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4-15-2022

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, April 20, 2022**

TIME CHANGE – Meeting will be at 4:00 pm

Electronic Meeting

Public Access: - Facebook Live at 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 September 15, 2021 - Historic Resource Review Commission Minutes
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 5. PUBLIC HEARING**
A. HR-22-002 – 212 W Riverside Dr. (Eligible/Contributing) – Applicant proposes to remodel and add onto the existing detached auxiliary building (garage) of the historic dwelling.
- 6. BUSINESS FROM STAFF**
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – May 18, 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 or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on April 20, 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 April 20, 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.

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
September 15, 2021**

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

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

Absent: Commissioner Beverly Cole.

Others Present: Associate Planner Caleb Stevens, Department Technician Chrissy Matthews, Kate Bentz Rare Intern and Pamela Culbertson representative for Umpqua Indian Development Corp., property owner of 555 SE Kane Street.

APPROVAL OF MINUTES –

Commissioner Lehrebach moved to approve the minutes of the April 21, 2021 meeting as submitted. The motion was seconded by Commissioner DeLap, and approved with the following votes: Vice Chair Gogal, Commissioners Aller, DeLap, Gilbert, Giles, and Lehrebach voted yes. No one voted no.

AUDIENCE PARTICIPATION – None

PUBLIC HEARING – HR-21-012 – 555 SE Kane St. (Eligible/Contributing) – Applicant proposes to install roll-up door and material lift, as well as repair siding and install new signage.

Vice Chair Gogal 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. Stevens introduced Pamela Culbertson, Applicant for 555 SE Kane Street, and Kate Bentz, RARE Intern who will be working for the City's Community Development Dept. working on several different projects for the next 11 months.

Mr. Stevens presented the Staff Report. No objections were received regarding the application. The applicant, Umpqua Indian Development Corporation requested a construction permit to replace the existing drive-up exterior entrance with a new roll-up door and material lift, new signage and façade improvements to the existing building located at 555 SE Kane St.

The existing structure is listed as Eligible/Contributing within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B). Its primary original use was a Financial Institute (Historic Name: Douglas National Bank). Built in 1961.

The Criteria was discussed and the proposed request is in keeping with the criteria provided in Roseburg Municipal Code (RMC) Section 12.04.110(G) for construction. Staff recommended the Historic Resource Review Commission approve the Findings of Fact with the following conditions:

1. All requirements of RMC 12.04.110 (G) 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. New roll-up door and lift will be installed in the same location as the existing drive-up window while preserving the existing stone screening wall.
4. 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.

Ms. Culbertson stated they plan to power wash and clean up the site and paint the building grey which will accentuate the existing stone. A ramp will be added to the north side and a rollup door to allow for paper deliveries to the basement where the printing equipment is located. The upstairs of the building consists of office spaces. The Visitors Center will be located on first level. The proposed improvements will be a good look for the building.

Commissioner Lehrebach asked what the relationship is between Anvil Northwest and the Tribe. Ms. Culbertson stated Anvil, which is a graphics design company, is a business under the Umpqua Indian Development Corporation.

Mr. Stevens shared the City contracts with Anvil Northwest as the Destination Marketing Organization (DMO) for the Roseburg area. The branding name, Experience Roseburg, highlights the Roseburg area to promote tourism.

Hearing no questions the public hearing was closed. There was no discussion from the Commission.

Commissioner Giles moved to adopt the proposed Findings of Fact and Order to approve application number SR-21-215, alteration of access and signage of existing historic structure at 555 SE Kane Street as detailed in the Findings and Order. The motion was seconded by Commissioner Lehrebach and approved with the following votes: Vice Chair Gogal, Commissioners Aller, DeLap, Gilbert, Giles and Lehrebach voted yes. No one voted no.

BUSINESS FROM STAFF – None.

BUSINESS FROM COMMISSION – None.

ADJOURNMENT – The meeting adjourned at 3:49 p.m. The next Historic Resource Review Commission meeting is scheduled for October 20, 2021.



Chrissy Matthews
Department Technician



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

Site Review Application No. SR-22-101
HRRC Review No. HR-22-002

Meeting Date: April 20, 2022

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Alteration Request 212 W Riverside Drive.

ISSUE STATEMENT AND SUMMARY:

Bentley Mooney, applicant, requests a construction permit to remodel and add onto the existing detached garage of the historic dwelling located at 212 W Riverside Drive.

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-22-101, REMODEL AND ADDITION TO THE ATTACHED GARAGE OF EXISTING HISTORIC DWELLING LOCATED AT 212 W RIVERSIDE DR. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 212 W RIVERSIDE DR.**

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

I. NATURE OF APPLICATION

Bentley Mooney, applicant, requests a construction permit to remodel and add onto the existing detached garage of the historic dwelling located at 212 W Riverside Drive.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on April 20, 2022. During that hearing, the Commission reviewed application number SR-22-101 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

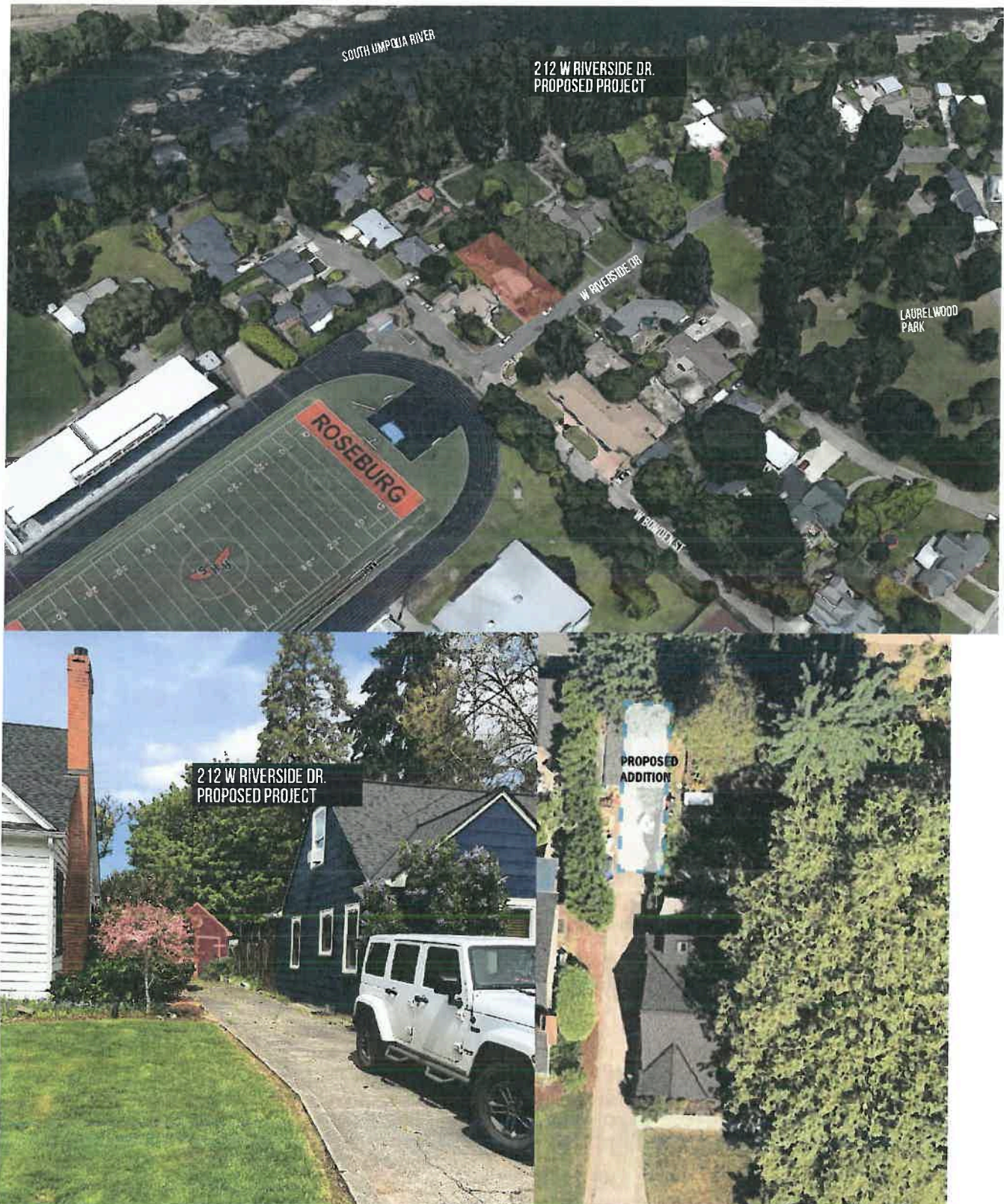
- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Tax Lot 1100, Section 13DD, Township 27 South, Range 06 West, Willamette Meridian; R27181.
- iii. The property is zoned R7.5 (Single Family Residential) and is surrounded by R7.5-zoned properties to the north, south, east and west.
- iv. The existing structure is listed as Eligible/Contributing (Secondary) within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The property at 212 W Riverside Dr. is considered Eligible/Contributing (Secondary) according to the State Historic Preservation Office (SHPO) and its primary original use was a Single-Family residence (Historic Name: Ernest & Ruth Patterson Residence). Located in the Laurelwood Historic District, the rectangular one and one-half story house was built in 1941 and is considered a Minimal Traditional style with a medium-pitched side-facing gable roof with minimal boxed eaves and composition shingles. It was designed by Plan Services of Portland, Oregon. The proposed remodel will be to the detached auxiliary building (garage), which is a gabled-roof structure of the same construction and era as the house.

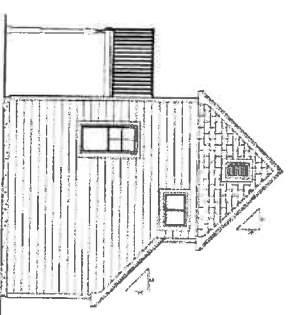
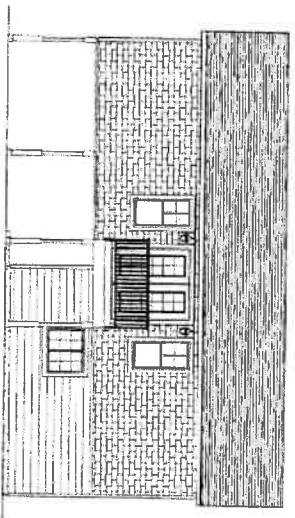
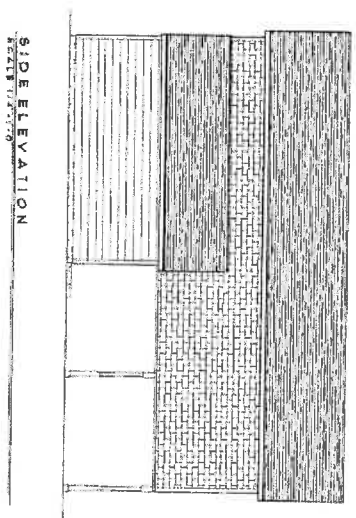
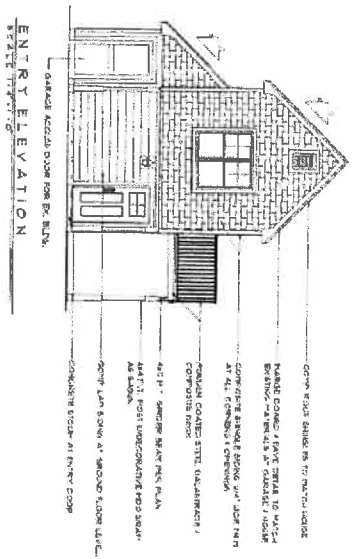
- v. The proposed addition to the existing garage will require additional site review approval after HRRC approval. During the site review process, additional site and public improvements will be required. The applicant has been made aware that in order to convert the existing garage area into living quarters, review and approval for an accessory dwelling unit will need to be obtained.

B. PROPOSAL

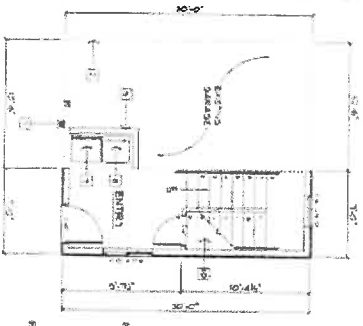
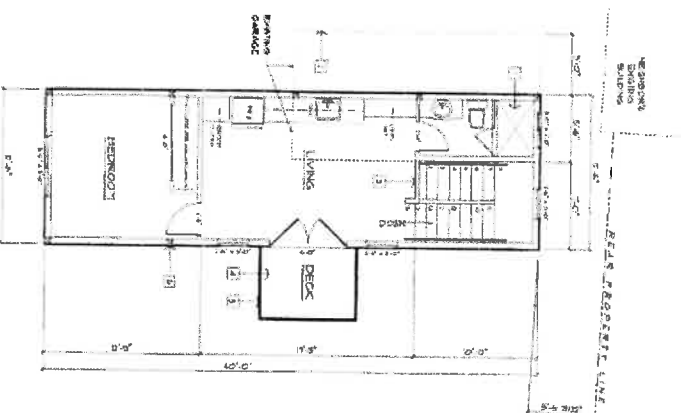
The below images show the subject property located at 212 W Riverside Drive.



The following plans show the applicant's proposed project.

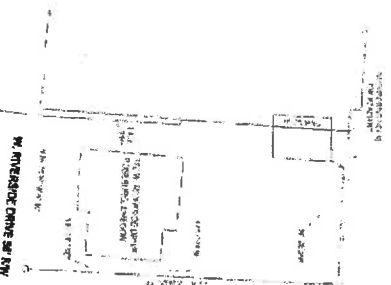


SIDE ELEVATION
ACAP 174.1.0

REAR ELEVATION
SCALE 1/2" = 1'-0"

FLOOR PLAN: UPPER LEVEL
SCALE: 1/4" = 1'-0"
LIVING AREA: 300.00 S.F.

FLOOR PLAN: GROUND LEVEL
SCALE: 1/4" = 1'-0"
INSTR. AREA: 4000 S.F.



- [illegible]

The below image is a digital rendering of the plans overlaid on the street view of the existing garage structure.



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-22-101. No objections were received regarding the application.

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 ALTERATION/ADDITION 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.

Finding: The proposed addition to the existing garage will be replacing original exterior materials where necessary but will match new materials with existing house materials (roof shingles, barge board, eave details, siding, etc.) when new materials are required for the proposed development. Staff finds the proposed garage addition will be adequate in retaining the overall look and character of the area.

2. Height. Additional stories may be added to historic building and zoning codes.

Finding: Proposal does add an additional story to the existing garage structure. Proposed added height is in keeping with the requirements of the building and zoning code which allows a maximum building height of 35 feet. The proposed building height is similar to other two-story structures in the area and will not exceed this 35 foot height limitation. The Laurelwood District has several one and one-half and two-story structures that are of similar size and shape to the proposed addition.

3. Bulk. Horizontal additions may be added to historic buildings.

Finding: Proposal does add bulk and includes a horizontal addition to the existing structure. The proposed addition and the bulk it will be adding to the existing garage is similar to other accessory structures in the area and will be constructed in a direction that will have minimal visual impact from the street view, with the broad side of the structure facing the side property lines as opposed to the front property line.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Finding: Visual impact to the major features of the existing garage building, such as the lines and roof slope will be constructed to match the existing portion of the structure as well as the primary dwelling.

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.

Finding: The proposed addition to the existing garage will be in keeping with the overall visual character of the existing building, as well as other surrounding buildings. This includes the amount of doors and windows proposed in the elevation drawing provided.

6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Restore Oregon's Rehab Oregon Right manual.

Finding: The proposed addition to the existing garage will be using similar in-kind materials and textures that are already found on the structure as well as the existing historic house. These matching materials and textures include siding, composite shingles, and barge board eve design. In addition to these matching materials, Staff recommends the paint color of the proposed garage addition match the existing house color to provide a uniform look that helps visually match both structures on the property.

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: Proposal does not include signs or lighting, other than common exterior residential lighting installed at doorways. These lights shall meet the code criteria and shall be visually compatible with the traditional architectural character of the other dwellings in the area.

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 renovation 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 new construction.
2. The applicant shall obtain site review approval and an appropriate building permit prior to any construction work taking place.
3. Proposed garage addition and existing portions of garage will be painted to match the color of the existing historic dwelling located on the property.
4. The proposed construction is approved as submitted. Any deviation from the submitted plans, aside from the front window revision, 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-22-101 to the Community Development Director for garage addition at 212 W Riverside Dr. as detailed in the staff report.

Stuart Cowie, Community Development Director

Date

Sheri Moothart, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

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