

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, February 19, 2020
Roseburg City Hall, 3rd Floor Conference Room – 3:30 p.m.

NOTE: It is up to each of you as Commissioners and Staff to let staff know before the day of the meeting if you will not be able to attend. Thank you.

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL: Chair Ashley Hicks
Marilyn Aller Lisa Gogal Nick Lehrbach
Bentley Gilbert Stephanie Giles James DeLap
- III. APPROVAL OF MINUTES
 - A. Minutes November 20, 2019 – Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
 - a. 629-633 SE Cass Ave (Downtown Historic District) – Applicant proposes demolition of existing structure. Lot would be used for parking for future tenant at 700 SE Stephens.
- VI. BUSINESS FROM STAFF
 - a. Rast House (236 SE Stephens St.) update
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – March 18, 2020
- XI. ADJOURNMENT

*** * * AMERICANS WITH DISABILITIES ACT NOTICE * * ***

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470-3397 (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. The agenda packet is available online at: <http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AUDIENCE PARTICIPATION INFORMATION

The Historic Resources Review Commission welcomes and encourages participation by citizens at all meetings. To allow the Commission to deal with business already scheduled, it is asked that anyone wishing to address the Commission follow these simple guidelines.

Non-Agenda Items

If you wish to address the Historic Resources Review Commission on a matter not on the agenda, at the appropriate time please raise your hand and wait to be recognized by the Chair. Persons addressing the Commission must state their full name and address for the record. All remarks are to be directed to the Commission. For items not on the agenda the presentation should be brief and be on a topic of interest to the Historic Resources Review Commission, such as a general land use matter. These presentations are reserved for new material which has not been previously considered. The Commission will not be taking action on any item presented under "Audience Participation" and if needed will provide direction to staff for appropriate follow-up.

Agenda Items

For items on the agenda you will be given an opportunity to address the Commission once the item is called. Agenda items typically begin with establishing those who have party status, (to be explained by the Chair), a report from staff, followed by Commission questions to staff, then the applicant along with anyone he wishes to call as a witness on his behalf will be called to speak, followed by those with party status. After all initial testimony is completed there will be an opportunity for rebuttal. Everyone addressing the Commission is subject to questioning. After the hearing portion of the item is completed, the Commission will discuss the matter with a motion for consideration being presented and acted on.

Once final action is taken on Quasi-Judicial matters, the action of the Commission can be appealed to the City Council within 14 calendar days of the decision by filing a Notice of Review with the Community Development Department. Action on Legislative matters is typically a recommendation to the City Council and will be forwarded to them for final consideration.

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 cstevens@cityofroseburg.org

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
November 20, 2019**

CALL TO ORDER – Chair Andrea Zielinski called the regular meeting of the Historic Resource Review Commission to order at 3:30 p.m., in the third floor conference room of City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL - Present: Chair Andrea Zielinski, Commissioners Marilyn Aller, Jim DeLap, Stephanie Giles, Lisa Gogal, and Nick Lehrbach

Absent-unexcused: Commissioner Bentley Gilbert

Others Present: Community Development Director Stuart Cowie, Associate Planner Ricky Hoffman, Department Technician Chrissy Matthews and applicants for The Sunnyside Theatre, Daniel Thomas and Judd Boedecker

APPROVAL OF MINUTES – *Commissioner Gogal moved to approve the minutes of the October 16, 2019 meeting as submitted. The motion was seconded by Commissioner Giles, and approved with the following votes: Chair Zielinski, Commissioners Aller, DeLap, Giles, Gogal, and Lehrbach voted yes. No one voted no.*

AUDIENCE PARTICIPATION – Aaron Larsen, a local entrepreneur of TED Talks Roseburg, 2492 NW Loma Vista Dr., Roseburg, stated that he recently met Daniel Thomas and Judd Boedecker and is in support of their business, The Sunnyside Theatre. He is looking forward to what the venue will bring to the downtown area. He shared that a full length roll-up door will benefit musicians, like himself, for ease in hauling equipment in the building.

PUBLIC HEARING - 663 SE Jackson Street- Exterior Modifications

Chair Zielinski asked the commission if there were any ex-parte conflicts to disclose. Hearing none, staff was directed to present the staff report.

Mr. Cowie introduced Associate Planner Ricky Hoffman who will be the interim HRRC representative since Teresa Clemons retired October of this year. Mr. Cowie shared the applicants, Daniel Thomas and Judd Boedecker met with him and Mr. Hoffman previously to discuss their proposal.

Mr. Hoffman provided the commission with a power point presentation and discussed the following:

- Building Overview: Constructed in 1909 in Italiante style, wall materials-brick with pilasters, recessed doors and flat roof with broach architrave cornice.
- Applicant's proposal: Replace south bay window with roll-up door, replace existing canvas awning with a copper awning, and replace existing plywood bulkheads above/below the bay windows and entry door with a brick façade.
- Applicable Criteria: All original exterior materials and details shall be preserved to the maximum extent possible, 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, 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 Historic Preservation League of Oregon's Rehab Oregon Right manual.

- Roll-up door: Preservation of bulkheads, window openings and glazing pattern or rhythm, and wood material consistent with entry door.
- Awning Replacement: Not original to building, spans the entire length of the building, proposed copper material appears to be acceptable with the metallic trim on the building.
- Discussed design guidelines of the Downtown Roseburg Master Plan.
- Brick Façade: Brick material was used in the 1909 era; however, the brick selected for the storefront should blend in well with the remaining building.
- Recessed Doorway: Very common for the time period and our downtown area.
- Staff recommended including an additional condition that final design of the exterior brick façade be consistent and compatible with the rest of the building façade.

Applicant, Daniel Thomas presented a slide show of photos of the original historic storefront showing an all glass front with no bulkheads. He surmised that the current bulkheads may have been added after the Roseburg Blast which occurred in the 1950s. They want to restore the storefront back to what was more in line with the original character. The roll-up door without the bottom bulkhead would be more in line with the original all glass front. This type of access would also allow for musicians to haul in their instruments and encourage an indoor/outdoor feel for patrons. Eventually they will want to install awnings on the south side of the building to control sunlight. Their intention is to preserve the history of the building. They will stain the new wood beams to match the existing interior woodwork and will add historical elements like a 1721 Violin and historical grand pianos from the 1800s as bar tops. One of the pianos belonged to Bud Clark the Mayor of Portland, famous for the “Expose Yourself to Art” photo and saying. Mr. Thomas shared pictures found during renovation with the commission, which will be displayed in The Sunnyside Theatre.

Mr. Cowie stated staff reviewed RMC 12.04.110(G) Exterior alterations/additions to historic resources and found the proposal does not add bulk or request horizontal addition to the existing structure. Mr. Cowie asked the commission to determine if the bulkhead is significant or not.

A discussion ensued regarding the original historic photos and the design of the storefront and the commissioners concluded the bulkheads were not part of the original design: therefore, are not significant. The commissioners were in favor of the following:

- Allow a full roll-up door with no bulkhead. If the applicant intends to refinish the bulkhead above the windows and doorway, the finish material shall be reviewed and approved by the City to ensure it is compatible with the overall building façade.
- Include a wooden finish consistent with the existing entry door for the framing or structural portions of the roll-up door.
- Preserve the recessed entry to the building.
- A wooden trim feature at the base of the storefront that provides a visual continuation of the kick plate on the roll-up door. The trim feature should be consistent in size and finish to the roll-up door kick plate and shall be incorporated into the remainder of the storefront.

Daniel Thomas stated they prefer to replicate the original storefront, as much as possible. The entry door will remain original and acknowledged the importance of symmetry and consistency with the design and material for the storefront.

There was no further discussion. Chair Zielinski closed the public portion of the hearing.

A discussion ensued regarding amending the proposed Findings of Fact to reflect the commission’s approval of the changes to the storefront. Mr. Hoffman stated he will amend the Findings of Fact for review and signature.

Commissioner Gogal moved to recommend approval of Application No. SR-19-303 Exterior Renovation based on the amended Findings of Fact. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Zielinski, Commissioners Aller, DeLap, Giles, Gogal, and Lehrbach voted yes. No one voted no.

BUSINESS FROM STAFF – Mr. Cowie shared the following:

- The Community Development Department will be interviewing two candidates for the Associate Planner position.
- There are a couple of large apartment complexes that received approval and are starting construction.

BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 4:30 p.m. The next Historic Resource Review Commission meeting is scheduled for December 18, 2019.



Chrissy Matthews
Department Technician

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



Site Review Application No. SR-20-020
HRRC Review No. HR-20-001

Meeting Date: February 19, 2020

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Demolition Request 629, 631 & 635 SE Cass Avenue

ISSUE STATEMENT AND SUMMARY:

Stephen Williams, Applicant & 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 Agenda Item Report, the building and its three addresses will be identified as 629 SE Cass Street.

Applicant plans on converting lot where subject building is located into a parking lot for the future use of the adjacent building at 700 SE Stephens St. (J.O. Newland & Sons building). This additional parking area may allow for more options for occupancy of the 700 SE Stephens building, which is in far better structural shape than the subject building.

OPTIONS:

- Adopt proposed or modified Findings of Fact approving the demolition request.
- Adopt proposed Findings of Fact denying the demolition request.
- Continue consideration of the request for 60 days.

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) for demolition. 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-20-020, DEMOLITION OF 629 SE CASS AVE. AS DETAILED IN FINDINGS AND ORDER.

**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



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

Date

Ashley Hicks, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

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