’s webpage updated to be more comprehensive and user friendly and to contain all documents relating to the historic districts and historic preservation in Ashland in a single convenient on-line location.

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In 2024, Maureen Batistella of the Jackson County Heritage Association provided some recommendations for a webpage update. In mid-2024, the city's webpage was fully replaced and now has the web address of <http://www.ashlandoregon.gov>. Pages associated with individual departments and divisions, as well as commissions and committees, are being rebuilt individually as staff time allows. If the Commission wanted to make this a project, we could review the current page at a regular meeting item to identify needed changes, or consider forming a subcommittee.

As previously discussed, it would be worthwhile to consolidate historic documents on a single HPAC page including the current survey information in as much detail as possible for the four National Register-listed historic districts, and to ultimately look at the potential for using GIS Story Maps.

□ **Continuing education opportunities for HPAC members**

Last year's discussion suggested that when meeting time was available, HPAC could take advantage of the extra time to provide some continuing education on the information that HPAC members should know in order to carry out their responsibilities, such as:

- Review the Ashland Municipal Code to understand HPAC's role and responsibilities as an Advisory Body to the City Council. (**Note:** *The ordinance establishing advisory committee roles and responsibilities is scheduled to be updated, with a second reading tentatively on the Council agenda for November 19th. A training manual/guidebook is also being developed by the City Manager's office.*)
- Become familiar with the regulations for Building Placement, Orientation, and Design for residential and non-residential developments, as well as Historic District developments, and Downtown Ashland ([AMC 18.4.2](#)).

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- Provide a short workshop on how to read the monthly packets, which include becoming familiar with the definition of terms related to Planning Actions reviewed by HPAC. For example, understand the difference between a contributing and non-contributing property, conforming and non-conforming property, etc.
- Become familiar with the different kinds of planning actions (Type I/Type II/Type III) and planning procedures such as site design reviews and conditional use permits, etc.
- Review the national standards for historic preservation from the National Park Service's National Register of Historic Places.
- Become familiar with the responsibilities of being designated as a Certified Local Government under the State Historic Preservation Office (SHPO).

If the HPAC would like to move ahead with continuing education items like these, they could be scheduled whenever regular meeting time is available.

□ **Raise Public Awareness of Historic Preservation and HPAC's Role**

HPAC discussion of promoting preservation and the committee included:

- Plan special events and activities that educate the general public about the role historic preservation plays in revitalizing neighborhoods and promoting tourism that highlights the historic and cultural heritage of Ashland, such as the annual Historic Preservation Week in May. (*Preservation Week in May 2024 included a number of events promoting the Railroad Addition Historic District as highlighted through the Marking Ashland Places (MAP) Project and the HPAC's role in partnering with the Public Arts Advisory Committee, Ashland Chamber of Commerce, Southern Oregon University and [WalkAshland](#).*)
- Identify target professional groups, such as realtors, developers, designers and architects, to inform them of the design standards, as

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well as building materials, that are required in properties located within the Historic Districts. This information is already available in pamphlet form.

- Strategize ways to make new homebuyers moving into Ashland's historic districts aware of the City's process in regards to making exterior improvements to their properties (*See attached Historic Building Brief #1 "[Living With Historic Buildings](#)". There was an initial mailing of the Living With Historic Buildings brief to new homeowners within the districts. This could be repeated.*)
- HPAC also noted "Preservation Planning for Local Governments" from Oregon Heritage (<http://www.oregonheritage.org>) as a reference item.

Next Steps

The December 16th study session will provide an opportunity to communicate HPAC's priorities and proposed workplan to the Council and hear any feedback. Tonight's meeting is an opportunity to craft a priority list/work plan to send to the Council for their December study session with any desired additions to or deletions from the existing list.

REFERENCES & ATTACHMENTS

None.

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PA-T1-2024-00251
264 Fourth Street

NOTICE OF APPLICATION

PLANNING ACTION: PA-T1-2024-00251

SUBJECT PROPERTY: 264 Fourth Street

OWNER/APPLICANT: Carlos Delgado

DESCRIPTION: A request for Commercial Site Design Review for an addition to an existing structure at 264 Fourth Street. The proposal is for a 1,200 square foot addition to the rear of the existing building. The request also includes the removal of two trees within the development footprint of the addition. **COMPREHENSIVE PLAN**

DESIGNATION: Employment; **ZONING:** E-1; **MAP:** 391E09AB; **TAX LOT:** 5,600

NOTE: The Ashland Historic Preservation Advisory Committee will review this Planning Action on **Wednesday, November 6, 2024 at 5:00 PM** at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: October 21, 2024

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: November 7, 2024



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The Ashland Planning Division Staff has received a complete application for the property noted on Page 1 of this notice.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at <https://gis.ashland.or.us/developmentproposals/>. Copies of application materials will be provided at reasonable cost, if requested. Application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Any affected property owner or resident has a right to submit written comments within the 14-day comment period to planning@ashland.or.us or to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown on Page 1.

Ashland Planning Division Staff determine if a land use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting the application. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

If you have questions or comments concerning this request, please feel free to contact Jennifer Chenoweth at 541-552-2045 or Jennifer.chenoweth@ashland.or.us

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. **Underlying Zone:** The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. **Overlay Zones:** The proposal complies with applicable overlay zone requirements (part 18.3).
- C. **Site Development and Design Standards:** The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. **City Facilities:** The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards:** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect

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of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or

2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

TREE REMOVAL PERMIT (AMC 18.5.7.040.B)

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 - b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
 - e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

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Ashland Historic Commission
Design Review Form

Applicant Delgado for Wright Date September 19, 2024

Address 264 Fourth Street
Proposed Action Site Review/CUP for Addition

☒ Commercial ☐ Mixed Use ☐ Multi-Family ☐ Residential
☐ New Construction ☒ Changes to Existing Structure

Historic Review Board Comments:

This building is iconic in Ashland. We feel that it's important to maintain the original facade. We take no issue with the addition at the back, but we would prefer that the historic gas pump in the front remain in place.

[Staff did inform the applicants that relocating the pump could be considered as part of the application and advised that relocation to an adjacent frontage would require an encroachment permit (if relocation were approved)].

In the spirit of protecting the historic design and compatibility of your project, if you wish to amend your building plan in order to apply any recommendations of the Historic Review Board, we encourage you to prepare an addendum and resubmit it to the Building Department.

Applicant Signature

Historic Review Board Signature

Commercial Renovation and Addition
264 4th St
Ashland ,OR 97520

Oct 4, 2024

Planning Application Submittal –

**Findings of Fact – Site Design Review approval to allow
change of use for Mercantile to Business use for
Meditation and teaching**

ADDRESS:

264 Fourth St, Assessor's Map 39 1E 09 AB Tax Lot 5700

Zoning:

E-1 and Low-Density Multiple Family Residential (R-2)

Owner

Carl Wright Charitable Trust
1030 Morton St
Ashland, OR 97520
760.274.3419

Architect

Carlos Delgado
Carlos Delgado Architect LLC
200 Clear Creek Drive, Ste C
Ashland, Oregon 97520
541 552 9502

Landscape Architect and Planning

Shelby Scharen
Scharen Design Studio
Landscape Architecture & Planning
Ashland, OR 97520
541.215.4464

ATTACHMENTS

Project Narrative & Findings

Appendix 1_Photo of existing building

Appendix 2_Images of proposed renovation and addition

Appendix 3_Material and Color submittal

AS1.0_Architectural Site Plan with Planning Summary and Building Code data (11x17)

A1.1_Architectural Main Floor Plan (11x17)

A2.1_Exterior Elevations (11x17)

LO.1_Tree Removal and Protection Plan

L1.0_Landscape Plan

Commercial Renovation and Addition
264 4th St
Ashland ,OR 97520
Project Description

The proposal seeks to allow for the conversion and addition to the existing 1,250 SF single level structure of M occupancy (Business) to a 2,450 SF meditation center (of B occupancy – refer to code analysis below) by constructing a historically appropriate 1,200 SF addition of 24-feet by 50-feet at the rear of the building. The front 9 feet will be utilized as a small bookstore which will offer books on meditation, healing, and yoga, though the group is predominantly supported by donations.

The proposal to use the property as a meditation center. Due to the additional proposed area being more than 50% of the existing structure the project requires a Site Design Review. The proposal is for the addition to be a single story, wood framed with cement or stucco exterior finish to not compete with the rough cut faced “Miracle Block” exterior on the existing historic contributing structure that is listed on the National Register of Historic Places.

There are no proposed changes to the existing structure except for painting the existing concrete block and window trim (color submittals attached to this application). The proposal for the addition includes small windows adjacent to the alley. Care was taken to only include windows for light but with privacy and not intended to complete with the historic openings of the historic structure. The footprint of the proposed structure is slightly narrower in width and less tall than the existing historic contributing structure to express the separate addition. A shed roof concept canted towards the alley is proposed.

The proposal is to install an entry area that will provide for a small greeting space but not alter the facade of the historic structure. Behind the entry wall will be the sanctuary area. A small unisex restroom will be replaced with two, accessible restrooms within the new addition. As a small meditation group, meditation, yoga, and spiritual teachings are the intended tenant of the space. The Ashland Meditation group organization is affiliated with Self-Realization Fellowship a non-profit organization which is a Church of All Religions. It was founded by Paramahansa Yogananda in 1920 for the purpose of teaching Kriya Yoga, which is a form of meditation. The group is already established in Ashland. The meet on Sundays from 10:00 AM until 12:00 PM with 18 – 24. A second opportunity for meditation is on Thursdays from 5:00 until 7:00 PM with 9 -12 in attendance. There is a short preliminary yoga practice to prepare for meditation.

Although the proposed use is a change of occupancy from its current use as M (Mercantile) – a furniture retail shop to B (Business) for the meditation and yoga teaching. It has been determined by building code analysis that in consideration of the intended use, the occupancy is not A – Assembly but rather B as an “Educational occupancy for students above 12th grade ...” under the Oregon Structural Specialty Code (Sec 304.1).

No kitchen cooking facility and a low occupancy (10-25 people) are proposed reducing any hazards. This also greatly reduces any neighborhood parking impacts.

Commercial Renovation and Addition
264 4th St
Ashland ,OR 97520

There is an existing open space within the vacated alleyway (running perpendicular to the main alley between A Street and B Street). The existing rear fenced area that currently separates the backyard from this vacated alley area will be relocated to the eastern edge of the property to encompass the entire property and will remain fenced to function as an outdoor space for the property.

Tree removal will be necessary to remove two trees that are directly to the rear of the existing building footprint, and these will be evaluated and, where necessary, tree removal permit applications will be implemented. There are two volunteer type native Cedar trees on the subject property that will be retained and incorporated into the garden and patio landscape design as is a new Japanese Pagoda Tree to be planted in the garden towards the rear of the garden space. These are graphically represented in the landscape plans in this submittal. Refer to the submitted Landscape Architectural sheets for data.

There will be no substantial alterations to the exterior of the historic structure or the functions of the property that would be impacted by the proposed change of use.

EXISTING Property Description



The subject property is property is a 3,750 square foot lot that was platted as part of the Railroad Addition Subdivision. The lot has 25-feet of frontage on Fourth Street and extends 142-feet along the public alley which is present along the north property line.

Commercial Renovation and Addition
264 4th St
Ashland ,OR 97520

The earliest use of the property was as “Ashland Hose Company No. 2” The building was constructed as a single-story bearing masonry building constructed of cast concrete block. The building was built in 1908 as Ashland’s second fire station. The building later served as an auxiliary police station complete with a drunk tank with the bars still visible on the north side of the building. The previous property owners made a significant renovation in 2006/2007 to the structure. The crumbling façade of the 1,250 square foot structure was restored. With reproduction molded texture on restore the “Miracle Block” masonry facade, the large original window sashes were restored and are operational. The interior corrugated aluminum ceiling was restored and new HVAC and lighting were added. The previous property owners earned an award for their historic preservation efforts from the Ashland Historic Commission.

According to the city of Ashland Historic Resources Inventory, the structure was inventories as a Historic Contributing Structure within the Ashland Railroad Addition Historic District which was listed in May 1999.

The property and the adjacent properties are zoned for Employment (E-1). There is a residential overlay in this area of the E-1 zone. The adjacent properties to the north, south, west across Fourth Street are zoned E-1-R and the adjacent property to the east is zoned low density multi-family residential (R-2).

Required Findings addressing the following Ashland Land Use Ordinance Sections

18.4.2.020	Site Design Review
	B. Overlay Zones – Historic District Overlay
18.4.2.050	Historic District Development
	B. Historic District Design Standards.
18.4.5	Tree Preservation and Protection
18.4.6	D. City Facilities
18.4.8	Solar Access
18.4.8.020.C.	Solar Setback Exceptions
18.5.7	Tree Removal Permits

Commercial Renovation and Addition

264 4th St

Ashland ,OR 97520

18.4.2.020

Site Design Review

B. Overlay Zones – Historic District Overlay

Height:

The addition is 11 feet high along the alley where it abuts the existing 18 feet high parapet along the alley. This exposes the historical building to the public right of way

Scale:

The proposed scale of the addition is similar yet slightly smaller than the existing structure

Materials:

The design of the addition with the cement stucco finish is intended to have a sense of solidity and complement the existing concrete building but not mimic the pattern of block but rather accentuate the block by proposing a cementitious surface adjacent to it. The window openings will express depth of the new façade as well as complement the masonry openings in the existing building.

Mass:

The mass is compatible with the existing structure and is similar to many single level structures within the existing development in the railroad district.

Roof:

The roof form is intentionally designed to complement the horizontal parapet of the existing building. The low end of the shed form is intentional to expose the existing building to the public along the alleyway.

Base or Platform:

The addition has no base to appear similar to the concrete block block in the existing building.

Form:

The addition of the shed form is a common form in the neighborhood and is a compatible form against a parapeted structure.

Additions:

Refer to findings above and project description that refers to the design intent that does not obscure but rather accentuates the defining features of the existing building.

National Listing:

Refer to the above findings and drawings that demonstrate compatibility to the existing contributing structure listed on the National Register of Historic Places.

18.4.2.050

Historic District Development

C. Rehabilitation Standards for Existing Buildings and Additions.

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a. Historic architectural styles and associated features shall not be replicated in new additions or associated buildings.

As addressed in the findings in Section B (Historic District design standards) the design of the addition does not replicate the historic architectural style of the existing building

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

The proposed re-painting and deferred maintenance and repair of the existing windows, doors, and flashing contributes to the restoration of the historic building.

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

Replacement finishes on the existing building will improve upon the original finish and will be of similar tone. As addressed by a previous Historic Review board meeting – the paint scheme has been approved. As addressed in the findings in Section B (Historic District design standards) the stucco finish of the addition does not replicate the finish of the existing historic building.

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

Not applicable

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

The exterior wall color of the addition will match those of the historic building, however, by the lack of the stucco reflectivity and difference in texture – the complementary change in the wall compared to the existing building is a more compatible solution to accentuate the historic value of the existing building.

f. Imitative materials including but not limited to asphalt siding, wood textured aluminum siding, and artificial stone shall be avoided.

Not applicable

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

No windows in the existing building are proposed to be replaced. The new windows in the addition are compatible but do not replicate the windows in the existing historic building.

h. Reconstructed roofs on historic buildings shall match the pitch and form of the original roof. Roofs on new additions shall match the pitch and form of the historic building, and shall be

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attached at a different height so the addition can be clearly differentiated from the historic building. Shed roofs are acceptable for one-story rear additions.

There is no proposed reconstruction of the roof on the existing historic building – except for deferred maintenance where necessary. Per the historic design standards addressed in the previous findings under section B – the shed roof is an acceptable roof that accentuates the historic parapet wall of the existing historic building.

i. Asphalt or composition shingle roofs are preferred. Asphalt shingles which match the original roof material in color and texture are acceptable. Wood shake, woodshingle, tile, and metal roofs shall be avoided.

The new metal roof on the addition is an acceptable and appropriate material for complementing the existing historic building with many nearby examples of its use in this historic district.

j. New porches or entries shall be compatible with, but not replicate, the historic character of the building.

Not applicable

k. New detached buildings shall be compatible with the associated historic building and shall conform to the above standards.

Not applicable

l. The latest version of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall be used in clarifying and determining whether the above standards are met.

18.4.5.030 Tree Protection

A. Tree Protection Plan. A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter [18.5.7](#) may be required.

B. Tree Protection Plan Submission Requirements. In order to obtain approval of a tree protection plan, an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site. The plan must be drawn to scale and include the following:

These measures will be specified and will be provided with a graphic response in the Landscape design plans Sheets L0.1

C. Tree Protection Measures Required.

These measures will be specified and will be provided with a graphic response in the Landscape design plans Sheet L0.1

D. Inspection. A tree protect removal plan shall be requested prior to commencing with any work other than the installation of the erosion control measure.

Chapter 18.4.6 City Facilities

The facilities that serve the project are sufficient for the proposed development (refer to Sheet AS1.0 – the tie -ins will all be in 4th Street: 6 in sanitary, 4” water, and 8” storm service exist.

Chapter 18.4.8

SOLAR ACCESS

Refer to Planning Summary on submitted AS1.0 for Solar Access compliance

TREE REMOVAL PERMITS

A. General Submission Requirements.

There are a total of 2 trees proposed for removal on this property. The trees proposed for removal lie within the excavation and development of the proposed building addition. There are 3 trees proposed as mitigation, and 2 existing trees will be preserved and protected. Please see graphic response Sheets L0.1 Tree Protection and Removal Plan which identifies trees to be removed and preserved.

18.5.7.040 Approval Criteria

B. Tree Removal Permit.

All trees proposed for removal are to allow for consistency with the development standards. Removal of these trees will not greatly effect the urban tree canopy. Preservation of existing cedar trees and planting new trees to the rear of the property will provide shade, greenery, expand species diversity, and also provide absorption of stormwater.

18.5.7.050 Mitigation Required

A. Replanting On Site.

A landscape plan mitigates tree removal to the extent possible, see Landscape design plan Sheet L1.0.

Commercial Renovation and Addition

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APPENDIX 1 – PHOTO of EXISTING BUILDING



APPENDIX 2 – IMAGES of PROPOSED RENOVATION/ADDITION



IMAGE 1 - FOURTH STREET ELEVATION – existing structure



IMAGE 2 - PROPOSED NORTH EAST ELEVATION – addition along alley



APPENDIX 3 – MATERIAL and COLOR SUBMITTAL

EXTERIOR FINISHES

(N) ROOFING Standing seam metal roof

NEW

Vendor: ASC
Series/Model #: Skyline Architectural
Standing Seam Metal 12" OC
24 Gauge
Finish/Color: OLD ZINC GRAY

NOTES: 1" Standing Seam

(N) GUTTERS, DOWNSPOUTS & TRIM

NEW

Vendor: ASC
Series/Model #: Snap Lock Standing Seam
Finish/Color: OLD ZINC GRAY

NOTES: Flashing, Gutters &
Downspouts to match
ASC roof

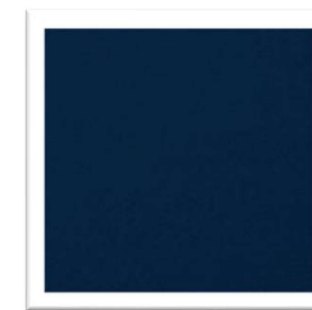
(E) GUTTERS, DOWNSPOUTS & TRIM

EXISTING (to be painted)

Manufacturer: Benjamin Moore
Series/Model #:
Finish/Color: Hale Navy – BM HC-154

NOTES: Existing Cornice/Flashing,
Door and Window Trim

G.C. to provide sample
for approval by architect



EXTERIOR FINISHES

(N) SIDING

STUCCO

NEW

Manufacturer: TBD
 Series/Model #: Heavy Dash Texture
 Finish/Color: Sherman Williams
 White Flour - 7102

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

New sills below new windows to
 "steel trowelled smooth"



(E) SIDING

Existing Masonry (to be painted)

Manufacturer: Sherman Williams
 Series/Model #: White Flour - 7102
 Finish/Color: White Flour - 7102

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



EXTERIOR DOOR & WINDOW FINISH

NEW

Manufacturer: Sierra Pacific Windows
 Series/Model #: Clad Colors
 Finish/Color: Indigo – 402

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



EXISTING (to be painted)

Manufacturer: Sherman Williams
 Series/Model #: Dignity Blue – SW 6804
 Finish/Color: Dignity Blue – SW 6804

NOTES: Existing Pilaster Caps/Flashing,
 Garage Door, Door and Window
 Frames

G.C. to provide sample
 for approval by architect



PLANNING SUMMARY

PROPERTY DESCRIPTION:
ZONING DESIGNATION: E1 / RESIDENTIAL OVERLAY
ASSESSOR'S PARCEL NUMBER: 39-1E-09AB; T.L.# 5600
264 FOURTH ST., ASHLAND, OREGON 97520

LOT COVERAGE SUMMARY:

(P) BUILDING FOOTPRINT: 2,446 SF
(P) PATIO: 302 SF
PROPOSED TOTAL LOT COVERAGE: 2,784 SF

TOTAL LOT AREA: (.08ACRE)
TOTAL PROPOSED LOT COVERAGE (2,784 SF / 3,756 SF): 73%

CONDITIONED SPACE SUMMARY:

GHFA (E) STRUCTURE: 1,246 SF
GHFA (N) ADDITION: 1,200 SF
GHFA TOTAL FOR (P) STRUCTURE: 2,446 SF

SOLAR SUMMARY:

HT. OF (N) ROOF: 117'-7"
TYPE / SLOPE OF ROOF: 2:12 SLOPE
SETBACK STANDARD: TABLE 'B'
SETBACK PER STANDARD:

(1899.83' (+) 1882.25') = 17.58' (+) 16' / (.412) = 3'-10" SSB REQUIRED
(1892.50' (+) 1881.50') = 11.00' (+) 16' / (.412) = 0'-4" SSB REQUIRED

**AVG. 150' SLOPE TO NORTH IS (1881'-1876'=-5')/(1881'-1876'=-5')*(-10'/2=-5'/150') = (-.033)
**AVG. NORTH / SOUTH LOT DIMENSION = 25.00'

[.445+(-.033) = .412]
FORMULA I: (30' / .412) = 72.82' (IF < THAN) 25.00' = STD 'A' (-6') : (IF > THAN 25.00' USE STD 'B')
FORMULA II: (10' / .412) = 24.27' (IF < THAN) 25.00' = STD 'B' (-16') : (IF > THAN 25.00' USE STD 'C' = 21')

BUILDING CODE DATA

CODE - 2022 OSSC
TYPE VB CONSTRUCTION / NO NFPA13 AUTOMATIC SPRINKLERING PER SECTION 903
OCCUPANCY
BUSINESS B

SECTION 504 - BUILDING HEIGHT & NUMBER OF STORIES

B OCCUPANCY / TYPE VB - SM- 27,000 SF = 60 FEET ALLOWABLE / 3 STORIES

SECTION 601 - FIRE RESISTANCE RATING REQTS

TYPE VB - 0 HOURS FOR ALL BUILDING ELEMENTS

SECTION 602 - FIRE RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE

B OCCUPANCY DISTANCE OF 0 FEET FROM SOUTH PROP LINE = 1 HOUR RATING REQD.
TABLE 705.8 - MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE & DEGREE OF OPENING PROTECTION
0 TO LESS THAN 5 FEET - NOT PERMITTED

TABLE 1004.5 OCCUPANT LOAD

FLOOR / USE	USE	L.F.	AREA	# OCCS	CUMUL. EXITS LOAD REQD	EXITS PROVIDED
BUSINESS	GROUP B	150	1,975 SF	13	1	2

TABLE 1006.2.1 MAX COMMON PATH OF TRAVEL DISTANCE

B MAX DISTANCE W/O SPRINKLRS = 75 FEET (MAXIMUM IN PROJECT = 52 FEET.)

SECTION 2902 MINIMUM PLUMBING FACILITIES - TABLE 2902.1

OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE** FEMALE**	LAVATORIES MALE** FEMALE**	DRINKING FOUNTAINS
B	EDUCATIONAL	1 / 50	1 / 50	NA
	VOCATIONAL			
	REQUIRED	1	1	
	PROVIDED	2	2	

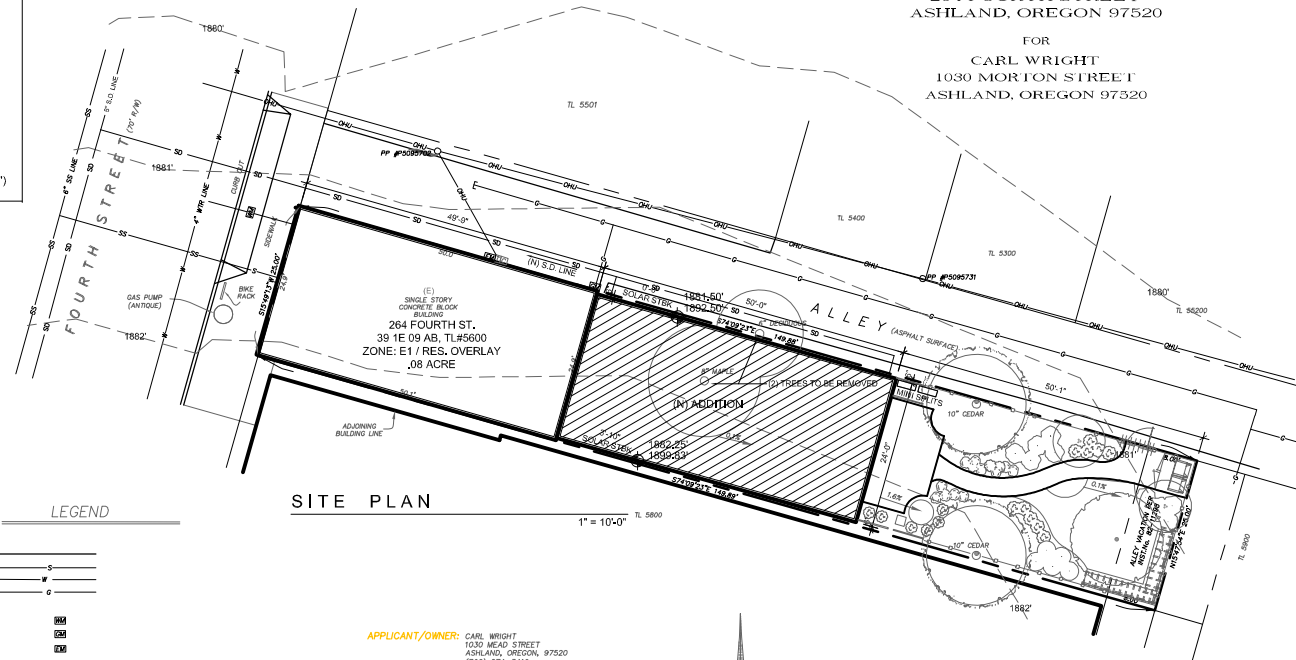


PROJECT SITE

APPLICATION MAP

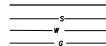
264 FOURTH STREET
ASHLAND, OREGON 97520

FOR
CARL WRIGHT
1030 MORION STREET
ASHLAND, OREGON 97520



SITE PLAN

LEGEND



TREE: AS INDICATED
SCALED LMB TO APPROXIMATE DRIP LINE

CONCRETE SURFACE

APPLICANT/OWNER: CARL WRIGHT
1030 MEAD STREET
ASHLAND, OREGON, 97520
(760) 274-3419

PLANNER: ANY GUNTER
ROCKE PLANNING & DEVELOPMENT
SERVICE, LLC
MEDFORD, OR 97501
(541) 951-4020

LAND SURVEYOR: FRED A. FRANTZ, PLS
TERRASURVEY, INC.
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474

SITE: 264 FOURTH STREET
ASHLAND, OREGON
MAP NO. 39-1E-09AB
TAX LOT NO. 5600

ZONING: E-1



DATE: 8-09-24
SCALE: 1" = 10'



TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terr@tfsu.net

JOB NO. 1852-24



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

DESCRIPTION	DATE

COMMERCIAL ADDITION

CARL WRIGHT
264 FOURTH ST.
ASHLAND, OR 97520
ASSESSOR'S MAP NO. 391E.09AB TAX LOT NO. 5600

NOT FOR CONSTRUCTION

DRAWN: CHECKED:
TS CD

DATE:
10/04/24

PROJECT:
WRIGHT_24

SHEET:

AS1.0

11X17 SHEETS ARE HALF SCALE



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



NORTH

11X17 SHEETS ARE HALF SCALE

DRAWN : CHECKED :
TS CD
DATE :
10/04/24
PROJECT :
WRIGHT_24
SHEET :

A1.1

COMMERCIAL ADDITION

CARL WRIGHT
264 FOURTH ST.
ASHLAND OR 97520

ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5600

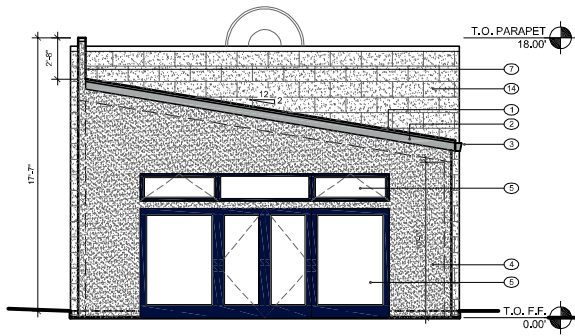
ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5600

[illegible]

Carlos Delgado
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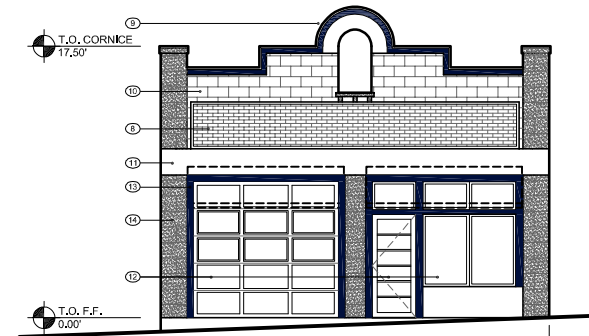


EAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

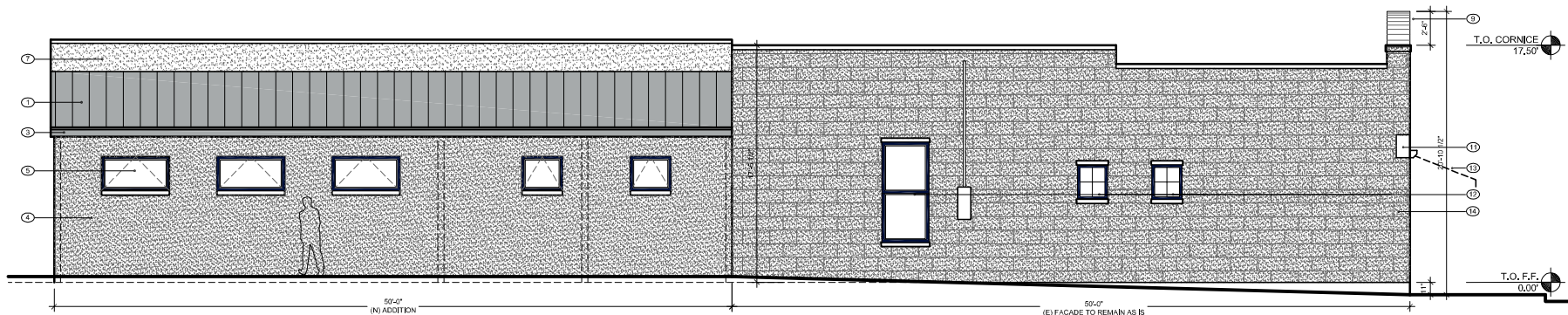
- ① (N) STANDING SEAM METAL ROOF
- ② (N) 2X FASCIA BRD W/ FLASHING TO MATCH ROOF
- ③ (N) CONTINUOUS 'FASCIA' GUTTER, MATCH ROOF
- ④ (N) STUCCO W/ INTEGRAL COLOR, TEXTURE TO MATCH ARMORY
- ⑤ (N) WOOD CLAD WINDOWS & DOORS
- ⑥ (N) STUCCO W/ INTEGRAL COLOR, TEXTURE TO MATCH ARMORY
- ⑦ (N) STUCCO PARAPET WALL
- ⑧ (E) BRICK, TO REMAIN
- ⑨ (E) ARCHED TOP DESIGN, TO REMAIN
- ⑩ (E) MASONRY BLOCK, TO REMAIN
- ⑪ (E) BOND BEAM, TO REMAIN
- ⑫ (E) DOORS AND WINDOWS, TO REMAIN
- ⑬ (E) AWNINGS, TO REMAIN
- ⑭ (E) PREFORMED CONC. BLOCK, TO REMAIN



WEST ELEVATION

(FOURTH ST. VIEW)

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

(ALLEY VIEW)

SCALE: 1/8" = 1'-0"



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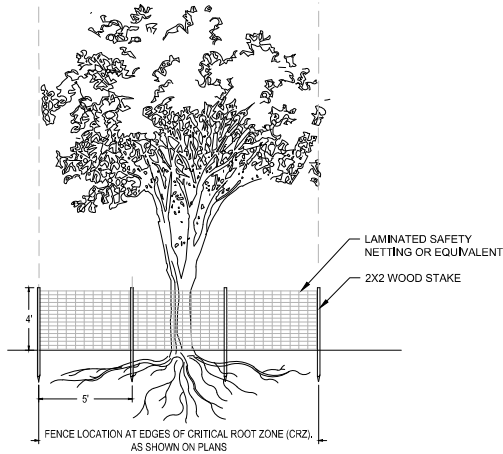
DESCRIPTION	DATE

COMMERCIAL ADDITION
CARL WRIGHT
264 FOURTH ST
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 09AB TAX LOT NO. 5600

NOT FOR CONSTRUCTION

DRAWN: CHECKED:
TS CD
DATE:
10/04/24
PROJECT:
WRIGHT_24
SHEET:
A2.1

11X17 SHEETS ARE HALF SCALE



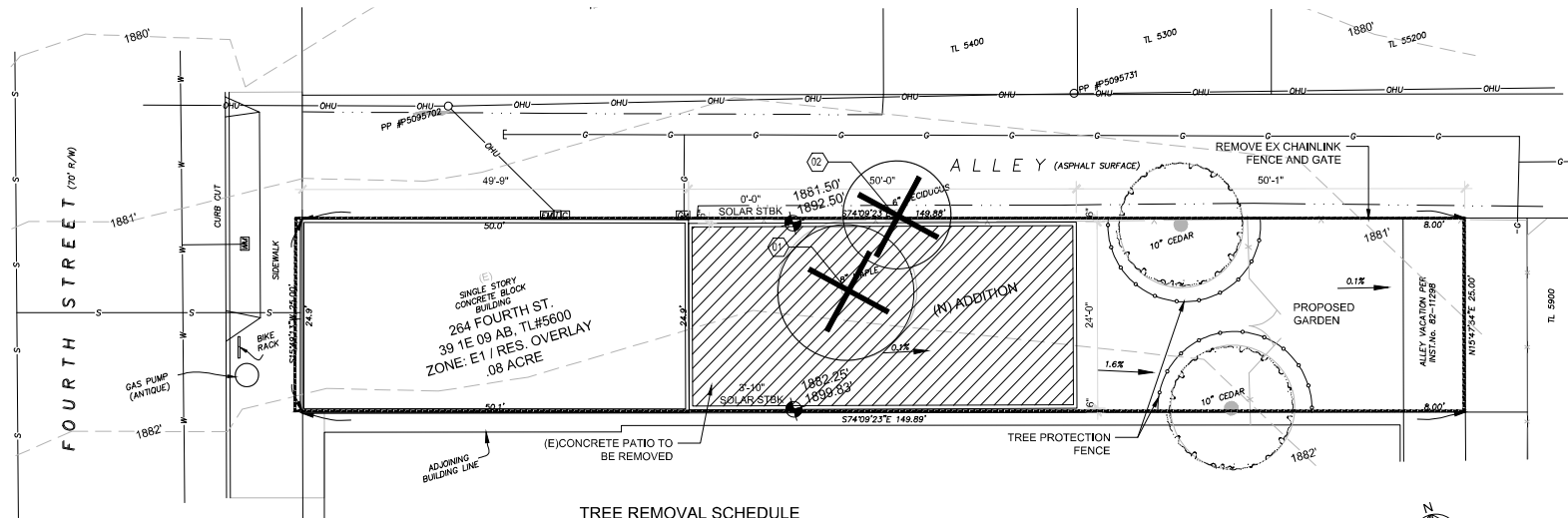
1 TREE PROTECTION FENCE SCALE: NTS

LEGEND

- TREE TO REMAIN
- TREE TO REMOVE
- TREE PROTECTION FENCE
- LIMIT OF CONSTRUCTION

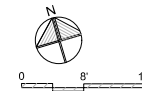
NOTES

- SURVEY PROVIDED BY TERRASURVEY, INC
- TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION.
- TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND ADDITIONAL WATER PROVIDED TO TREES.



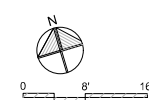
TREE REMOVAL SCHEDULE

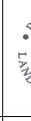
NUMBER	BOTANICAL NAME	COMMON NAME	DBH	CONDITION
01	Acer rubrum	Red Maple	8"	good
02	Crataegus spp.	Hawthorn	6"	fair



2 TREE REMOVAL & PROTECTION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



	 Scharen Design Studio landscape architecture & planning Ashland, OR 97520 541.215.4664 shabby@scharendesignstudio.com	
	 REGISTERED 09174 <i>Carl Wright</i> STATE OF OREGON LANDSCAPE ARCHITECT 08024347 051712087	
	COMMERCIAL ADDITION	
	CARL WRIGHT 264 FOURTH STREET ASHLAND, OREGON 97520	ASSESSOR'S MAP NO. 391E 09AB TAX LOT 5900
	OCTOBER 4, 2024	
	L1.0 LANDSCAPE PLAN	
	PERMIT SET	

HPAC MembershipList - Web

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Updated 5.1.2024