

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, December 16, 2020 at 3:30pm
VIA ELECTRONIC MEETING

✓
12-9-2020

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

Public comments on agenda items or specific to the Public Hearing, HR-20-008, can be provided via e-mail to the Community Development Department General E-mail at cdd@cityofroseburg.org prior to 12:00pm on Wednesday, December 16, 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 Vice Chair Lisa Gogal
Marilyn Aller Nick Lehrbach
Bentley Gilbert Stephanie Giles James DeLap

III. APPROVAL OF MINUTES

A. Minutes October 21, 2020 – Historic Resource Review Commission Minutes

IV. AUDIENCE PARTICIPATION: See Reverse for Information

V. PUBLIC HEARING

a. **HR-20-008** – 154 SE Mosher Ave. (Compatible, Non-Eligible/Non-Contributing dwelling) – Applicant proposes demolition of dwelling due to derelict conditions.

VI. BUSINESS FROM STAFF

a. No additional business from staff

IX. BUSINESS FROM THE COMMISSION

X. NEXT MEETING – January 20, 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, December 16, 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-20-008 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
October 21, 2020

CALL TO ORDER – Chair Beverly Cole called the regular meeting of the Historic Resource Review Commission to order at 3:30 p.m., via Zoom.

ROLL CALL - Present: Chair Beverly Cole (in-person), Commissioners Marilyn Aller (virtual), Jim DeLap (virtual), Bentley Gilbert (in-person), Lisa Gogal (virtual), Nick Lehrbach (virtual) and Stephanie Giles (virtual).

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

APPROVAL OF MINUTES –

Commissioner Beverly Cole moved to approve the minutes of the May 20, 2020 and July 15, 2020 meetings as presented. The motion was seconded by Commissioner Gilbert and approved with the following votes: Chair Cole, Commissioners Aller, DeLap, Gilbert, Giles, Gogal and Lehrbach voted yes. No one voted no.

AUDIENCE PARTICIPATION – Evan Barnes, property owner at 365 W Riverside Dr. was present (virtually) to observe the review procedures by the Commission for Historic Review. His intent is to construct a new dwelling at 365 W Riverside Dr. in the future and wanted to see what the HRRC meetings entailed.

PUBLIC HEARING –

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

Mr. Stevens provided the staff report. Jim Allen, applicant, requested a construction permit to construct a detached covered patio along the rear of the existing dwelling owned by Jonathan & Katherine Petersen.

The building 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.

Mr. Stevens discussed the review criteria and stated staff recommended the Commission approve the covered patio construction 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.

Commissioner Lehrbach moved to adopt the proposed Findings of Fact and Order to Approve with Conditions, Application Number SR-20-206, construction of a detached covered patio at 240 W Riverside Dr. as detailed in the Findings and Order. The motion was seconded by Commissioner Gilbert and approved with the following votes: Chair Cole, Commissioners Aller, DeLap, Gilbert, Giles, Gogal and Lehrbach voted yes. No one voted no.

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

Mr. Stevens provided the staff report. Douglas Park-Sample, applicant & property owner, requested a construction permit to construct a 1,288 square foot detached garage along the rear of the property.

The building 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.

Mr. Stevens discussed the review criteria and stated staff recommended the Commission approve the detached garage construction 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.

Commissioner Gilbert moved to adopt the proposed Findings of Fact and Order to Approve with Conditions, Application Number SR-20-207, construction of a detached garage at 378 SE Claire Street as detailed in the Findings and Order. The motion was seconded by Commissioner Aller and approved with the following votes: Chair Cole, Commissioners Aller, DeLap, Gilbert, Giles, Gogal and Lehrbach voted yes. No one voted no.

BUSINESS FROM STAFF – none
BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 4:12 p.m. The next Historic Resource Review Commission meeting is scheduled for November 18, 2020.


Caleb Stevens
Associate Planner

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



**Site Review Application No. SR-20-256
HRRC Review No. HR-20-008**

Meeting Date: December 16, 2020

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Demolition Request 154 SE Mosher Ave.

ISSUE STATEMENT AND SUMMARY:

The City of Roseburg (applicant) requests a demolition permit to remove the structure located at 154 SE Mosher Avenue. The structure qualifies as a derelict building. The City of Roseburg foreclosed on the property in January of 2020. After discussion with the Douglas County Building official, it was determined that the structure should be demolished.

Applicant indicates the demolition of this structure will reduce the blight in the area and clean up the overall appearance of the street. In addition, it will help prepare the lot for future sale, in the hopes that a new dwelling will be built on the property.

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-20-256, DEMOLITION OF THE STRUCTURE AT 154 SE MOSHER AVE. AS DETAILED IN FINDINGS AND ORDER.

**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).

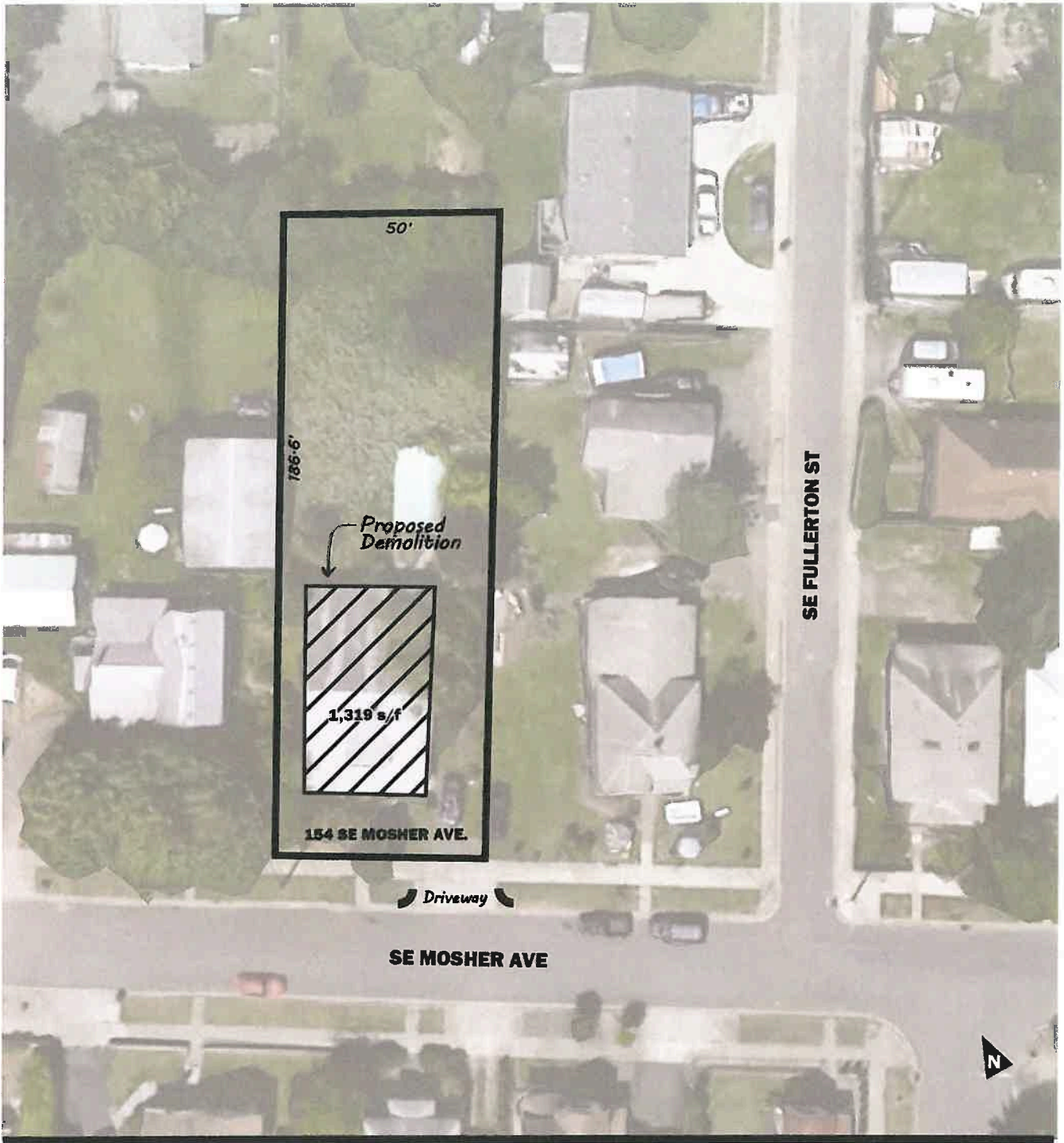
The structure is known as the Morley, Claire, House and was built prior to 1903 (Estimated build year of 1900). It is a 1.5 story, rectangular bungalow-style dwelling with horizontal board siding, gabled roof and full-width porch.

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 31st. 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 Moshier 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

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

Date

Lisa Gogal, Historic Resource Review Commission, Vice Chair

Date

Historic Resource Review Commission Members:

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