



HPAC Committee Minutes

November 6, 2024

4:00PM – 6:00PM

Community Development/Engineering Services Building – 51 Winburn Way

4:00PM CALL TO ORDER

Scharen called the meeting to order at 4:00pm

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

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)

There were no changes to the agenda.

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

Historic Committee meeting of October 2, 2024

Repp/Shostrom m/s to approve the minutes of October 2, 2024. ALL AYES. Motion passed.

(4:15) PUBLIC FORUM (15 min)

There was no one in the audience wishing to speak.

(4:30) LIAISON REPORTS (5 min)

Council Liaison Jeff Dahle gave the liaison report with a brief background on the Council discussion of the Community Center, recounting that there had been a tour of the building by Council, the Parks Commission and HPAC, followed by a Council study session. Shostrom attended the Council meeting and presented a letter he prepared on his own behalf. Ultimately, a Management Advisory Committee (MAC) was formed to advise the Public Works



HPAC Committee Minutes

Director of options. Appointees include Shostrom, developer/former city planner/former Historic Commission staff liaison Mark Knox, architect Steve Ennis, the Building Official, the Public Works project management staff and representatives of Outlier Construction. There will be at least two meetings to formulate a recommendation on viable options and realistic costs to the Public Works Director before the issue comes back to Council.

Severson gave the staff report and gave a brief update on the Climate Friendly Areas project, noting that staff had appeared before Council recommending the Railroad Property and part of the Transit Triangle as CFAs, with Croman's inclusion to be deferred until details of their master plan application are available. Severson suggested that staff's recommendation with regard to the downtown, would be to change the codes to allow the heights and densities required of CFAs, but to not designate as a CFA so that the design standards could remain as currently in place.

Severson noted that after promising to send a link to the B Street poll last month, he found that the poll had already closed. He indicated that he would consult with Public Works staff and report back next month.

Severson further noted that the first plaque for the Playwright's Walk had been installed in front of the Chamber of Commerce on East Main Street and that more would follow around the downtown.

(4:45) DISCUSSION ITEMS

A. Review Board Assignments

Members volunteered for Review Board assignments for the remainder of November and the month December.

B. Community Center Recommendation

Community Center Recommendation

Whitford noted his strong feelings on this issue, emphasizing that the Community Center is not falling down, and that demolishing it and replacing it with a replica would be a very bad idea. Buildings should reflect their time, and a new building should appropriately reflect the 2020's if that were the option pursued.

Shostrom discussed construction and cost issues, noting specifically the state of the roof trusses and floor level among other issues.

Bonetti questioned if seismic issues were a consideration.

Repp inquired about formation of the Management Advisory Committee and the original condemnation of the building.

Scharen suggested that there needed to be a clear revised cost estimate accurately reflecting the work necessary to make an informed decision.



HPAC Committee Minutes

Shostrom suggested emphasizing the importance of the building to Ashland's history, noting he had provided the Council with HPAC-prepared brochures and that there needed to be education as to how historic preservation is considered in the Comprehensive Plan and the Land Use Ordinance. There was discussion of HPAC members each writing individual letters on their own behalf so that there is a letter in each Council packet and the issue remains top of mind. Severson emphasized that these could not be drafted through any sort of serial e-mail or phone communications between committee members outside of public meetings.

Bonetti suggested that in addition to the need to have the Community Center operational, another Community Center is needed to serve the southside of town, perhaps as part of the new master-planned Croman development.

With regard to Scharen's draft letter which was included in this month's packet for approval by HPAC, Bonetti suggested adding a clear heading indicating, **"COMMUNITY CENTER – DEMOLITION IS NOT THE ONLY PATH FORWARD!"**

Repp/Whitford m/s to approve the letter with Bonetti's proposed heading added. Voice vote: All AYES. Motion Passed.

C. 2025 Work Plan

Work plan goals for 2025 to be presented at the December Council meeting

Members discussed achievements over the last year and priorities and workplan for the coming year to be presented to Council at their December 16th study session. See attached exhibit. (See attachment A)

(5:30) PLANNING ACTION REVIEW

PLANNING ACTION: PA-TI-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

Applicants present

Carl and Johanna Wright – Owners

Carlos Delgado –Architect

Scharen recused herself from this project as she was part of the project team, and she exited the room for the discussion. Vice Chair Shostrom assumed the role of Chair during her absence.



HPAC Committee Minutes

Severson provided a brief staff report.

Applicants Carl & Johanna Wright explained the proposal, noting that they have acquired the property and will be converting it to a meditation center. The proposal includes the removal of two trees that are within the footprint of the addition. Both trees will be replaced. They presented a photo dating to 1989, prior to the current restoration, and explained that their proposed white with blue trim color scheme was largely similar to that in place pre-restoration.

Architect Carlos Delgado discussed the proposal, noting that the intent was to change the paint color as depicted in the submittal. He noted the recessed windows on the addition for compatibility with the existing building, and the extension of the fire wall at the property line extending above the shed roof of the addition. There may or may not be a new awning which would be similar to the Revive awning, and the Revive signage would be updated for the new use. The fencing along the alley would be a solid, six-foot cedar fencing rather than the chain link depicted in the renderings, and there will be a landscaped meditation garden behind the new addition.

Shostrom suggested that the post-restoration color scheme seemed more organic and historically compatible than the proposed white with blue trim, and that the current greyish color was complementary to the Miracle Block construction.

Emery recounted the discussion at the Review Board, where the primary concern had been with moving or removing the restored gas pump currently in front of the building. It was noted that the current proposal was to retain the pump in place but repaint it to match the newly proposed colors of the building. He questioned whether Shostrom was comfortable with the windows and trim as proposed. Shostrom indicated that the recessed windows were a great approach as they related well to the windows in the historic Miracle Block portion. He noted that his primary issue was that the bright white with blue trim seemed a bit overdone.

There was discussion of changing the color of the gas pump, which dates to 1920 when the Fire Department acquired its first gas-powered fire truck, noting that its original pre-restoration colors were unclear, and that the current red might be part of a standard Texaco branding relied upon during the restoration. The applicants indicated they intended to keep the Texaco cap in place, but the intent was to repaint the pump to match the blue and white treatment of the building, consistent with the 1989 photo that had been provided to them by the owners when they acquired the building.

Bonetti and Repp both indicated that they were good with the colors proposed and the proposal as a whole and thanked the applicants for leaving the gas pump.

Repp/Bonetti m/s to approve PA-TI-2024-00251 as submitted. Voice vote: All AYES. Motion passed.

Scharen returned.



HPAC Committee Minutes

(6:00) ADJOURNMENT

Next meeting is scheduled December 4, 2024, at 4:00pm at, 51 Winburn Way.

There being no other items to discuss, the meeting adjourned at 5:55pm.

Respectfully submitted by Regan Trapp

Members (Shostrom, Repp, Emery) who had volunteered for this week's Review Board opted to stay and review permit submittals for 27 North Main Street and 500 A Street in lieu of meeting separately on Thursday.

Memo

DATE: December 16, 2024
TO: Mayor Graham and City Council
FROM: Shelby Scharen, Historic Preservation Advisory Committee (HPAC) Chair
RE: HPAC 2024 Achievements & 2025 Priorities and Workplan

2024 Achievements

Over the course of 2024, the Historic Preservation Advisory Committee (HPAC):

- Resumed the HPAC Review Board, a bi-weekly subcommittee to review building permits and pre-application proposals as well as being available by appointment to discuss potential historic preservation issues.
- Celebrated Historic Preservation Week 2024. This event was a celebration of the first phase of the Marking Ashland Places (MAP) project in the Ashland Railroad Addition Historic District presented cooperatively with the Public Arts Advisory Committee (PAAC), Ashland Chamber of Commerce, Ashland Parks Department, Southern Oregon University (SOU) and WalkAshland. .
- Continued to review and advise on land use applications in Ashland's four National Register-listed historic districts including single-family, multi-family, commercial, public and legislative projects.
- Reviewed the "Walking Upstream" painted crosswalk treatment, the "Playwright's Walk" proposal, and mural proposals for Northwest Nature Shop, the Ashland Elks Lodge and KS Wild.
- Created a subcommittee and provided detailed recommendations to the Oregon Department of Transportation (ODOT) through its Architectural Historian on the rockwork treatment in crosswalk accessibility projects and for utility box replacement proposals.
- Continued the successful partnership with the Public Arts Advisory Committee and Parks Department in a subcommittee to begin looking at the next phase of the Marking Ashland Places project in the downtown.
- Met with the Parks Foundation to discuss restoration of the Butler-Perozzi Fountain and had two members (Shostrom and Whitford) who served on the Parks Foundation's steering committee for the planning and fundraising effort.

COMMUNITY DEVELOPMENT DEPARTMENT

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ATTACHMENT A



- Toured the Community Center building and had one member (Shostrom) appointed to the Management Advisory Committee (MAC) looking at options for the future of this individually-listed historic resource from the National Register of Historic Places.

2025 Priorities & Workplan

The Historic Preservation Advisory Committee (HPAC) discussed priorities and a work plan for the 2025 calendar year at regular meetings in October and November. The list below is provided in anticipation of the December 16th conversation with Council, and is in addition to continuing the Review Board and review of applications and proposals that .

- **Update the City's Historic Preservation Plan.** The current Historic 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. Members believe it overdue for an update and will revisit the plan and work at updating it systematically through regular meetings when there aren't land use items on the agenda.
- **Update HPAC Webpage** – HPAC members will work with staff to update the committee page of the city's new website.
- **Continuing Education for HPAC Members** – When meeting time is available, HPAC will look at continuing to educate new and existing members on the information needed to carry out their responsibilities, including role and responsibilities; reviewing planning action procedures and development standards; reviewing the Secretary of the Interior's national standards for historic preservation, and becoming familiar with the responsibilities of being designated as a Certified Local Government in Oregon.
- **Raise Public Awareness of Preservation and HPAC** – Promote preservation and the committee through events, activities and partnerships including the Preservation Awards, direct mailings to new property owners in the districts, targeted outreach to professional groups, the Committee webpage, on-going work with the Public Arts & Advisory Committee to continue the Marking Ashland Places project.

Next Steps

HPAC looks forward to the December 16th study session as an opportunity to communicate HPAC's priorities and proposed workplan to the Council and hear any feedback.

REFERENCES & ATTACHMENTS

None.

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