

OK  
9-15-2023

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION  
Wednesday, September 20, 2023  
Roseburg City Hall, Council Chambers – 4:00 p.m.**

**Public Access: - Facebook Live at [www.Facebook.com/CityofRoseburg](http://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 August 16, 2023. Please see attached minutes document.
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered. Please see information on the reverse.**
- 5. BUSINESS FROM STAFF**
  - A. **Historic Resource Review HR-23-001** (Andy Blondell, staff). Rooftop solar installation for George R. Singleton house at 136 SE Hoover Avenue.
  - B. **Historic Resource Review SR-23-238** (Andy Blondell, staff). Rooftop solar installation for Gay Hoffman house at 746 SE Parrott Avenue.
  - C. **Historic Resource Review HR-23-002** (Mark Moffett, staff). New mural on east-facing ground floor wall on Wharton Brothers Hardware Store building at 1021 SE Washington Avenue.
  - D. **Historic Resource Review HR-23-214** (Mark Moffett, staff). Exterior alterations to the ineligible 1930 dwelling at 1414 SE Pine Street.
  - E. **Certified Local Government (CLG) Program Review with Oregon Heritage – Review and Discussion with Staff and Commissioners with Kuri Gill, Oregon Heritage Grants & Outreach Coordinator.** Please see attached 5-page CLG Program Review Memo, and 52-page sample case package, both submitted to Oregon Heritage on September 1, 2023.
- 6. BUSINESS FROM THE COMMISSION**
- 7. NEXT MEETING – October 18, 2023**
- 8. 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](mailto:cdd@cityofroseburg.org) or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on September 20, 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 September 20, 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](mailto:cmatthews@cityofroseburg.org).

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION MINUTES  
August 16, 2023**

**CALL TO ORDER** –Vice Chair Lisa Gogal called the meeting of the Historic Resource Review Commission to order at 4:00 p.m. in the Roseburg City Hall Council Chambers.

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

Absent: Commissioner Kylee Rummel and Bentley Gilbert.

Others Present: Community Development Director Stuart Cowie, Department Technician Chrissy Matthews and Senior Planner Mark Moffett.

**AUDIENCE PARTICIPATION** – None

**APPROVAL OF MINUTES**

*Commissioner Aller moved to approve the minutes of the July 19, 2023 meeting as submitted. 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.*

**PUBLIC HEARING** – None

**BUSINESS FROM STAFF**

**Certified Local Government Program Review with Oregon Heritage – Continued open discussion with Commission members.**

Moffett shared the State Historic Preservation Office (SHPO) is conducting a Certified Local Government Program Review with Oregon Heritage. The primary purpose of the review is to ensure the local government continues to meet the basic requirements to be a Certified Local Government. A brief list of the review topics are as follows:

1. Historic Preservation Commission.
2. Protection of Historic Properties.
3. Maintain appropriate historic property records.
4. Participate in the National Register Nomination process.
5. Public education and awareness.
6. Grant management.

SHPO encourages commission members to provide biographical resumes. Moffett will incorporate the commissioner's biographical statement and feedback from the Historic Resource Review Commission (HRRC) meeting to update the packet and submit it to SHPO. Kuri Gill will attend the HRRC meeting on September 20, 2023.

Commissioner Gogal shared her historic preservation experience bringing a community together, fundraising ideas, and helped to educate the community.

Moffett encouraged further discussion regarding community involvement in historic preservation.

**Informational Item: Minor Project Reviews to date in 2023.**

The Historic Districts Overlay (RMC 12. 04. 110. 1. 3) requires staff to periodically present processed "Minor Projects" to the HRRC as an informational item.

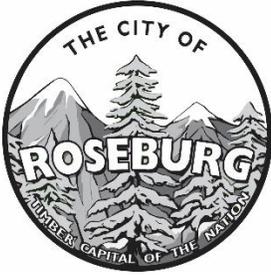
Moffett shared two applications have been processed this year which includes a new blade sign and a roof repair. A list was included in the packet of previous project reviews.

**BUSINESS FROM COMMISSION – None**

**ADJOURNMENT** – The meeting adjourned at 4:22 p.m. The next Historic Resource Review Commission meeting is scheduled for September 20, 2023.



Chrissy Matthews  
Department Technician



# CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

---

**HRRC Review No. HR-23-001**

**Meeting Date: Sept 20, 2023**

---

**Prepared for:** Historic Resource Review Commission

**Staff Contact:** Andrew Blondell, Associate Planner

**Request:** Historic Review Alteration Request for the George R. Singleton House at 136 SE Hoover Ave.

---

## **ISSUE STATEMENT AND SUMMARY:**

Freedom Forever Oregon LLC on behalf of the property owner Anna Jadanova requests historic approval to install twenty-five roof-mounted solar panels on the existing historic structure located at 136 SE Hoover Ave. this proposal includes eight panels on the northwestern roof surface, four panels on the eastern roof surface, five panels on the southern street-facing dormer's roof surface and eight panels on the southern primary street-facing façade's roof surface.

## **CONCLUSION/RECOMMENDATION:**

With the conditions of approval as noted in the findings and included below, the relevant exterior alteration guidelines can be met. Staff recommends the Historic Resource Review Commission **approve** the Historic Review application for seventeen roof-mounted solar panels on secondary roof surfaces, but not for the eight panels on the primary street-facing roof surface of the home. Subject to the following conditions of approval:

1. 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.
2. The eight solar panels proposed on the primary, southern street-facing roof surface of the home do not meet the historic review criteria, thus will not be approved as proposed. However, the subject panels may be approved with no further historic review under the condition they are relocated to secondary roof surfaces that do not impact the visual integrity of the home's primary frontage.

## **SUGGESTED MOTION:**

I MOVE TO ADOPT PROPOSED FINDINGS OF FACT AND ORDER TO **APPROVE** HISTORIC REVIEW NUMBER HR-23-001 FOR A ROOF-MOUNTED SOLAR INSTALLATION ON THE SECONDARY ROOF SURFACES OF THE GEORGE R. SINGLETON HOUSE AT 136 SE HOOVER AVENUE, AS DETAILED IN THE STAFF FINDINGS, CONCLUSION AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 136 SE HOOVER AVE**

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

**I. NATURE OF APPLICATION**

Freedom Forever Oregon LLC on behalf of the property owner Anna Jadanova, requests historic approval to install twenty-five roof-mounted solar panels on the existing historic structure located at 136 SE Hoover Avenue.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on Sept 20, 2023. During that hearing, the Commission reviewed historic application number HR-23-001 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 2200, Section 24AC, Township 27 South, Range 06 West, Willamette Meridian; R16493.
- iii. The property is zoned MR14 (Limited Multi-family Residential) and is surrounded by MR14 zoned properties.
- 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).

This one and a half story bungalow was built by George R. Singleton in 1908. The house has a full recessed porch with characteristic elephantine posts.

George Riley Singleton (1870-1960) was born in the Dixonville area of William and Martha Singleton. George Singleton was employed as a brakeman for the Southern Pacific Railroad Company. He worked for the company from 1890 until 1940. Singleton resided at the subject house until his death in 1960.

- v. The proposed solar installation includes eight panels on the northwest portion of the roof surface, four panels on the eastern roof surface, five panels on the southern street-facing dormer's roof surface that appear to be out of visibility from the street and eight panels on the southern street-facing façade's roof surface.

## B. PROPOSAL

The images shown below and on page 4 show the subject property with proposed roof-mounted solar installation sites on the northwest, east, and south (street-facing) roof surfaces, located at 136 SE Hoover Street. (George R. Singleton House)

TOTAL AREA OF MODULES: 520.48 SQ FT  
 ROOF COVERAGE: 27.83%  
 FIRE SPRINKLERS : NO

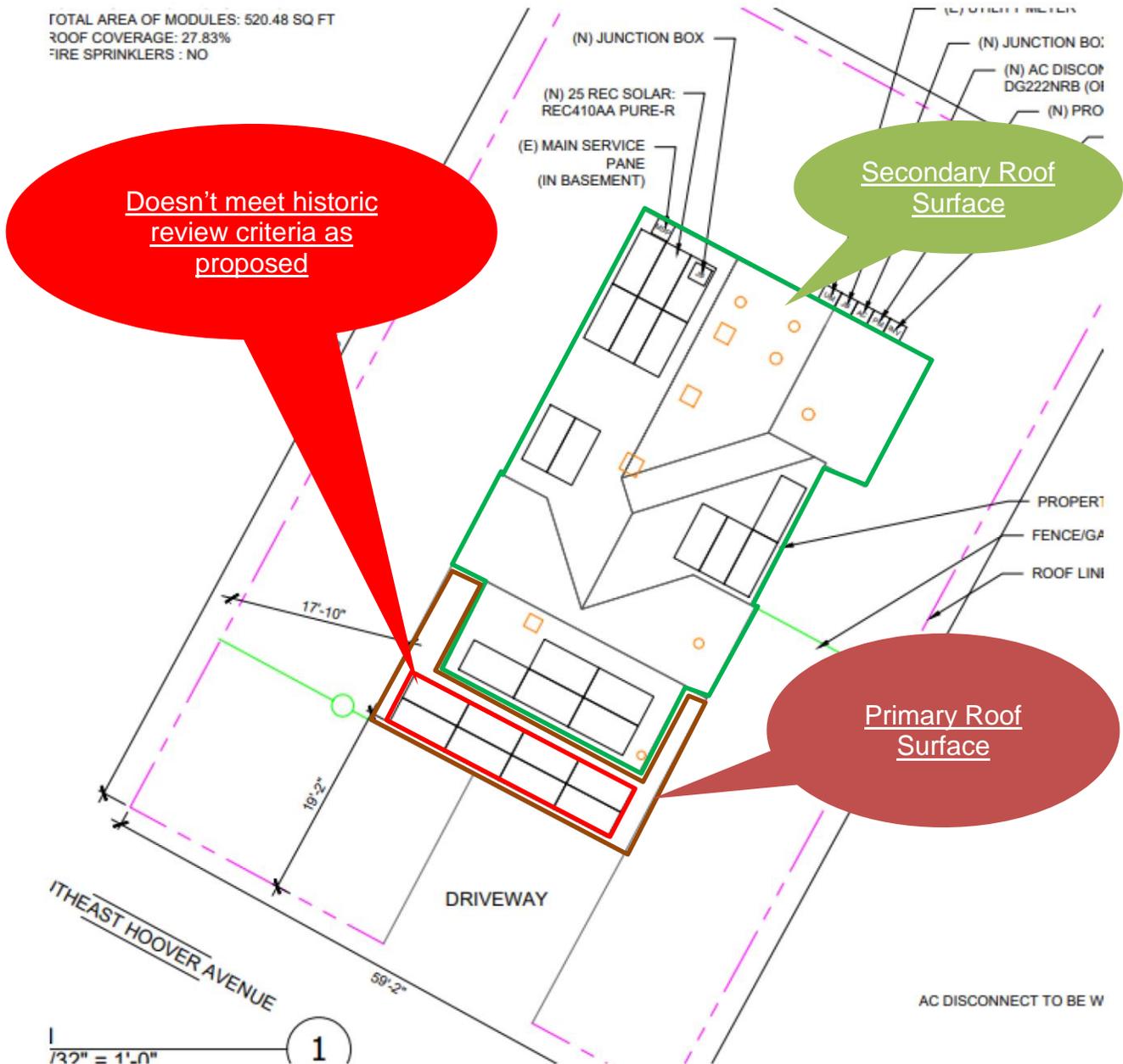


Roof mounted solar project  
 10.25kW, 25 panels

136 SE Hoover Ave,  
 Roseburg, OR 97470



TOTAL AREA OF MODULES: 520.48 SQ FT  
ROOF COVERAGE: 27.83%  
FIRE SPRINKLERS : NO



**C. AGENCY COMMENTS**

Solar panel applications are not sent out for review by Roseburg Public Works, Roseburg Fire, or the Roseburg Urban Sanitary Authority. 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.

**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.

**Finding:** No modifications to the original construction are proposed. The addition of solar panels is a completely reversible change; if owners decide to remove them in the future they leave no lasting impact to the home. This criterion is met.

2. Height. The proportion of the new or relocated building is compatible with the average height of the traditional character of the surroundings.

**Finding:** No change to height of the structure proposed; this criterion not applicable.

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.

**Finding:** No horizontal addition proposed; this criterion not applicable.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

**Finding:** The primary, street-facing façade and roof surfaces of the home are essential components of visual integrity for this historic home. With all changes confined to secondary, non-street-facing facades and roof surfaces, the proposed solar panel installation will not affect the lines and visuals of the home's distinct structural features, meeting this criterion. This includes all roof surfaces north of the highest ridgeline of the roof, and atop the street-facing dormer where new panels would be hard to see from SE Hoover Ave. The installation sites to include the eight panels on the southern primary street-facing roof surface, fail to meet this criteria as proposed.

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.

**Finding:** No modification to the traditional architectural character of the home is proposed. This criterion does not apply.

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.

**Finding:** For 6 and 7, standards were updated in 2017 at the state level to emphasize preservation standards which also promote realistic and *livable* updates to historic properties in order to make preservation sustainable. This solar application will improve the livability of the home with a limited impact visually as it pertains to the seventeen panels confined to the secondary roof surfaces. The eight panels on the primary street-facing roof surface fail to meet this criteria as proposed. Therefore, with the conditions confining all solar panels to secondary roof surfaces, these criteria are met.

#### **IV. CONCLUSION**

Guidelines for the exterior remodeling or alteration of a historic resource at 136 SE Hoover Avenue. RMC 12.04.110(G) must be met for this project to be approved. Based on the above findings, the Historic Resource Review Commission **approves** the Historic Review application for a roof-mounted solar installation on the secondary roof surfaces with the capability for the conditional approval of the eight panels not currently meeting the criteria provided they are relocated onto roof surfaces that do not impact the primary street-facing façade of the George R. Singleton House as depicted in the images of this report, subject to the following conditions of approval:

1. 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.
2. The eight solar panels proposed on the primary, southern street-facing roof surface of the home do not meet the historic review criteria, thus will not be approved as proposed. However, these subject panels may be approved with no further historic review under the condition they are relocated to secondary roof surfaces that do not impact the visual integrity of the home's primary frontage.

#### **V. ORDER**

Based on the findings, conclusion and conditions of approval noted above, the Historic Resource Review Commission recommends **APPROVAL** of Historic Review Application Number HR-23-001 for solar installation on the secondary roof surfaces of the George R. Singleton House at 136 SE Hoover Avenue.

---

Stuart Cowie, Community Development Director

---

Date

---

Kylee Rummel, Historic Resource Review Commission Chair

---

Date

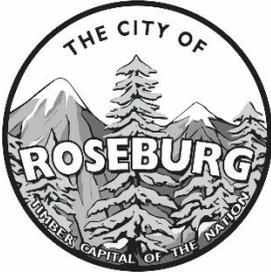
Historic Resource Review Commission Members:

Kylee Rummel, Chair  
Bentley Gilbert

Lisa Gogal, Vice Chair  
Nick Lehrbach

Marilyn Aller  
Stephanie Giles

James De Lap



# CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

---

**HRRC Review No. SR-23-238**

**Meeting Date: Sept 20, 2023**

---

**Prepared for:** Historic Resource Review Commission

**Staff Contact:** Andrew Blondell, Associate Planner

**Request:** Historic Review Alteration Request for the Gay Hoffman House at 746 SE Parrott St.

---

## **ISSUE STATEMENT AND SUMMARY:**

Freedom Forever Oregon LLC on behalf of the property owners Kels & Brianne Martinez, requests historic approval to install thirteen roof-mounted solar panels on the existing historic structure located at 746 SE Parrott Street. The proposal includes two panels on the western portion of the roof surface facing SE Flint Alley, two panels on the northern portion of the roof surface facing 726 SE Parrott St and nine panels on the southern portion of the roof surface facing the multi-family dwelling located at 348 SE Lane Ave. These locations were selected by the applicant to avoid negatively impacting the primary street-facing façade and roof surfaces of the home.

## **CONCLUSION/RECOMMENDATION:**

With the condition of approval as noted in the findings and included below, the relevant exterior alteration guidelines can be met. Staff recommends the Historic Resource Review Commission **approve** the Historic Review application to install thirteen roof-mounted solar panels on the existing historic structure located at 746 SE Parrott Street.

Subject to the following standard condition of approval:

1. 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 **APPROVE** HISTORIC REVIEW NUMBER SR-23-238 FOR A ROOF-MOUNTED SOLAR INSTALLATION ON THE GAY HOFFMAN HOUSE AT 746 SE PARROTT STREET, AS DETAILED IN THE STAFF FINDINGS, CONCLUSION AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 746 SE PARROTT ST**

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

**I. NATURE OF APPLICATION**

Freedom Forever Oregon LLC on behalf of the property owners Kels & Brienne Martinez, requests historic approval to install thirteen roof-mounted solar panels on the existing historic structure located at 746 SE Parrott Street.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on Sept 20, 2023. During that hearing, the Commission reviewed historic application number SR-23-238 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 3201, Section 24AD, Township 27 South, Range 06 West, Willamette Meridian; R71053.
- iii. The property is zoned MR14 (Limited Multi-family Residential) and is surrounded by MR14-zoned properties to the north and south. Properties to the east are zoned C2 (Community Commercial).
- iv. The existing structure is listed as a Primary Contributing resource within the historic district, and is regulated as a historic resource per RMC 12.04.110(B).

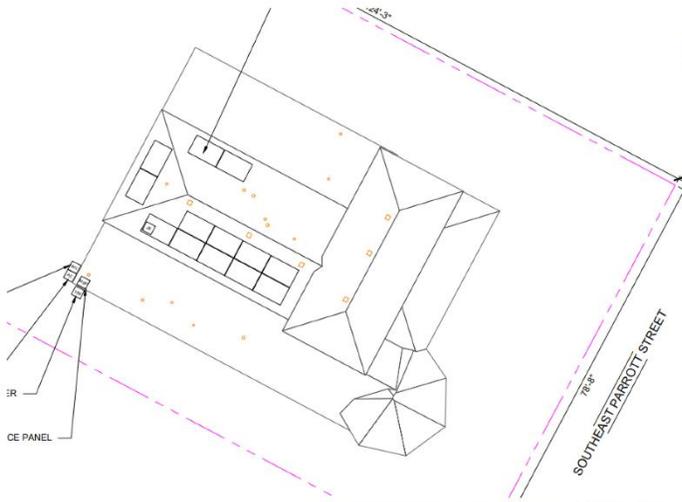
This two-story rectangular house with a one-story rear mass and hipped porch at the front elevation, was built in 1905. It has received alterations which include the removal and replacement of one window with a large fixed pane light on the front elevation and a lean-to on the east elevation of the rear. The house was built in the Italianate style. Ornamentation, however, is sparse.

Gay Hoffman resided here and ran a boarding house. Railroad employees such as Orville O. Jennings, an engineer, took rooms here when they “overnighted” in Roseburg. This is one of the few large rooming houses still standing in the study area.

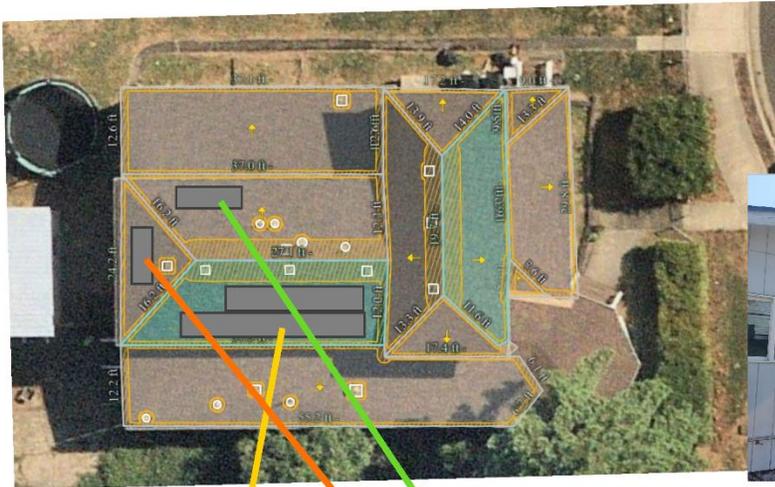
- v. The proposed solar installation will be on the north, south, & west facing roof surfaces, oriented facing 726 SE Parrott St, SE Flint Alley, & and the multi family residence at 348 SE Lane Ave.

## B. PROPOSAL

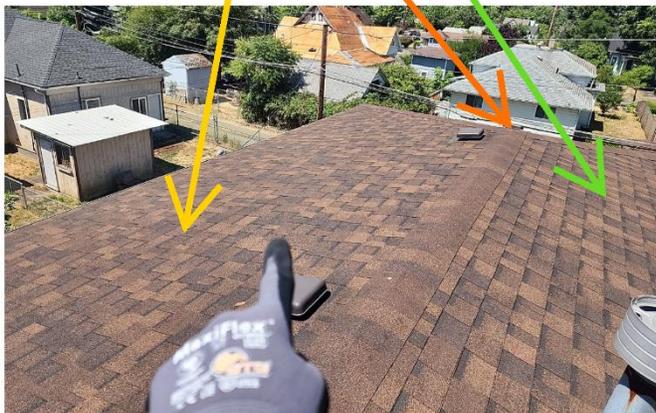
The below images show the subject property w/ proposed solar installation sites on the north, south and west roof surfaces located at 746 SE Parrott Street. (Gay Hoffman House)



back of house, panels to be installed on the sides and back of house on that highest roof section



another back of home picture, panels to be installed on the highest roof section shown in this photo



panels will be on the roof sections behind this part, only visible from sides and the back



**C. AGENCY COMMENTS**

Solar panel applications are not sent out for review by Roseburg Public Works, Roseburg Fire, or the Roseburg Urban Sanitary Authority. 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.

**D. ANALYSIS**

Applications 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.

**Finding:** No modifications to the original construction are proposed. Addition of solar panels is a completely reversible change; if owners decide to remove them in the future they leave no lasting impact to the home. This criterion is met.

2. Height. The proportion of the new or relocated building is compatible with the average height of the traditional character of the surroundings.

**Finding:** No change to height of the structure proposed; this criterion not applicable.

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.

**Finding:** No horizontal addition proposed; this criterion not applicable.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

**Finding:** With all changes confined to secondary, non-street-facing roof surfaces, the proposed solar panel installation will not affect the lines and visuals of the homes distinct structural features.

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.

**Finding:** No modification to the traditional architectural character of the home is proposed. This criterion does not apply.

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.

**Finding:** For 6 and 7 Standards were updated in 2017 at the state level to emphasize preservation standards which also promote realistic and *livable* updates to historic properties in order to make preservation sustainable. This solar application will improve the livability of the home with a limited impact visually. The applicant has designed the installation in such a way as to avoid areas that would impact the home's primary street-facing façade and roof surfaces therefor, these criteria are met.

#### IV. CONCLUSION

Guidelines for the exterior remodeling or alteration of a historic resource at 746 SE Parrott Street. RMC 12.04.110(G) must be met for this project to be approved. Based on the above findings, the Historic Resource Review Commission **approves** the Historic Review application for a roof-mounted solar installation on the Gay Hoffman House as depicted in the images in this report, subject to the following standard condition of approval:

1. 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 condition of approval noted above, the Historic Resource Review Commission recommends **APPROVAL** of Historic Review Application Number SR-23-238 for solar installation on the roof surface of the Gay Hoffman House at 746 SE Parrott Street.

---

Stuart Cowie, Community Development Director

---

Date

---

Kylee Rummel, Historic Resource Review Commission Chair

---

Date

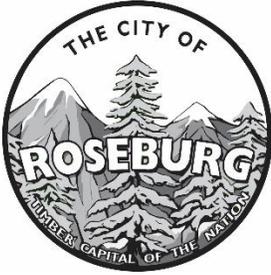
Historic Resource Review Commission Members:

Kylee Rummel, Chair  
Bentley Gilbert

Lisa Gogal, Vice Chair  
Nick Lehrbach

Marilyn Aller  
Stephanie Giles

James De Lap



# CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

---

**HRRC Review No. HR-23-002**

**Meeting Date: Sept 20, 2023**

---

**Prepared for:** Historic Resource Review Commission

**Staff Contact:** Mark Moffett, Senior Planner

**Request:** Historic Review Alteration Request for a new mural at 1021 SE Washington Ave.

---

## **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 a building in the Roseburg Downtown Historic District at 1021 SE Washington Avenue.

## **CONCLUSION/RECOMMENDATION:**

With a standard 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 building at 1021 SE Washington Avenue, per the images on pages 3 and 4 of this report, subject to the following condition of approval:

1. 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 HR-23-002 FOR A NEW MURAL ON THE EAST-FACING GROUND FLOOR EXTERIOR WALL OF THE BUILDING AT 1021 SE WASHINGTON AVENUE, AS DETAILED IN THE STAFF FINDINGS, CONCLUSION AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 1021 SE WASHINGTON 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 a building in the Roseburg Downtown Historic District at 1021 SE Washington Avenue.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on September 20, 2023. During that hearing, the Commission reviewed historic application number HR-23-002 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 05903, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R69520.
- iii. The property is zoned CBD (Central Business District) and is surrounded by other CBD-zoned properties on all sides. The site is within the Roseburg Downtown Historic District.
- iv. The existing structure is listed as not eligible and a non-contributing resource, but is listed in the historic district, and is regulated as an historic resource per RMC 12.04.110(B).

The structure at 1021 SE Washington Avenue was originally constructed as part of the larger structure with the building immediately to the east at 505 SE Main Street (R69513). The structure was built in 1926 as the Wharton Brothers Hardware Store. The structure is a single-story with stucco facing, pilasters and a shallow cornice along the street. Storefront systems are made of contemporary dark-tinted glazing with buff-colored brick sills.

- v. The proposed mural will be installed on the east-facing ground floor exterior wall, oriented to an existing city-owned surface parking lot. Existing signage, windows and a doorway will remain unpainted and in their current location.

**B. PROPOSAL**

The below images show the subject property located at 1021 SE Washington Avenue.



The above image shows the applicant's proposed project site, looking south towards the building from SE Washington Avenue, with the proposed mural area outlined in red.



Mural Mockups

**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. No building permits are required, but a final inspection by City of Roseburg staff will be required to confirm the mural installation conforms with this approval.

**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 stucco ground floor building wall. The mural will be installed on the entire wall below the flashing at the roof, and around existing window and door openings and signage, as shown on the images on the previous page. Because the proposal involves only the application of paint on an existing wall, there are no impacts to the building's materials or details, which will be preserved.

For the same reason, there is no change to the height or bulk of the building. The side wall being painted includes a column-like pier closest to the sidewalk in SE Washington Avenue, with flashing at the rooftop, but no spandrels or other significant architectural elements. There are no changes to the scale and proportion of the building, nor to the relationship of windows and walls, as the existing windows on the mural façade will continue their current arrangement and function.

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, which are offset from the wall itself where the mural will be installed.

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 a standard condition of approval noting that any significant deviation from the approved project will require re-review by the Historic Resource Review Commission, as is typical for all such applications, the relevant above guidelines can be met.

#### **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 a standard condition requiring a subsequent review for any significant deviations from this approval, the relevant historic guidelines can be met. Therefore, and 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 building at 1021 SE Washington Avenue, as depicted in the images on pages 3 and 4 of this report, subject to the following condition of approval:

1. 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 HR-23-002 for a new mural installation on the building at 1021 SE Washington 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



# CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

---

**HRRC Review No. SR-23-214**

**Meeting Date: Sept 20, 2023**

---

**Prepared for:** Historic Resource Review Commission

**Staff Contact:** Mark Moffett, Senior Planner

**Request:** Historic Review Alteration Request at 1414 SE Pine Street.

---

## **ISSUE STATEMENT AND SUMMARY:**

Tyson Goff, applicant, requests historic resource review approval to renovate the upper 2 bedroom dwelling unit and convert a lower floor garage and storage space to living and/or storage area. Three ground floor window openings on the south and west walls and an original full-height chimney would be removed. Garage door is being removed and replaced with wall area and double patio doors. New infill wall areas at old garage door and window openings to match existing 6" reveal tongue-and-groove painted wood siding. No kitchen or new dwelling unit is proposed.

## **CONCLUSION/RECOMMENDATION:**

Guidelines for the alterations of non-historic resources at RMC 12.04.110.H must be met for this project to be approved. The applicant has proposed minimal exterior changes on the lower floor, and repair and replacement on the upper floor, with the exception of a chimney being removed. With a standard condition requiring a subsequent review for any significant deviations from this approval, a second condition requiring matching paint color for the new infill siding on the lower floor, and a third condition regarding trim for the new patio door, the relevant historic guidelines can be met.

Therefore, and based on the above findings, the Historic Resource Review Commission **approves** the Historic Review application for alterations to the building at 1414 SE Pine Street, as depicted in the plans attached to this report, subject to the following conditions of approval:

1. 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.
2. New infill exterior siding at the closed window openings and former garage opening on the first floor shall be painted to match siding on the rest of the building.
3. The new patio door must include 5 ½ inch-wide wooden side and header trim as indicated on the door detail sheet attached to this report.

## **SUGGESTED MOTION:**

I MOVE TO ADOPT PROPOSED FINDINGS OF FACT AND ORDER TO **CONDITIONALLY APPROVE** HISTORIC REVIEW NUMBER SR-23-214 FOR ALTERATIONS OF AN INELIGIBLE RESOURCE IN THE MILL-PINE HISTORIC DISTRICT AT 1414 SE PINE STREET, AS DETAILED IN THE STAFF FINDINGS, CONCLUSION AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 1414 SE PINE STREET**

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

**I. NATURE OF APPLICATION**

Tyson Goff, applicant, requests historic resource review approval to renovate the upper 2 bedroom dwelling unit and convert a lower floor garage and storage space to living and/or storage area. Three ground floor window openings on the south and west walls and an original full-height chimney would be removed. Garage door is being removed and replaced with wall area and double patio doors. New infill wall areas at old garage door and window openings to match existing 6” reveal tongue-and-groove painted wood siding. No kitchen or new dwelling unit is proposed.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on September 20, 2023. During that hearing, the Commission reviewed historic application number SR-23-214 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 00100, Section 24DC, Township 27 South, Range 06 West, Willamette Meridian; R73321.
- iii. The property is zoned MR14 (Limited Multi-Family Residential) and abuts other MR14-zoned properties. The site is within the Mill-Pine Historic District.
- iv. The site has three detached dwelling units on the property, including the 1902 Stanton House at 1406 SE Pine, a smaller home at 539 SE Sykes, and the two-story structure that is the subject of this application near the SW corner of the property at 1414 SE Pine. All three structures are regulated as historic resources via their inclusion in the Mill-Pine Historic District per RMC 12.04.110.B.
- v. The structure at 1414 SE Pine Street is listed as a “not eligible, out of period” resource due to a 1930 construction date that falls outside the 1927 date that ends the secondary period of significance in the historic district (primary period is everything before 1900). The building is a two-story structure at the interior of the lot, abutting the alley, at the end of the only on-site driveway entrance from SE Sykes Avenue. A garage door on the lower floor faced north to the driveway, and the dwelling unit on the upper floor is accessed by a stairway and covered porch area on the east side of the structure, facing SE Pine Street. The upper story has original wood five-over-one hung windows, double-hung windows, and one slider window.

**B. SITE PHOTOS**

The below images show the subject building located at 1414 SE Pine Street.



View from Pine Street (tarp-covered frame below porch has been removed).



View from Sykes Avenue down driveway - old garage door opening and wood slider window above)



View towards building from alley, showing chimney to be removed.

The proposed alterations include infill of three window openings on the lower floor with new solid walls and 6" reveal tongue-and-groove painted wood siding, replacement of the garage door with a double patio door and 6" reveal tongue-and-groove painted wood siding, and the removal of an existing chimney. Existing windows, trim, siding and other features will be repaired, painted and remain in place.

### **C. AGENCY COMMENTS**

Staff from the Roseburg Public Works Department, Roseburg Fire Department, and the Roseburg Urban Sanitary Association have reviewed the proposal and responded with recommendations of approval. Standard comments have been provided and the applicant will need to address Fire and Building Codes during the building permit process, and provisions for drainage, erosion control, construction debris, water and sanitary sewer services, etc. during construction.

### **D. ANALYSIS**

The structure at 1414 SE Pine is has a "not eligible" ranking in the historic district as a result of the 1930 original construction date falling outside the periods of significance in the Mill-Pine Historic District, which end in 1927. Therefore the proposal is reviewed under the guidelines for changes to non-historic resources (RMC 12.04.110.H), as opposed to the guidelines for historic resources (RMC 12.04.110.G).

**E. REVIEW CRITERIA: RMC 12.04.110.H.1-6: NEW CONSTRUCTION/ADDITIONS TO NON-HISTORIC RESOURCES**

This section applies to all non-historic, non-contributing, secondary, ineligible or similarly classified property within Roseburg’s Historic Districts. New construction on a vacant lot within a historic district or on a property, lot, parcel or site designated as a non-historic, non-contributing, compatible, secondary and/or not-eligible historic resource can enhance the existing character if the proposed design reflects and understanding of, and is compatible with, the distinctive character of the setting and associated resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Siting of New and Relocated buildings.
2. Height.
3. Bulk and Scale.

**Findings for 1 through 3:** Guidelines 1, sub-guidelines 1.a through 1.d, guidelines 2 and 3 apply exclusively to new or relocated buildings. The current proposal is to modify an existing building. Therefore, guidelines 1 through 3 do not apply.

4. Materials. The materials are consistent with the predominant materials and finishes found on other resources in the surrounding area. Examine the color, texture, pattern, composition, and scale of neighboring historic resources.

**Findings:** New exterior materials include only the infill tongue-and-groove painted wood siding on the lower floor exterior where window openings are being closed, and at the western edge of the existing garage door opening which is being replaced with new wall area and a double patio door. The painted wood siding is shown on the submitted elevation drawings as matching the horizontal alignment of the existing siding, with a compatible 6” reveal. For this project to alter an existing building, staff finds that this criterion is met by ensuring consistency with the color, texture, pattern, composition, and scale of the existing building, as opposed to nearby historic resources. In order to address the color and compositional aspects of this guideline, a condition of approval will require the infill siding to be painted to match the existing structure. With this paint-related condition for the infill exterior siding, this guideline can be met.

5. Width.

**Findings:** Guideline 5 applies exclusively to new or relocated buildings. The current proposal is to modify an existing building. Therefore, guideline 5 does not apply.

6. Specific Design Elements. Design elements need to be compatible with the existing character of the surroundings with consideration for, but not limited to:
  - a. Roof Form. Visually, the roof form is the most important element in the overall building form. Keep roof forms consistent with the shapes traditionally used.
  - b. Windows and Doors. Keep the proportions and pattern of window and door opening similar to neighboring historic buildings. Keep the rhythm of solids (walls) and voids (windows and doors) consistent with the dominant pattern set in the area.
  - c. Exterior Siding. Select siding material that is compatible with the historic materials used in the neighborhood. Only use substitute siding materials if similar in style to those used historically.
  - d. Architectural Details. Architectural features are to complement the details and style of the neighboring historic buildings. Architectural elements such as eave details, window trim, water tables, and cornices help new buildings blend in with surrounding resources.

**Findings:** There are no changes to the roof form. Windows and doors on the upper floors are staying the same, and three windows on the lower floor are being infilled with new wall area and exterior

siding. Two of the lower floor windows being removed and filled-in are on the south façade within only a few inches of the south property line, looking directly into the neighboring backyard to the south: closing these two windows will create the appearance of a garage-like solid side wall, which is a pattern found in outbuildings on nearby historic properties. The east-facing window under the upper-floor covered porch is not a visually prominent part of the façade and mostly appears in shadow under the overhanging porch and stairs leading to the upstairs dwelling unit.

A new double patio door is being placed on the north façade facing the old driveway, and will create some visual interest and break up the large mass of solid wall on that portion of the lower floor. The subject building presents as a dwelling unit raised up above a utilitarian lower floor, and also functions as a kind of outbuilding on a property with three detached dwelling units, placed in the far interior corner of the property with minimal street presence. Based on these findings, the rhythm of solids and voids on the ground floor as proposed is consistent with other detached historic outbuildings in the historic district.

Removal of the existing older chimney is unfortunate, and would be problematic in terms of meeting the guidelines for a historic, contributing or compatible structure, but this particular building is identified as ineligible. The chimney itself is in very poor shape, has many chipped or cracked bricks, and is badly in need of re-pointing, mortar repair, painting, and possibly structural alteration, shoring or complete reconstruction. However, because the guidelines for non-historic resources (RMC 12.04.110.H) do not include the “retention of original construction” guideline (RMC 12.04.110.G.1), there are no guideline-related issues with removal of the chimney.

The proposed double patio door is a standard metal door with large vertical windows, and overall present a vertical orientation and standard door sizing for residential structures. Most doors in the historic district are single doors, but in this case the double patio door is replacing a larger garage door, and is therefore somewhat reflective of the original building opening in the same place.

Trim details for the new door have not been shown on the plans, but every other existing opening on the building has dimensional trim around the windows and doors. Vertical side wooden trim surrounding all existing windows and doors on the home is consistently 5 ½ inches in width. Header trim above windows varies between 4 inches and 6 inches in width, but header trim above the existing upstairs unit door and old garage door is 5 ½ inches. In order to ensure that compatible, complementary trim is provided around the new door opening, a condition of approval will require 5 ½ inch trim be provided around the new patio door opening. A small detail drawing has been provided by staff on the same sheet as the door specification details, to memorialize and visually represent this trim detail.

Exterior infill siding is designed to match the 6” reveal and tongue-in-groove design of the current siding, aligning horizontally with existing adjacent siding as shown on the submitted elevations. With approval granted based on the submitted drawings, and a standard condition of approval that subsequent Historic Resource Review Commission evaluation and approval will be required for any significant deviations from the approved drawings, as is typical for all such applications, these guidelines can be met for the infilled windows and new siding. With a condition of approval requiring 5 ½ inch trim around the new patio door, guideline 6.d regarding architectural details can be met.

#### **IV. CONCLUSION**

Guidelines for the alterations of non-historic resources at RMC 12.04.110.H must be met for this project to be approved. The applicant has proposed minimal exterior changes on the lower floor, and repair and replacement on the upper floor, with the exception of a chimney being removed. With a standard condition requiring a subsequent review for any significant deviations from this approval, a second condition requiring matching paint color for the new infill siding on the lower

floor, and a third condition regarding trim for the new patio door, the relevant historic guidelines can be met.

Therefore, and based on the above findings, the Historic Resource Review Commission **approves** the Historic Review application for alterations to the building at 1414 SE Pine Street, as depicted in the plans attached to this report, subject to the following conditions of approval:

4. 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.
5. New infill exterior siding at the closed window openings and former garage opening on the first floor shall be painted to match siding on the rest of the building.
6. The new patio door must include 5 ½ inch-wide wooden side and header trim as indicated on the door detail sheet attached to this report.

## V. ORDER

Based on the findings, conclusion and conditions of approval noted above, the Historic Resource Review Commission **CONDITIONALLY APPROVES** Historic Review Application Number SR-23-214 for alterations to an ineligible structure in the Mill-Pine Historic District at 1414 SE Pine Street.

---

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

**ATTACHED:** Site Plan  
Second Floor Plan  
Lower Floor Plan  
East Elevation  
North Elevation  
South Elevation  
West Elevation  
Patio Door and Trim Details

Pine Street

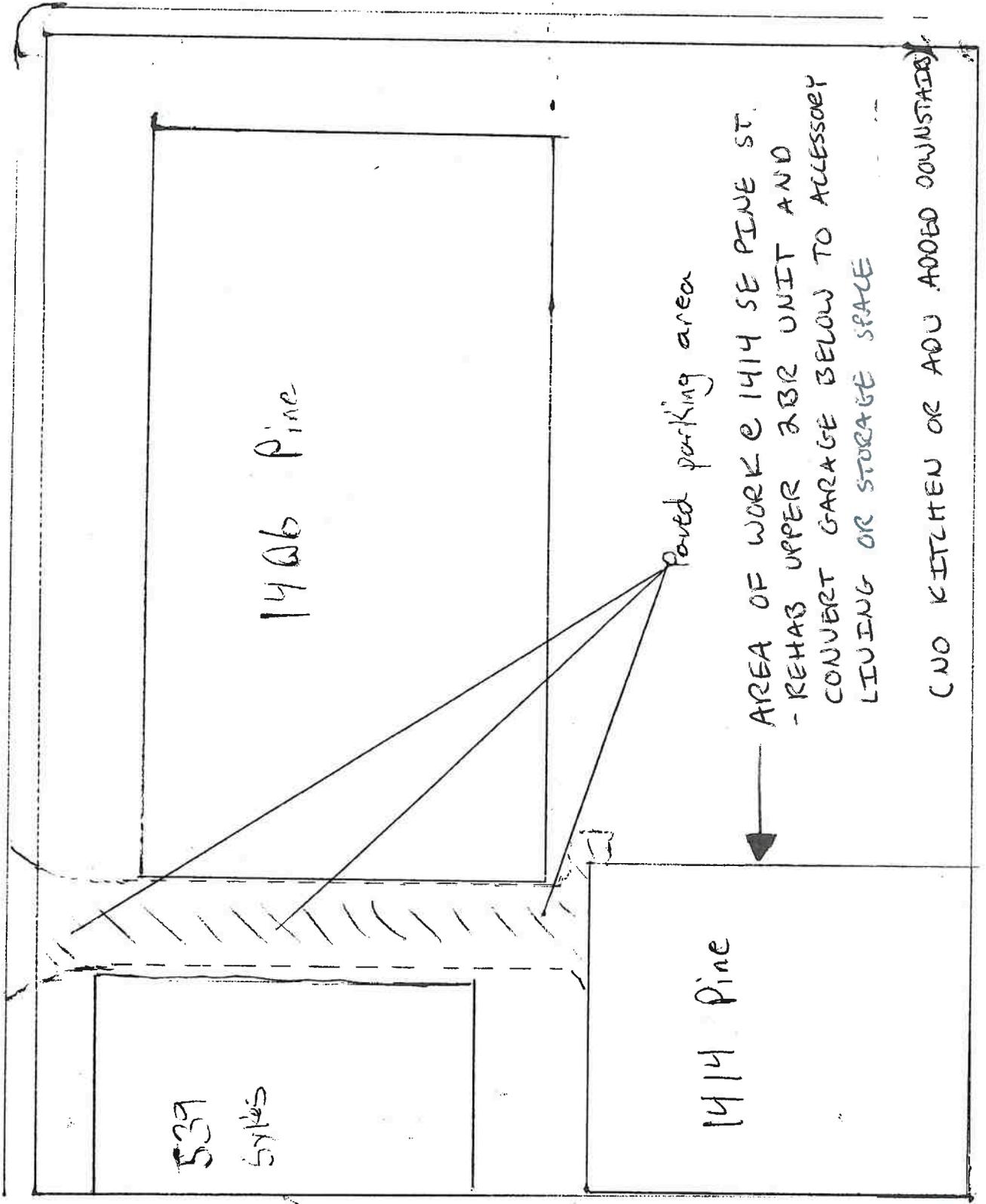
SR-23-214  
SITE PLAN

Sykes Ave

Site Map



Alloy



1406 Pine

Paved parking area

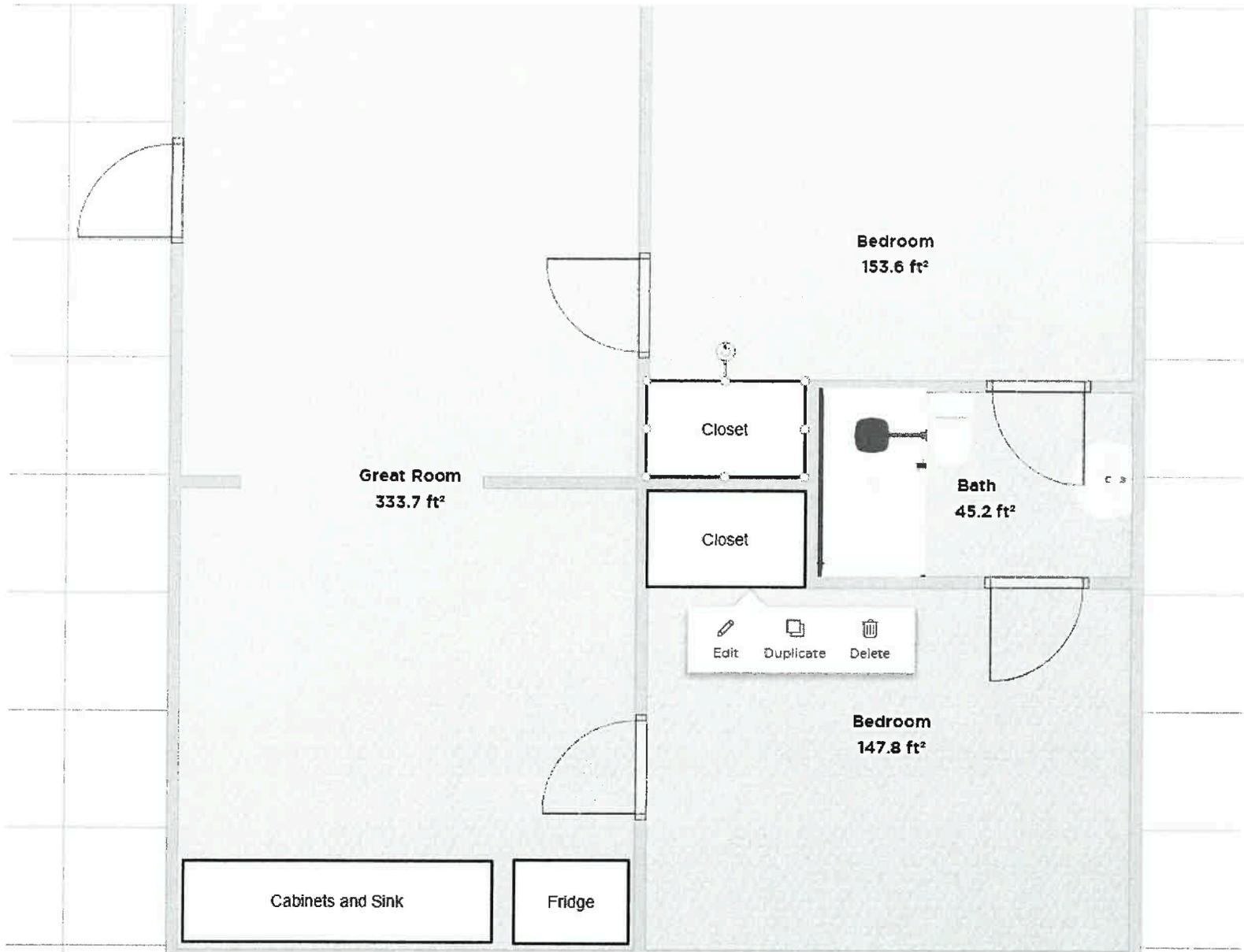
AREA OF WORK @ 1414 SE PINE ST.  
 - REHAB UPPER 2BR UNIT AND  
 CONVERT GARAGE BELOW TO ACCESSORY  
 LIVING OR STORAGE SPACE

CNO KITCHEN OR ADU ADDED (COUNTRYSIDE)

1414 Pine

539  
Sykes

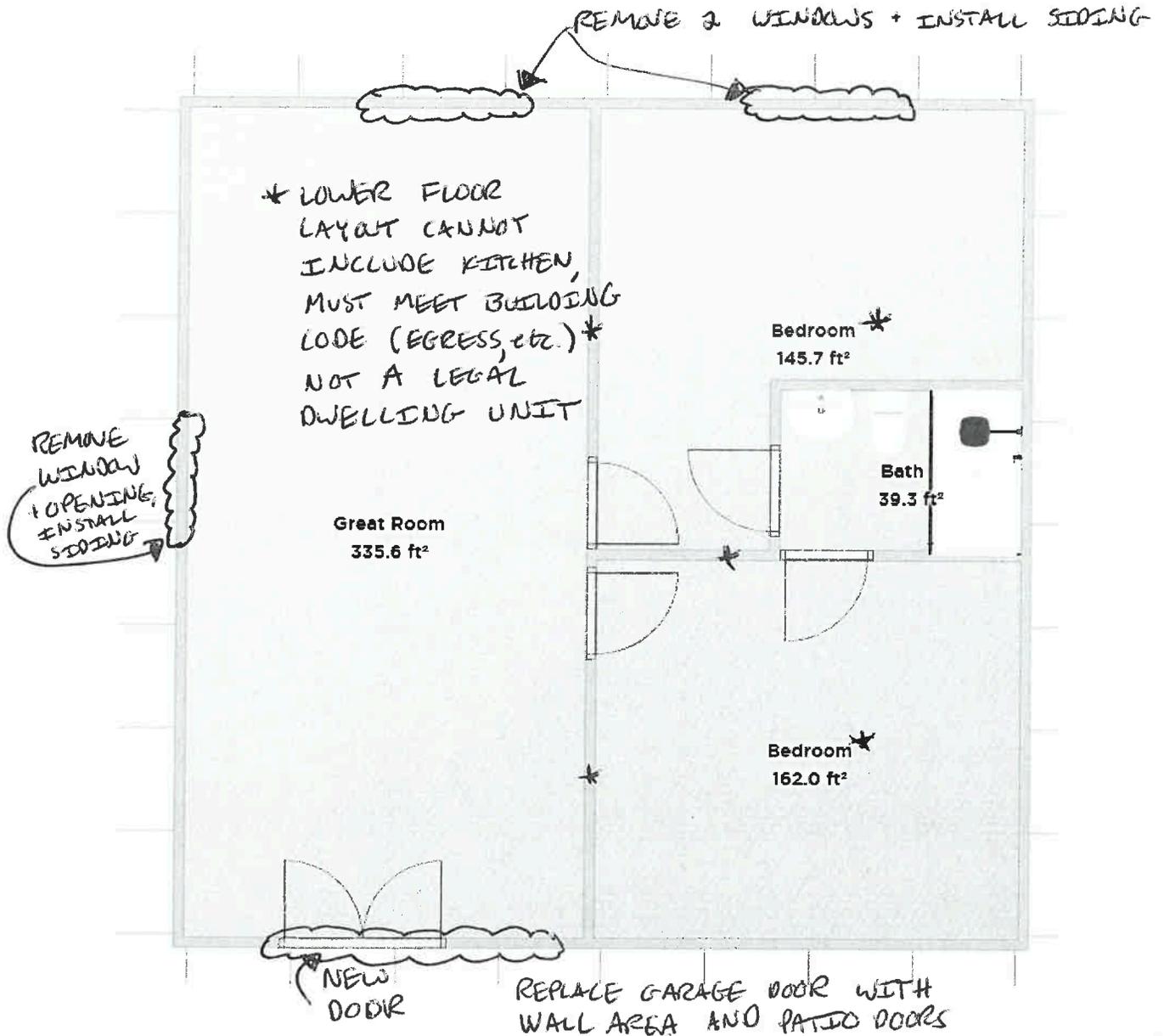
SR-23-214  
SECOND FLOOR PLAN



UPSTAIRS e 1414 SE Pine St: REHAB EXISTING UNIT,  
NO NEW PLUMBING, ETC.

Second Floor

S12-23-214  
LOWER FLOOR PLAN



### Garage Conversion - ground floor

DOWNSTAIRS @ 1414 SE PINE ST.: REPLACE GARAGE DOOR W/ FRENCH DOORS, ADD INTERIOR WALLS, 2 BEDROOMS AND BATHROOM. SPACE ACCESSORY TO 1414 SE PINE UNIT ABOVE - NO KITCHEN OR INDEPENDENT NEW UNIT IS APPROVED OR PROPOSED.

East Side

Existing windows/trim/darcey  
to remain/repair.

20'

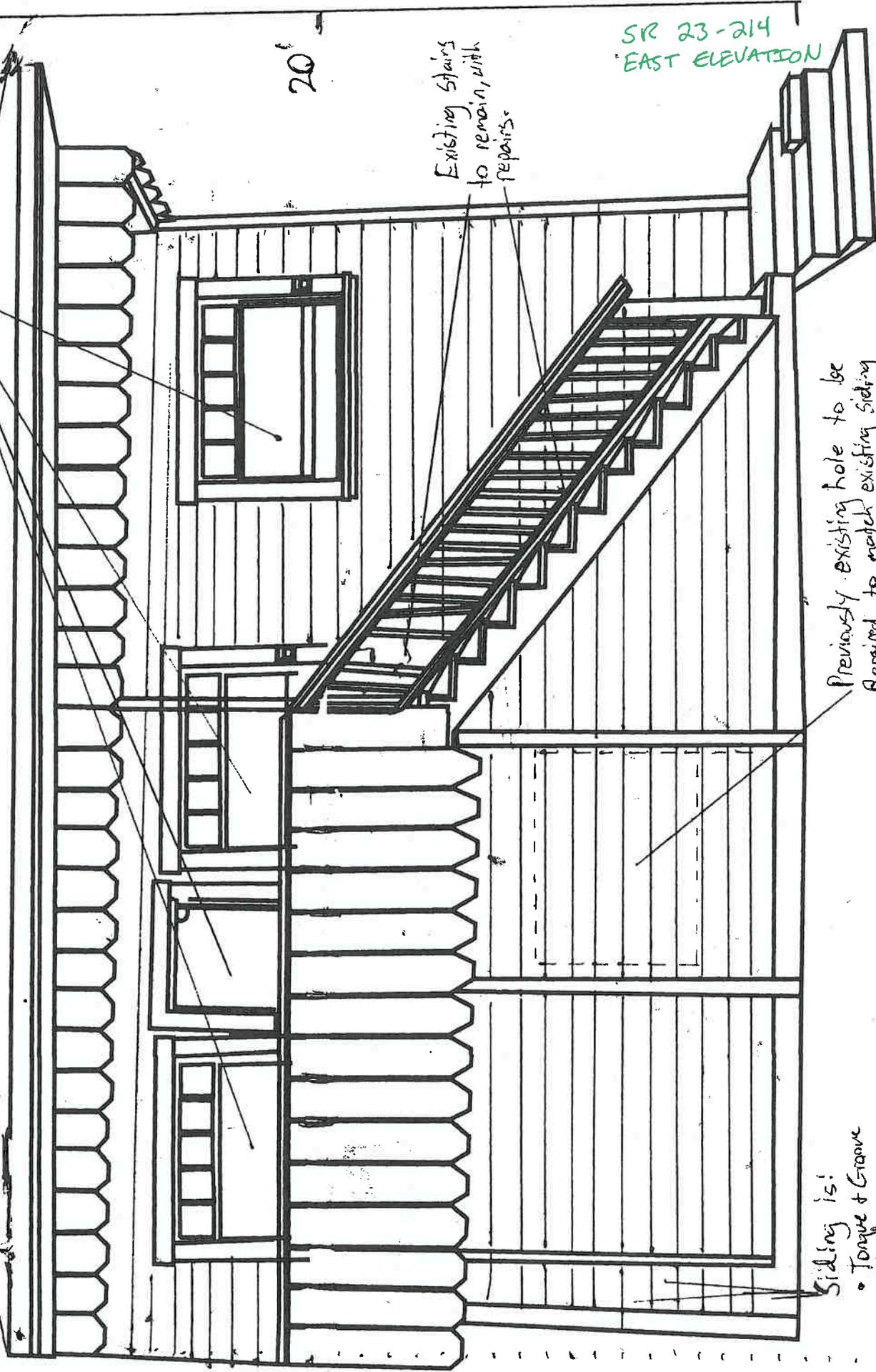
Existing stairs  
to remain, with  
repairs.

SR 23-214  
EAST ELEVATION

Previously existing hole to be  
Repaired to match existing siding

Siding is:  
• Tongue & Groove  
• Wood  
• 6" wide

26'



SR-23-214

NORTH ELEVATION

20'

North Side

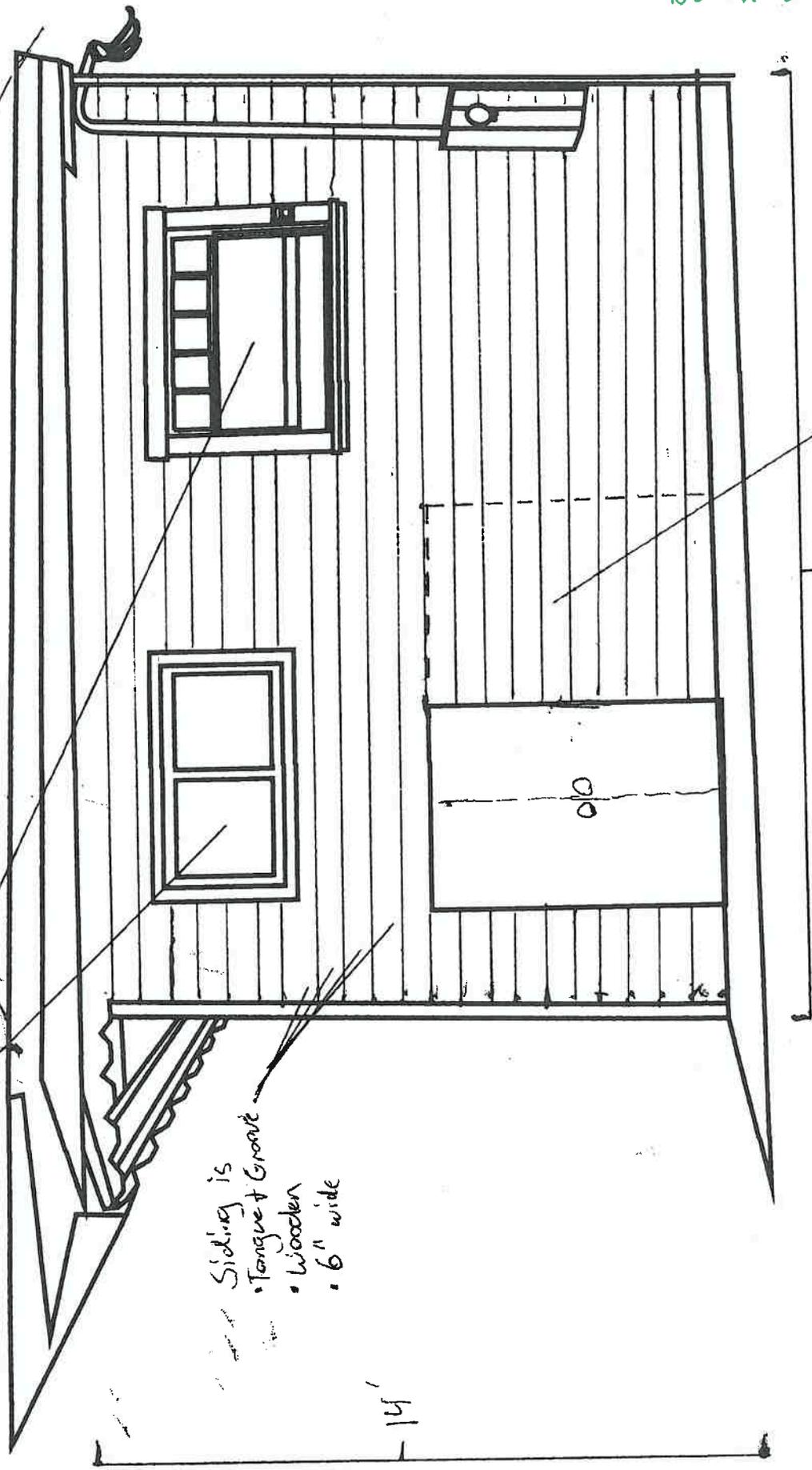
Existing windows/trim and trim to remain/repair.

Siding is  
• Tongue & Groove  
• Wooden  
• 6" wide

Space not filled by the door pictured, will be patched to match existing siding

26'

14'



South Side

- Siding is
- Tongue & Groove
- Wooden
- 6" wide

Existing trim/windows  
to remain.

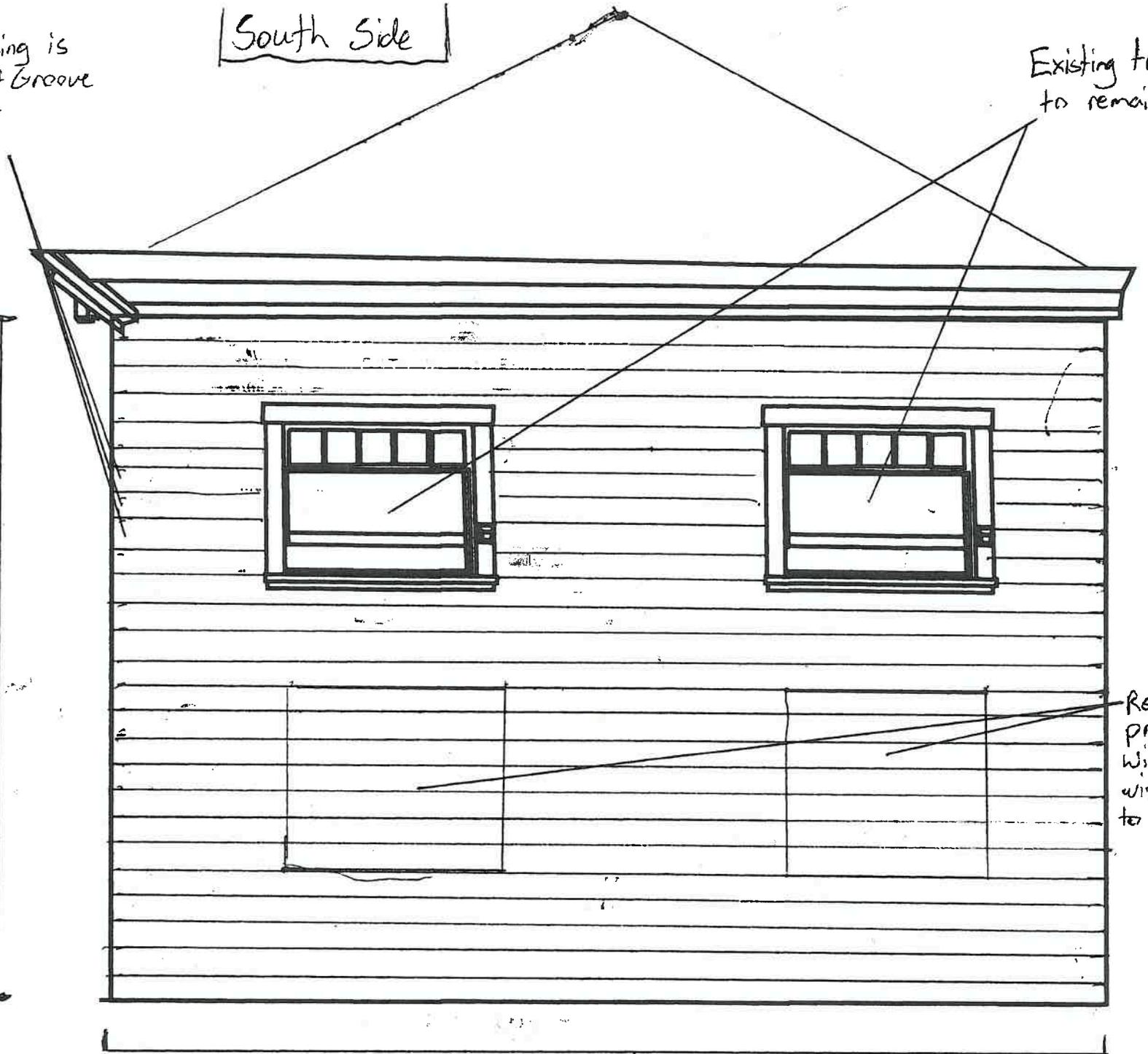
14'

20'

26'

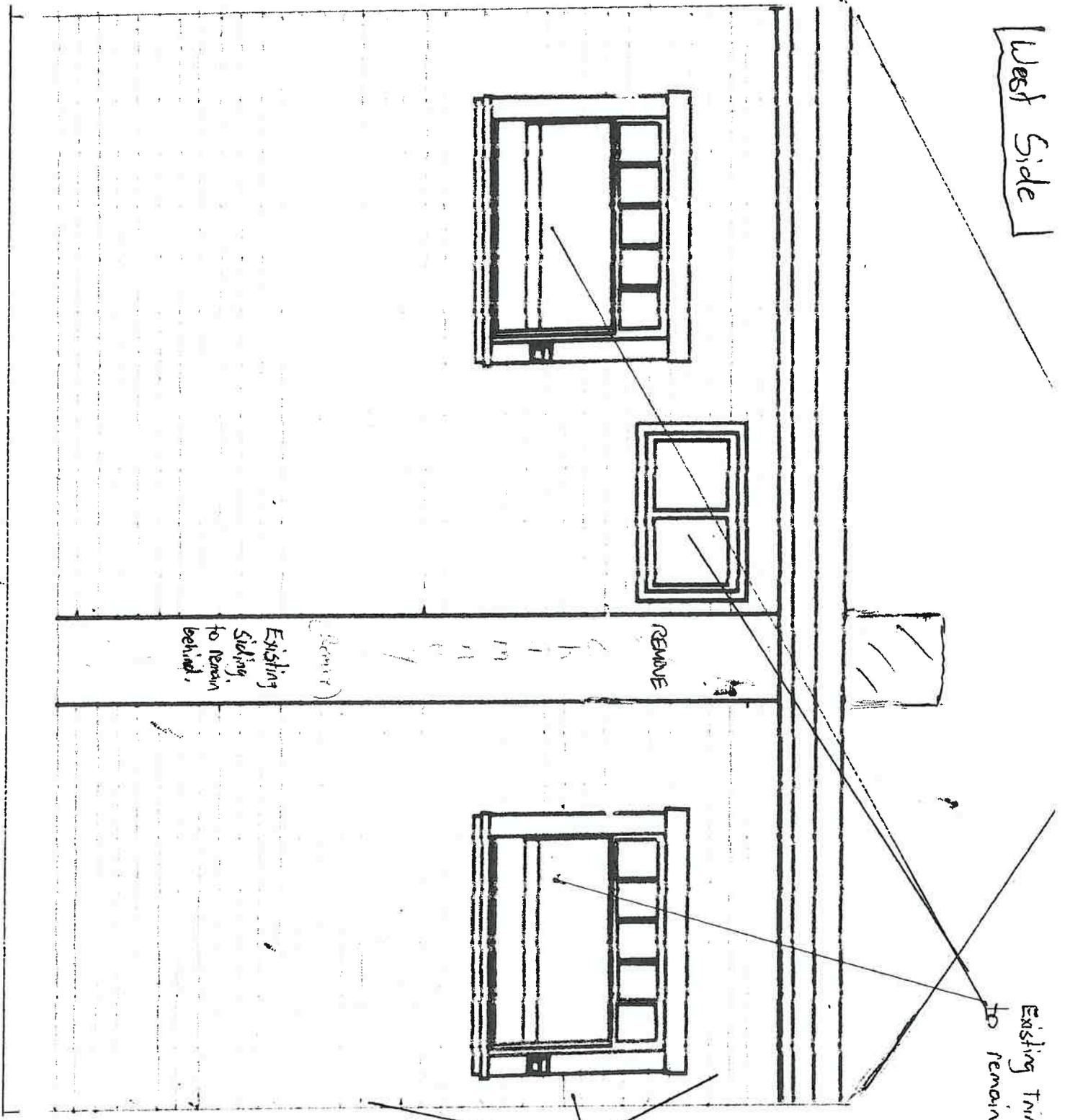
Repair  
previous  
window opening  
with siding  
to match.

SIZ 03-214  
SOUTH ELEVATION



West Side

20 ft



REMOVE  
Existing Siding to remain behind.

Existing Trim/windows to remain w/repairs

Siding is  
• Tongue & Groove  
• 1/2" thick  
• 6" wide

SR-23-214  
WEST ELEVATION

SR 23-214  
PATIO DOOR  
AND TRIM  
DETAILS

JELD-WEN (Brand Rating 3.8/5) Ⓢ

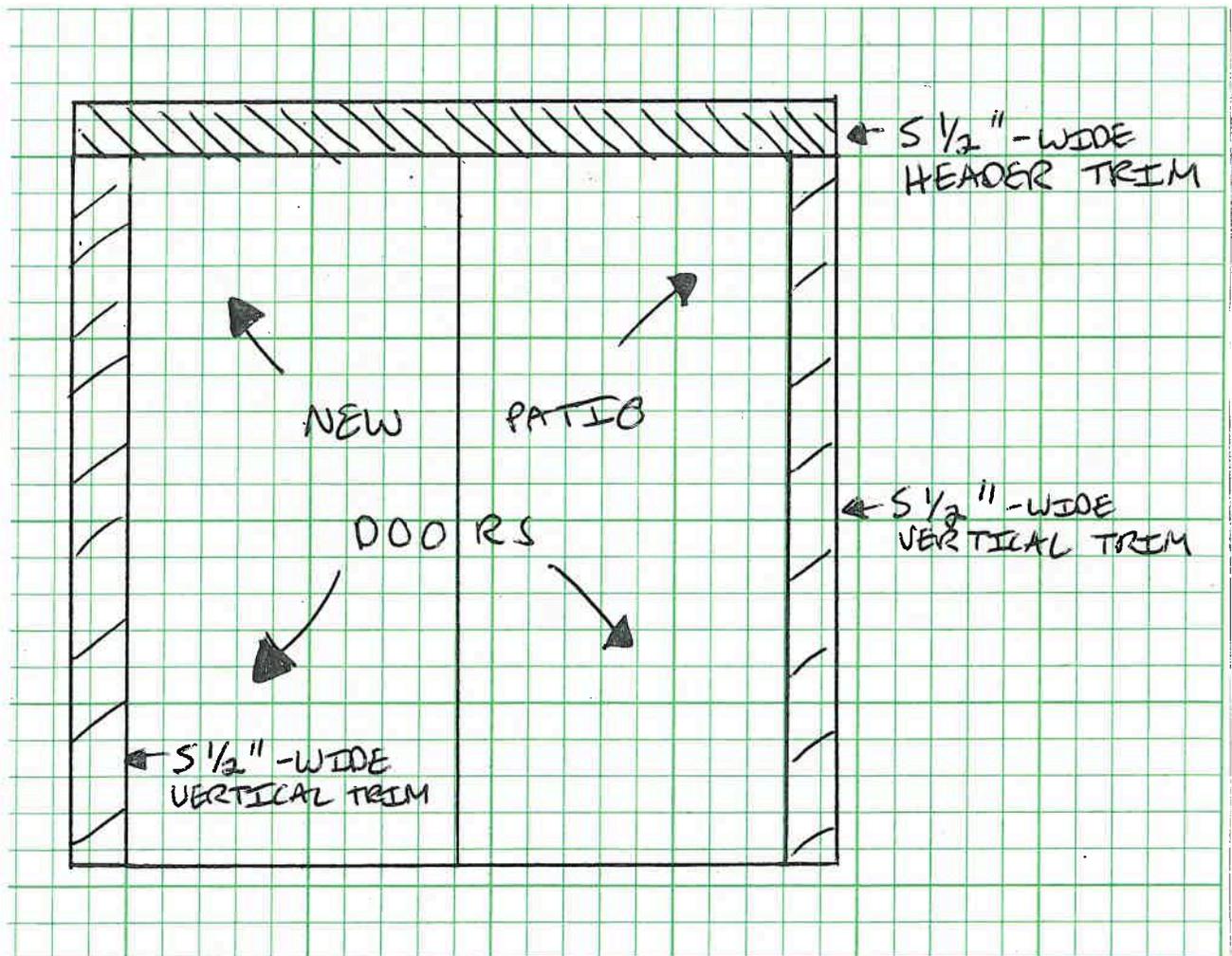
72 in. x 80 in. Right-Hand/Outswing Low-E  
15 Lite Primed Steel Double Prehung Patio  
Door

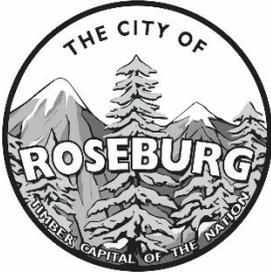
★★★★☆



### Dimensions

Actual Door Height (in.)	78.688 in
Actual Door Thickness (in.)	4.563
Actual Door Width (in.)	71.5 in
Door Height (in.)	78.688 in
Door Thickness (in.)	1.75 in
Door Width (in.)	72 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (in.)	79.188 in
Rough Opening Width (in.)	72 in





# CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

---

**Meeting Date: Sept 20, 2023**

---

**Prepared for:** Historic Resource Review Commission  
**Staff Contact:** Mark Moffett, Senior Planner  
**Request:** Certified Local Government (CLG) Program Review

---

## **ISSUE STATEMENT AND SUMMARY:**

As we discussed at the July and August, 2023 Historic Resource Review Commission meetings, our historic preservation program is under review by the State of Oregon. The purpose of the review is for Oregon Heritage staff to ensure that our program continues to meet the minimum requirements for remaining a "Certified Local Government" (CLG) with regards to applying state and federal preservation-related standards.

Kuri Gill, Oregon Heritage Grants & Outreach Coordinator, will be attending our meeting on September 20, 2023 to discuss her evaluation of our program, based on documentation submitted to her on September 1, 2023. Attached to this memo are the 5-page document in which we addressed the CLG Program Review requirements, as well as a 52-page document that includes a summary list and actual case records from the 7 recent applications we submitted to Kuri as a required part of the process.

Commissioners are encouraged to ask questions of either staff or Kuri as she takes us through the CLG Program Review. No specific action or motion will be required.

## 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: [City of Roseburg, Oregon](#).

Contact Person: [Mark Moffett, Senior Planner, City of Roseburg Community Development Department](#).

### 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: [The City of Roseburg Historic Resource Review Commission \(HRRC\)](#) is fully constituted with seven members, including a Chair and Vice Chair. [The City did not have current member resumes of the members, but we requested them at the July 19, 2023 meeting and received biographical statements from some of the members as noted below:](#)

#### Chair: [Kylee Rummel](#)

I have a Bachelor's of Science in Accounting & Business with a minor in Communications. I have 15 years of accounting experience, and I am currently the Controller for UCAN.

As City Councilor of Ward I, I was asked to serve as the Chair of the HRCC. I don't have a background or any experience in historical preservation, but I have always had a fascination with art and history from the time I was in elementary school. I think people in general fascinate me, and both art and history have the ability to tell a story about who we are and how we got here. As Oregonians, we are fortunate enough to have a rich history made up of the stories of so many indigenous tribes, explorers such as the Lewis & Clark expedition, and the pioneers who came here on the Oregon Trail.

My family has ties to Roseburg dating back to the 1930's, and I was born in Roseburg and have called this area home my entire life. I have grown up hearing stories of Roseburg, pieces of Roseburg's history as we would say, and I look forward to learning more about Roseburg's history and the preservation of history through HRCC.

#### Vice Chair: [Lisa Gogal](#)

No biographical statement submitted.

#### [Marilyn Aller](#)

My husband and I moved to this area in 1974. We learned from our neighbor-a Drain/Whipple descendent and a historically knowledgeable source - that his ancestors travelled by wagon train to the Coles Valley and are buried in the Coles Valley Cemetery.

I have volunteered at the Douglas County Museum and the Roseburg Visitors Center. We purchased a home in the historic Laurelwood Neighborhood in 1982. I have worked together with my neighbors over

the years to ensure that the integrity of our unique and beautiful ‘hood’ remains intact. My current project will be to help develop a Laurelwood Centennial Celebration (1921 - Going Strong)

### **James De Lap**

I like old things! I appreciate the craftsmanship and the pride that the builder had in what he ( or she) did and want their name on it so that everyone knows who they are and the quality of their work.

Today, to find out who is responsible for a building you have to go online and look it up. There is not a sign or a plaque on it that shows pride in what they did.

Look at old equipment and how well it is made and how ingenious it is designed to do it's job.

I enjoy driving around and looking at older homes here in Roseburg and in many other towns in Oregon and how unique they are. Well made! Made to last many many years!

Being on the Historical Resources Review Commission allows me to have a voice in how and what is allowed to preserve the visual integrity of historical buildings.

### **Bentley Gilbert**

History matters. History’s fun. History illuminates. History instructs, or at least advises. History is good for our soul. And it’s been part of my entire life, having grown up in a college history professor’s house, majored in history at The Colorado College and remained close to local history in the places where I’ve lived. My wedding was in a Queen Anne historical house in Salem, Oregon, designed by architect William C. Knighton, and I was on its board and president of the board of the Friends of Deepwood. There is a house by the same architect here in Roseburg, the Judge James Warson Hamilton house, on the corner of Lane and Kane streets.

I’m on the board of the Friends of Crater Lake. I’m a member and volunteer at Umpqua Valley Arts. I’ve tutored disabled adults locally in reading, writing and social studies. I’ve had a hand in caring for rescued horses in the Oakland, Oregon, area.

I came to Roseburg in 2007 to join the administration of Umpqua Community College, before retiring in 2012. I’ve worked as a journalist, a political operator, a labor organizer, a state government administrator and for one glorious night, a rodeo cowboy.

I play tennis, and hike the many trails in the Pacific Northwest and Colorado. I’ve climbed Mount St Helens a couple times, in the years following its eruption in May 1980; I’ve “circumnavigated” Mount Rainier on its 100-mile Wonderland Trail and, before that the 42-mile Timberland Trail on Mt Hood. I’ve ascended Pikes Peak in Colorado. I ski and play tennis. I’m an avid reader. And, yes, my library contains many books of history and biography, as well as murder fiction and literature.

### **Stephanie Giles**

I was born and raised in Roseburg. I graduated from Roseburg High School in 1965. I spent 12 years in Eugene and over 30 years in Portland, with a two-year residence in England.

I returned to Roseburg in 2011, after my parents died. I joined the Genealogical Society of Douglas County. My father had started a family tree. From his 700 names I now have over 24,000 names and counting. I’d had no idea that I was related to so many of the pioneer families of Douglas County. I’m constantly learning their stories and history.

I'm now the president of GSDC. I'm also on the board of the Douglas County Historical Society. Other groups I joined are Altrusa and AAUW. I was also a Friend of the Museum until that program was ended.

My mother was a longtime antique dealer in Roseburg. In my groups I have been able to research and price vintage items, from jewelry, books, collectibles, etc.

I do research for the DCHS publication The Umpqua Trapper.

### Nick Lehrbach

I was born in Roseburg and lived here most of my life. Graduated from OSU in 1964 with a BA in Literature and a BS in Science. I worked for DuPont Chemicals in California before returning to Roseburg to work in the title insurance industry. I worked there for 35 years and became President before retiring in 2007. I enjoy studying history and volunteer at the County Museum each week. I am married with two grown children.

With a fully-constituted HRRC, we have not had the opportunity to make efforts at appointing at least a few historic preservation “professionals”. We do have a number of members with extensive experience with local buildings, people, and culture, as well as local historical associations, societies and museums. There is a limited pool of professional design and engineering firms in Roseburg, and no known currently practicing preservation firm or historic preservation professional per se in Douglas County. In the event that there is an opening on the HRRC going forward, we can attempt to solicit new member(s) from professional associations as recommended previously in the 2019 CLG Program Review.

The HRRC meets at 4:00 PM on the third Wednesday of the month in Council Chambers of City Hall. The HRRC met four times in 2021, 6 times in 2022, and has or will be meeting in May, July, August and September of 2023, plus additional meetings as necessary for the remainder of 2023. Minutes are kept and available with the agendas of the next meeting on the HRRC web page: <https://www.cityofroseburg.org/your-government/commissions/historical-resource-review>. Hard copies of the minutes are also available to the public upon request.

Notices for HRRC meetings, including the agendas, minutes from prior meetings, and project review packages are posted by the Community Development Department Clerk on the HRRC page on the city's website the week before the meeting, and sent via e-mail to HRRC Commissioners, to the local news media (TV, print, radio), and to a list of people who have subscribed with the City to receive Commission notices. The City's Communication Specialist also posts notices of all upcoming HRRC meetings, including a link to the meeting agenda & review packet, on the City's social media accounts on Facebook, NextDoor and Twitter.

### 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: The City of Roseburg Historic Preservation regulations are contained in the Roseburg Municipal Code (RMC) at 12.04.110 (Historic Districts Overlay). Staff would refer to the State Historic Preservation Office on

amendments that may be needed or desirable in terms of strengthening our regulations and/or aligning them with state or federal standards. The 2019 CLG Program Review comments in our records refer to a “new state administrative rule”, but the specifics of that rule and any recommendations in light of changes needed to our ordinance were not identified. We welcome the opportunity to improve and strengthen our ordinance.

All three planners at the City of Roseburg have been in their position for less than 9 months, without extensive experience in the local processing of Historic Review (HR) permits. The Senior Planner has extensive past experience with historic preservation, having completed an internship at the National Main Street Center (NTHP) in 1991, updated the Oregon City Historic Resources Inventory in 1994, and worked for many years at the City of Portland doing both legislative and development review work in preservation (Albina Community Plan Historic Resources Update, 7+ years of historic-related development review of alterations and new buildings in districts, etc.).

Staff has compiled a listing of several major and minor projects since July, 2019 and included the site and case numbers in a separate attachment. Several “minor” projects that have been reviewed without a formal HRRC meeting, as provided for in the ordinance at RMC 12.04.100.I (Minor Project Review and approval by the Community Development Director).

#### 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: Historic Resource records of individual properties and our four historic districts are available in a consolidated electronic folder on the city server. We also have a detailed inventory of individual resources provided in a GIS-based format on the city webpage, put together in 2022 from an Americorps RARE program intern. That page is available at this link: <https://www.cityofroseburg.org/departments/community-development/about/historic-database>, then by connecting on the same page to the Historic Resources Map Viewer: <https://roseburg.maps.arcgis.com/apps/instant/sidebar/index.html?appid=259bba4de9cc4bfaa22412f6107aad38&&center=-123.3539,43.2127&level=15&hiddenLayers=>.

All records are available to the public. We are happy to coordinate with SHPO to verify that all in-house City of Roseburg historic records are contained within the SHPO master statewide system.

#### 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: The City is unaware of any recent National Register nominations since July, 2019. If solicitations for comment and review of any future nominations are received, the city will engage and respond. No local nominations have been forwarded since July, 2019.

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: Yes, the City supports events and activities that promote awareness, understanding and appreciation for historic properties. In addition to our online Historic Resources Map Viewer, the City has an online interactive story map experience regarding local historic resources: <https://storymaps.arcgis.com/stories/05b70792949749eb93df71b7532b88af>. We have also sponsored historic-themed tourism grants such as the one that resulted in the Ghosts of Roseburg Past Tour, whose author gave the HRRC a personal guided tour in May of 2023. Paper copies of the printed Ghosts of Roseburg Past Tour are available in City Hall, and the project has a stand-alone website: <https://ghostsofroseburg.com/>.

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: There are no current CLG grants being funded at the City of Roseburg.

City records of prior CLG grants are maintained in the Community Development Department. We have records of grant materials going back to a 1982 Roseburg Historic Walking Tour grant, through the most recent and now closed-out grants identified as CLG-OR-18-18 and GR-18-09. Grant records are and will be maintained in good order.

Recommendations:

**Overall evaluation**

Meets Requirements

Does Not Meet Requirements

Comments:

Recommendations:

SHPO Evaluator: \_\_\_\_\_  
(print name)

\_\_\_\_\_  
(signature)

Date: \_\_\_\_\_

## CLG Program Review – Projects List 2020-2023 September 20, 2023

CLG: [City of Roseburg, Oregon](#).

Contact Person: [Mark Moffett, Senior Planner, City of Roseburg Community Development Department](#).

This document includes a list of all the Historic Review applications the city has reviewed with our Historic Resource Review Commission since the last CLG Program Review in July, 2019. Also included at the bottom of the list are the “minor projects” that staff has approved administratively so far in 2023.

Projects submitted with the CLG Program Review on September 1, 2020 are indicated below in **bold text**.

### 2023 Historic Reviews @ HRRRC:

<b>SR-23-209</b>	<b>730 SE Cass</b>	<b>Grand Hotel, 1910 &amp; 1916</b>	<b>Mural</b>
------------------	--------------------	-------------------------------------	--------------

### 2022 Historic Reviews @ HRRRC:

<b>HR-22-005</b>	<b>526 SE Jackson</b>	<b>Wilder and Agee Clothing Store Building, 1890</b>	<b>Mural</b>
HR-22-006	435 SE Jackson	Judd’s Furniture Store, 1915	Mural
<b>SR-22-101</b>	<b>212 W Riverside Dr</b>	<b>Laurelwood HD, Minimalist Traditional, 1941</b>	<b>Garage Remodel</b>
SR-22-136	276 SE Stephens	Downtown HD, Eligible/Contributing, 1960	Addition
HR-22-007	525 SE Main	Umpqua Cleaners, 1923	Mural

### 2021 Historic Reviews @ HRRRC:

<b>SR-21-008</b>	<b>1248 SE Pine</b>	<b>Mill-Pine HD, Vacant, 1903 home demolished 2018</b>	<b>New House</b>
SR-21-084	910 SE Washington	Terminal Hotel/Valley Hotel, 1885 & 1916	Alterations

### 2020 Historic Reviews @ HRRRC:

<b>SR-20-020</b>	<b>629, 632 &amp; 635 Cass</b>	<b>Roseburg Sanitary Market, 1913</b>	<b>Demolition</b>
SR-20-021	464 SE Jackson	Noncontributing Rite-Aid, post-1960	Partial Demo
<b>SR-20-144</b>	<b>1637 NE Commercial</b>	<b>J. H. Smith House, 1920</b>	<b>Demo/Addition</b>
<b>SR-20-256</b>	<b>154 SE Mosher</b>	<b>Claire Morley House, 1900</b>	<b>Demolition</b>

### 2023 Minor Projects

SR-23-055	603 SE Jackson	Umpqua Savings & Loan, 1958	Blade Sign
SR-23-125	805 SE Stephens	Rose Hotel, 1925	Roof Repair

1/7

**IN THE MATTER OF THE REQUEST  
FOR DEMOLITION APPROVAL AT 629, 631 & 635 SE CASS AVE.**

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

**I. NATURE OF APPLICATION**

Stephen Williams, Owner, Trella Vineyards, requests a demolition permit to remove a building at 629, 631 & 635 SE Cass Street. All three addresses are within the same building. Henceforth in this Staff Report, the building and its three addresses will be identified as 629 SE Cass Street.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on February 19, 2020. At that hearing the Commission reviewed application number SR-20-020 and it was made part of the record.

**III. FINDINGS OF FACT**

**A. EXISTING CONDITIONS**

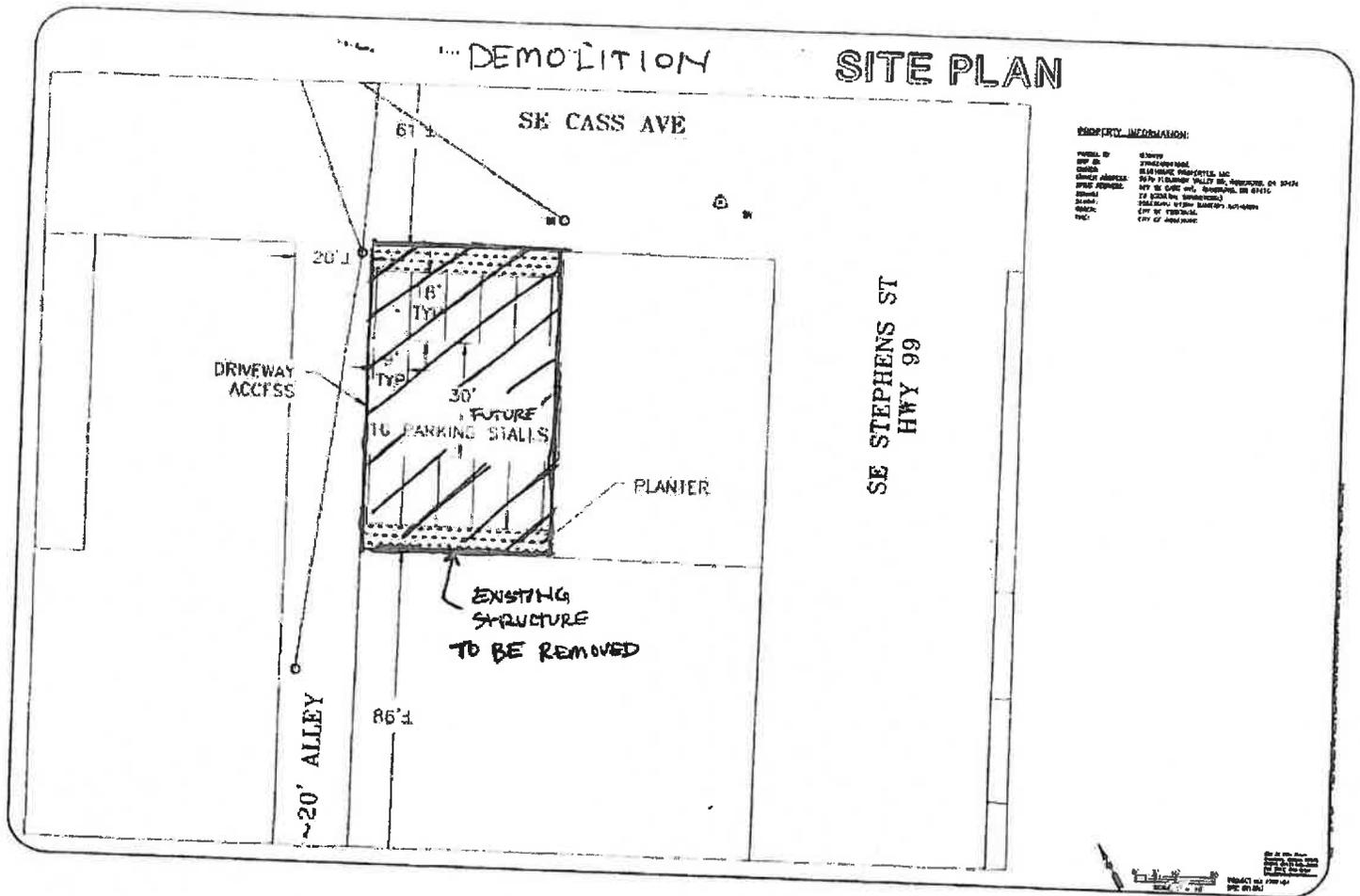
1. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, , as both may have been amended from time-to-time.
2. The subject site may be described as Tax Lot 11000, Section 24AD, Township 27 South, Range 06 West, Willamette Meridian; R70920.
3. The property is zoned C3 (General Commercial) and is entirely surrounded by C3 properties.
4. The building is listed as Historic Contributing within the Roseburg Downtown Historic District Nomination:

Built in 1913, the Roseburg Sanitary Market is a typical early storefront building of brick (this structure has two storefronts). Windows are wood frame; the entry doors have transoms. The brick base features a paneled design (brick is now painted).

The building has had many tenants, among them the Roseburg Sanitary Market in the 1920s through the 1940s. Most recently it was occupied by M & M Printers, but now sits vacant.

B. PROPOSAL





**C. AGENCY COMMENTS**

Conditions of approval from department review and Historic review may be attached to any development permits; applicant responsible to conform with conditions from Demolition approval permit No. SR-20-020. No objections were received regarding the application for demolition.

**D. ANALYSIS**

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

**E. REVIEW CRITERIA: RMC 12.04.110(F): DEMOLITION OF HISTORIC RESOURCES**

The Commission may delay the issuance of the demolition permit or building permit for up to 60 days from the date of the hearings action. The Commission's decision shall be based upon consideration and completion of factors listed below:

Following review, the Commission may grant or deny the request for issuance of a building permit or demolition permit. Affirmative findings shall be documented addressing the guidelines based upon their relative importance.

1) Reasonable efforts shall be made by the Commission to provide the owner of the structure with possible alternatives for demolition, including information concerning local, state, and federal preservation programs;

**Finding:** Applicant and contractors met with City staff to discuss alternatives to demolition of the property. Unfortunately, cost-benefit analysis considering the condition of the building and costs to bring it up to current building and fire code standards makes it economically more feasible to remove the aging structure and include its property in the planned future redevelopment of the vacant property. As noted in the application, applicant plans on salvaging reusable materials during the demolition process if approved, with Heartwood Resources to remove any reusable fixtures and materials as well as repurposing any viable original wood for future renovations of 700 SE Stephens St.

2) Reasonable effort shall be made by the Commission to maintain the historic structure by an acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project. A demonstrated lack of private and public funding for the above is sufficient cause to allow demolition;

**Finding:** The subject property at 629 SE Cass Avenue has been vacant since July, 2019 when M & M Printers went out of business. This business took up a portion of the building, with the other portion of building having been mostly vacant for years with occupants off and on. Necessary improvements to the building have been neglected for decades. The applicant has indicated that this neglect has taken a toll on the structural integrity as well as the physical appearance of the building. Although the structure is listed as Historic Contributing to the Roseburg Downtown National Register District, and could potentially qualify for historic preservation funding, the current state of the structure and the amount of money and work necessary to restore the structure far exceeds the value of the building. Evaluation by the applicant determined that rehabilitation of the building would exceed the assessed value of the structure by more than 500%. Inadequate plumbing, roof leaks, uneven flooring, poor access and insufficient parking make justifying restoration of this building difficult.

3) Consideration shall be given to the Guidelines listed RMC 12.04.110(G);

**Finding:** The cited section applies to all contributing, significant, primary, historic, eligible, or similarly classified Historic Resources. It describes the desired physical characteristics of a structure such as; height, bulk, visual integrity, scale & proportion, materials & texture and signs & lighting. Since the proposal of the subject building is demolition and not construction/alteration, this criteria is not applicable. If future development on this site is proposed, criteria from RMC 12.04.110(G) shall be applied.

4) RMC 12.04.110(H) New construction/additions to non-historic resources. This section applies to all non-historic, non-contributing, secondary, ineligible, or similarly classified property.

**Finding:** The cited section applies to all non-historic, non-contributing, secondary, ineligible, or similarly classified property. As this property is classified Contributing, this criterion is not applicable.

#### IV. CONCLUSION

Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the demolition request per RMC 12.04.110. The site has been subject to years of neglect and is in dire need of rehabilitation, of which is fiscally unachievable due to the current state of the building. Staff recommends the Commission approve the demolition request without conditions or delay.

#### V. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL** of Application Number SR-20-020 to the Community Development Director for demolition of the structure at 629 SE Cass Avenue as detailed in the staff report.

  
\_\_\_\_\_  
Stuart Cowie, Community Development Director

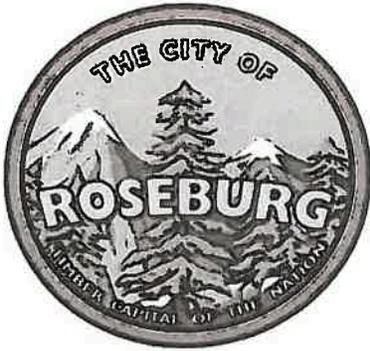
02/19/20  
Date

  
\_\_\_\_\_  
Ashley Hicks, Historic Resource Review Commission Chair

02-19-2020  
Date

#### Historic Resource Review Commission Members:

Ashley Hicks, Chair  
Lisa Gogal, Vice Chair  
Marilyn Aller  
Bentley Gilbert  
Nick Lehrbach  
Stephanie Giles  
James De Lap



## AFFIDAVIT OF MAILING

I, Chrissy Matthews, affirm that I am on the staff of the City of Roseburg Community Development Department. On February 24, 2020, I mailed a true copy of the Historic Resource Review Commission Order of Approval, Findings of Fact regarding the application of Stephen Williams-Bluehouse Properties LLC, owner of property at 629, 631 & 635 SE Cass Street to the applicant of SR-20-020.

Chrissy Matthews, Department Technician

State of OREGON  
County of Douglas

This record was acknowledged before me on *February 24, 2020* by Chrissy Matthews, Department Technician.

Notary Public – State of Oregon



*Bluehouse Properties LLC*  
*Attn: Stephen Williams*  
*2679 Flourney Valley Rd*  
*Roseburg, OR 97471-9784*

2/7

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



---

**Site Review Application No. SR-20-144  
HRRC Review No. HR-20-003**

**Meeting Date: July 15, 2020**

---

**Prepared for:** Historic Resource Review Commission

**Staff Contact:** Caleb Stevens, Associate Planner

**Request:** Historic Review Demolition & Rebuild Request 1637 NE Commercial Ave.

---

**ISSUE STATEMENT AND SUMMARY:**

Gary Wilfong, applicant & property owner, requests a demolition and construction permit to remove and replace rear portions of the existing dwelling located at 1637 NE Commercial Ave.

Applicant indicates the partial demolition and replacement of this structure is necessary due to the poor condition of the foundation and lack of structural integrity.

**CONCLUSION/RECOMMENDATION:**

Based on the information provided, as well as Staff's analysis, the proposed request is in keeping with the criteria provided in Roseburg Municipal Code (RMC) Section 12.04.110(F&G) for demolition and construction. Therefore, it is recommended the Historic Resource Review Commission adopt the following motion:

**SUGGESTED MOTION:**

I MOVE TO ADOPT PROPOSED FINDINGS OF FACT AND ORDER TO APPROVE APPLICATION NUMBER SR-20-144, DEMOLITION AND RECONSTRUCTION OF A PORTION OF 1637 NE COMMERCIAL AVE. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 1637 NE COMMERCIAL AVE.**

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

**I. NATURE OF APPLICATION**

Gary Wilfong, applicant & property owner, requests a demolition and construction permit to remove and replace rear portions of the existing dwelling located at 1637 NE Commercial Ave.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on July 15, 2020. At that hearing the Commission reviewed application number SR-20-144 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 04600, Section 18CD, Township 27 South, Range 05 West, Willamette Meridian; R21221.
- iii. The property is zoned MR14 (Limited Multi-Family Residential) and is surrounded by MR14 properties to the north, east and west, and MU (Mixed Use) properties to the south.
- iv. The building is listed as Eligible/Contributing within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The building at 1637 NE Commercial Ave., named the J.H. Smith House, is considered eligible/contributing according to the State Historic Preservation Office (SHPO) and its primary original use is a Single Dwelling. It is a single-story structure with a primary construction date of 1920. It is a Bungalow type structure with horizontal board siding.

**B. PROPOSAL**

The below images show the subject property and historic structure located at 1637 NE Commercial Ave. The areas highlighted in red in figures 1 & 3 are the areas being proposed for replacement. Note the poor shape of the existing structure's foundation in figure 4.



**Fig. 1**



**Fig. 2**

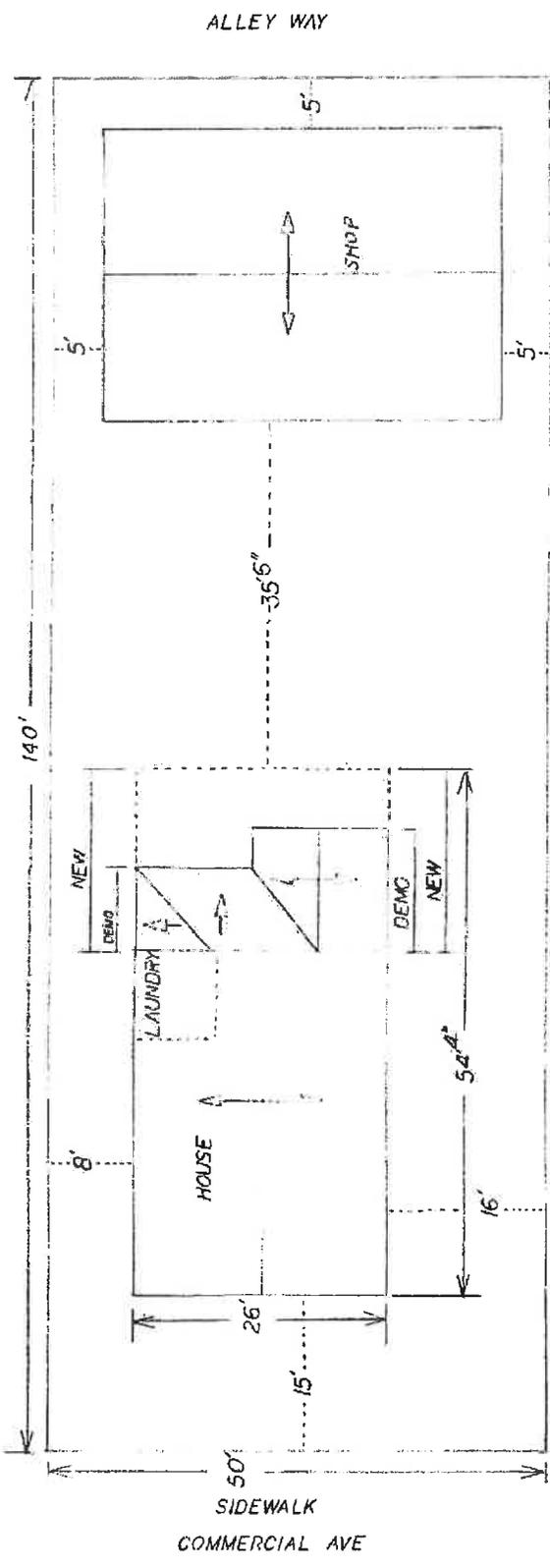


**Fig. 3**



**Fig. 4**

N



SITE PLAN

C. AGENCY COMMENTS

Conditions of approval from department review and Historic review may be attached to any development permits; applicant responsible to conform with conditions from Site Review approval permit No. SR-20-144. No objections were received regarding the application.

D. ANALYSIS

Application for partial replacement of Historic Resources must comply with standards found in RMC 12.04.110(F & G).

E. REVIEW CRITERIA: RMC 12.04.110(F): DEMOLITION OF HISTORIC RESOURCES

The Commission may delay the issuance of the demolition permit or building permit for up to 60 days from the date of the hearings action. The Commission's decision shall be based upon consideration and completion of factors listed below:

Following review, the Commission may grant or deny the request for issuance of a building permit or demolition permit. Affirmative findings shall be documented addressing the guidelines based upon their relative importance.

- i. Reasonable efforts shall be made by the Commission to provide the owner of the structure with possible alternatives for demolition, including information concerning local, state, and federal preservation programs;

**Finding:** Alternatives for demolition may have been pursued more vigorously had the applicant been requesting approval for total demolition of the subject building. But due to the fact that most of the existing structure will be preserved and ultimately enhanced with the demolition and rebuild of the back portion of the dwelling, these alternatives were not chosen. Additionally, after visiting the site and speaking with the applicant, it is believed that the back portion of the dwelling is not original to the rest of the structure. With differing foundations, and mismatching rooflines, it appears the back portion of the house was added on sometime after the initial construction.

- ii. Reasonable effort shall be made by the Commission to maintain the historic structure by an acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project. A demonstrated lack of private and public funding for the above is sufficient cause to allow demolition;

**Finding:** Due to neglect and the poor condition of the foundation of the rear portion of the dwelling, restoration is not a viable option according to the applicant. The remainder of the dwelling will be maintained and enhanced with the replacement of the rear portion of the house.

- iii. Consideration shall be given to the Guidelines listed RMC 12.04.110(G);

**Finding:** The cited section applies to all contributing, significant, primary, historic, eligible, or similarly classified Historic Resources and pertains to;

- 1) Retention of original construction. Original exterior materials and details will be preserved to the maximum extent possible, but with many of these materials being deteriorated and/or non-original to the house, this retention may not be feasible.
- 2) Height. No additional stories are being proposed with this reconstruction, therefore this section does not apply.
- 3) Bulk. The reconstruction and additional square footage that is being done will be in line with what was traditional for this building style, as well as maintain visual compatibility with adjacent historic resources.
- 4) Visual Integrity of Structure. Structural elements of the new construction will maintain the structural elements of the existing dwelling.
- 5) Scale and Proportion. The scale and proportion of altered or added building elements will be visually compatible with the traditional architectural character of the existing structure.
- 6) Materials and Texture. In-kind materials and textures will be used in the reconstruction in order to match the existing materials, such as siding.
- 7) Signs, lighting, and other appurtenances. This section does not apply to this residential project.

iv. RMC 12.04.110(H) New construction/additions to non-historic resources.

**Finding:** Criteria from RMC 12.040.110(H) applies to all non-historic, non-contributing, secondary, ineligible, or similarly classified property, and therefore does not apply to this request.

#### IV. CONCLUSION

Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the partial demolition and reconstruction request per RMC 12.04.110. Staff recommends the Commission approve the partial demolition and reconstruction request with the following conditions;

1. All requirements of RMC 12.04.110 (F & G) are acknowledged and met with the demolition and new construction.
2. The applicant shall obtain site review approval and an appropriate building permit prior to any demolition/reconstruction work takes place.
3. The proposed demolition and reconstruction are approved as submitted. Any 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.

**V. ORDER**

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-20-144 to the Community Development Director for partial demolition and reconstruction of the structure at 1637 NE Commercial Ave. as detailed in the staff report.

  
\_\_\_\_\_  
Stuart Cowie, Community Development Director

7/15/2020  
Date

  
\_\_\_\_\_  
Nick Lehrbach, Historic Resource Review Commission Member  
(Acting Chair)

7-15-2020  
Date

**Historic Resource Review Commission Members:**

- Beverly Cole, Chair
- Lisa Gogal, Vice Chair
- Marilyn Aller
- Bentley Gilbert
- Nick Lehrbach (Acting Chair)
- Stephanie Giles
- James De Lap



## AFFIDAVIT OF MAILING

I, Chrissy Matthews, affirm that I am on the staff of the City of Roseburg Community Development Department. On July 16, 2020, I mailed a true copy of the Order of Approval for the application of Gary Wilfong, owner of property at 1637 NE Commercial Avenue to the owner/applicant for File No. HR-20-003.

Chrissy Matthews, Department Technician

State of OREGON  
County of Douglas

This record was acknowledged before me on July 16, 2020 by Chrissy Matthews, Department Technician.

  
\_\_\_\_\_  
Notary Public – State of Oregon

**IN THE MATTER OF THE REQUEST  
FOR DEMOLITION APPROVAL AT 154 SE MOSHER AVE.**

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

**I. NATURE OF APPLICATION**

The City of Roseburg (applicant) requests a demolition permit to remove the structure located at 154 SE Mosher Avenue.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on December 16, 2020. At that hearing the Commission reviewed application number SR-20-256 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 01000, Section 24AC, Township 27 South, Range 06 West, Willamette Meridian; R71256.
- iii. The property is zoned MR14 (Limited Multi-Family Residential) and is surrounded by MR14-zoned properties.
- iv. The building is listed as Compatible, Non-Eligible/Non-Contributing within the Roseburg Historic Database, and is considered a historic resource per RMC 12.04.110(B).

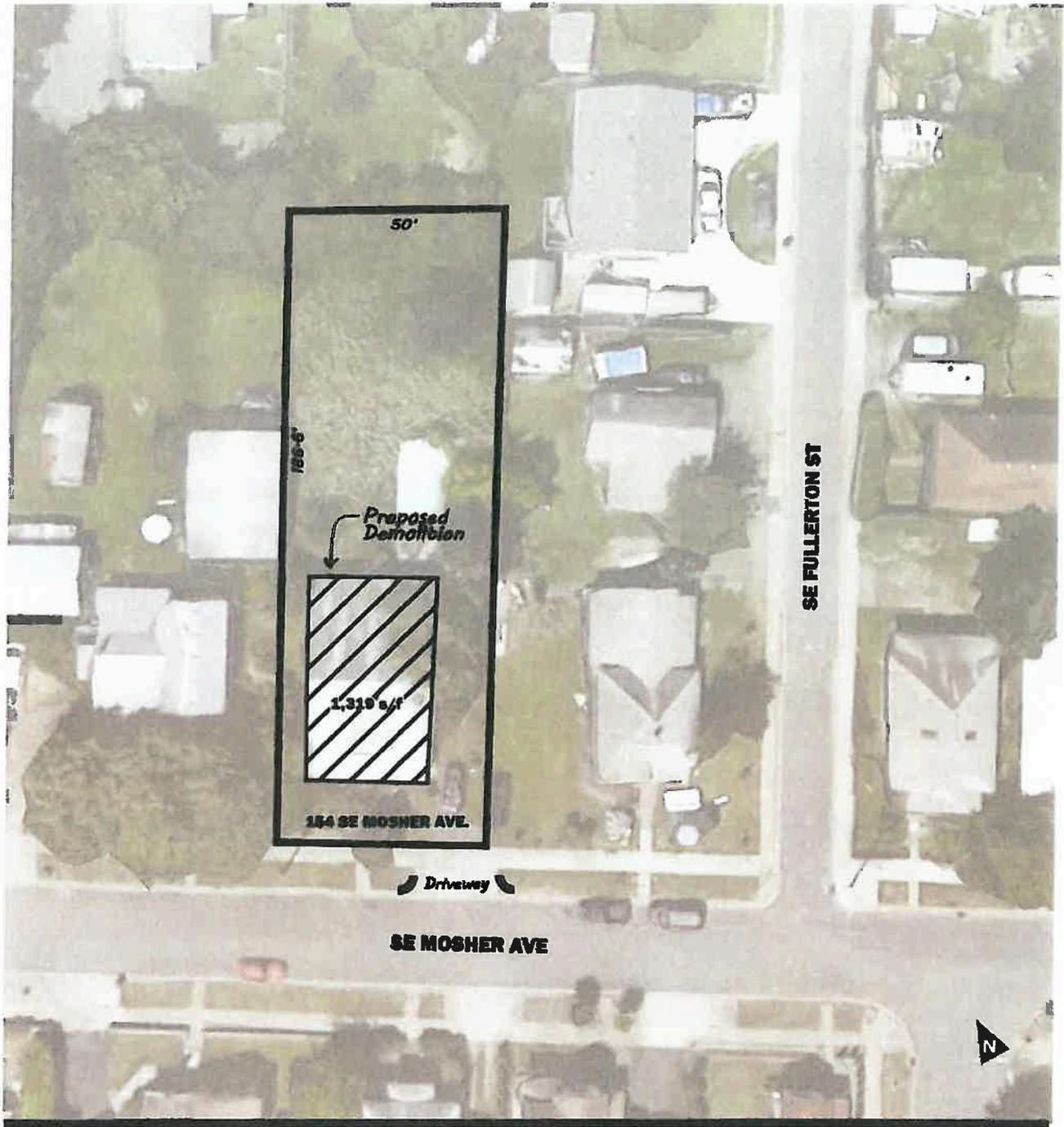
The structure is known as the Morley, Claire, House and was built prior to 1903 (Estimated build year of 1900). It is a 1.5 story, rectangular bungalow-style dwelling with horizontal board siding, gabled roof and full-width porch.

The structure and property are in a lien/foreclosure process with the City of Roseburg. While the City currently owns the property, it is in a redemption period where the previous owner could take back possession of the property and what's left of the residence if conditions are met before January 31<sup>st</sup>. Although demolition of the structure is being proposed now, the actual demolition would not take place until after the redemption period is up.

**B. PROPOSAL**

**Request for demolition approval of the existing dwelling located at 154 SE Mosher.**





## SITE PLAN

**SITE ADDRESS:** 154 SE Mosher Avenue, Roseburg, OR 97471

**PROJECT DESCRIPTION:** Proposed demolition of existing dwelling

**LOT SIZE:** 0.22 AC    **RESIDENCE** 1,319 S/F



Fallen tree through rear house



Eaves and roof caving in



Rotting siding and foundation



Dilapidated interior

*NR14 - uninc  
multifamily*

**C. AGENCY COMMENTS**

Conditions of approval from department review and Historic review may be attached to any development permits; applicant responsible to conform with conditions from Demolition approval permit No. SR-20-256. No objections were received regarding the application for demolition.

**D. ANALYSIS**

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

**E. REVIEW CRITERIA: RMC 12.04.110(F): DEMOLITION OF HISTORIC RESOURCES**

The Commission may delay the issuance of the demolition permit or building permit for up to 60 days from the date of the hearings action. The Commission's decision shall

be based upon consideration and completion of factors listed below:

Following review, the Commission may grant or deny the request for issuance of a building permit or demolition permit. Affirmative findings shall be documented addressing the guidelines based upon their relative importance.

- i. Reasonable efforts shall be made by the Commission to provide the owner of the structure with possible alternatives for demolition, including information concerning local, state, and federal preservation programs;

**Finding:** Efforts to preserve the existing structure were explored, but ultimately, no viable options were discovered. There are currently no available opportunities for preservation grants through the city and since the structure is in such disrepair, the cost to rehabilitate the building would greatly outweigh the potential grant money even if there were funds available. By demolishing the derelict building, it will improve the overall aesthetic of the street and reduce the blight in the area. Additionally, as the structure is listed as non-historic/non-contributing to the Roseburg Downtown National Register District, it does not qualify for historic preservation funding that may be available to other more significant buildings in the city.

- ii. Reasonable effort shall be made by the Commission to maintain the historic structure by an acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project. A demonstrated lack of private and public funding for the above is sufficient cause to allow demolition;

**Finding:** The subject property 154 SE Mosher Ave. has sat vacant for some time. Necessary improvements and maintenance to the building's structure and façades have been neglected. According to RMC 12.04.110 (F), a demolition permit may be approved if there is damage to the structure exceeding 70% of its assessed value by way of fire, flood, wind, or other action of God. In addition to the derelict status of the building from years of neglect, a tree has fallen on the rear portion of the building, caving in the rear roof (see photos in 'Proposal' section). With the assessed value of the structure being only \$31,111 (according to most recent County Assessor data), the estimated cost to renovate and repair existing damage to the building exceeds the 70% threshold. Again, as mentioned in response 'i', the structure does not qualify for historic preservation funding because of its historic status.

- iii. Consideration shall be given to the Guidelines listed RMC 12.04.110(G);

**Finding:** The cited section applies to all contributing, significant, primary, historic, eligible, or similarly classified Historic Resources. As this property is classified non-historic/non-contributing, this criterion is not applicable.

- iv. RMC 12.04.110(H) New construction/additions to non-historic resources. This section applies to all non-historic, non-contributing, secondary, ineligible, or similarly classified property. New construction on a vacant lot within a historic district or on a property, lot, parcel or site designated as a non-historic, non-

contributing, compatible, secondary and/or not-eligible historic resource can enhance the existing character if the proposed design reflects an understanding of, and is compatible with, the distinctive character of the setting and associated resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance:

- 1) **Siting New and Relocated Buildings.** New, added or relocated buildings are sited according to features of the surrounding neighborhood and the overall character of the historic area in terms of orientation, distance to adjacent buildings, traditional setback, and retention of important site features per the requirements of the Secretary of Interior's Standards of Historic Preservation Project and the Historic Preservation League of Oregon's Rehab Oregon Right manual and as follows:
  - a) **Orientation.** The new or relocated building is oriented in a manner to maintain the traditional pattern of the block.
  - b) **Distance.** The distance between the new or relocated building and the adjacent historic resource is compatible with the spacing between existing resources on the same street.
  - c) **Setback.** The setback of the new or relocated building is consistent with the setback of adjacent historic resources on the street.
  - d) **Design.** The overall character of the new construction or relocated building is compatible with existing site features (landscaping, garages and driveways, if applicable) and the traditional character of the surrounding area.
- 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 and Scale.** The bulk and/or proportions (size, mass, and/or volume) of any new or relocated building are compatible with the traditional character of the surrounding. Examine the massing of nearby buildings (whether symmetrical or asymmetrical, central block or L-shape), and design the new building with similar bulk.
- 4) **Materials.** The materials are consistent with the predominant materials and finishes found on other resources in the surrounding area. Examine the color, texture, pattern, composition, and scale of neighboring historic resources.
- 5) **Width.** The proportion of the new or relocated buildings is compatible with the average width and massing of the neighboring buildings. If a building is wider than other buildings on the block, the façade should be broken up into narrower bays that reflect the common historic widths.

- 6) **Specific Design Elements.** Design elements need to be compatible with the existing character of the surroundings with consideration for, but not limited to:
- a) **Roof Form.** Visually, the roof form is the most important element in the overall building form. Keep roof forms consistent with the shapes traditionally used.
  - b) **Windows and Doors.** Keep the proportions and pattern of window and door opening similar to neighboring historic buildings. Keep the rhythm of solids (walls) and voids (windows and doors) consistent with the dominant pattern set in the area.
  - c) **Exterior Siding.** Select siding material that is compatible with the historic materials used in the neighborhood. Only use substitute siding materials if similar in style to those used historically.
  - d) **Architectural Details.** Architectural features are to complement the details and style of the neighboring historic buildings. Architectural elements such as eave details, window trim, water tables, and cornices help new buildings blend in with surrounding resources.

**Finding:** Criteria from RMC 12.040.110(H) will be applied if and when redevelopment plans for the site are received. There are currently no plans for re-construction of the property. Once demolished, the City plans to sell the property to a developer who will construct a new dwelling at the location.

#### **IV. CONCLUSION**

Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the demolition request per RMC 12.04.110. The site has been subject to years of neglect and is in need of demolition. Staff recommends the Commission approve the demolition request with the following conditions;

1. The applicant shall obtain a demolition permit prior to conducting the demolition work.
2. All demolition work to the building shall occur based on the plans and application submitted for Demolition and Site Review.

**V. ORDER**

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-20-256 & HR-20-008 to the Community Development Director for demolition of the structure at 154 SE Mosher Avenue as detailed in the staff report.

  
\_\_\_\_\_  
Stuart Cowie, Community Development Director

12/16/2020  
Date

  
\_\_\_\_\_  
Lisa Gogal, Historic Resource Review Commission, Vice Chair

12/16/2020  
Date

Historic Resource Review Commission Members:

- Beverly Cole, Chair
- Lisa Gogal, Vice Chair
- Marilyn Aller
- Bentley Gilbert
- Nick Lehrbach
- Stephanie Giles
- James De Lap

417

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 1248 SE PINE STREET.**

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

**I. NATURE OF APPLICATION**

Dustin Jinks, applicant & property owner, requests a construction permit to construct a 1,380 square foot single family dwelling at the property located at 1248 SE Pine St.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on January 20, 2021. During that hearing, the Commission reviewed application number SR-21-008 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 13800, Section 24DA, Township 27 South, Range 06 West, Willamette Meridian; R72768.
- iii. The property is zoned MR14 (Limited Multi-Family Residential) and is surrounded by MR14 properties to the north, south and west, and C2 (Community Commercial) properties to the east (across SE Pine St.).
- iv. The vacant property is listed as Secondary within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

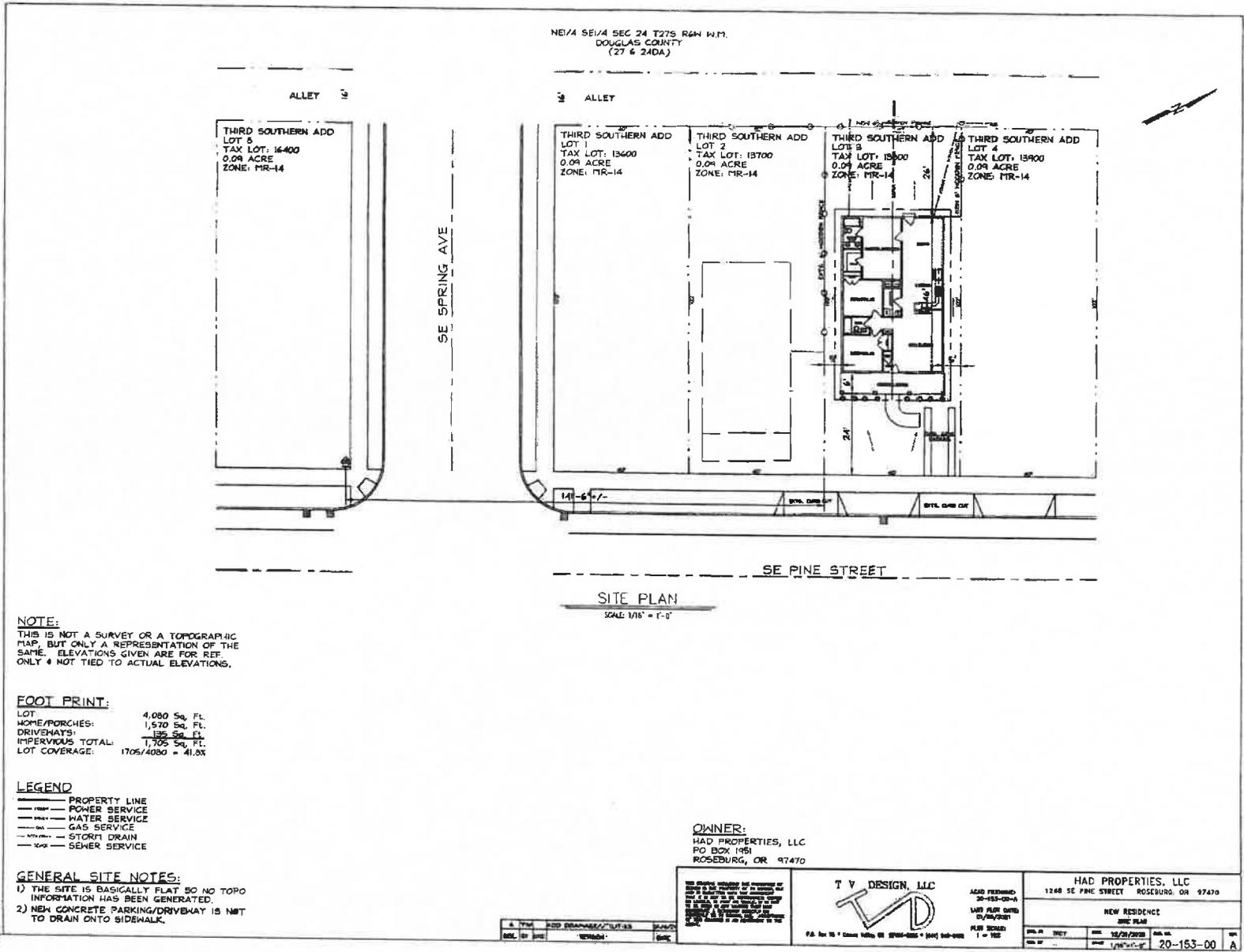
The property at 1248 SE Pine St. is considered Secondary according to the State Historic Preservation Office (SHPO) and its primary original use was a Single Dwelling. The original dwelling was demolished in 2018 due to its dangerous and derelict condition. The original house, built around 1903, was a one and one-half story house with a covered porch on the northeast corner.

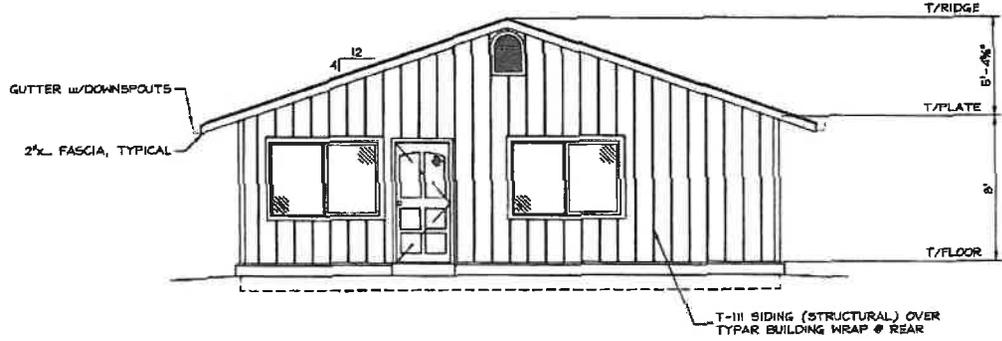
**B. PROPOSAL**

The below images show the subject property located at 1248 SE Pine Street.

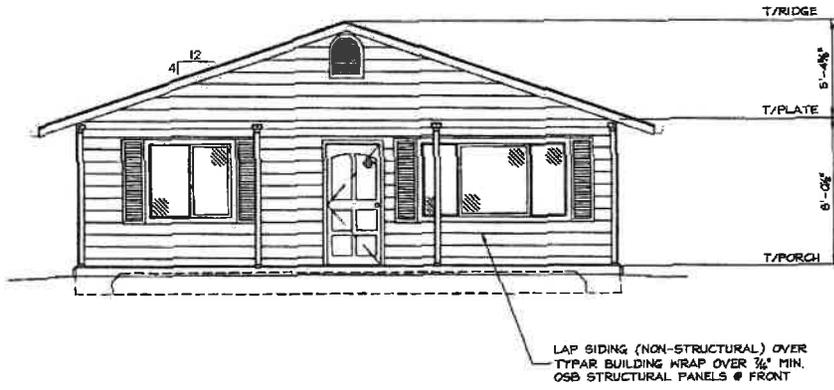


The following plans show the applicant's proposed single-family dwelling.



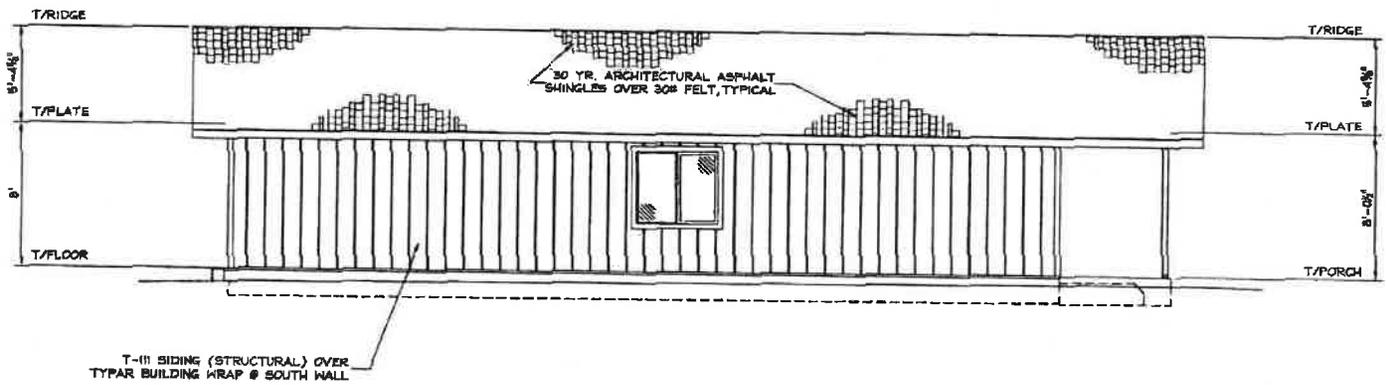


**REAR (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"

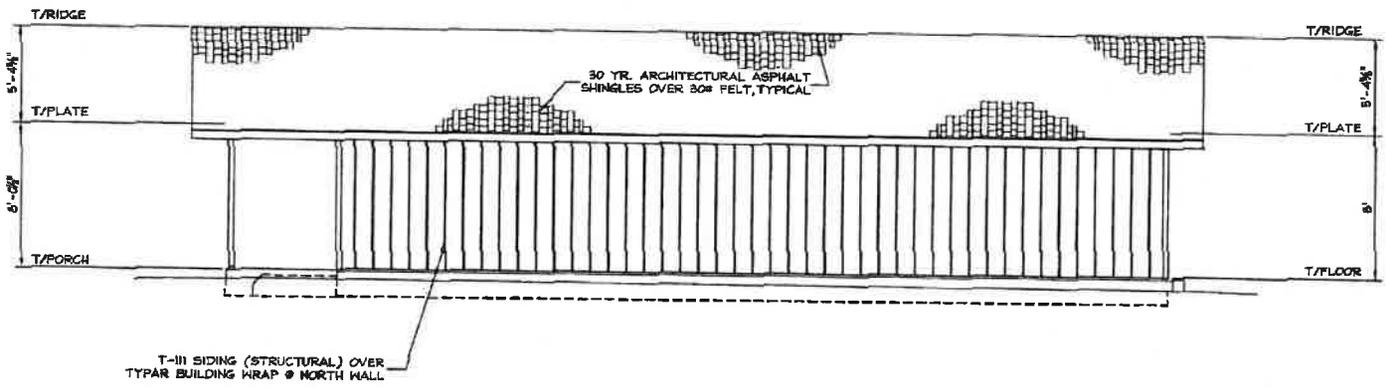


**FRONT (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"

<small>THIS SET OF PLANS IS THE PROPERTY OF T V DESIGN, LLC. NO PART OF THIS SET OF PLANS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF T V DESIGN, LLC. ANY UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</small>	<b>T V DESIGN, LLC</b>  P.O. Box 20 • Dallas Valley, OR 97145-0020 • (541) 940-4120 FAX: 541-940-4120	ACAS FILED/NO: 20-153-03 LAST PRINT DATE: 01/05/2020 PLOT SCALE: 1" = 48"	HAD PROPERTIES, LLC 1245 SE PINE STREET ROSEBURG, OR 97470 NEW RESIDENCE ELEVATION SHEET #1 - FRONT & REAR
		REV. NO.    DATE    REVISION    DATE	SHEET NO.    DATE    SHEET NO.    DATE 1    01/05/2020    20-153-03    1



LEFT (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

<small>THIS DRAWING IS THE PROPERTY OF T V DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF T V DESIGN, LLC IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING AGREES TO HOLD T V DESIGN, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY T V DESIGN, LLC AS A RESULT OF THE USER'S USE OF THIS DRAWING.</small>		<p><b>T V DESIGN, LLC</b></p>  <p>1248 SE PINE STREET ROSEBURG, OR 97470</p> <p>PHONE: 503-325-1100 FAX: 503-325-1101 WWW: TVDESIGN.COM</p>	<p><b>HAD PROPERTIES, LLC</b> 1248 SE PINE STREET ROSEBURG, OR 97470</p>																
<table border="1"> <tr> <th>NO.</th> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.		REV.	DATE	DESCRIPTION					<p>PROJECT: NEW RESIDENCE ELEVATION SHEET 02 - 5002</p>	<table border="1"> <tr> <th>NO.</th> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REV.	DATE	DESCRIPTION				
NO.	REV.	DATE	DESCRIPTION																
NO.	REV.	DATE	DESCRIPTION																

**C. AGENCY COMMENTS**

Conditions of approval from department review and Historic review may be attached to any development permits; applicant responsible to conform with conditions from Site Review approval permit No. SR-21-008. No objections were received regarding the application.

**D. ANALYSIS**

Application for new construction of Historic Resources must comply with standards found in RMC 12.04.110(H).

**E. REVIEW CRITERIA: RMC 12.04.110(H): EXTERIOR ALTERATION/ADDITION TO NON-HISTORIC RESOURCES**

This Section applies to all non-historic, non-contributing, secondary, ineligible or similarly classified property within Roseburg's Historic Districts. New construction on a vacant lot within a historic district or on a property, lot, parcel or site designated as a non-historic, non-contributing, compatible, secondary and/or not-eligible historic resource can enhance the existing character if the proposed design reflects an understanding of, and is compatible with, the distinctive character of the setting and associated resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance:

1. Siting New and Relocated Buildings. New, added or relocated buildings are sited according to features of the surrounding neighborhood and the overall character of the historic area in terms of orientation, distance to adjacent buildings, traditional setback, and retention of important site features per the requirements of the Secretary of Interior's Standards of Historic Preservation Project and the Historic Preservation League of Oregon's Rehab Oregon Right manual and as follows:

- a. Orientation. The new or relocated building is oriented in a manner to maintain the traditional pattern of the block.

Finding: The proposed dwelling will be constructed on the same angle as the existing houses along SE Pine St. and will be perpendicular to the street direction. Staff finds this criterion is met by the proposal.

- b. Distance. The distance between the new or relocated building and the adjacent historic resource is compatible with the spacing between existing resources on the same street.

Finding: The dwelling will be constructed in the center of the existing parcel. The narrow lots in the Mill-Pine area make structure spacing consistent in that many of the dwellings in this area are fairly close to each other. Spacing between this new structure and adjacent historic resources will be maintained. Staff finds this criterion is met by the proposal.

- c. Setback. The setback of the new or relocated building is consistent with the setback of adjacent historic resources on the street.

Finding: The underlying zone is Limited Multi-Family Residential (MR14) which requires setbacks of 4' from side and rear property lines for single story buildings, and 15' from front property line. The proposed dwelling meets the zone setback requirements, as well as maintains the setback adjacent historic resources on the street. Staff finds this criterion is met by the proposal.

- d. Design. The overall character of the new construction or relocated building is compatible with existing site features (landscaping, garages and driveways, if applicable) and the traditional character of the surrounding area.

Finding: The proposed dwelling attempts to conform to the surrounding neighborhood design aesthetic, albeit difficult, due to the diverse building styles within the Mill-Pine district. According to the applicant and property owner, lap-siding on the front of the structure will be used to match adjacent structures, as well as a covered front porch, which many other dwellings in the area have. T-111 siding is being proposed along the side and rear of the house. Staff finds this criterion is met by the proposal.

2. Height. The proportion of the new or relocated building is compatible with the average height of the traditional character of the surroundings.

Finding: The proposed house will be a one story structure, and was originally proposed to have a roof pitch of 4:12. That brought the estimated completed height of the structure to roughly 13.5 feet. After observing the surrounding structures (most of which are at least 1.5 stories), and discussing the proposed height with the applicant, they have agreed to increase the standard 4:12 pitch to 6:12 to better match the existing building heights along SE Pine Street. Updated plans will be submitted reflecting this after a decision has been made by the Historic Resource Review Commission. After the increase roof pitch, Staff finds this criterion is met by the proposal.

3. Bulk and Scale. The bulk and/or proportions (size, mass, and/or volume) of any new or relocated building are compatible with the traditional character of the surrounding. Examine the massing of nearby buildings (whether symmetrical or asymmetrical, central block or L-shape), and design the new building with similar bulk.

Finding: Bulk and scale of the proposed dwelling does not compromise the character of surrounding properties. Staff finds this criterion is met by the proposal.

4. Materials. The materials are consistent with the predominant materials and finishes found on other resources in the surrounding area. Examine the color, texture, pattern, composition, and scale of neighboring historic resources.

Finding: As stated in Finding 1-d., the materials and siding used for the proposed dwelling will match the surrounding resources. While T-111 siding will be used, it will only be on the side and rear of the structure, and will be obstructed from view from the street. Staff finds this criterion is met by the proposal.

5. Width. The proportion of the new or relocated buildings is compatible with the average width and massing of the neighboring buildings. If a building is wider than other buildings on the block, the facade should be broken up into narrower bays that reflect the common historic widths.

Finding: The proposed dwelling will have a total width of 30 feet, a similar width in relation to adjacent neighboring buildings. With the narrow lot sizes and current zoning setback requirements, the 30 foot house width is common in this area. Staff finds this criterion is met by the proposal.

6. Specific Design Elements. Design elements need to be compatible with the existing character of the surroundings with consideration for, but not limited to:

- a. Roof Form. Visually, the roof form is the most important element in the overall building form. Keep roof forms consistent with the shapes traditionally used.

Finding: The proposed low profile roof line, as stated in Finding 2., will be increased in height in order to better match surrounding structures. After the increase roof pitch, Staff finds this criterion is met by the proposal.

- b. Windows and Doors. Keep the proportions and pattern of window and door opening similar to neighboring historic buildings. Keep the rhythm of solids (walls) and voids (windows and doors) consistent with the dominant pattern set in the area.

Finding: The proposed design and placement of the windows and doors is consistent with neighboring out buildings. Staff finds this criterion is met by the proposal.

- c. Exterior Siding. Select siding material that is compatible with the historic materials used in the neighborhood. Only use substitute siding materials if similar in style to those used historically.

Finding: The proposed dwelling will have lap-siding along the front facing wall, and T-111 siding along the side and rear walls. With the front lap-siding being the most visible side from the street, the structure will match the neighboring properties and their existing siding. Staff finds this criterion is met by the proposal.

- d. Architectural Details. Architectural features are to complement the details and style of the neighboring historic buildings. Architectural elements such as eave details, window trim, water tables, and cornices help new buildings blend in with surrounding resources.

Finding: The proposed dwelling will be similar enough to surrounding buildings in regard to design elements. The inclusion of the covered front porch will help in creating a look that will blend in with adjacent dwellings in the area that also have front porches. Staff finds this criterion is met by the proposal.

**F. CONCLUSION**

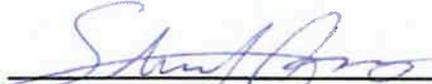
**RMC 12.04.110(H) New Construction/Additions to Non-Historic Resources**

Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the detached garage construction request per RMC 12.04.110. Staff recommends the Commission approve the request with the following conditions;

1. All requirements of RMC 12.04.110 (H) are acknowledged and met with the new construction.
2. The applicant shall obtain site review approval and an appropriate building permit prior to any construction work takes place. Plans submitted for this approval shall indicate the increased 6:12 pitched roof.
3. The proposed construction is approved as submitted. Any deviation from the submitted plans, aside from the increased roof pitch, shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

**G. ORDER**

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-21-008 to the Community Development Director for construction of a new single-family dwelling at 1248 SE Mill St. as detailed in the staff report.

  
\_\_\_\_\_  
Stuart Cowie, Community Development Director

01/20/21  
Date

  
\_\_\_\_\_  
Beverly Cole, Historic Resource Review Commission Chair

01/20/21  
Date

Historic Resource Review Commission Members:

Beverly Cole, Chair  
Lisa Gogal, Vice Chair  
Marilyn Aller  
Bentley Gilbert  
Nick Lehrbach  
Stephanie Giles  
James De Lap

5/7

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 212 W RIVERSIDE DR.**

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

**I. NATURE OF APPLICATION**

Bentley Mooney, applicant, requests a construction permit to remodel and add onto the existing detached garage of the historic dwelling located at 212 W Riverside Drive.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on April 20, 2022. During that hearing, the Commission reviewed application number SR-22-101 and it was made part of the record.

**III. FINDINGS OF FACT**

**A. EXISTING CONDITIONS**

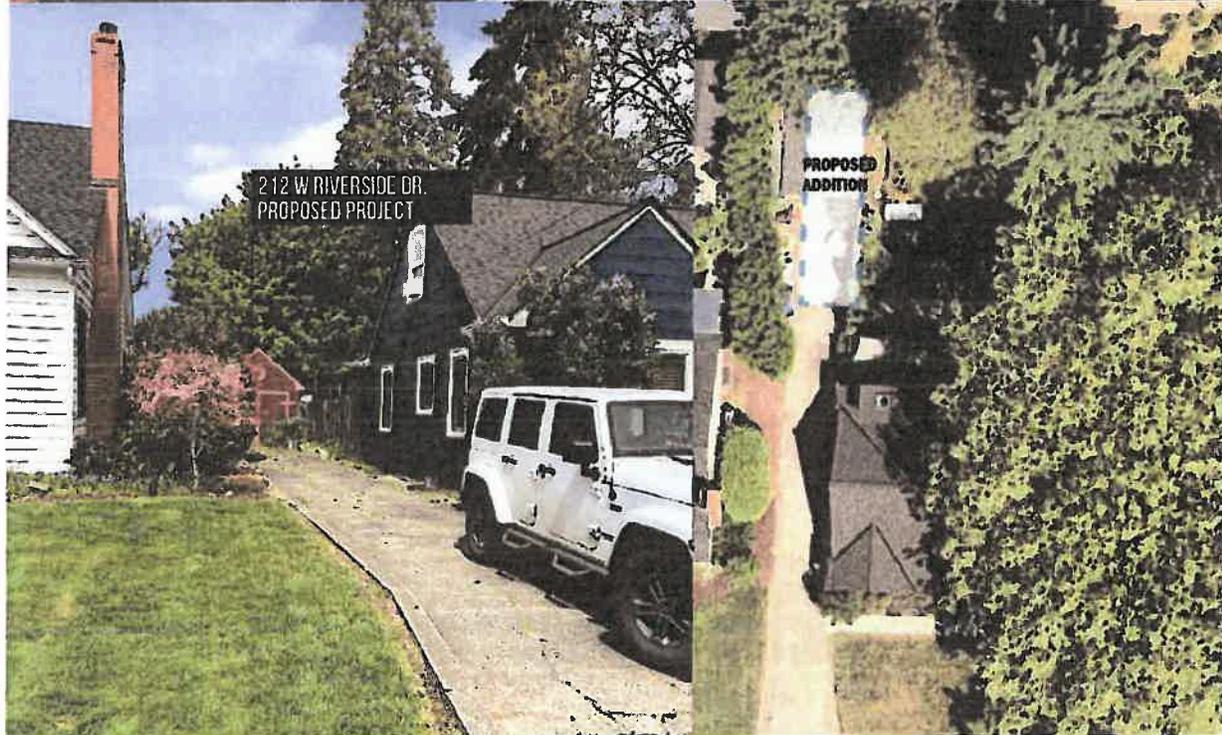
- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Tax Lot 1100, Section 13DD, Township 27 South, Range 06 West, Willamette Meridian; R27181.
- iii. The property is zoned R7.5 (Single Family Residential) and is surrounded by R7.5-zoned properties to the north, south, east and west.
- iv. The existing structure is listed as Eligible/Contributing (Secondary) within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The property at 212 W Riverside Dr. is considered Eligible/Contributing (Secondary) according to the State Historic Preservation Office (SHPO) and its primary original use was a Single-Family residence (Historic Name: Ernest & Ruth Patterson Residence). Located in the Laurelwood Historic District, the rectangular one and one-half story house was built in 1941 and is considered a Minimal Traditional style with a medium-pitched side-facing gable roof with minimal boxed eaves and composition shingles. It was designed by Plan Services of Portland, Oregon. The proposed remodel will be to the detached auxiliary building (garage), which is a gabled-roof structure of the same construction and era as the house.

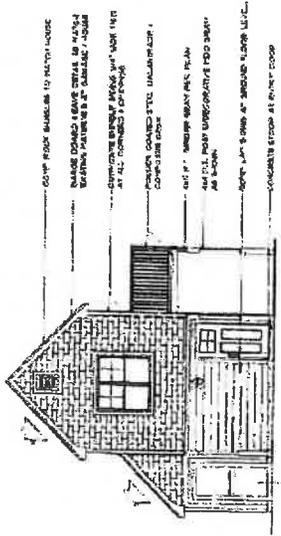
- v. The proposed addition to the existing garage will require additional site review approval after HRRC approval. During the site review process, additional site and public improvements will be required. The applicant has been made aware that in order to convert the existing garage area into living quarters, review and approval for an accessory dwelling unit will need to be obtained.

**B. PROPOSAL**

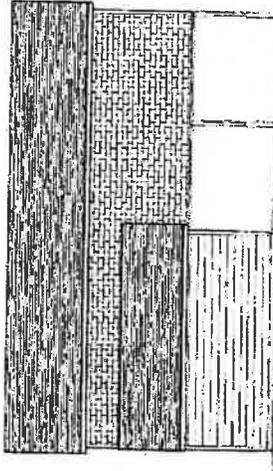
The below images show the subject property located at 212 W Riverside Drive.



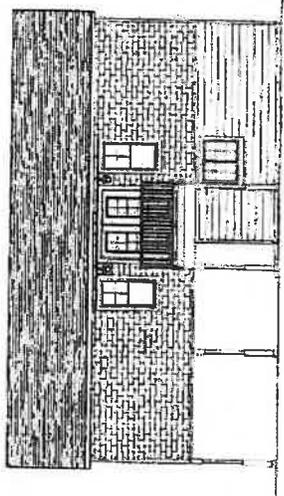
The following plans show the applicant's proposed project.



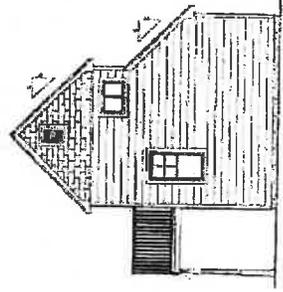
ENTRY ELEVATION  
SCALE 1/4" = 1'-0"



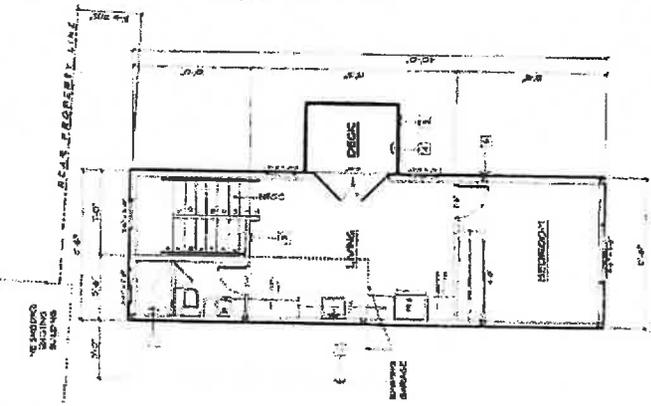
SIDE ELEVATION  
SCALE 1/4" = 1'-0"



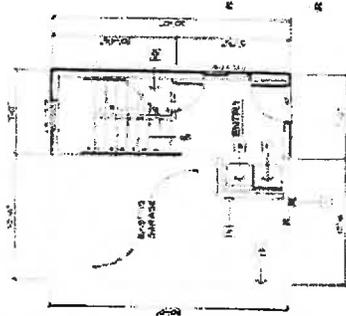
SIDE ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

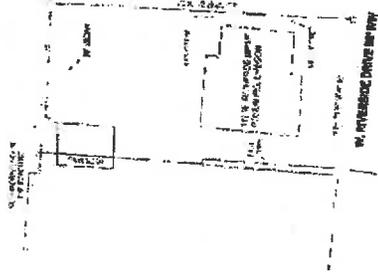


FLOOR PLAN: UPPER LEVEL  
SCALE 1/4" = 1'-0"

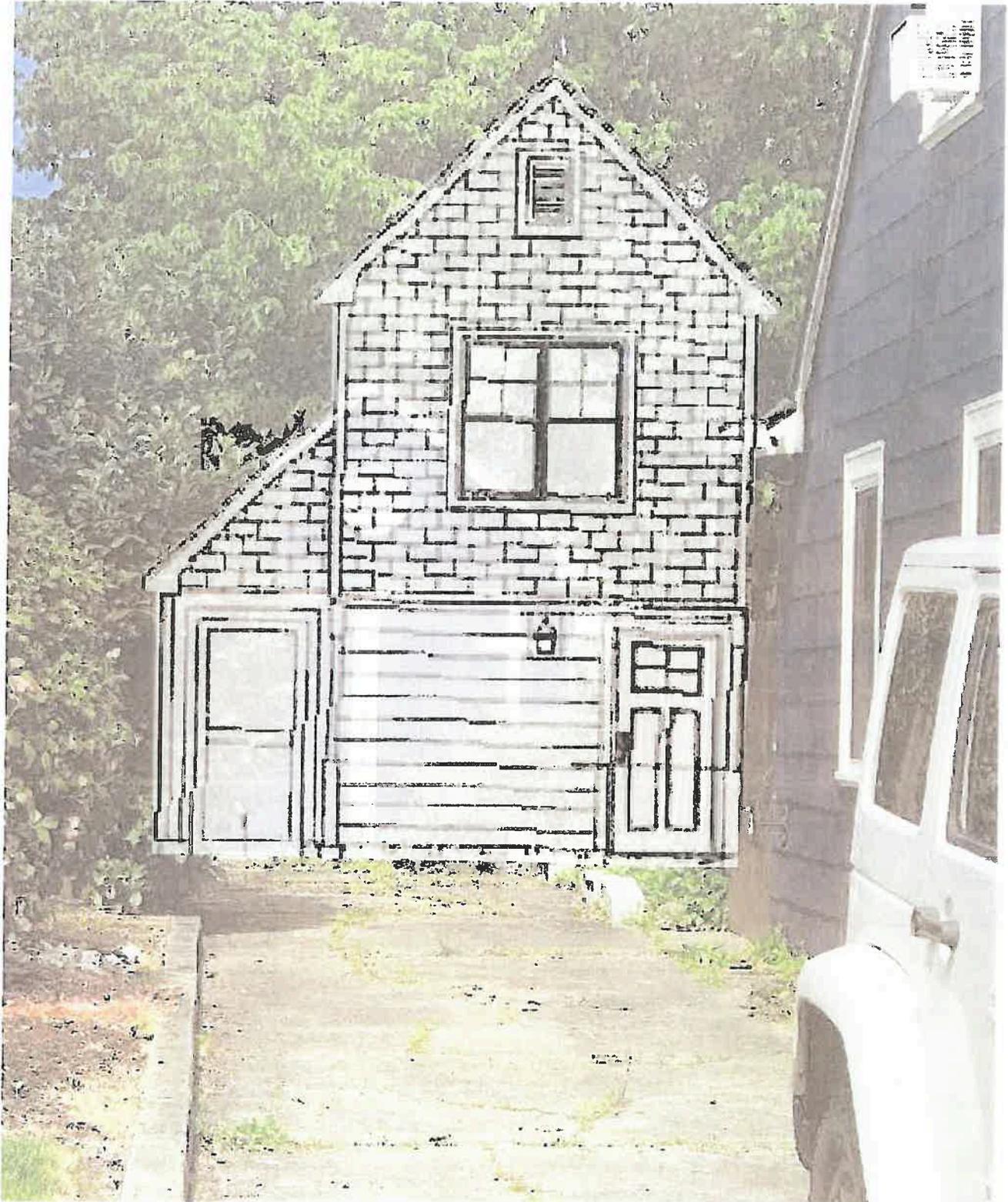


FLOOR PLAN: GROUND LEVEL  
SCALE 1/4" = 1'-0"

- DESIGN NOTES**
1. ALL FINISHES TO BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
  2. FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.



The below image is a digital rendering of the plans overlaid on the street view of the existing garage structure.



**C. AGENCY COMMENTS**

Conditions of approval from department review and Historic review may be attached to any development permits; applicant responsible to conform with conditions from Site Review approval permit No. SR-22-101. No objections were received regarding the application.

**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 ALTERATION/ADDITION 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.

**Finding:** The proposed addition to the existing garage will be replacing original exterior materials where necessary but will match new materials with existing house materials (roof shingles, barge board, eave details, siding, etc.) when new materials are required for the proposed development. Staff finds the proposed garage addition will be adequate in retaining the overall look and character of the area.

2. Height. Additional stories may be added to historic building and zoning codes.

**Finding:** Proposal does add an additional story to the existing garage structure. Proposed added height is in keeping with the requirements of the building and zoning code which allows a maximum building height of 35 feet. The proposed building height is similar to other two-story structures in the area and will not exceed this 35 foot height limitation. The Laurelwood District has several one and one-half and two-story structures that are of similar size and shape to the proposed addition.

3. Bulk. Horizontal additions may be added to historic buildings.

**Finding:** Proposal does add bulk and includes a horizontal addition to the existing structure. The proposed addition and the bulk it will be adding to the existing garage is similar to other accessory structures in the area and will be constructed in a direction that will have minimal visual impact from the street view, with the broad side of the structure facing the side property lines as opposed to the front property line.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

**Finding:** Visual impact to the major features of the existing garage building, such as the lines and roof slope will be constructed to match the existing portion of the structure as well as the primary dwelling.

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.

**Finding:** The proposed addition to the existing garage will be in keeping with the overall visual character of the existing building, as well as other surrounding buildings. This includes the amount of doors and windows proposed in the elevation drawing provided.

6. **Materials and Texture.** In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Restore Oregon's Rehab Oregon Right manual.

**Finding:** The proposed addition to the existing garage will be using similar in-kind materials and textures that are already found on the structure as well as the existing historic house. These matching materials and textures include siding, composite shingles, and barge board eave design. In addition to these matching materials, Staff recommends the paint color of the proposed garage addition match the existing house color to provide a uniform look that helps visually match both structures on the property.

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.

**Finding:** Proposal does not include signs or lighting, other than common exterior residential lighting installed at doorways. These lights shall meet the code criteria and shall be visually compatible with the traditional architectural character of the other dwellings in the area.

**F. CONCLUSION**

**RMC 12.04.110(H) New Construction/Additions to Non-Historic Resources**

Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the renovation request per RMC 12.04.110. Staff recommends the Commission approve the request with the following conditions;

1. All requirements of RMC 12.04.110 (G) are acknowledged and met with the new construction.
2. The applicant shall obtain site review approval and an appropriate building permit prior to any construction work taking place.
3. Proposed garage addition and existing portions of garage will be painted to match the color of the existing historic dwelling located on the property.
4. The proposed construction is approved as submitted. Any deviation from the submitted plans, aside from the front window revision, shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

**G. ORDER**

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-22-101 to the Community Development Director for garage addition at 212 W Riverside Dr. as detailed in the staff report.

  
\_\_\_\_\_  
Stuart Cowie, Community Development Director

4/25/22  
Date

  
\_\_\_\_\_  
Sheri Moothart, Historic Resource Review Commission Chair

4/25/22  
Date

**Historic Resource Review Commission Members:**

Sheri Moothart, Chair  
Lisa Gogal, Vice Chair  
Marilyn Aller  
Bentley Gilbert  
Nick Lehrbach  
Stephanie Giles  
James De Lap



## AFFIDAVIT OF MAILING

I, Chrissy Matthews, affirm that I am on the staff of the City of Roseburg Community Development Department. On April 29, 2022, I mailed a true copy of the Findings of Fact and Decision for the Historic Review application for Bentley Mooney Applicant/Authorized Agent for Jones Family Trust, owner of property at 212 W Riverside Avenue, Roseburg to the persons listed below regarding File No. HR-22-002.



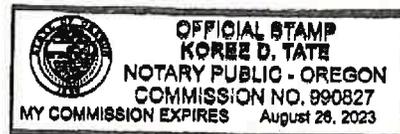
Chrissy Matthews, Department Technician

State of OREGON  
County of Douglas

This record was acknowledged before me on 04/28/2022 by Chrissy Matthews, Department Technician.



Notary Public – State of Oregon



JONES FAMILY TRUST DATED 8/29/2005  
212 W RIVERSIDE DR.  
ROSEBURG, OR 97470-3065

BENTLEY MOONEY  
841 SKELLEY ROAD  
YONCALLA, OR 97499

6/7

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 526 SE JACKSON ST.**

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

**I. NATURE OF APPLICATION**

Anvil Northwest, applicant, requests historic approval to paint a new 442 square foot mural on the exterior wall of the existing historic structure located at 526 SE Jackson Street.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on July 20, 2022. During that hearing, the Commission reviewed historic application number HR-22-005 and it was made part of the record.

**III. FINDINGS OF FACT**

**A. EXISTING CONDITIONS**

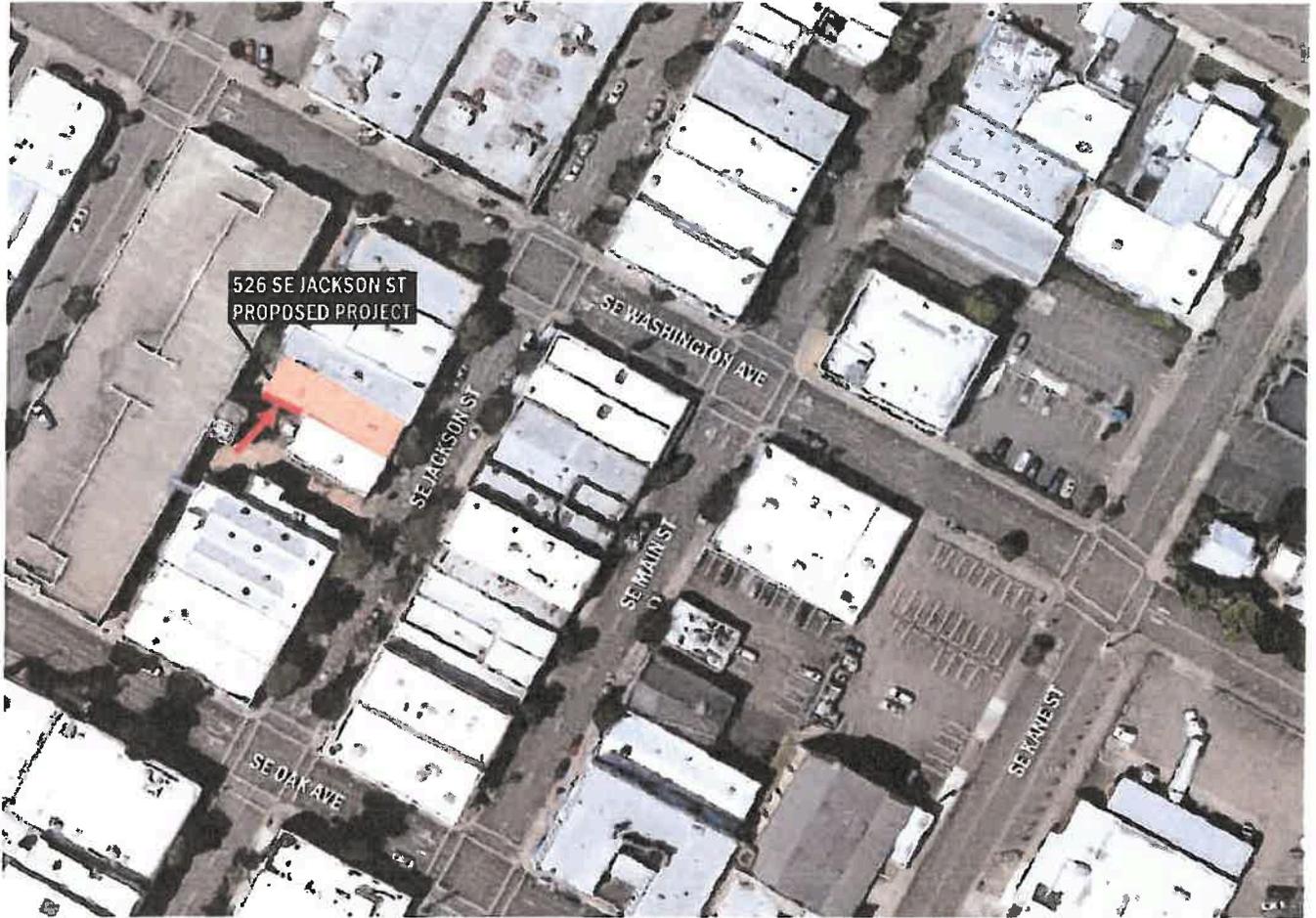
- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Tax Lot 4300, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R69681.
- iii. The property is zoned CBD (Central Business District) and is surrounded by CBD-zoned properties to the north, south, east and west.
- iv. The existing structure is listed as Historic Non-Contributing within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The structure at 526 SE Jackson Street is considered Historic Non-Contributing according to the State Historic Preservation Office (SHPO) and its primary use has been commercial retail space since records have been kept. Its current occupant is The Wine Destination. The 20' x 90' one-story brick storefront was constructed in 1890 and is known as the Wilder and Agee Clothing Store Building.

- v. The proposed mural will be installed on the south west exterior wall, closest to the downtown parking garage.

**B. PROPOSAL**

The below image shows the subject property located at 526 SE Jackson St.



The following plans show the applicant's proposed project and location.



**MURAL MOCKUP**



**ORIGINAL WALL**

**C. AGENCY COMMENTS**

Conditions of approval from department review and Historic review may be attached to any development permits; applicant responsible to conform with conditions from Historic Review Approval HR-22-005.

**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.

**Finding:** The proposed project at 526 SE Jackson Street will retain the subject 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 being proposed, which renders many of these criteria not 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 has indicated that the artwork intentionally incorporates themes that are already present in the downtown area and are unique to the greater Roseburg area as a whole, with local flowers and fir trees. The location of the proposed mural has been selected specifically for foot traffic that passes through the courtyard between SE Jackson Street and the downtown parking garage. The wall currently has grey painted brick, and the proposed mural will help in dressing up that section of building while incorporating local features and artwork into the downtown area. These types of projects are commonly seen on building sides similar to the one located at 526 SE Jackson Street and are an effective way of improving aesthetic without permanently altering or damaging a historic structure.

#### IV. CONCLUSION

RMC 12.04.110(G) Exterior alterations/additions to historic resources requires that each element of every listed criterion be addressed before a decision can be substantiated. Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the construction request per RMC 12.04.110. Staff recommends 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.

#### V. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Historic Review Application Number HR-22-005 to the Community Development Director for new mural installation at 526 SE Jackson St. as detailed in the staff report.

  
Stuart Cowie, Community Development Director

7/20/2022  
Date

  
Sheri Moothart, Historic Resource Review Commission Chair

7/20/2022  
Date

Historic Resource Review Commission Members:

Sheri Moothart, Chair  
Bentley Gilbert

Lisa Gogal, Vice Chair  
Nick Lehrbach

Marilyn Aller  
Stephanie Giles

James De Lap



## AFFIDAVIT OF MAILING

I, Chrissy Matthews, affirm that I am on the staff of the City of Roseburg Community Development Department. On July 25, 2022, I mailed a true copy of the Order of Approval for applicant Anvil Northwest on behalf of property owner Sarah Everman & Keith Tidball at property 526 SE Jackson Street, Roseburg to the persons listed in File No. HR-22-005.

Chrissy Matthews, Department Technician

State of OREGON  
County of Douglas

This record was acknowledged before me on July 25, 2022 by Chrissy Matthews, Department Technician.

  
\_\_\_\_\_  
Notary Public – State of Oregon

ANVIL NORTHWEST  
555 SE KANE STREET  
ROSEBURG OR 97470

SARAH EVERMAN & KEITH TIDBALL  
371 REDTAIL RIDGE LN  
ROSEBURG OR 97471



7/7

**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

7/19/2023  
Date



Kylee Rummel, Historic Resource Review Commission Chair

7/19/2023  
Date

Historic Resource Review Commission Members:

Kylee Rummel, Chair  
Bentley Gilbert

Lisa Gogal, Vice Chair  
Nick Lehrbach

Marilyn Aller  
Stephanie Giles

James De Lap