

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, July 19, 2023
Roseburg City Hall, Council Chambers – 4:00 p.m.**

UK
7-14-2023

Public Access: - Facebook Live at www.Facebook.com/CityofRoseburg

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
Chair Kylee Rummel Marilyn Aller James DeLap Lisa Gogal
Bentley Gilbert Stephanie Giles Nick Lehrbach
3. **APPROVAL OF MINUTES**
A. Minutes September 29, 2022. Please see attached 3-page minutes document.
4. **AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
5. **PUBLIC HEARING**
A. SR-23-209 – 730 SE Cass Ave. (Primary/Contributing) – Applicant proposes to paint art mural on east-facing ground floor exterior wall of the Grand Hotel (now Grand Apartments). Please see attached 7-page staff report.
6. **BUSINESS FROM STAFF**
A. Certified Local Government Program Review with Oregon Heritage – Open Discussion with Commission Members. Please see attached 4-page e-mail and program review attachment. We would like to get any feedback or suggestions on the approach to this review with Commissioners, and anticipate returning to address specifics at the meeting date in August, 2023.
7. **BUSINESS FROM THE COMMISSION**
8. **NEXT MEETING – August 16, 2023**
9. **ADJOURNMENT**

The agenda packet is available on-line at:
<http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

CITIZEN PARTICIPATION

Comments can be provided via email to the Commission at cdd@cityofroseburg.org or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on July 19, 2023. Comments must include the person's name and address, including whether or not they are a resident of the City of Roseburg, for the record. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

The Community Development Director will provide any comments received prior to 12:00 p.m. on July 19, 2023 to the Commission and will be read into the record during the meeting.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail cmatthews@cityofroseburg.org.

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
September 29, 2022**

CALL TO ORDER –Vice Chair Lisa Gogal called the special meeting of the Historic Resource Review Commission to order at 4:02 p.m. in the Roseburg City Hall Council Chambers.

ROLL CALL - Present: Vice Chair Gogal, Commissioners Marilyn Aller, Jim DeLap, Stephanie Giles and Nick Lehrbach.

Absent: Commissioner Bentley Gilbert and Sheri Moothart.

Others Present: Community Development Director Stuart Cowie, Department Technician Chrissy Matthews and RARE AmeriCorps Member Nik Ramstad.

AUDIENCE PARTICIPATION – None

APPROVAL OF MINUTES

Commissioner Lehrbach moved to approve the minutes of the July 20, 2022 meeting as submitted. The motion was seconded by Commissioner Aller, and approved with the following votes: Vice Chair Gogal, Commissioners Aller, DeLap, Giles and Lehrbach voted yes. No one voted no.

Commissioner Aller moved to approve the minutes of the August 10, 2022 meeting as submitted. The motion was seconded by Commissioner Giles, and approved with the following votes: Vice Chair Gogal, Commissioners Aller and Giles voted yes. No one voted no.

Commissioners DeLap and Lehrbach abstained from voting on the August 10, 2022 minutes due to their absence.

PUBLIC HEARING

HR-22-007 – 525 SE Main St. (Eligible/Contributing) – Applicant proposes to paint art mural on exterior wall of existing historic commercial structure.

No ex-parte contact or conflicts of interest were declared by the Commissioners.

Vice Chair Gogal read the procedures for the public hearing, opened the public hearing and asked for the staff report.

Mr. Cowie introduced RARE AmeriCorps Member Nik Ramstad. He is working with the Community Development Department for the next 11 months.

This is the third mural before the Commission. There may be a fourth mural planned which will be presented to the Commission when the location is selected. Tourism funding generated from the Hotel/Motel tax is being utilized for the mural project.

Two responses in favor of the mural were received. No objections were received.

Suzanne Riley, Representative for Anvil Northwest was present.

Mr. Cowie presented the Staff Report. The applicant, Anvil Northwest requested historic approval to paint a 440 square foot (396" w x 160" h) mural on the exterior north wall of the existing historic structure located at 525 SE Main St. The property is zoned CBD (Central Business District) and is surrounded by CBD-zoned properties to the north, south, east and west.

The structure is a 31' x 50' one-story concrete storefront that was constructed in 1923. Its historic name is Umpqua Cleaners and is considered Historic Eligible/Contributing according to the State Historic Preservation Office (SHPO). Its primary use has been a variety of commercial spaces since records have been kept, but was the location of Umpqua Cleaners in the 1940s. Its current occupant is Old Soul Pizza. The proposed mural will be installed on the north exterior wall, facing the parking area that abuts SE Main Street.

The criteria reviewed was signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping which shall be visually compatible with the traditional architectural character of the historic resource.

The proposed mural will retain the building's original construction and will not be introducing any new materials to the exterior of the building. No change in the existing building height, bulk, or scale is proposed, which rendered many of these criteria non-applicable to the Mural.

The proposed mural design and application can be considered an appurtenance that is required to be visually compatible with the traditional architectural character of the historic resource. While the proposed mural is contemporary in design, the applicant indicated the artwork intentionally incorporates themes that are already present in the downtown area and are unique to the greater Roseburg area as a whole, such as the Pacific Northwest landscape, hiking/forests, outdoor sports, native animals, timber history, the wine industry, and Cow Creek tribal history. The location of the proposed mural was selected specifically for foot traffic that passes along SE Main Street and users of the small parking lot directly adjacent to the subject wall. The cement wall is currently painted red and grey and the proposed mural will help to dress up that section of the building while incorporating local features and artwork into the downtown area. A Mural is an effective way of improving aesthetics without permanently altering or damaging a historic structure.

Staff recommended the Commission approve the request with the following conditions:

1. All requirements of RMC 12.04.110 (G) are acknowledged and met with the project.
2. The proposed construction is approved as submitted. Any significant deviation from the submitted plans shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

Hearing no further questions or comments, the public hearing was closed. There was no discussion from the Commission.

Commissioner Lehrbach moved to adopt the proposed Findings of Fact and Order to approve Historic Review number HR-22-007, new mural on the exterior wall of the existing historic commercial structure located at 525 SE Main Street as detailed in Findings and Order. The motion was seconded by Commissioner DeLap, and approved with the following votes: Vice Chair Gogal, Commissioners Aller, DeLap, Giles and Lehrbach voted yes. No one voted no.

Ms. Riley shared that as the weather changes and becomes rainy, painting the murals will depend on the weather.

BUSINESS FROM STAFF – None

BUSINESS FROM COMMISSION - None

ADJOURNMENT – The meeting adjourned at 4:13 p.m. The next Historic Resource Review Commission meeting is scheduled for October 19, 2022.



Chrissy Matthews
Department Technician



**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
AGENDA ITEM REPORT**

HRRC Review No. SR-23-209

Meeting Date: July 19, 2023

Prepared for: Historic Resource Review Commission

Staff Contact: Mark Moffett, Senior Planner

Request: Historic Review Alteration Request for the Grand Hotel at 730 SE Cass Avenue.

ISSUE STATEMENT AND SUMMARY:

Anvil Northwest, applicant, requests historic approval to paint a new ground floor mural on the east-facing ground floor exterior wall of the existing historic structure located at 730 SE Cass Avenue.

CONCLUSION/RECOMMENDATION:

With the condition of approval as noted in the findings and included below, the relevant exterior alteration guidelines 1 (retention of original construction), 4 (visual integrity of structure), 5 (scale and proportion) and 7 (signs, lighting and other appurtenances) can be met. Staff recommends the Historic Resource Review Commission **approve** the Historic Review application for a mural on the east-facing ground floor wall of the historic Grand Hotel (now Grand Apartments) as depicted in the images on pages 3 and 4 of this report, subject to the following conditions of approval:

1. The mural must be confined to the plain wall surfaces at the first floor, below the projecting belt course that separates the ground and second floors, and held off from the existing storefront near the corner, from the gas piping, meter and projecting fire alarm, and from the inset side walls, doors, windows and door and window trim perpendicular to and setback from the primary wall surface.
2. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

SUGGESTED MOTION:

I MOVE TO ADOPT PROPOSED FINDINGS OF FACT AND ORDER TO **CONDITIONALLY APPROVE** HISTORIC REVIEW NUMBER SR-23-209 FOR A NEW MURAL ON THE EAST-FACING GROUND FLOOR EXTERIOR WALL OF THE HISTORIC GRAND HOTEL AT 730 SE CASS STREET, AS DETAILED IN THE STAFF FINDINGS, CONCLUSION AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 730 SE CASS AVENUE**

**BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Anvil Northwest, applicant, requests historic approval to paint a new ground floor mural on the east-facing ground floor exterior wall of the existing historic structure located at 730 SE Cass Avenue (Grand Hotel).

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on July 19, 2023. During that hearing, the Commission reviewed historic application number SR-23-209 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Tax Lot 11600, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R70101.
- iii. The property is zoned CBD (Central Business District) and is surrounded by CBD-zoned properties to the north, east and south. Properties to the east are zoned C3 (General Commercial). The site is within the Roseburg Downtown Historic District.
- iv. The existing structure is listed as Primary Contributing resource within the historic district, and is regulated as an historic resource per RMC 12.04.110(B).

The structure at 730 SE Cass Avenue St is a five-story building originally constructed as a three-story building in 1910 by Horace Masters. In 1916 two more floors were added and the entire building was stuccoed. At that time belt coursing and a cornice were added. Historic District documents identify the building as a vernacular structure, with punched window openings and projecting sills. Original cast iron columns can be found on the main south-facing façade at the ground floor, featuring fluted columns with a stylized Egyptian palm motif at the column capitals.

Horace Masters, a successful Roseburg businessman, was engaged in railroad work, real estate, logging, and teamster activities. Originally constructed as the Grand Hotel, the building originally included ground floor occupants that included a restaurant, Western Union office, barber shop, taxi stand and bar. The property is currently used for the Grand Apartments with ground floor commercial space.

- v. The proposed mural will be installed on the east-facing ground floor exterior wall, oriented to the sidewalk along SE Rose Street. This façade at the ground floor, below the projecting belt course that separates the ground and second floors, is a blank stuccoed wall between the storefront opening at the corner and a recessed egress stairwell doorway on the north end. There is a projecting gas meter and piping as well as a small fire alarm bell on this segment of wall.

B. PROPOSAL

The below images show the subject property located at 730 SE Cass Avenue.



The above image shows the applicant's proposed project site, looking west from SE Rose Street, with the proposed mural area outlined in red.



Mural Mockup

C. AGENCY COMMENTS

Mural applications are not sent out for review by Roseburg Public Works, Roseburg Fire, or the Roseburg Urban Sanitary Association. As a project that does not physically alter the structure of a building, or impact water, sewer, or transportation services, there are no relevant agency comments for this application. During installation the applicant will be required to comply with any conditions of approval from this application (for example, confining the mural itself to the plain wall surfaces at the first floor, below the projecting belt course that separates the ground and second floors, from the existing storefront near the corner, from the gas piping, meter and projecting fire alarm, and from the inset walls, doors, and window trim behind the wall).

D. ANALYSIS

Application for alterations of Historic Resources must comply with standards found in RMC 12.04.110(G).

E. REVIEW CRITERIA: RMC 12.04.110(G): EXTERIOR ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES

Exterior alterations/additions to historic resources. This Section applies to all contributing, significant, primary, historic, eligible or similarly classified historic resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Retention of original construction. All original exterior materials and details shall be preserved to the maximum extent possible.

2. Height. The proportion of the new or relocated building is compatible with the average height of the traditional character of the surroundings.
3. Bulk. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - c. The addition is visually compatible with adjacent historic resources.
4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.
5. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (window to wall) shall be visually compatible with traditional architectural character of the historic building.
6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources.
7. Signs, lighting, and other appurtenances. Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic resource.

Findings: The proposal involves a painted mural on an existing stuccoed ground floor building wall. One significant detail of the building are the projecting tan-colored stucco belt courses that separate each floor, providing a unifying architectural element to the building that integrates with the projecting cornice. Other original features on the ground floor wall area in question include a storefront system near the corner, as well as two inset doorway bays with original plain stuccoed side and facing walls, doorways, and window and doorway trim. In order to ensure that the mural is confined to a single flush wall surface without impacting significant architectural features on the building, a condition of approval will be added indicating that the mural be confined to the plain wall surfaces at the first floor, below the projecting belt course that separates the ground and second floors, offset from the existing storefront near the corner, from the gas piping, meter and projecting fire alarm, and from the inset walls, doors, windows and trim abutting the mural. With this condition of approval, the original exterior materials and details can be preserved to the maximum extent possible.

It should be noted that the image provided by the applicant on their submitted mural exhibit does not match or fully capture the area proposed for the mural on the mural mock-up imagery itself. Staff has included a revised project site outline matching the mural mockup itself on page 3 of this report, above.

There is no change to the height or bulk of the building. With the condition of approval as noted above holding the mural off from the belt coursing, storefront, and inset walls, doors, windows and trim as noted, the visual integrity of these primary, original structural elements can be maintained as far as practicable. Similarly, holding the mural off from these original features will preserve the existing relationship of voids to solids, respecting the traditional architectural scale and proportion of this historic building.

There are no changes to the materials and texture of the building, as the mural involves only the application of paint onto an existing stucco wall at the ground floor. There are no changes to signs or lighting on the building. Utilitarian appurtenances on the building including the gas meter and piping, as well as the projecting fire alarm feature, will be left unpainted per the condition of approval noted above.

The content or design of the mural itself is not under review in this application, as it is an ephemeral paint treatment that can be easily modified, changed or removed over time without significant impact to the historic, architectural or cultural value of the Grand Hotel.

With the condition of approval as noted above confining the mural to the plain stuccoed wall surfaces on the outer wall of the ground floor, the relevant guidelines for the application can be met. A standard sentence noting that any significant deviation from the approved project will require re-review by the Historic Resource Review Commission will also be included, as is typical for all such applications.

IV. CONCLUSION

Guidelines for the exterior remodeling or alteration of an historic resource at RMC 12.04.110(G) must be met for this project to be approved. With the condition of approval as noted in the findings above and included below, guidelines 1 (retention of original construction), 4 (visual integrity of structure), 5 (scale and proportion) and 7 (signs, lighting and other appurtenances) can be met. Based on the above findings, the Historic Resource Review Commission **approves** the Historic Review application for a mural on the east-facing ground floor wall of the historic Grand Hotel (now Grand Apartments) as depicted in the images on pages 3 and 4 of this report, subject to the following conditions of approval:

1. The mural must be confined to the plain wall surfaces at the first floor, below the projecting belt course that separates the ground and second floors, and held off from the existing storefront near the corner, from the gas piping, meter and projecting fire alarm, and from the inset side walls, doors, windows and door and window trim perpendicular to and setback from the primary wall surface.
2. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

V. ORDER

Based on the findings, conclusion and conditions of approval noted above, the Historic Resource Review Commission recommends conditional **APPROVAL** of Historic Review Application Number SR-23-209 for a new mural installation on the historic Grand Hotel at 730 SE Cass Avenue.

Stuart Cowie, Community Development Director

Date

Kylee Rummel, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

Kylee Rummel, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

Marilyn Aller
Stephanie Giles

James De Lap

Mark Moffett

From: GILL Kuri * OPRD <Kuri.GILL@opr.oregon.gov>
Sent: Monday, July 10, 2023 9:49 AM
To: GILL Kuri * OPRD
Subject: 2024 CLG program review
Attachments: CLG Program Review.doc

Good morning!

As you know (or maybe not) SHPO is required to check-in and evaluate CLGs every 4 years. This summer is your time.

Don't be scared. This is just a time to review how things are going in your program and see what we can do to help out.

- We will set up an online or in person meeting.
- We will go over items required by the CLG program. Please see that attached document. You should be prepared to address these items. We will fill this out when we meet.
- We will review your current code. Please email the current code or the link to it online two weeks prior to the meeting.
- We will discuss your commission meeting process and review two project reviews completed in the last two years, if any, in the last four years, if any. Please email the alteration application and decision two weeks prior to the meeting.
- We will discuss successes and challenges.
- We will share information.
- We will find out how we can better support you.

Based on your needs you are welcome to have anyone involved. You may want your commission or other city staff there to learn about the program and requirements and ask questions. You may want to have one on one time to work through issues or ideas. You may want us to observe a meeting. Or you may want some combination of things. Just a straight one on one visit takes about 2 hours. Ideally I would like to come to you and meet in person, but if online is the only option, that will do.

Following the visit, we will write up the results for your review. Once finalized, we will send you a copy and keep one for our records.

We hope that you view this as fun opportunity to get support and improve your preservation program.

Please let me know what you are thinking for the format and dates and times that work for you. We need to have the review complete by September 20, 2023.

Take care, Kuri



Kuri Gill (she, her, hers) | Oregon Heritage Grants & Outreach Coordinator
Oregon Heritage, Oregon Parks and Recreation Department
Oregon Commission on Historic Cemeteries
Desk: (503)986-0685 cell: (503)383-6787
725 Summer St NE, Ste C

Salem, Oregon 97301

Visit our [website](#), Like us on [Facebook](#), Visit our [Blog](#), Join the Oregon Heritage News [e-news](#).

CLG Program Review

The primary purpose of this review is to ensure that the local government continues to meet the basic requirements to be a Certified Local Government.

CLG:

Contact Person:

1. Historic Preservation Commission

- Is the commission fully constituted (no vacancies), and have copies of current members' resumes been forwarded to the SHPO?
- Are reasonable efforts made to appoint at least a few historic preservation "professionals"?
- Approximately how many times per year does the commission meet?
- Are written minutes kept and available to the public?
- Are proper public notices given for commission meetings?

Comments:

Recommendations:

2. Protection of Historic Properties – Includes code review and evaluation of two review decisions if any.

- Does the historic preservation ordinance still contain appropriate protections for designated historic properties?
- Are the historic design review decisions made by the staff and/or commission appropriate and in keeping with accepted historic preservation standards?
- Does the protection meet state law and rule?
- Are commission members and staff provided training in how to apply historic preservation standards?
- Are local historic preservation decisions consistent with decisions made through either the state or federal historic preservation process?

Comments:

Recommendations:

3. Maintain Appropriate Historic Property Records

- Is there an organized filing system for properties that have been surveyed or listed in historic site registers?
- Are these records available to the public?
- Are survey and inventory records consistent with SHPO standards and provided to the SHPO for integration into the master statewide system?

Comments:

Recommendations:

4. Participation in the National Register Nomination Process

- Has the CLG provided SHPO written comments on National Register nominations?
- Have nominations submitted by the CLG been approved by the State Advisory Committee on Historic Preservation and the National Park Service?

Comments:

7/11/2023

Recommendations:

5. Public Education and Awareness

- Does the CLG sponsor or support events and activities that promote awareness, understanding, and appreciation for historic properties within the community?

Comments:

Recommendations:

6. Grant Management

- Has the CLG used its grant funds appropriately and completely?
- Has grant paperwork been submitted to the SHPO in a timely and organized fashion?
- Are grant records in good order and maintained for the appropriate 5-year (?) retention period?

Comments:

Recommendations:

Overall evaluation

Meets Requirements

Does Not Meet Requirements

Comments:

Recommendations:

SHPO Evaluator: _____
(print name)

(signature)

Date: _____