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1-14-2021

CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION  
Wednesday, January 20, 2021 at 3:30pm  
VIA ELECTRONIC MEETING

Public Access: - Facebook Live at [www.Facebook.com/CityofRoseburg](http://www.Facebook.com/CityofRoseburg)

Public comments on agenda items or specific to the Public Hearing, HR-21-001, can be provided via e-mail to the Community Development Department General E-mail at [cdd@cityofroseburg.org](mailto:cdd@cityofroseburg.org) prior to 12:00pm on Wednesday, January 20, 2021.

**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 December 16, 2020 – Historic Resource Review Commission Minutes

IV. AUDIENCE PARTICIPATION: See Reverse for Information

V. PUBLIC HEARING

a. **HR-21-001** – 1248 SE Pine Street. (Secondary) – Applicant proposes construction of new dwelling on vacant parcel.

VI. BUSINESS FROM STAFF

a. No additional business from staff

IX. BUSINESS FROM THE COMMISSION

X. NEXT MEETING – February 17, 2021

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](mailto:cdd@cityofroseburg.org) prior to 12:00pm Wednesday, January 20, 2021. 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-21-001 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](mailto:cmatthews@cityofroseburg.org)

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION MINUTES  
December 16, 2020**

**CALL TO ORDER** – Vice Chair Lisa Gogal called the regular meeting of the Historic Resource Review Commission to order at 3:31 p.m., via Zoom.

**ROLL CALL** - Present: Vice Chair Lisa Gogal, Commissioners Marilyn Aller, Jim DeLap, Bentley Gilbert, and Stephanie Giles.

Absent-excused: Commissioners Beverly Cole and Nick Lehrebach.

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

**APPROVAL OF MINUTES –**

*Commissioner Aller moved to approve the minutes of the October 21, 2020 meeting as submitted. The motion was seconded by Commissioner DeLap, and approved with the following votes: Vice Chair Gogal, Commissioners Aller, DeLap, Gilbert, and Giles voted yes. No one voted no.*

**AUDIENCE PARTICIPATION –** None

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

Vice Chair Gogal read the procedures for the public hearing. She opened the Public Hearing and asked for the staff report.

Mr. Stevens presented the staff report and stated 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 property is zoned MR14 (Limited Multi-Family Residential) and is surrounded by MR14-zoned properties.

The structure is known as the Morley, Claire House and was built prior to 1903 (Estimated build year of 1900). The structure qualifies as a derelict building according to the City's Derelict Building Code. The property went through the City's lien/foreclosure process due to the lack of response from the property owner. The foreclosure process has a one year redemption period where the owner, who was foreclosed on, could take back possession of the property through the redemption process before January 31, 2021.

After discussions with the Douglas County Building Official, it was determined that the structure should be demolished due to the condition of the structure. The City of Roseburg (applicant) requested a demolition permit to remove the structure to 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 hopes that a new dwelling will be built on the property. Although demolition of the structure is being proposed now, the actual demolition would not take place until after the redemption period is up.

Mr. Cowie provided background information stating the property has been in derelict status for quite some time and sustained structural damage from a fallen tree. Squatters were also accessing the structure. The City's compliance officer boarded the structure and cleaned the debris from neglect and squatters. The property owner did not respond to the City's request to rectify the derelict status, so the City registered the derelict building and started assessing monthly fees, as well as derelict fees. The City filed liens against the property for nonpayment and foreclosed on the property. It is not anticipated the property owner will redeem the property. At the time the City takes deed to the property, and before demolition, the Roseburg Fire Department is interested in using the structure for training purposes.

Mr. Stevens stated any new construction on the parcel will go through the Site Review process and be reviewed by the HRRC. The property is zoned multifamily; however, the lot size will determine the appropriate structure/use allowed.

Hearing no further questions or comments. Vice Chair Gogal asked if there was any audience participation. Hearing none, she asked for a vote.

*Commissioner DeLap moved to adopt the proposed Findings of Fact and Order to Approve Application Number SR-20-256, Demolition of the structure at 154 SE Mosher Avenue, as detailed in the Findings and Order. The motion was seconded by Commissioner Gilbert and approved with the following votes: Vice Chair Gogal, Commissioners Aller, DeLap, Gilbert, and Giles voted yes. No one voted no.*

#### **BUSINESS FROM STAFF –**

Mr. Stevens shared Curry Gill from the State Historic Preservation Office (SHPO) is assisting with potential grant opportunities for the City. An update will be provided when more information is available.

Mr. Cowie thanked the Commissioners for their participation in the new structure of Zoom meetings.

#### **BUSINESS FROM COMMISSION – none**

**ADJOURNMENT** – The meeting adjourned at 3:50 p.m. The next Historic Resource Review Commission meeting is scheduled for January 20, 2021.

*Chrissy Matthews  
Department Technician*

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



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**Site Review Application No. SR-21-008  
HRRC Review No. HR-21-001**

**Meeting Date: January 20, 2021**

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**Prepared for:** Historic Resource Review Commission

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

**Request:** Historic Review Construction Request 1248 SE Pine St.

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**ISSUE STATEMENT AND SUMMARY:**

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

**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-21-001, CONSTRUCTION OF A SINGLE-FAMILY DWELLING AT 1248 SE PINE ST. AS DETAILED IN FINDINGS AND ORDER.

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

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

**I. NATURE OF APPLICATION**

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

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on January 20, 2021. During that hearing, the Commission reviewed application number SR-21-008 and it was made part of the record.

**III. FINDINGS OF FACT**

**A. EXISTING CONDITIONS**

- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Tax Lot 13800, Section 24DA, Township 27 South, Range 06 West, Willamette Meridian; R72768.
- iii. The property is zoned MR14 (Limited Multi-Family Residential) and is surrounded by MR14 properties to the north, south and west, and C2 (Community Commercial) properties to the east (across SE Pine St.).
- iv. The vacant property is listed as Secondary within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

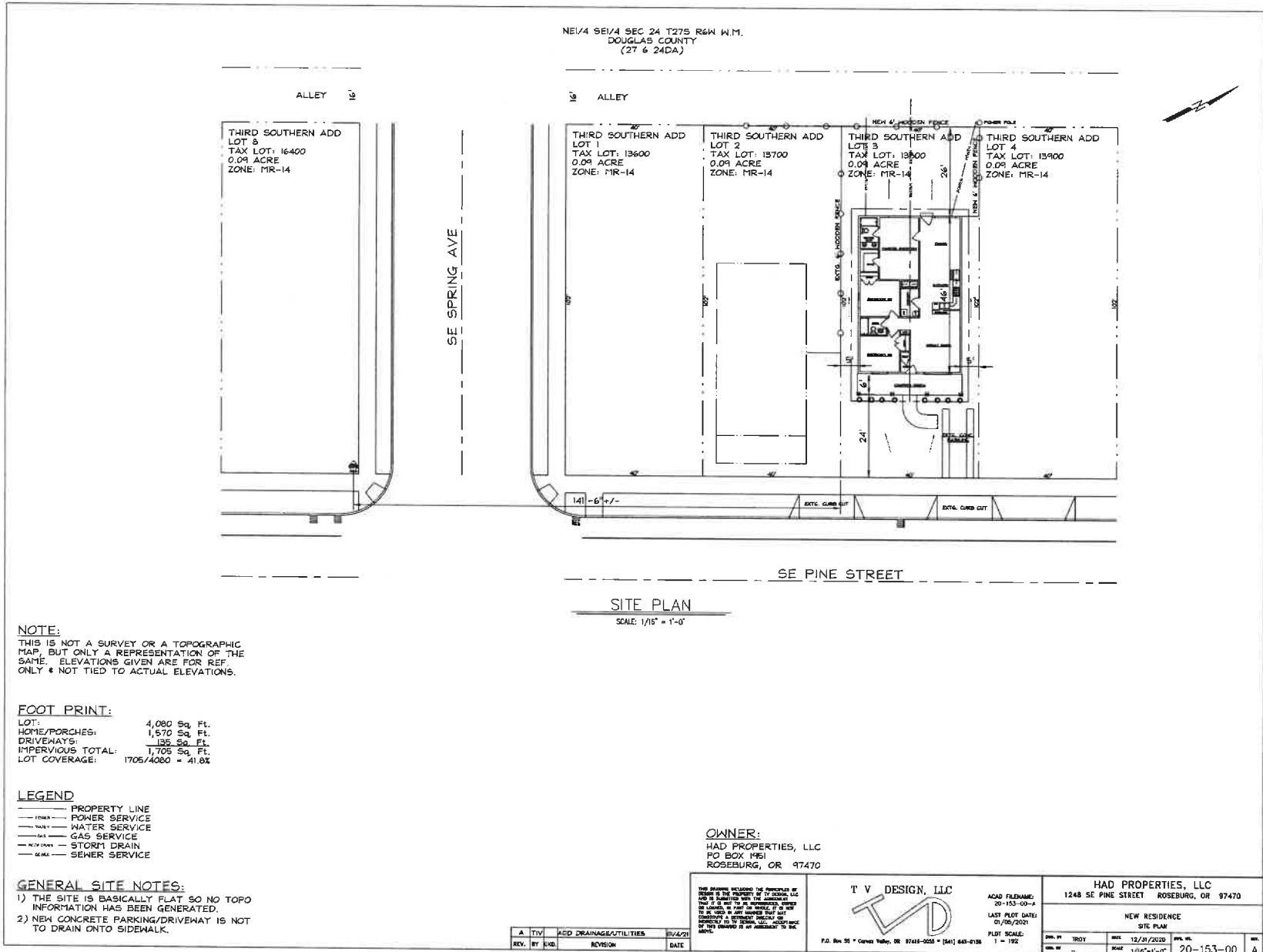
The property at 1248 SE Pine St. is considered Secondary according to the State Historic Preservation Office (SHPO) and its primary original use was a Single Dwelling. The original dwelling was demolished in 2018 due to its dangerous and derelict condition. The original house, built around 1903, was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

**B. PROPOSAL**

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



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



**NOTE:**  
 THIS IS NOT A SURVEY OR A TOPOGRAPHIC MAP, BUT ONLY A REPRESENTATION OF THE SAME. ELEVATIONS GIVEN ARE FOR REF. ONLY & NOT TIED TO ACTUAL ELEVATIONS.

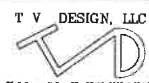
**FOOT PRINT:**  
 LOT: 4,080 Sq. Ft.  
 HOME/PORCHES: 1,570 Sq. Ft.  
 DRIVEWAYS: 135 Sq. Ft.  
 IMPERVIOUS TOTAL: 1,705 Sq. Ft.  
 LOT COVERAGE: 1705/4080 = 41.8%

**LEGEND**  
 --- PROPERTY LINE  
 --- POWER SERVICE  
 --- WATER SERVICE  
 --- GAS SERVICE  
 --- STORM DRAIN  
 --- SEWER SERVICE

**GENERAL SITE NOTES:**  
 1) THE SITE IS BASICALLY FLAT SO NO TOPO INFORMATION HAS BEEN GENERATED.  
 2) NEW CONCRETE PARKING/DRIVEWAY IS NOT TO DRAIN ONTO SIDEWALK.

**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**OWNER:**  
 HAD PROPERTIES, LLC  
 PO BOX 1961  
 ROSEBURG, OR 97470

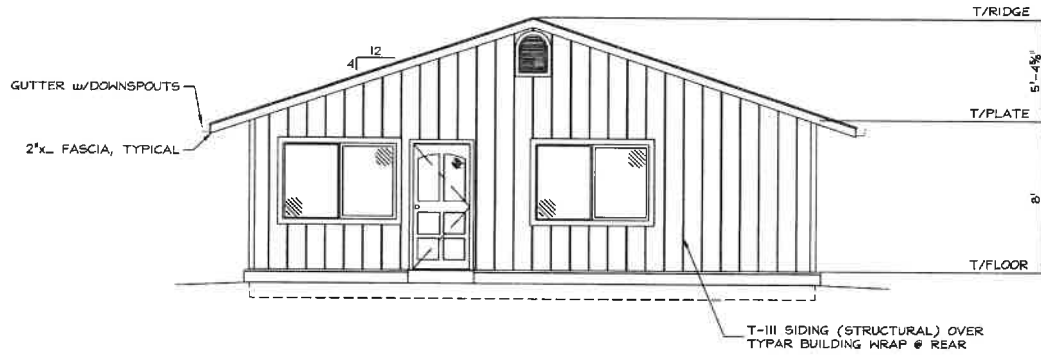


ACAD FILENAME:  
 20-153-00-A  
 LAST PLOT DATE:  
 01/05/2020  
 PLOT SCALE:  
 1" = 192'

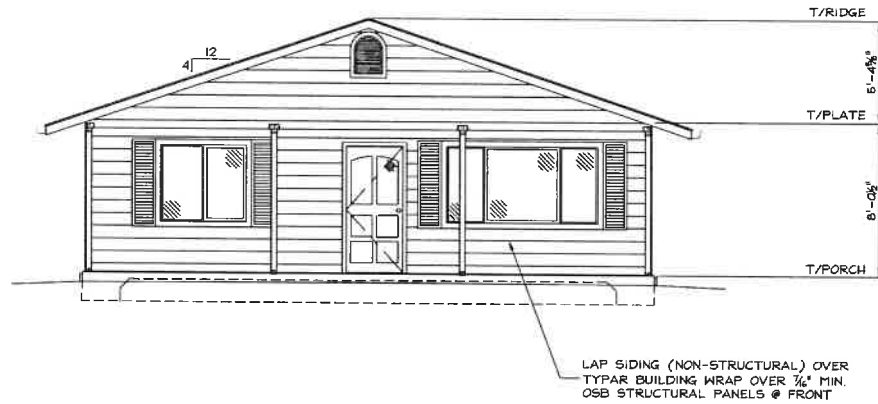
HAD PROPERTIES, LLC 1248 SE PINE STREET ROSEBURG, OR 97470			
NEW RESIDENCE SITE PLAN			
REV. NO.	TRSTY	DATE	APP. NO.
001		12/21/2020	20-153-00
002		01/05/2020	20-153-00
003		1/16/20	A

A	TRV	ADD DRAINAGE/UTILITIES	01/4/21
REV. BY	NO.	REVISION	DATE






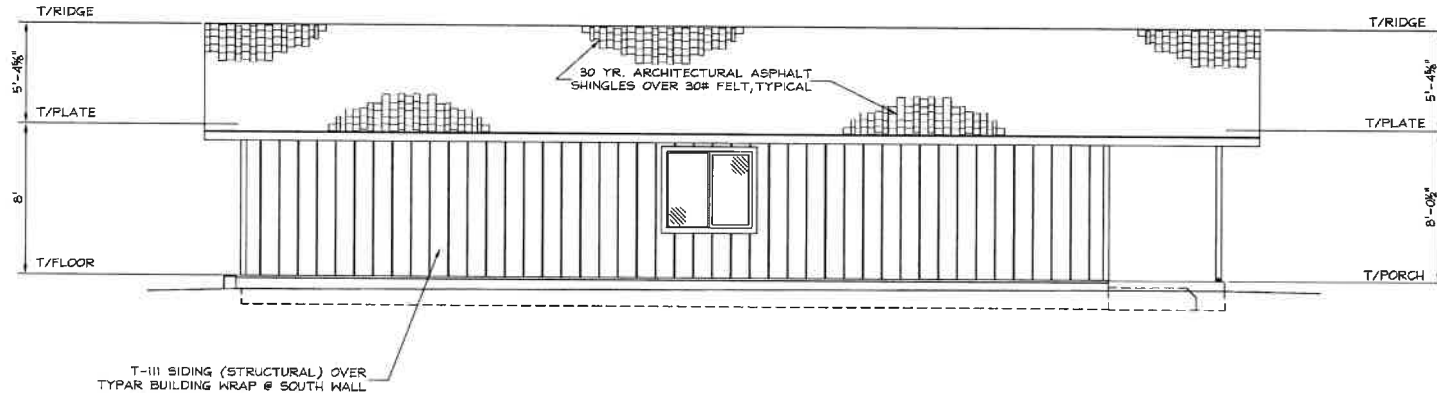
REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



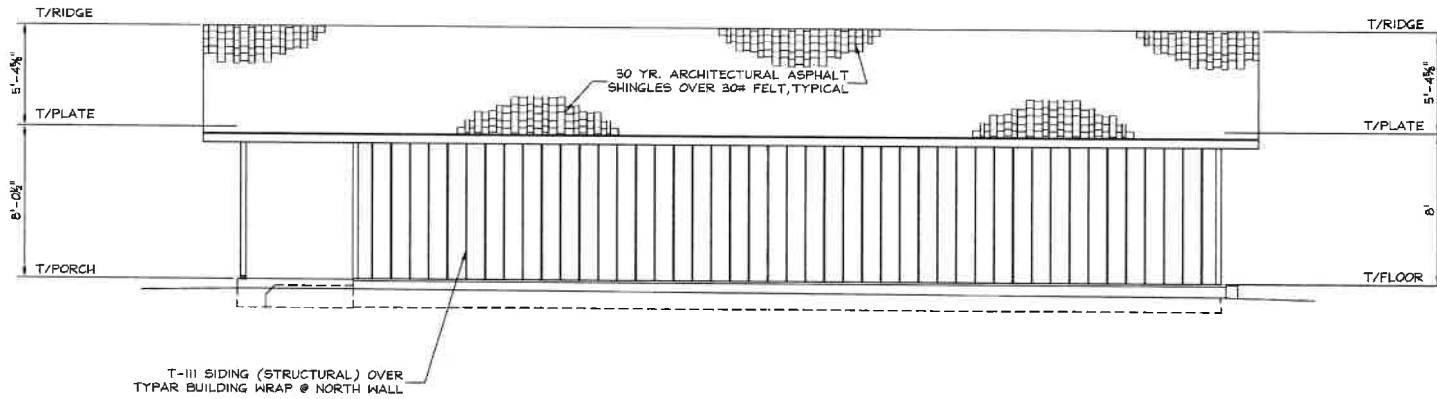
FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"

REV.	BY	DATE	REVISION

<p>THIS DRAWING INCLUDES THE PRINCIPLES OF ARCHITECTURE AND ENGINEERING. IT IS THE PROPERTY OF T V DESIGN, LLC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR LOANED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF T V DESIGN, LLC. ANY VIOLATION OF THIS AGREEMENT WILL BE SUBJECT TO LEGAL ACTION.</p>	<p><b>T V DESIGN, LLC</b></p>  <p>P.O. Box 55 • Corvallis Valley, OR 97416-0055 • (541) 643-0138</p>	<p>ACAD FILENAME: 20-153-03</p>	<p><b>HAD PROPERTIES, LLC</b> 1248 SE PINE STREET ROSEBURG, OR 97470</p>
		<p>LAST PLOT DATE: 01/03/2021</p>	<p>NEW RESIDENCE ELEVATION SHEET #1 - FRONT &amp; REAR</p>
		<p>PLOT SCALE: 1" = 48"</p>	<p>DATE: 01/24/2021 SCALE: 1/4" = 1'-0" 20-153-03</p>



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



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

REV.	BY	CHKD.	REVISION	DATE

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**T V DESIGN, LLC**



ACAD FILENAME: 20-153-04  
LAST PLOT DATE: 01/05/2021  
PLOT SCALE: 1 = 48  
P.O. Box 50 • Corvallis Valley, OR 97330-0050 • (541) 842-0138

<b>HAD PROPERTIES, LLC</b>	
1248 SE PINE STREET ROSEBURG, OR 97470	
NEW RESIDENCE	
ELEVATION SHEET #2 - SIDING	
DATE: 01/04/2021	DRAWN BY: [ ]
SCALE: 1/4" = 1'-0"	PROJECT: 20-153-04

**C. AGENCY COMMENTS**

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

**D. ANALYSIS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**F. CONCLUSION**

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

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

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

**G. ORDER**

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

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

\_\_\_\_\_  
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