

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, October 21, 2020 at 3:30pm
VIA ELECTRONIC MEETING

W
10-16-2020

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

Public comments on agenda items or specific to the Public Hearing, HR-20-004 & HR-20-005, can be provided via e-mail to the Community Development Department General E-mail at cdd@cityofroseburg.org prior to 12:00pm on Wednesday, October 21, 2020.

NOTE: It is up to each of you 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 Beverly Cole

Marilyn Aller

Bentley Gilbert

Lisa Gogal

Stephanie Giles

Nick Lehrbach

James DeLap

III. APPROVAL OF MINUTES

A. Minutes May 20, 2020 – Historic Resource Review Commission Minutes

B. Minutes July 15, 2020 – Historic Resource Review Commission Minutes

IV. AUDIENCE PARTICIPATION: See Reverse for Information

V. PUBLIC HEARING

a. **HR-20-004** - 240 W. Riverside Dr. (Secondary dwelling) – Applicant proposes covered patio addition along back of house.

b. **HR-20-005** - 378 SE Claire St. (Secondary dwelling) – Applicant proposes new detached garage on property.

VI. BUSINESS FROM STAFF

a. No additional business from staff

IX. BUSINESS FROM THE COMMISSION

X. NEXT MEETING – November 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 on-line at:** <http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AUDIENCE PARTICIPATION INFORMATION

The Roseburg Historic Resource 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.

Persons providing comments via e-mail to the Historic Resource Review Commission must include their name and address for the record, including whether or not they are a resident of the City of Roseburg. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

CITIZEN PARTICIPATION

Anyone wishing to provide comments may do so by e-mailing the Community Development Department General E-mail at cdd@cityofroseburg.org prior to 12:00pm Wednesday, October 21, 2020. The Community Development Director will provide any comments received prior to the meeting to the Planning Commission. Comments received regarding the public hearing for case file HR-20-004 & HR20-005 will be read into the record during the course of the public hearing.

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

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
May 20, 2020

CALL TO ORDER – Chair Beverly Cole called the regular meeting of the Historic Resource Review Commission to order at 3:35 p.m., via Zoom in Roseburg, Oregon.

ROLL CALL - Present: Chair Beverly Cole, Commissioners Marilyn Aller (joined the meeting at 3:49), Jim DeLap, Stephanie Giles, and Nick Lehrbach

Absent-excused: Commissioner Lisa Gogal

Absent-unexcused: Commissioner Bentley Gilbert

Others Present: Community Development Director Stuart Cowie, Associate Planner Caleb Stevens, Department Technician Chrissy Matthews, Communications Specialist Eric Johnson, and Nick Jones, i.e. Engineering, Agent for the applicant.

Mr. Cowie explained the meeting is being conducted remotely through teleconference due to the Governor's Order #20-16, requiring public meetings be held electronically, when possible. A phone line was available to allow the public who wish to listen and/or provide comments during the meeting.

APPROVAL OF MINUTES – *Commissioner Lehrbach moved to approve the minutes of the February 19, 2020 meeting as submitted. The motion was seconded by Commissioner Giles, and approved with the following votes: Commissioners DeLap, Giles, and Lehrbach voted yes. No one voted no. Chair Cole abstained as she was not present at the February meeting.*

AUDIENCE PARTICIPATION – None

PUBLIC HEARING – 464 SE Jackson Street (Downtown Historic District) – Demolition of a portion of the Old Rite Aid building.

Mr. Cowie welcomed Ms. Cole and introduced her to the Commission as the newly appointed chair.

Chair Cole read the procedures for the public hearing and asked the Commission if there were any ex-parte conflicts to disclose. Hearing none, she opened the Public Hearing and asked for the staff report.

Mr. Stevens presented the staff report. The applicant & property owner, Dr. Tony Cedolini, requested a demolition permit to remove portions of the existing Rite-Aid building located at 464 SE Jackson Street, including; the breezeway crossing SE Rose Street, the arched portion of building's west side (old garden center), box compactor and sign frames. The applicant indicates the demolition of these structures will reduce the blight in the area and clean up the overall appearance of the existing building.

The property is zoned CBD (Central Business District) and is surrounded by CBD properties to the south and east, and C3 (General Commercial) properties to the north and west.

The building is listed as Non-Historic Non-Contributing within the Roseburg Downtown Historic District Nomination. Although it is considered Non-Historic Non-Contributing, it is still considered a historic resource per RMC 12.04.110(B).

From its construction in 1878 until 1959, the early brick building on this site housed various commercial ventures. During the 1920s it was the Liberty Theater and in the 1940s it was known as the Star Theater. The original structure was heavily damaged by the 1959 Roseburg Blast and was demolished. This building was constructed in its place and has sat vacant since the construction of the new Rite-Aid.

Mr. Stevens briefed the Commission on the review criteria for demolition of a historic resource, as well as, discussed the proposed Conditions of Approval for the demolition. Since the building and façade were built post-blast, and ongoing neglect to the building has occurred, as well as persistent transient activity around the building, efforts to preserve the portions of the building proposed for demolition have not been made. Due to the building being considered Non-Historic Non-Contributing, historic preservation funding is not available.

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, Staff recommended the Historic Resource Review Commission adopt the proposed Findings of Fact and Order to approve the demolition of a portion of the building at 464 SE Jackson Street, subject to the following Conditions:

1. Material used to enclose openings left by the demolition of the Garden Center shall match the existing concrete façade in both texture and color.
2. The surface area on the western facing side of the building once used to display Rite-Aid signage shall be fixed to match existing siding texture and color.
3. Exterior lighting in conformance with RMC Section 12.06.030(E) shall be required on the west facing side of the building.
4. The applicant shall obtain site review approval and an appropriate building permit prior to enclosing the exterior openings left by the demolition of the Garden Center.
5. All other demolition and rehabilitation work to the building shall occur based on the plans and application submitted for Demolition and Site Review.

Commissioner DeLap asked staff if lighting is a requirement of the RMC, why Condition #3 regarding lighting wasn't required years ago for the building, since persistent transient activity has been an issue.

Mr. Cowie explained the requirements of the RMC is triggered by a new development request.

Hearing no further questions or comments, Chair Cole asked if there is any audience participation.

AUDIENCE PARTICIPATION

Nick Jones, Agent for the applicant, stated he had nothing further to add. He had discussed the proposed Conditions of Approval with staff previously. He will pass the ruling of the Commission on to the Cedolinis.

Hearing no additional questions or comments, Chair Cole closed the public portion of the hearing and asked for a vote.

Commissioner Lehrbach moved to adopt the proposed Findings of Fact and Order to Approve Application Number SR-20-021, with Conditions, of the demolition of a portion of 464 SE Jackson St. as detailed in the Findings and Order. The motion was seconded by Commissioner Giles and approved with the following votes: Chair Cole, Commissioners Aller, DeLap, Giles, and Lehrbach voted yes. No one voted no.

BUSINESS FROM STAFF –

Mr. Cowie stated staff worked with Nick Jones and the Cedolinis on the demolition of the Safeway building about a year ago and the partial demolition of the Rite-Aid building is a continuation of the efforts to clean up the overall appearance of the existing building.

Mr. Cowie expressed his appreciation for the work Nick Jones, i.e. Engineering has done on both projects.

Mr. Stevens shared on April 27, 2020, Mayor Rich proclaimed May 2020 as Historic Preservation Month. During this time of Covid-19 restrictions, grants are not available; however, in conjunction with the State Historic Preservation Office, we are working to have grants available for May 2021 Historic Preservation Month.

BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 3:59p.m. The next Historic Resource Review Commission meeting is scheduled for June 17, 2020.



Chrissy Matthews
Department Technician

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
July 15, 2020

CALL TO ORDER – Acting Chair Nick Lehrbach called the regular meeting of the Historic Resource Review Commission to order at 3:30 p.m., in the Roseburg Public Library Ford Room, Roseburg, Oregon.

ROLL CALL - Present: Acting Chair Nick Lehrbach, Commissioners Marilyn Aller, Jim DeLap, Bentley Gilbert, and Stephanie Giles.

Absent-excused: Commissioners Beverly Cole and Lisa Gogal.

Others Present: Community Development Director Stuart Cowie, Associate Planner Caleb Stevens, Department Technician Chrissy Matthews, and Mr. and Mrs. Wilfong, applicant and owner of 1637 NE Commercial Avenue.

APPROVAL OF MINUTES –

Mr. Stevens stated the May 20, 2020 minutes inadvertently were not added to the HRRC packet in order to be reviewed at this meeting. The minutes will be included in the HRRC packet and reviewed at the August 19th meeting.

AUDIENCE PARTICIPATION – None

PUBLIC HEARING – 1637 NE Commercial Avenue (Historic Contributing dwelling) – Applicant proposes demolition and reconstruction of back portion of the house.

Mr. Cowie thanked Commissioner Lehrbach for agreeing to chair the meeting today.

Acting Chair Lehrbach read the procedures for the public hearing and asked the Commission if there were any ex-parte conflicts to disclose. Hearing none, he opened the Public Hearing and asked for the staff report.

Mr. Stevens presented the staff report and stated Gary Wilfong, the applicant & property owner, requested a partial demolition and construction permit to remove and replace the rear portions of the existing dwelling, and indicated the partial demolition and replacement of this structure is necessary due to the poor condition of the foundation and lack of structural integrity.

The dwelling is listed as Eligible/Contributing within the State Historic Preservation Office and is considered an historic resource per RMC 12.04.110(B). It is known as the J.H. Smith House and its primary original use is a single dwelling. It is a Bungalow type structure with horizontal board siding, single-story structure with a primary construction date of 1920.

Mr. Stevens stated he conducted a site visit and found there isn't much of a foundation and it appears the back portion of the house may have been added on due to the varying roof materials and foundation from original structure.

Mr. Stevens discussed the review criteria and stated staff recommended 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.

Commissioner DeLap stated he feels it is important for him to do a site visit to see the condition of the structure to assist him in the process of making a decision. He said he drove by the house but couldn't view the area since it was in back.

Mr. Cowie stated that he hoped the detailed application and the review criteria will enable the commission to make an informed decision.

Mr. Wilfong stated that his intention is to live within the bounds of the historical society. He has lived in the house since 2009. The foundation is in poor condition and he has had to level the foundation several times. He will demo 400 sf and add an additional 200 sf. to accommodate a new kitchen, bathroom, and bedroom.

Mr. Cowie stated if approved, the next step is to apply for a site review for the demolition and construction.

Hearing no further questions or comments, Acting Chair Lehrbach asked if there was any audience participation. Hearing none, he asked for a vote.

Commissioner Gilbert moved to adopt the proposed Findings of Fact and Order to Approve Application Number SR-20-144, Demolition and Reconstruction of a portion of 1637 NE Commercial Avenue with Conditions, as detailed in the Findings and Order. The motion was seconded by Commissioner Aller and approved with the following votes: Acting Chair Lehrbach, Commissioners Aller, DeLap, Gilbert, and Giles voted yes. No one voted no.

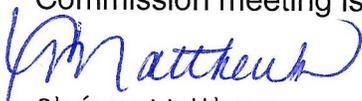
BUSINESS FROM STAFF –

Mr. Cowie thanked Mr. Wilfong for going through the process to improve an historical structure and he thanked the Commissioners for their continued service, especially during the COVID-19 pandemic.

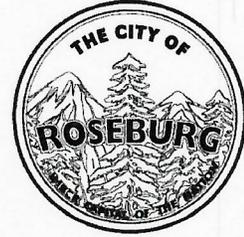
Mr. Stevens stated Sherry Herman, owner of the Rast House has offered the Commission to tour the house again to see house completed.

BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 3:49 p.m. The next Historic Resource Review Commission meeting is scheduled for August 19, 2020.


Chrissy Matthews
Department Technician

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



**Site Review Application No. SR-20-206
HRRC Review No. HR-20-004**

Meeting Date: October 21, 2020

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Construction Request 240 W Riverside Dr.

ISSUE STATEMENT AND SUMMARY:

Jim Allen, applicant, requests a construction permit to construct a detached covered patio along the rear of the existing dwelling located at 240 W Riverside Dr., owned by Jonathan & Katherine Petersen.

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(H) for 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-20-206, CONSTRUCTION OF A DETACHED COVERED PATIO AT 240 W RIVERSIDE DR. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 240 W RIVERSIDE DRIVE.**

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

I. NATURE OF APPLICATION

Jim Allen, applicant, requests a construction permit to construct a detached covered patio along the rear of the existing dwelling located at 240 W Riverside Dr., owned by Jonathan & Katherine Petersen.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on October 21, 2020. During that hearing, the Commission reviewed application number SR-20-206 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 00800, Section 13DD, Township 27 South, Range 06 West, Willamette Meridian; R26893.
- iii. The property is zoned R7.5 (Single-Family Residential) and is surrounded by R7.5 properties to the east and west, and PR (Public Reserve) properties to the south and north (across South Umpqua river).
- iv. The building is listed as Secondary within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

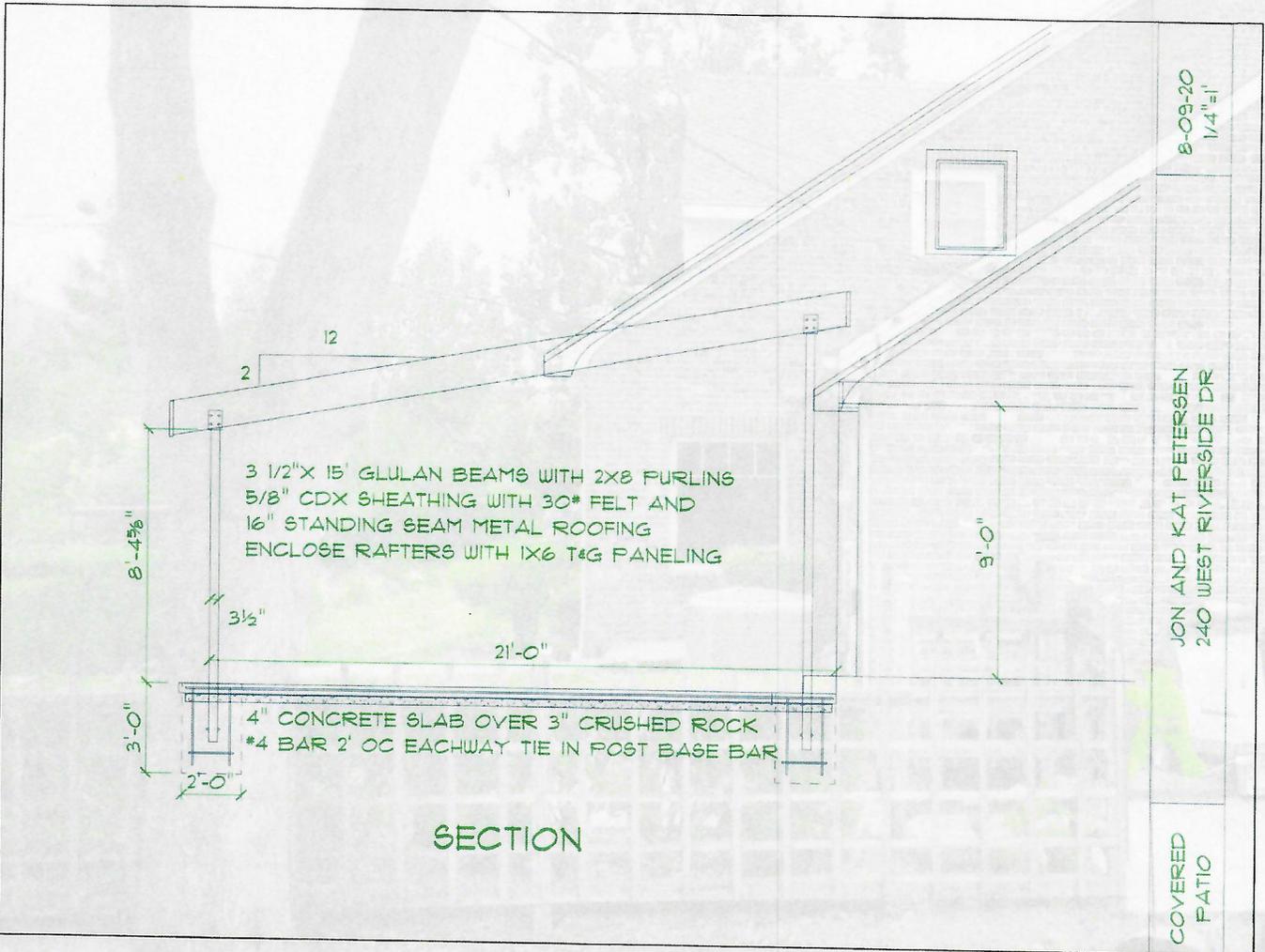
The building at 240 W. Riverside Dr. is considered Secondary according to the State Historic Preservation Office (SHPO) and its primary original use is a Single Family Dwelling. It is a one and one-half story structure with a primary construction date of 1939. It is a Colonial type structure with brick bearing walls with wood siding in the gable ends and dormers. Brick used in the construction of the house and garage came from the Old Soldier's Home on Harvard Avenue which was demolished in the late 1930s.

B. PROPOSAL

The below images show the subject property and structure located at 240 W Riverside Drive.



The following plans and renderings show the applicant's proposed covered patio, which is detached from the original dwelling.



8-09-20
 1/4"=1'

JON AND KAT PETERSEN
 240 WEST RIVERSIDE DR

COVERED
 PATIO

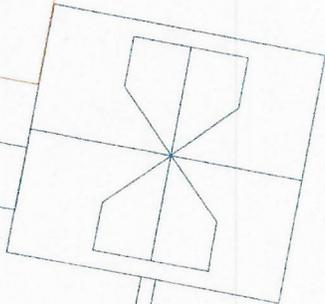
TAX LOT
R26893
0.80 AC

S UMPQUA RIVER

363.6'
STORM/DOWNSPOUT DRAIN

287.1'

25'
PROPOSED
COVERED
PATIO
27' X 21'

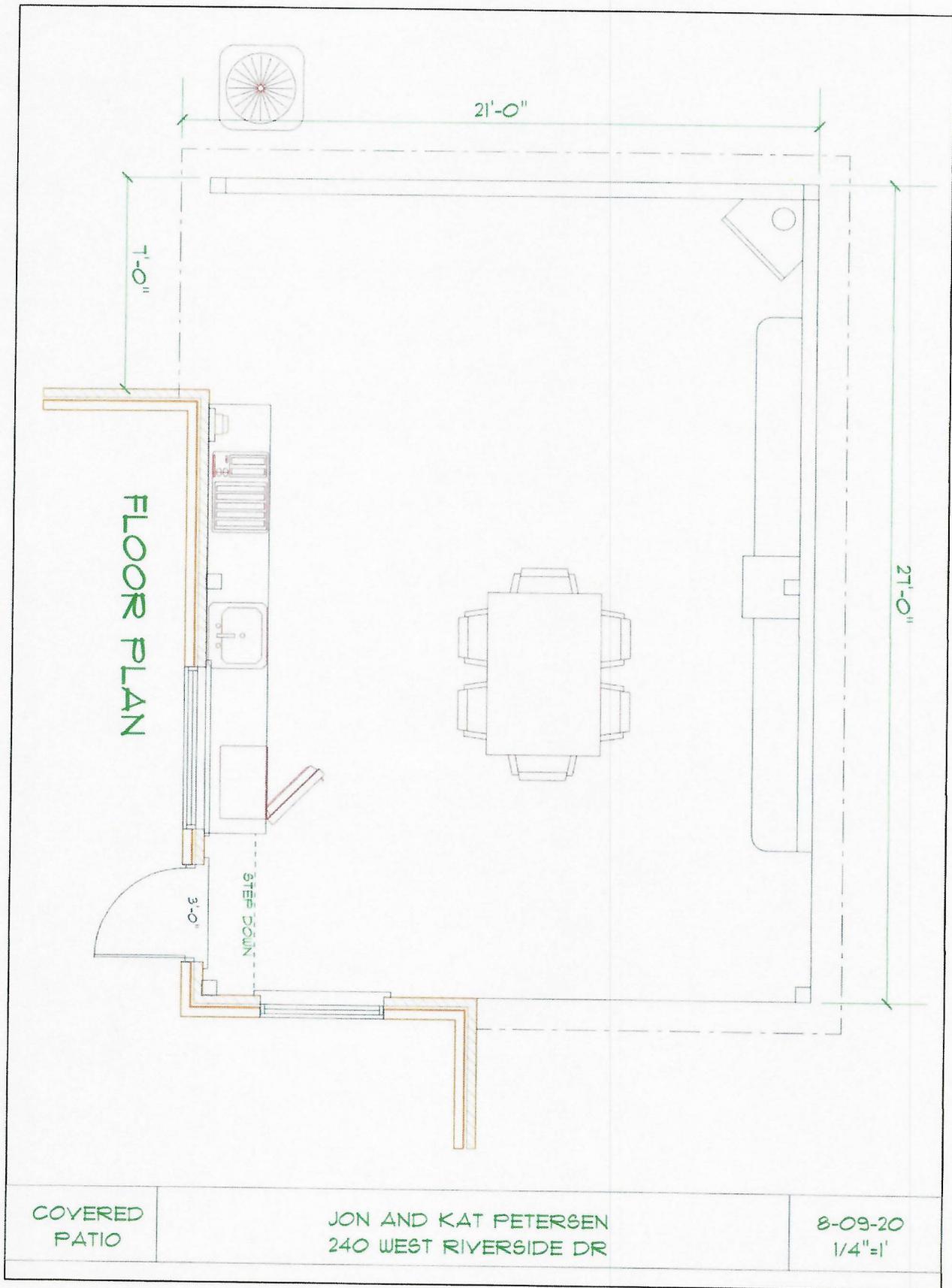


123.15'

NORTH

RIVERSIDE DRIVE

| | | |
|--------------|---|--------------------|
| SITE PLAN | JON AND KAT PETERSEN 240 WEST RIVERSIDE DR | 8-09-20 1/4"=1' |
|--------------|---|--------------------|



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-20-206. 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 patio cover will be constructed on the same angle as the existing house at 240 W Riverside Dr. and like the house, will be perpendicular to the street direction.

- 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 patio cover will be constructed directly adjacent to the rear of the existing dwelling with a small roof overhang atop the existing house roof. Spacing between this new structure and adjacent historic resources will be maintained.

- 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 Single-Family Residential (R7.5) which requires setbacks of 5' from side property lines, 10' from rear property lines, and 20' from front

property lines. The proposed patio cover 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 patio cover does not attempt to recreate a historic structure where none existed; rather it adds a new structure designed to complement the existing dwelling. The existing brick dwelling may be difficult to match design-wise, and the proposed materials to be used are wood beams, metal posts, and tongue-and-groove paneling to enclose rafters. 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 existing house is a one and a half-story dwelling, and the proposed patio cover at its highest point reached just above the first floor ceiling, which is 9' – within the average height of the traditional character of the surrounding structures. 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 patio cover, while not in the same style as the existing colonial-style dwelling, does not compromise the character of surrounding properties, especially with minimal visibility of proposed structure from the street. Similar covers and pergolas are found throughout the Laurelwood district. 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 used for the proposed patio cover will match the surrounding resources as best as possible. With brick pillars to match the house not being a feasible option, metal posts and wood rafters/paneling for the ceiling are an adequate alternative for matching surrounding properties. 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 patio cover will be constructed within the width of the existing dwelling aside from a few feet overhanging on the west end (see site plan), matching the traditional width of accessory structures elsewhere in the neighborhood. 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: While the proposed roof line does not match the existing dwelling's roof line, the applicant indicates "*the owner does not want to tie in the proposed roof line with the same pitch*". This will allow for the proposed cover to be free-standing from the original dwelling and avoid the need to alter the existing dwelling roof line. The lower-pitched roofline of the proposed patio cover is in keeping with other covers in the surrounding neighborhood. 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: Because the proposed patio cover is an open structure, with no rigid walls, there are no windows or doors proposed, therefore this criterion is not pertinent.

- 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: Because the proposed patio cover is an open structure, with no rigid walls, there is no exterior siding proposed, therefore this criterion is not pertinent.

- 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 patio cover will be virtually hidden from the roadway and other vantage points by the existing dwelling. Many architectural details that would typically be required with a new dwelling are not necessary for an open structure like the one proposed, therefore specific architectural details are not pertinent with the proposed project.

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 covered patio 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 taking place.
3. The proposed construction is 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.

G. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-20-206 to the Community Development Director for construction of a detached covered patio at 240 W. Riverside Dr. as detailed in the staff report.

Stuart Cowie, Community Development Director

Date

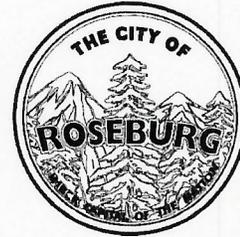
Beverly Cole, Historic Resource Review Commission Chair

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

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



**Site Review Application No. SR-20-207
HRRC Review No. HR-20-005**

Meeting Date: October 21, 2020

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Construction Request 378 SE Claire St.

ISSUE STATEMENT AND SUMMARY:

Douglas Park-Sample, applicant & property owner, requests a construction permit to construct a 1,288 square foot detached garage along the rear of the property located at 378 SE Claire 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(H) for 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-20-207, CONSTRUCTION OF A DETACHED GARAGE AT 378 SE CLAIRE ST. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 378 SE CLAIRE STREET.**

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

I. NATURE OF APPLICATION

Douglas Park-Sample, applicant & property owner, requests a construction permit to construct a 1,288 square foot detached garage along the rear of the property located at 378 SE Claire St.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on October 21, 2020. During that hearing, the Commission reviewed application number SR-20-207 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 00900, Section 19BD, Township 27 South, Range 05 West, Willamette Meridian; R11165.
- iii. The property is zoned MR14 (Limited Multi-Family Residential) and is surrounded by MR14 properties to the north, south and west, and MR18 (Medium Density Multi-Family Residential) properties to the east (across SE Claire St.).
- iv. The building is listed as Secondary within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The building at 378 SE Claire St. is considered Secondary according to the State Historic Preservation Office (SHPO) and its primary original use is a Single Dwelling. It is a one and one-half story structure with a primary construction date of 1916. It is a Craftsman type structure with stucco and vertical board siding.

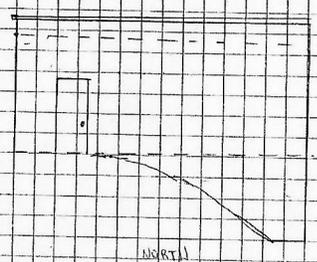
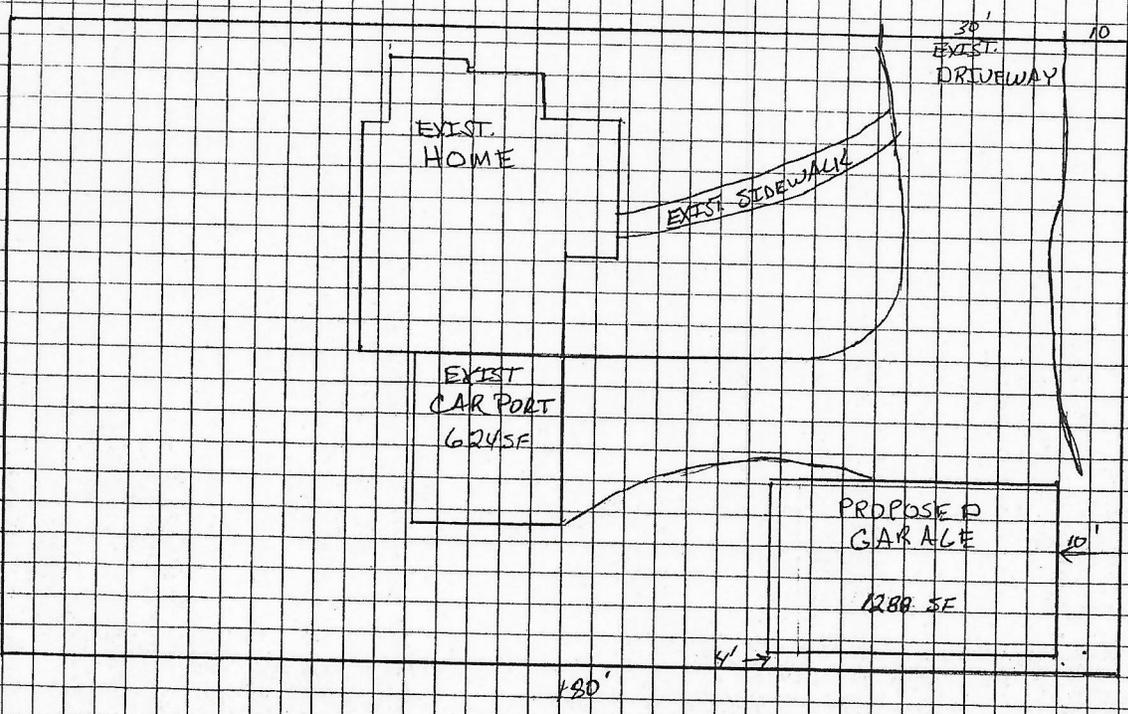
B. PROPOSAL

The below images show the subject property and structure located at 378 SE Claire Street.

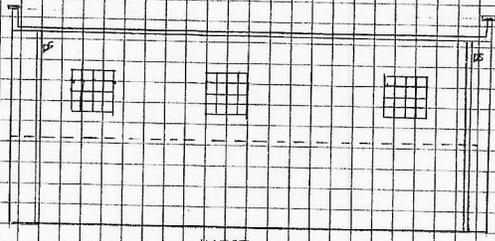


The following plans show the applicant's proposed detached garage.

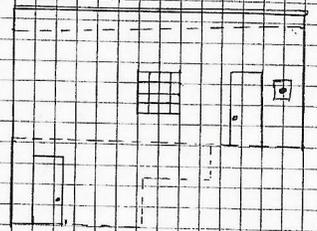
378 SECLAIRE ST.



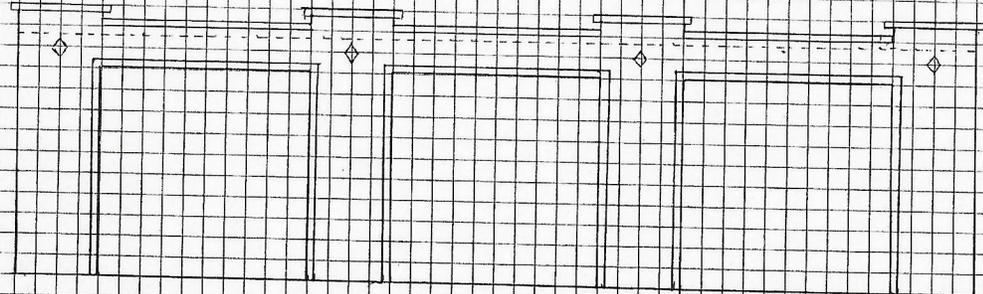
NORTH



WEST



SOUTH



EAST

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-20-207. 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 garage will be constructed on the same angle as the existing house at 378 SE Claire St. and like the house, 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 garage will be constructed in the southwest corner of the property, away from the existing dwelling, typical of out buildings/carriage houses of the same time period as the house. 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 garage 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 garage attempts to recreate a historic out building of the same time period of the existing house and adjacent structures on abutting properties. Matching stucco finish is proposed. According to the applicant and property owner, "exterior walls will match the existing residence and be similar to the structure on the east side of Claire St. The garage doors will be of a 'carriage house' design in character with the style and age of the existing residence. The windows will be divided light to match the existing residence. Light fixtures will also be of period design". 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 existing house is a one and a half-story dwelling, and the proposed garage is a split-level one and a half story structure as well. With its flat, low pitched roof design, it is well within the average height of the surrounding structures. 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 garage does not compromise the character of surrounding properties. Although the size is substantial for a detached garage, the style and design will assist in blending the size with surrounding buildings. This size would be in line with the carriage style building of the time period. 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 used for the proposed garage will match the surrounding resources. Stucco finishing on the garage will match the existing house. 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 garage will have a total width of 46 feet, an excessive width in relation to adjacent neighboring buildings. However, according to the applicant “The long face of the garage will have three garage doors and varying height parapets breaking up its length”. 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 matches other roof lines of similar out building in the neighborhood, and is consistent with the carriage house style it is attempting to replicate. 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 and again is consistent with the carriage house style. 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 garage will have concrete “stucco” walls according to the applicant, which will match the existing house siding, creating a compatible, uniform look on the property and with surrounding buildings. 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 garage will again emulate a “carriage house” style that will match the era and design of the house, as well as incorporate a multi-height parapet roofline that will add to the historic aesthetic. 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.
3. The proposed construction is 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.

G. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-20-207 to the Community Development Director for construction of a detached garage at 378 SE Claire St. as detailed in the staff report.

Stuart Cowie, Community Development Director

Date

Beverly Cole, Historic Resource Review Commission Chair

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