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9-26-2022

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION  
Thursday, September 29, 2022  
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 Sheri Moothart                      Marilyn Aller                      James DeLap                      Lisa Gogal  
Bentley Gilbert                              Stephanie Giles                      Nick Lehrbach
- 3. APPROVAL OF MINUTES**  
A. Minutes July 20, 2022  
B. Minutes August 10, 2022
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 5. PUBLIC HEARING**  
A. HR-22-007 – 525 SE Main St. (Eligible/Contributing) – Applicant proposes to paint art mural on exterior wall of existing historic commercial structure.
- 6. BUSINESS FROM STAFF**
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – October 19, 2022**
- 9. ADJOURNMENT**

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

**AMERICANS WITH DISABILITIES ACT NOTICE**

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

## CITIZEN PARTICIPATION

**Comments can be provided via email to the Commission at [cdd@cityofroseburg.org](mailto:cdd@cityofroseburg.org) or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on September 29, 2022. 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 29, 2022 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  
July 20, 2022**

**CALL TO ORDER** –Chair Sheri Moothart called the regular meeting of the Historic Resource Review Commission to order at 4:05 p.m. in the City Hall Council Chambers.

**ROLL CALL** - Present: Chair Sheri Moothart, Commissioners Marilyn Aller, Jim DeLap, Stephanie Giles, Lisa Gogal and Nick Lehrbach.

Absent: Commissioner Bentley Gilbert.

Others Present: Community Development Director Stuart Cowie, Associate Planner Caleb Stevens, Department Technician Chrissy Matthews.

**APPROVAL OF MINUTES**

*Commissioner Lehrbach moved to approve the minutes of the June 15, 2022 meeting as amended. The motion was seconded by Commissioner Aller, and approved with the following votes: Chair Moothart, Commissioners Aller, DeLap, Giles, Gogal and Lehrbach voted yes. No one voted no.*

**AUDIENCE PARTICIPATION** – None

**PUBLIC HEARING**

HR-22-005 – 526 SE Jackson Street – Anvil Northwest, applicant, requested 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.

No objections were received regarding the application.

Suzanne Riley, Representative for Anvil Northwest was present.

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

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

Mr. Cowie stated painting a historic structure is considered minor review at staff level; however, the Anvil Northwest/Experience Roseburg’s mural project is before the Commission for review to determine if the mural detracts or is in keeping with the significance of the historic building.

Mr. Stevens presented the Staff Report. The applicant, Anvil Northwest requested historic approval to paint a 442 square foot mural on the exterior wall of the existing historic structure located at 526 SE Jackson Street. The property is zoned CBD (Central Business District) and is surrounded by CBD-zoned properties to the north, south, east and west. 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(G) and is considered Historic Non-Contributing according to the State Historic Preservation Office (SHPO). Staff did not have information as to why it is designated as non-contributing. 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. The proposed mural will be installed on the south west exterior wall, closest to the downtown parking garage.

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

The proposed mural design and application can be considered an appurtenance that is required to be visually compatible with the traditional architectural character of the historic resource.

The proposed mural is contemporary in design; however, the applicant indicated the artwork intentionally incorporates themes that are already present in the downtown area and are unique to the greater Roseburg area as a whole, with local flowers and fir trees. The location of the proposed mural was 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 sides of buildings and are an effective way of improving aesthetics without permanently altering or damaging a historic structure.

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

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

Commissioner Lehrbach stated he is in favor of the mural but inquired why this location was selected where it may not be as visible to the general public.

Mr. Cowie stated locations are selected based on property owners that want to participate in the mural project that have enough wall space to display the mural. The idea is the mural will encourage more foot traffic. The mural project is in connection with Roseburg's 150<sup>th</sup> birthday celebration. The hope is to utilize popular artists with a following to encourage people to visit downtown and tour each mural.

Commissioner Gogal stated this location is a rough area that experiences vandalism, urination/defecation, and drug activity. She inquired if The Wine Destination would monitor the mural for protection.

Mr. Cowie stated the murals will hopefully increase foot traffic to detour unwanted activity. A protective material will be applied to the mural for protection. In the event it were tagged, the spray paint could be removed without having to repaint the mural.

Ms. Riley stated the ultimate goal is to have several murals throughout downtown to create a walking itinerary to encourage more visitors and generate more business for businesses. The walking itinerary would be included in the Roseburg Visitor's Guide.

Chair Moothart shared she has fond family memories as a child walking downtown shopping and looking at murals.

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

*Commissioner Lehrbach moved to adopt the proposed Findings of Fact and Order to approve application number HR-22-005, new mural on the exterior wall of the existing historic commercial structure located at 526 SE Jackson Street as detailed in the Findings and Order. The motion was seconded by Commissioner Gogal, and approved with the following votes: Chair Moothart, Commissioners Aller, DeLap, Giles, Gogal and Lehrbach voted yes. No one voted no.*

Commissioner Giles stated she likes murals and would like to see more. She enjoys the mural located near Umpqua Bank.

### **BUSINESS FROM STAFF**

Ms. Bentz stated RARE stands for - Resource Assistance for Rural Environment.

Ms. Bentz provided a presentation of the History Inventory Story Map. The project took about two-three months to prepare. There are four historic districts and hundreds of historic resources. The inventory that described the resources were collected in the 1980s and weren't updated making it challenging for people looking for information. The goal for the project was to take all the historic inventories and bring all of the information on one platform and more easily accessed through a search map tool and a guided multimedia experience which includes history of the Roseburg Blast.

Chair Moothart thanked Ms. Bentz for all her work to prepare the History Inventory Story Map and is looking forward to exploring it.

Mr. Cowie stated the Community Development Department was very fortunate to have Ms. Bentz as our RARE member this year. Her last day with the Department is Monday, July 25<sup>th</sup>. She will start her new position with Linn County as an Assistant Planner. The Map project was one of a number of projects she completed. The next step is to explore how the City can best promote the map.

### **BUSINESS FROM COMMISSION - None**

**ADJOURNMENT** – The meeting adjourned at 4:23 p.m. The next Historic Resource Review Commission meeting is scheduled for August 17, 2022.



Chrissy Matthews  
Department Technician

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION MINUTES  
August 10, 2022**

**CALL TO ORDER** –Chair Sheri Moothart called the regular meeting of the Historic Resource Review Commission to order at 4:02 p.m. in the Roseburg Public Library, Deer Creek Room.

**ROLL CALL** - Present: Chair Sheri Moothart, Commissioners Marilyn Aller, Bentley Gilbert, Stephanie Giles and Lisa Gogal.

Absent: Commissioner Jim DeLap and Nick Lehrbach.

Others Present: Community Development Director Stuart Cowie, Associate Planner Caleb Stevens, Department Technician Chrissy Matthews, via Zoom.

**AUDIENCE PARTICIPATION** – None

**APPROVAL OF MINUTES**

Mr. Stevens stated the minutes from the July 20, 2022 and August 10, 2022 will be reviewed at the September meeting.

**PUBLIC HEARING**

HR-22-006 – 435 SE Jackson Street (Eligible/Contributing) – Applicant proposes to paint an art mural on exterior wall of existing historic commercial structure.

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

One response in favor of the mural was received. No objections were received.

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

Suzanne Riley, Representative for Anvil Northwest was present.

Mr. Stevens presented the Staff Report. The applicant, Anvil Northwest requested historic approval to paint a 1,638 square foot mural on the exterior wall of the existing historic structure located at 435 SE Jackson Street. The mural will be located on the back of North Forty Beer Company on the north side of the building facing the parking lot on the SE Main Street side. The structure is a 100' x 40' two-story concrete storefront that was constructed in 1915. Its historic name is Judd's Furniture Store and is considered Historic Eligible/Contributing according to the State Historic Preservation Office (SHPO). Its primary use has been a variety of commercial spaces since records have been kept, but was the location of Judd's Furniture Store from 1919 to 1982, which made it one of the longest-operating, family-owned shops in Roseburg. Its current occupant is North Forty Beer Company.

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

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

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

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

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

Mr. Cowie mentioned the review of a mural is to determine if it detracts from or is in keeping with the historical nature of the area/building and not what the mural illustrates.

*Commissioner Aller moved to adopt the proposed Findings of Fact and Order to approve Historic Review number HR-22-006, new mural on the exterior wall of the existing historic commercial structure located at 435 SE Jackson Street as detailed in Findings and Order. The motion was seconded by Commissioner Giles, and approved with the following votes: Chair Moothart, Commissioners Aller, Gilbert, Giles, Gogal and Lehrbach voted yes. No one voted no.*

Commissioner Gilbert stated the mural is amazingly cool and is in favor of the placement.

Discussion ensued regarding the favorable impact the mural would contribute to downtown.

Ms. Riley stated once they receive approval, the artist would like to start. The artist working on the first mural that was approved in July has already started and anticipates a couple days to complete.

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

### **BUSINESS FROM STAFF**

Mr. Cowie thanked the Commission and is excited about the new murals and the connection Experience Roseburg is making to draw people to our downtown, encouraging more people to visit shops and restaurants.

Ms. Riley stated she anticipates more murals to come. The feedback has been very positive.

A discussion ensued regarding incorporating other artistic ideas in the community like murals on utility boxes.

Mr. Cowie stated the Economic Development Commission's tourism grant funding has a mural aspect as well.

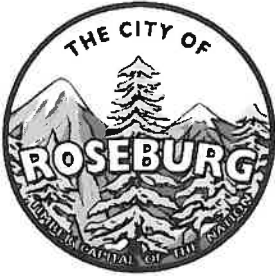
**BUSINESS FROM COMMISSION - None**

**ADJOURNMENT** – The meeting adjourned at 4:20 p.m. The next Historic Resource Review Commission meeting is scheduled for September 21, 2022.



Chrissy Matthews  
Department Technician





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

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**HRRC Review No. HR-22-007**

**Meeting Date: September 29, 2022**

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**Prepared for:** Historic Resource Review Commission

**Staff Contact:** Nik Ramstad, RARE Americorps Member

**Request:** Historic Review Alteration Request 525 SE Main St.

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**ISSUE STATEMENT AND SUMMARY:**

Anvil Northwest, applicant, requests historic approval to paint a new 440 square foot mural (396”w x 160”h) on the exterior north wall of the existing historic structure located at 525 SE Main St.

**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(G) for alteration. 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** HISTORIC REVIEW NUMBER HR-22-007, NEW MURAL ON THE EXTERIOR NORTH WALL OF THE EXISTING HISTORIC COMMERCIAL STRUCTURE LOCATED AT 525 SE MAIN ST. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 525 SE MAIN 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 440 square foot mural on the exterior north wall of the existing historic structure located at 525 SE Main St.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on September 29, 2022. During that hearing, the Commission reviewed historic application number HR-22-007 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 6100, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R69534.
- 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 Eligible/Contributing within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The structure at 525 SE Main St is a 31' x 50' one-story concrete storefront that was constructed in 1923. Its historic name is Umpqua Cleaners and is considered Historic Eligible/Contributing according to the State Historic Preservation Office (SHPO). Its primary use has been a variety of commercial spaces since records have been kept, but was the location of Umpqua Cleaners in the 1940s. Its current occupant is Old Soul Pizza.

- v. The proposed mural will be installed on the north exterior wall, facing the parking area that abuts SE Main Street.

**B. PROPOSAL**

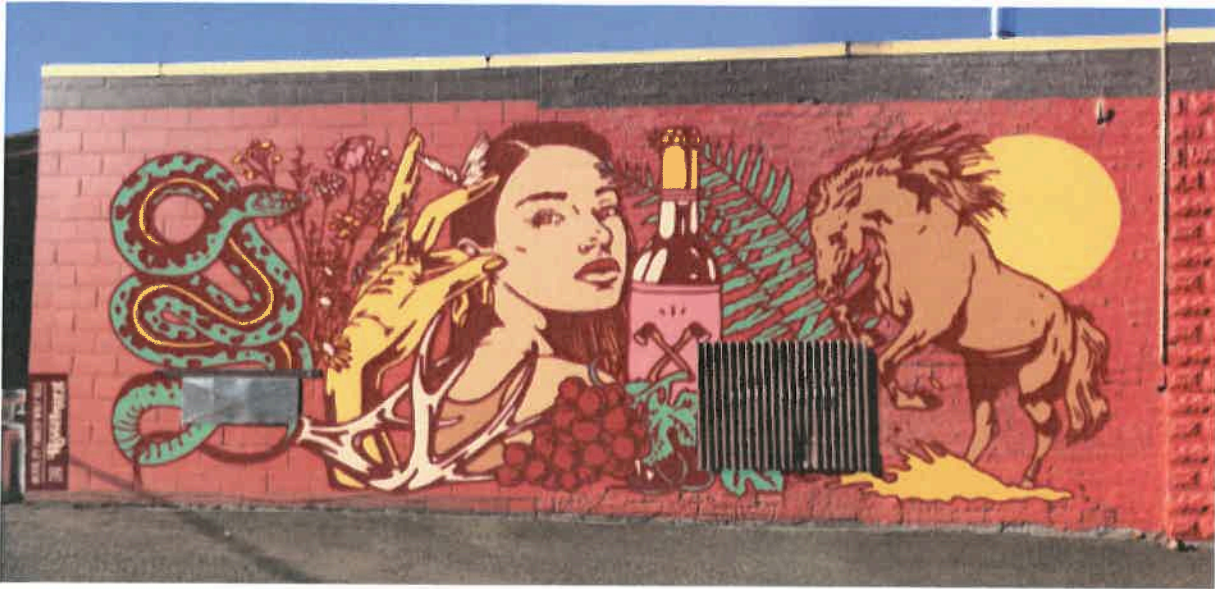
The below images show the subject property located at 525 SE Main St.



The above image shows the applicant's proposed project site.



The above image shows the project site, as seen from SE Main St.



Mural Mockup

**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-22-007.

**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 525 SE Main 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 non-applicable to the mural.

The proposed mural design and application can be considered an appurtenance (an accessory, or associated item) 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 of Roseburg tourism that are already present in the downtown area and are unique to the greater Roseburg area as a whole, such as the Pacific Northwest landscape, hiking/forests, outdoor sports, native animals, timber history, the wine industry, and Cow Creek tribal history. The location of the proposed mural has been selected specifically for foot traffic that passes along SE Main Street and users of the small parking lot directly adjacent to the subject wall. The wall currently has red and dark grey painted cement, and the proposed mural will help in dressing up that section of building while incorporating local features and artwork into the downtown area. Examples of this type of project can be found downtown at 526 SE Jackson St (south wall) and 435 SE Jackson St (North Wall). Murals are an effective way of enhancing the pedestrian experience by not only creating a sense of place, but also by improving the aesthetic nature of a historic building without permanently altering or damaging the existing structure.

#### **IV. CONCLUSION**

RMC 12.04.110(G) Exterior alterations/additions to historic resources requires that each element of the 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** of Historic Review Application Number HR-22-007 to the Community Development Director for new mural installation at 525 SE Main St.

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Stuart Cowie, Community Development Director

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Date

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Lisa Gogal, Historic Resource Review Commission Vice Chair

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Date

Historic Resource Review Commission Members:

Sheri Moothart, Chair  
Bentley Gilbert

Lisa Gogal, Vice Chair  
Nick Lehrbach

Marilyn Aller  
Stephanie Giles

James De Lap