

APPENDIX A

NEIGHBORHOOD CHARACTER CHARTS

Neighborhood Characteristic

HISTORIC CORE

Architecture

FEATURES

- Heaviest concentration of historic buildings:
 - Commercial
 - Residential
 - Institutional.
- Commercial
- Late 19th century brick.
- "Zero" lot line.
- Generally one to two stories (three is exception).
- Share common walls.
- Up to 1/2 block from California Street / above disappears & two blocks long.
- Commercial continues on beyond two block commercial core (along 238) in form of adaptive re-use of residential structures.
- Residential
- Wood frame, 19th century.
- Mostly one and two story.
- Vernacular; Queen Anne; Italianate.
- Outbuildings present (small barns, sheds, stables, garages).
- 6,000 to 8,000 square foot lots.
- Historic Institutional
- Two churches (Episcopal & Catholic) are both Greek Revival and wood framed.
- Museum (brick Italianate) was original County Courthouse. Two story with belvedere. (centered on lot with lawns on all sides). Low free-standing stone wall all around the perimeter. Pedestrian entrances on all sides. No parking on-site.
- Newer Institutional
- Post office
- US West
- Foundations on many houses are very primitive and structurally unsound.
- The core area is really defined by the age of its architecture.

Landscape

FEATURES

- Commercial
- No landscaping along California Avenue in commercial core.
- Residential
- Older mature trees and shrubs.
- Informal in nature with rural and rough texture and character.
- Rarely formal planting areas, even on private properties.
- Often lilac, spirea, quince, almonds, and vegetable gardens.
- **HISTORY**
- Landscape is introduced.

Land-Use

FEATURES

- City center not originally designed for parking, so it does not exist now.
- Town located here for gold mining purposes.
- Mid 1960's saw beginning of "formal" preservation movement:
- Preservation of buildings.
- Efforts to get funding.
- Interest in National Historic Register.
- 15 years of NO-BUILD.
- Preservation initiated by:
 - Economics
 - Formal preservation movement
 - Public facilities moratorium.
- Very diverse commercial (90% commercial). Still some residential there. Non-conforming uses in commercial zone.
- Consider performance zoning in Historic Core for such sites.
- One to one & half blocks from California Street feels quiet.
- Historic Core location:
 - Between creeks
 - Flat topography
 - Away from gold mines to west and south.
 - Access route (238) to Medford.

Transportation

FEATURES

- Railway bypassed city in 1883.
- Gold was gone; county seat gone; attorneys gone.
- City got locked-up, hence:
- PRESERVED!
- Everything stopped.
- Lack of transportation really made this place what it is.
- Highway 238 is a barrier.
- California and Fifth Streets are, or are becoming uncomfortable for pedestrians.
- Southern and northern edges do not relate very well due to Highway 238.
- Walking distance is excellent.
- Volunteer Fire Department. Located Here
- **VIEWSHED**
- Transportation routes and topography combine to offer first view of city center when accessing from west along Highway 238.

Topography

FEATURES

- Flat in most of City Center.
- Ties into two ridges there. These define the west side.
- Two creeks run through town:
 - Daisy Creek.
 - Jackson Creek.
 - Also one gulch.
- Both creeks affect Historic Core area.
- Jacksonville Cemetery located on hill mostly in North Oregon Street District.
- Cemetery really part of City Center.
- Views of City Center from cemetery.

Streetscape

FEATURES

- Character is dramatically different on California Street than any other part of Historic Core.
- Sidewalks along California Street primarily.
- Awnings on south facing side, not nearly as heavy on north facing side.
- No street trees along California Street
- Not many driveways at all in historic district.
- Much residential parking on street.
- All functional streets are paved.
- No public alleys exist.
- Service vehicles and garbage trucks have difficulty maneuvering in this area.
- Street widths: refer to street classifications.
- **HISTORY**
- Streets were laid out at time of gold rush, 1851, for horse & buggy, and pedestrians. For automobiles later.
- First paving of Historic Core occurred in the 1930's.
- "Preservation through poverty".
- Fourth Street caved in at Glory Hole once.

Neighborhood Characteristic

North Oregon Street

Architecture	Landscape	Land-Use	Transportation	Topography	Streetscape
FEATURES	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES
<ul style="list-style-type: none"> • Two prominent landmarks setback from road uphill: -- Touville House, & -- Nunan House • chose sites for visual prominence. • Other historic homes there with rural farm feel. Was originally outskirts of town. • Non-compatible infill is on smaller lots; post-war. • Back in neighborhood up the hill, more contemporary homes located just outside the Historic District. • Downslope, incompatible relationships exist. Infill not well done. • Downslope does not have same feeling because location is not as prominent. • No distinctly prevalent style in this neighborhood. <p>HISTORY</p> <ul style="list-style-type: none"> • Old Stage Route. 	<ul style="list-style-type: none"> • Prominent landmarks had more formal landscaping. • Incompatible infill approaches "suburban" character. • Lack of wooded areas near and below street corridor. • To west near cemetery and large vacant lot, underutilized lots have wooded feel. • Several trails have been worn in that lead to larger private properties. <p>HISTORY</p> <ul style="list-style-type: none"> • Landscape introduced in platted area. 	<ul style="list-style-type: none"> • Larger parcels here than in community core upslope. • Large vacant parcels; zoned for 8,000 square foot sites. • People have chosen over the years larger lot sizes both <u>in</u> and <u>out</u> of the district. • However, due to house placement on property (in center) subdividing is very difficult. • Downslope are largest vacant lots in the district. • large, vacant, underutilized parcels offer great land supply for future 	<ul style="list-style-type: none"> • North Oregon Street is a major collector servicing the west side of the Bear Creek Valley. • 2,000 to 4,000 trips per day there currently. • Neighbors in <u>county</u> are working to <u>prevent</u> state from widening street and taking out trees. • Many homes on the National Historic Register there. Really a linear district. • Old Stage Road is fairly walkable area. • North Oregon Street does not have any pedestrian walks. • ISTE A funds coming to create sidewalk on downslope side. • Presently North Oregon Street is fairly manageable. • Will always carry local traffic, and • Will always have pedestrian traffic concerns. • Topography focuses originally on North Oregon Street location. <p>HISTORY</p> <ul style="list-style-type: none"> • Prior to Railroad, Old Stage Road connected Ashland to Grants Pass through Jacksonville. <p>VIEWSHED</p> <ul style="list-style-type: none"> • As an entrance to town, this area is known as an important viewshed in Kramer's Context Statement. 	<ul style="list-style-type: none"> • Elevation change and rolling hills create a feeling of leaving the "countryside" and entering the city, and vice versa. • Helps define the edge of the city. 	<ul style="list-style-type: none"> • Two landmarks placed there because of prominence. • New <u>access</u> to downslope properties should not compromise the historic integrity of the Nunan House. • Royal Mobile Estates affects streetscape. • Has nice tree-lined appearance with canopy. • Existing streets off Oregon Street are all <u>upslope</u>. • Woodberry Lane is an existing gravel street. • Street widths Refer to street classifications.

Neighborhood Characteristic

South Oregon Street

<u>Architecture</u>	<u>Landscape</u>	<u>Land-Use</u>	<u>Transportation</u>	<u>Topography</u>	<u>Streetscape</u>
Feature	Feature	Feature	Feature	Feature	Feature
<ul style="list-style-type: none"> • Historic structures facing Oregon Street. • Near town center, deep parcels run across to Third Street. • Northwest side parcels are mixed. • Styles are mixed. • No one particular type of style • More urban north of First Street. • More rural south of First Street. • Bozo the Clown lived here; i.e. Pinto Colvig 	<ul style="list-style-type: none"> • Sharp rise in topography. • Landscape has glen view feel. • Many almonds scattered up on the hill. • Woody character midway north to south, and to the west. • Mixed feel in general. • Mr. Britt lived in central city area south of highway 238. Raised various horticultural specimens. • Mr. Britt was one of Southern Oregon's promoters of fruit tree and grape varieties. • Old irrigation ditch runs along Jackson Street to his former site. 	<ul style="list-style-type: none"> • Britt Grounds here. • Amphitheatre is really part of South Oregon Street due to topography and transportation. • Britt residence (burned down) fronted on California Street. • Conflict of uses: amphitheatre stuck in middle of residential area. • Parking problem. • Official parking for festival is across California street. • Lots of residents 	<ul style="list-style-type: none"> • Parking problems on Britt Grounds and in adjacent residential neighborhood. • Parking across highway from Britt Amphitheatre. • Britt Grounds serves as gateway to pedestrian trail system up on the hills. • Pedestrian friendly. Very walkable. 	<ul style="list-style-type: none"> • Rises up hill - Hill Street; Applegate and Oregon hug side of hill and rise up the contours. 	<ul style="list-style-type: none"> • Mixed feel. • Setbacks are diverse. • Variety is streetscape. • Plant treatments are usually varied. • Pedestrian friendly. Very walkable. • Bottleneck on Applegate between "Y"s.

Neighborhood Characteristic

NEW SCHOOL DISTRICT

<u>Architecture</u>	<u>Landscape</u>	<u>Land-Use</u>	<u>Transportation</u>	<u>Topography</u>	<u>Streetscape</u>
FEATURES	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES
<ul style="list-style-type: none"> • Only three historic houses there in neighborhood. • Two of those are in historic district. • Most modern portion of town; suburban. 	<ul style="list-style-type: none"> • Daisy Creek is a major linear feature. • Suburban, front lawns, ...etc. • Previously farm land. 	<ul style="list-style-type: none"> • Corner of neighborhood (west) is in the historic district and is multi-family • Historically was farmland with some farm houses. 	<ul style="list-style-type: none"> • Railroad right-of-way is a linear feature. • Has been abandoned and given to various property owners. • Nice neighborhood for walking. Easy to walk through. • Only two entrances for cars: <ul style="list-style-type: none"> - Hueners - Shafer Lane • Very inefficient flow for through-traffic, due to Hueners' geometry. 	<ul style="list-style-type: none"> • Flat 	<ul style="list-style-type: none"> • Modern. • Standard, engineering standards. • Street widths: <ul style="list-style-type: none"> - Carriage 34 ft. (paved) 60 ft. R.O.W.

Neighborhood Characteristic

OLD SCHOOL DISTRICT

<u>Architecture</u>	<u>Landscape</u>	<u>Land-Use</u>	<u>Transportation</u>	<u>Topography</u>	<u>Streetscape</u>
<p>FEATURES</p> <ul style="list-style-type: none"> • Platted as grid. • Great concentration of historic homes, especially on western edge. • Beekman House and Reames House are prominent with ornate architectural style. • Not many <u>high-style</u> structures. • Mostly residential neighborhood except for school. • row along South Stage Road (similar to Old Stage Road). • Boundary jogs south of South Stage Road due to topography and age. • Beekman House is a town attraction. Operated by County as a Living History Museum. 	<p>FEATURES</p> <ul style="list-style-type: none"> • Similar to historic core. • Older mature hardwoods, scattered conifers. • Preference of particular homeowner creates landscape. <p>HISTORY</p> <ul style="list-style-type: none"> • Landscape is introduced. 	<p>FEATURES</p> <ul style="list-style-type: none"> • Grid plat. • Platted in 50 x 100 foot plots, but people built on larger sites of 100 x 100 ft...etc. • Originally the edge of town. • People fronting on 6th Street felt they related more strongly to Old School District. • Historically this area related more to the historic core. • Today it functions as part of the Old School District neighborhood. • The school was always the focus of the neighborhood. School was built circa 1904. (Schoolhouse Hill, Bigham Knoll). • School site zoning is "<u>special protection</u>". "Tool" takes site out of land inventory. <p>HISTORY</p> <ul style="list-style-type: none"> • Plotting was done about same time as downtown. <p>VIEWSHED</p> <ul style="list-style-type: none"> • New subdivision planned for southeast edge of <u>New School District</u>; to be transition between Old School District and eastern edge of New School District. 	<p>FEATURES</p> <ul style="list-style-type: none"> • Street grid is extension of Historic Core. • a decade later. • <u>Friendly</u> walking distance. • South Stage Road is a barrier. • South Stage Road has 4,000 to 6,000 average daily trips. • Beekman House has marginal connectivity to Old School District. • Increases vehicular traffic to drive to Beekman House. 	<p>FEATURES</p> <ul style="list-style-type: none"> • Flat (aside from South Stage Road which is at edge of hill on south side of district). 	<p>FEATURES</p> <ul style="list-style-type: none"> • Identifies city from outside. • View opens up as you come over hill (Bellinger Hill). • Outside that to east is rural. <p>VIEWSHED</p> <ul style="list-style-type: none"> • Important viewshed looking down on town. • Orchard is to north of South Stage Road. Great visual foreground coming into town.

Neighborhood Characteristic

	<u>Architecture</u>	<u>Landscape</u>	<u>Land-Use</u>	<u>Transportation</u>	<u>Topography</u>	<u>Streetscape</u>
	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES
North Fifth Street	<ul style="list-style-type: none"> • Corridor • Residential in mixed use. Not many true commercial structures there. • Only four historic structures in this area. <ul style="list-style-type: none"> - Dowell - Wendt - Fick - Truax • Most residences more modern, 1950's and 1960's. 	<ul style="list-style-type: none"> • Western boundary of district is Jackson Creek. • No prevalent landscape type. • Individual sites have variety of landscape styles. • Trees are a backdrop 	<ul style="list-style-type: none"> • The Dowell house (1860's) could be considered for inclusion in Old School District. • Zoned all commercial. • 75% of structures are residential style. 50% of that is probably still residential use. Non-residential uses include: <ul style="list-style-type: none"> - Motel - Bank - Pappy's Pizza - Van Way's - Doctor's Clinic (group). - Car Wash 	<ul style="list-style-type: none"> • Main route to Medford. • This entrance to town needs to be revived. The other three entrances need to be preserved. • Jackson Creek as part of Transportation System Plan is proposed as pedestrian trail, pathway, and bikeway. <p>VIEWSHED</p> <ul style="list-style-type: none"> • The primary entrance to town. Only one that is <u>not</u> considered a viewshed. 	<ul style="list-style-type: none"> • West edge is all flood plain. • Generally flat. 	<ul style="list-style-type: none"> • Scattered. • No theme. • "Highway rules". • No lighting, street trees, or pedestrian amenities. • Poor connectivity. • People walk along bikeway. • Pedestrian focus is along greenway, not highway, so people feel safer. • Street widths: • Varied setbacks

Neighborhood Characteristic

	<u>Architecture</u>	<u>Landscape</u>	<u>Land-Use</u>	<u>Transportation</u>	<u>Topography</u>	<u>Streetscape</u>
	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES
THIRD STREET CORRIDOR	<ul style="list-style-type: none"> • Many older scattered buildings. • Styles rural, vernacular. • Not much high-style. • No unifying style or age. • Mix of duplexes built in 1950's on 4th & 5th St. • Several depression era structures exist on Third Street 	<ul style="list-style-type: none"> • Daisy Creek is a linear feature. • Northern half of canopy along Third Street is <u>introduced landscape</u>. • Southern half gets into native woodland setting. • At about Cleveland Street begin to get into wooded setting. • Remnant almonds exist in central part of neighborhood. <p>HISTORY</p> <ul style="list-style-type: none"> • Around 1910 was fruit and nut tree planting boom. 	<ul style="list-style-type: none"> • Historic buildings throughout area. • Subdivisions along Third Street were <u>1920's</u> plats. • City tried to sell itself as wonderful place to live. • 1920's subdivisions were filled in in 1950's and 1960's. • Many "glory holes" filled in down Third Street. • Will have great deal of contrast within neighborhood type. • Scattered infil is likely. Great deal of infil potential. • Many folks buying for view. 	<ul style="list-style-type: none"> • Third Street is longest in town (excluding the highway). • Because it is one of the straightest streets, there are many speeding complaints. • Many pedestrians walk Third Street, though speeding cars make walking awkward. • Right-of-way gets pinched near Daisy Lane, limiting opportunity to expand the street. <p>HISTORY</p> <ul style="list-style-type: none"> • Third Street followed old horse trails to the mines. • Third Street was the old way out to the Applegate. <p>VIEWSHED</p> <ul style="list-style-type: none"> • Designated viewshed corridor. Canopy and historic trail make it significant. 	<ul style="list-style-type: none"> • Elevation change is due to "canyon". • Sharp ridge lines both sides. • Daisy Creek runs through it. 	<ul style="list-style-type: none"> • Canopy noted as important due to its age and maturity. • Rural character. • No sidewalks. • Swales. • Narrow streets. • Some retaining walls. • Changes from introduced vegetation edge to wooded edge at Cleveland Street. • Creek becomes prominent feature all along Third Street, lacing back and forth along the street.