

APPENDIX B: CHARACTER CRITERIA

Neighborhood Characteristic

OLD SCHOOL DISTRICT

Architecture	Landscape	Land-Use	Transportation	Topography	Streetscape
FEATURES	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES
<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 high-style structures. • Mostly residential neighborhood except for school. • Wealthy persons 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. 	<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. 	<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 "special protection". "Toof" 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. 	<ul style="list-style-type: none"> • Street grid is extension of Historic Core. • Perhaps 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. • South Stage Road is a barrier to tourists. • Beekman House has marginal connectivity to Old School District. • Increases vehicular traffic to drive to Beekman House. 	<ul style="list-style-type: none"> • Flat (aside from South Stage Road which is at edge of hill on south side of district). 	<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.

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HISTORIC CORE	<ul style="list-style-type: none"> • Heaviest concentration of historic buildings: <ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> • 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, spiraea, quince, almonds, and vegetable gardens. 	<ul style="list-style-type: none"> • City center not originally designed for parking, so it does not exist now. • Town located here for gold mining purposes. • When county seat ended, only poor folks stayed. • Mid 1960's saw beginning of "formal" preservation movement: • Preservation of buildings. • Efforts to get funding. 	<ul style="list-style-type: none"> • Railway bypassed city in 1883. • County seat moved here due to transportation reasons. • "Center-of-gravity" pulled development toward Medford. • 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. • No mail delivery in town. Everyone goes to post office at least once a day (except for delivery along Highway 238 and some rural routes). (Radius from post office). • Also Volunteer Fire Department. 	<ul style="list-style-type: none"> • Flat in most of City Center. • Some tallings piles in west end. • Ties into two ridges there. These define the west side. • Two creeks run through town: <ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> • 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 or elsewhere in Historic Core (except for original courthouse which is now a museum). • 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. • Trucking Co.'s use small vehicles here. • Street widths: refer to street classifications.
	<ul style="list-style-type: none"> • Residential • Wood frame, 19th century. • Mostly one and two story. • Vernacular; Queen Anne; Italianate. • Outbuildings present (small barns, sheds, stables, garages). • 8,000 to 8,000 square foot lots. 	<ul style="list-style-type: none"> • Residential • 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. • Landscape is introduced. 	<ul style="list-style-type: none"> • Interest in National Historic Register. • 15 years of NO-BUILD. • Preservation initiated by: <ul style="list-style-type: none"> - Economics - Formal preservation movement - Public facilities moratorium. • These will soon change, preservation all that is left to city's future. • 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: <ul style="list-style-type: none"> - Between creeks - Flat topography - Away from gold mines to west and south. - Access route (238) to Medford. 	<ul style="list-style-type: none"> • VIEWSHED • Transportation routes and topography combine to offer first view of city center when accessing from west along Highway 238. 	<ul style="list-style-type: none"> • 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

FEATURES

- Two prominent landmarks setback from road uphill:
 - Touville House, &
 - Nunan House
 Both wealthy -- merchant & judge; 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. Awkward architectural relationships along North Oregon Corridor.
 - 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.
- HISTORY**
- Old Stage Route.

Landscape

FEATURES

- 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.

HISTORY

- Landscape introduced in platted area.

Land-Use

FEATURES

- 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 in and out of the district.
- However, due to house placement on property (in center) subdividing is very difficult.
- Downslope are largest vacant lots in the district.
- Other parcels have been carved out of Touville Estate over the years.
- Jacksonville Cemetery and large, vacant, underutilized parcels offer great land supply for future

Transportation

FEATURES

- 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.
 - Service toward Grants Pass.
 - Neighbors in county are working to prevent 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.
- HISTORY**
- Prior to Railroad, Old Stage Road connected Ashland to Grants Pass through Jacksonville.

VIEWSHED

- As an entrance to town, this area is known as an important viewshed in Kramer's Context Statement.

Topography

FEATURES

- 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.

Streetscape

FEATURES

- Two landmarks placed there because of prominence.
- New access 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 upslope.
- Woodberry Lane is an existing gravel street.
- Street widths Refer to street classifications.

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	<u>Feature</u>	<u>Feature</u>	<u>Feature</u>	<u>Feature</u>	<u>Feature</u>	<u>Feature</u>
South Oregon Street	<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. 	<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 residential. 	<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.

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NEW SCHOOL DISTRICT	<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. <p>HISTORY</p> <ul style="list-style-type: none"> • Previously farm land. 	<ul style="list-style-type: none"> • Corner of neighborhood (west) is in the historic district and is multi-family <p>HISTORY</p> <ul style="list-style-type: none"> • 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.

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NORTH FIFTH STREET	FEATURES	FEATURES	FEATURES	FEATURES	FEATURES
	<ul style="list-style-type: none"> • Corridor • Residential in mixed use. Not many true commercial structures there. • New development proposed for site between Texaco and Pioneer Village. • Only four historic structures in this area. <ul style="list-style-type: none"> - Dowell - Wendt - Fick - Truax • Not constantly historic. • 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. 	<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 not considered a viewshed. 	<ul style="list-style-type: none"> • West edge is plain. • Generally flat

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