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04.16.2021

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, April 21, 2021 at 3:30 pm
Electronic Meeting**

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

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
Chair Beverly Cole Marilyn Aller James DeLap Lisa Gogal
Bentley Gilbert Stephanie Giles Nick Lehrbach
- 3. APPROVAL OF MINUTES**
A. – 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-21-006 – 910 SE Washington Ave. (Eligible/Contributing) – Applicant proposes to reconfigure entry door and access, as well as replace brick siding on existing building.
- 6. BUSINESS FROM STAFF**
A. 2021 Heritage All Star Grant recipient.
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – May 19, 2021**
- 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 21, 2021. 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 21, 2021 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
January 20, 2021**

CALL TO ORDER –Chair Beverly Cole called the regular meeting of the Historic Resource Review Commission to order at 3:33 p.m., via Zoom.

ROLL CALL - Present: Chair Beverly Cole, Commissioners Marilyn Aller, Jim DeLap, and Stephanie Giles.

Absent-unexcused: Commissioners Bentley Gilbert, Lisa Gogal and Nick Lehrebach.

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

APPROVAL OF MINUTES –

Commissioner Giles moved to approve the minutes of the December 16, 2020 meeting as submitted. The motion was seconded by Commissioner Aller, and approved with the following votes: Chair Cole, Commissioners Aller, DeLap and Giles voted yes. No one voted no.

AUDIENCE PARTICIPATION – None

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

Chair Cole 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 Dustin Jinks, applicant & property owner, requested a construction permit to construct a 1,380 square foot single family dwelling at the property located at 1248 SE Pine Street. The property is zoned Limited Multi-Family Residential (MR14) and is surrounded by MR14 properties to the north, south and west and Community Commercial (C2) properties to the east. The property is considered Secondary according to the State Historic Preservation Office (SHPO) and its primary original use was a Single Family Dwelling.

Mr. Cowie stated this property came before the Commission when the City requested to demolish the structure due to its state of disrepair. The structure didn't have a foundation and was leaning. The Douglas County Building Official declared the structure dangerous due to its condition. The property was registered as a derelict building by the City and a lien was filed due to no response from the property owner. In 2018, the original dwelling was demolished. The Douglas County Tax Assessor's office foreclosed on the property and was recently sold through the County's foreclosure auction. The City's hope for the vacant parcel was to have a new construction dwelling built. This property is a success story for the City's derelict/dangerous building process, in that the property will be used for its intended use. Mr. Cowie shared the new construction needs to adhere to the historic look and feel of the older homes in the neighborhood.

Mr. Stevens stated the original house was built around 1903 and was a one and one-half story house with a covered porch on the northeast corner. He discussed the Review Criteria of the RMC 12.04.110 (H): Exterior alteration/addition to non-historic resources.

The neighborhood is diverse with different designs and types of dwellings. The proposed new construction is a single story dwelling with lap siding in the front, T-111 siding on the sides and back and a 6:12 pitched roof, to blend with the surrounding homes. Architectural details will help to match the surrounding areas.

Staff recommended 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.

Chair Cole asked when sidewalk requirements are reviewed. Mr. Stevens stated Public Works will review the sidewalk requirements through the Site Review process.

Dustin Jinks stated he had nothing further to add to the information already presented.

Hearing no further questions or comments the public hearing was closed. Chair Cole asked if there was any audience participation. Hearing none, she asked for a vote.

Commissioner Giles moved to adopt the proposed Findings of Fact and Order to Approve Application Number SR-21-001, construction of a single-family dwelling at 1248 SE Pine Street, as detailed in Findings and Order. The motion was seconded by Commissioner Aller and approved with the following votes: Chair Cole, Commissioners Aller, DeLap, and Giles voted yes. No one voted no.

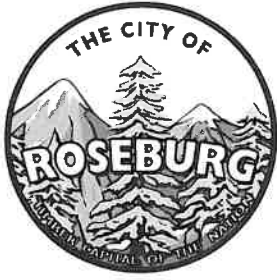
BUSINESS FROM STAFF – None

BUSINESS FROM COMMISSION – None

ADJOURNMENT – The meeting adjourned at 3:54 p.m. The next Historic Resource Review Commission meeting is scheduled for February 17, 2021.



Chrissy Matthews
Department Technician



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

Site Review Application No. SR-21-084
HRRC Review No. HR-21-006

Meeting Date: April 21, 2021

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Alteration Request 910 SE Washington Ave.

ISSUE STATEMENT AND SUMMARY:

Scott Kitzrow, applicant, requests a construction permit to reconfigure entry door and access onto SE Jackson St & SE Washington Ave., as well as replace brick siding on existing building located at 910 SE Washington Ave.

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-21-084, ALTERATION OF ACCESS AND BRICK SIDING OF EXISTING HISTORIC STRUCTURE AT 910 SE WASHINGTON AVE. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 910 SE WASHINGTON AVENUE.**

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

I. NATURE OF APPLICATION

Scott Kitzrow, applicant, requests a construction permit to reconfigure entry door and access onto SE Jackson St & SE Washington Ave., as well as replace brick siding on existing building located at 910 SE Washington Ave.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on April 21, 2021. During that hearing, the Commission reviewed application number SR-21-084 and it was made part of the record.

III. FINDINGS OF FACT

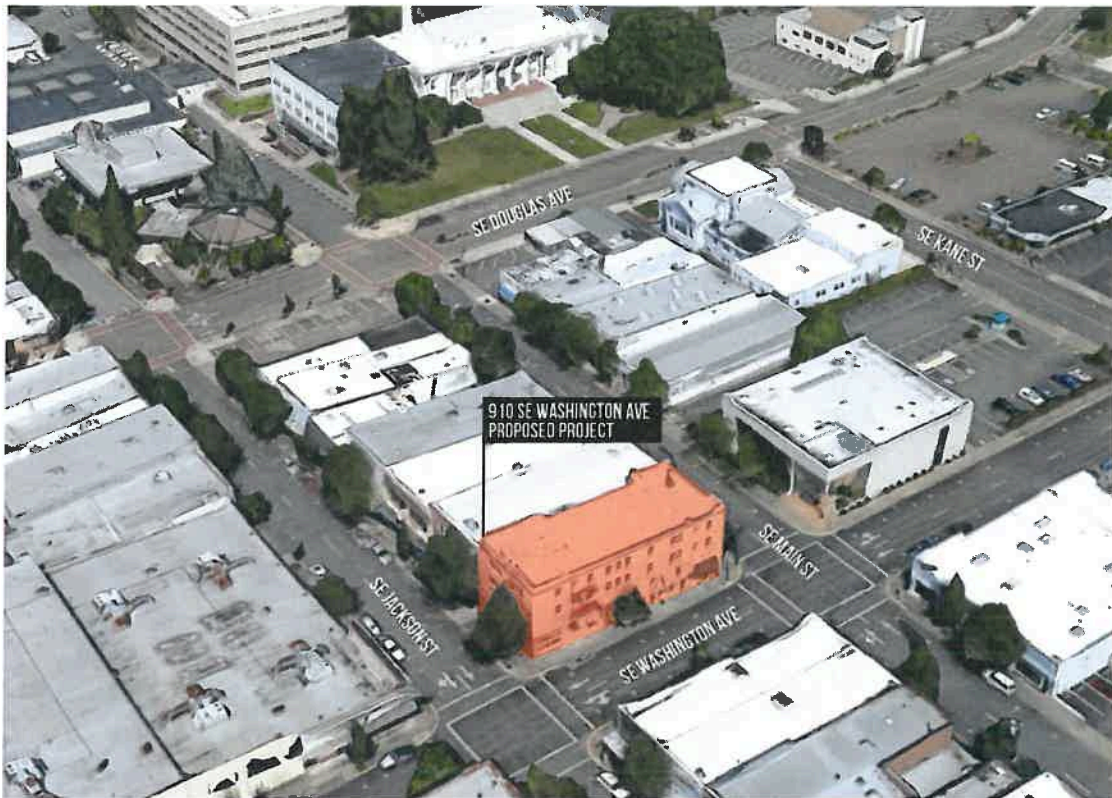
A. EXISTING CONDITIONS

- 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 2600, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R69030.
- iii. The property is zoned CBD (Central Business District) and is surrounded by CBD-zoned properties to the north, south, east and west.
- iv. The existing structure is listed as Eligible/Contributing under the primary address (455-465 SE Jackson St.) within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The property at 910 SE Washington Ave. is considered Eligible/Contributing according to the State Historic Preservation Office (SHPO) and its primary original use was a Hotel (Historic Name: Terminal Hotel/Valley Hotel). The original building was a 2-story brick structure built in 1885. In 1916 a third story was added and the building was refinished with pebble dash stucco. The first-floor has seen several uses throughout the years, with the two upper-stories used as boarding.

B. PROPOSAL

The below images show the subject property located at 910 SE Washington Street.



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-21-084. 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 door relocation and façade work will be altering the existing materials and details. However, the current windows and doors are not original to the building, and therefore Staff finds the replacement/reconfiguration of windows and doors to be adequate in retaining the overall look and character of the area. Additionally, criteria #6 makes a request to retain some of the storefront originality.

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

Finding: Proposal does not add height to existing structure. Subsection 2(a-d) is not applicable.

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

Finding: Proposal does not add bulk or request horizontal addition to existing structure. Subsection 3(a-c) is not applicable.

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 building, such as the cornices and pilasters will be unchanged as a result of the request.

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 alterations to the existing accesses on both SE Washington Ave. and SE Jackson St. will be in keeping with the overall visual character of the existing building, as well as other surrounding buildings. While Staff cannot confirm the location of the

original door, the applicant has indicated that by re-locating the NE Jackson St. entrance to the center of the building, it will be restoring it in its original place.

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 alterations to the brick façade will be restoring the look of the structure to its original stucco appearance. This will improve the building aesthetic while also increasing the compatibility with the original building character.

The Secretary of Interior's Standards provide guidance related to preservation of existing windows. The standards recommend retaining and preserving the functional characteristic of the storefront windows, which were historically designed to provide the maximum visibility into a storefront from street view. With this in mind, Staff recommends the new storefront windows wrap from the front of the building along the recessed wall to the new door location. This will help maintain a uniform look with surrounding historic storefront buildings. Staff had discussions with applicant regarding this, and applicant said this may be possible, but indicated there could be factors that prohibit this from happening, primarily a load-bearing beam very close to where the angled wall is going to go. Applicant has been advised that if it is possible to extend the window to wrap to the proposed door, then that is the preferred design in order to preserve the function of the typical downtown storefront window.

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. Subsection 7 is not applicable.

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 takes place.
3. New storefront windows will wrap from the front of the building along the recessed wall to the new door location if possible. Revised plans showing the wrapping window will be submitted during the site review approval process. If structural complications prohibit this, existing plans will be sufficient in fulfilling storefront window space requirements.
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-21-084 to the Community Development Director for building renovations at 910 SE Washington Ave. 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
Stephanie Giles
James De Lap