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

VIA TELECONFERENCE MEETING

Public Access: 1-888-788-0099 (US Toll-free) | Meeting ID: 819 5548 8234
Participant ID: # | Password: 020537

NOTE: It is up to each of you as Commissioners and Staff 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 Lisa Gogal Nick Lehrbach
Bentley Gilbert Stephanie Giles James DeLap
- III. APPROVAL OF MINUTES
 - A. Minutes February 19, 2020 – Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
 - a. 464 SE Jackson Street (Downtown Historic District) – Applicant proposes demolition of portion of old Rite-Aid building.
- VI. BUSINESS FROM STAFF
 - a. No additional business from staff
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – June 17, 2020
- XI. ADJOURNMENT

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**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
February 19, 2020**

CALL TO ORDER – Chair Ashley Hicks called the regular meeting of the Historic Resource Review Commission to order at 3:30 p.m., in the third floor conference room of City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL - Present: Chair Ashley Hicks, Commissioners Marilyn Aller, Jim DeLap, Stephanie Giles, and Nick Lehrbach

Absent-excused: Commissioners Bentley Gilbert and Lisa Gogal

Others Present: Community Development Director Stuart Cowie, Associate Planner Caleb Stevens, Department Technician Chrissy Matthews and Mr. Stephen Williams, owner/applicant of 629 SE Cass Avenue

APPROVAL OF MINUTES – *Commissioner Lehrbach moved to approve the minutes of the November 20, 2019 meeting as submitted. The motion was seconded by Commissioner Giles, and approved with the following votes: Chair Hicks, Commissioners Aller, DeLap, Giles, and Lehrbach voted yes. No one voted no.*

AUDIENCE PARTICIPATION – None

PUBLIC HEARING – 629-633 SE Cass Avenue (Downtown Historic District) Demolition of existing structure.

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

Chair Hicks 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. Cowie introduced Associate Planner Caieb Stevens who is the new HRRC representative since Teresa Clemons retired October of last year.

Mr. Stevens presented the staff report. The applicant and owner of 629 SE Cass Avenue, Stephen Williams, requested a demolition permit to remove a building at 629, 631 & 635 SE Cass Avenue. All three addresses are within the same building; however, the property will be identified as 629 SE Cass Avenue.

The building is listed as Historic Contributing within the Roseburg Downtown Historic District Nomination. It was built in 1913 and housed many tenants over the years, including the Roseburg Sanitary Market. The last tenant was M&M Printers who occupied a portion of the building. The building has been vacant since July 2019. Necessary building improvements were neglected for decades.

The applicant met with staff to discuss alternatives to demolishing the building. Unfortunately, according to the owner, it was cost prohibitive to restore the building.

The applicant noted in his application that he will coordinate with Hartwood Resources to salvage any materials to repurpose or reuse to restore the 700 SE Stephens Street building, formally Roseburg Beauty College, which is next door to the 629 SE Cass Avenue building, also owned by Mr. Williams. The lot would be utilized as parking for 700 SE Stephens Street. Parking is limited for the downtown area and this would create needed parking.

This additional parking area may allow for more options for occupancy of the 700 SE Stephens Street building, which is in far better structural shape than the subject building.

Staff's findings were the demolition is in keeping with the criteria provided in the Roseburg Municipal Code Section 12.04.110(F).

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

AUDIENCE PARTICIPATION

Mr. Williams handed the Commission photos of the building showing the extensive disrepair and presented a power point as well of the building. He shared that he is the owner of Trella Vineyards. They opened a small wine tasting business downtown in a building they own on SE Jackson Street. They received a façade grant which enabled them to restore the façade of their building, enhancing the look of the downtown area.

The initial vision of the 700 SE Stephens Street building, was to open a wine tasting business there; however, the space is 4,000 square feet and too large for their tasting room operation. They are in the process of restoring the building and discovered 120 year old Douglas fir timbers on ceiling. Their vision is to turn it into a gathering place; however, parking is limited. There is metered street parking and the parking lot behind the building is owned by the City. There is more opportunities for businesses if ample parking is available.

The 629 SE Cass Avenue building was damaged extensively in the blast. The building is in disrepair. There are three separate levels of floors, only three bathrooms for 4000 square feet of space, and squatters had been living inside. The roof inspection found the roof is damaged and could fall in.

Mr. Cowie ask Mr. Williams if he grew up in this area. Mr. Williams replied, he is from Texas. He and his wife relocated to Roseburg for their jobs as physicians. The wine business was a hobby at first but is growing to be a long term business plan. The wine business is doing very well. The building has three individual spaces. He is moving the tasting room into the larger space previously occupied by the Hair Garage Salon. He will rent the other spaces and hopefully encourage another tasting room/winery to be part of downtown.

Hearing no additional questions or comments, Chair Hicks 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 No. SR-20-020, Demolition of 629 SE Cass Avenue as detailed in the Findings and Order. The motion was seconded by Commissioner Aller and approved with the following votes: Chair Hicks, Commissioners Aller, DeLap, Giles, and Lehrbach voted yes. No one voted no.

BUSINESS FROM STAFF – Rast House (236 SE Stephens Street) update.

Mr. Cowie shared the new owners of the Rast House have been doing a lot of work and changes to the property. Some of the work i.e. the installation of the dog-eared cedar fence, re-roof, deck replacement and foundation repair were reviewed through the Minor Staff Approval process completed through the Community Development Department.

Mr. Stevens presented a power point showing photos of the projects Mr. and Mrs. Herman have completed or are in the process of completing. The property had been vacant for many years and was in disrepair. It is nice to see it rehabilitated. There are more projects in the near future and depending on the scope, they may be presented to the HRRC for review.

Commissioner Delap asked if the back shed was removed.

Mr. Cowie replied the shed was not original to the property and it was removed. Future projects will include painting the house exterior, landscaping and installing a rod iron fence in the front. A driveway/parking lot was recently installed. Staff had discussions with the Herman's regarding the use of their building. They stated they are planning on living there as their permanent residence and will rent out rooms as a vacation rental. They are required to apply for a business license and pay lodging tax for this use. They are not allowed to display any signs advertising rooms for rent or a Bed & Breakfast establishment.

Commissioner Lehrbach asked if staff was aware of a completion date of the Rast House projects.

Mr. Cowie replied he is not aware of a completion date.

Commissioner Aller stated she is impressed with the project.

Discussion ensued regarding the ongoing renovations and the possibility of a tour when it is complete.

BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 4:11 p.m. The next Historic Resource Review Commission meeting is scheduled for March 18, 2020.


Chrissy Matthews
Department Technician

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



**Site Review Application No. SR-20-021
HRRC Review No. HR-20-002**

Meeting Date: May 20, 2020

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Demolition Request 464 SE Jackson Street.

ISSUE STATEMENT AND SUMMARY:

Dr. Tony Cedolini, applicant & property owner, requests a demolition permit to remove portions of the existing Rite-Aid building located at 464 SE Jackson Street, including; breezeway crossing SE Rose Street, arched portion of building's west side (old garden center), box compactor and sign frames.

Applicant indicates the demolition of these structures will reduce the blight in the area and clean up the overall appearance of the existing building.

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-20-021, DEMOLITION OF A PORTION OF 464 SE JACKSON ST. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR DEMOLITION APPROVAL AT 464 SE JACKSON ST.**

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

I. NATURE OF APPLICATION

Dr. Tony Cedolini, applicant & property owner, requests a demolition permit to remove portions of the existing Rite-Aid building located at 464 SE Jackson Street, including; breezeway crossing SE Rose Street, arched portion of building's west side (arched garden center), box compactor and sign frames.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on May 20, 2020. At that hearing the Commission reviewed application number SR-20-021 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 06700, Section 19BB, Township 27 South, Range 05 West, Willamette Meridian; R68981.
- iii. 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.
- iv. 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):

The Rite-Aid Pharmacy building occupies the southwest one-fourth of Block 18, a parking lot occupies the western one-half of the block. A poured concrete building with a lower level opening at street level on Jackson Street, the structure has a flat roof and entrances on the west side and southeast corner.

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.

B. PROPOSAL

Structures included in proposed demolition are highlighted blue in below photos.



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-20-021. 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: Alternatives for demolition may have been pursued more vigorously had the subject building been considered historic contributing to the area. But due to the fact that the existing structure and façade were built post-blast, ongoing neglect to structure has occurred, and transient activity persists around the building, efforts to preserve portions of the structure proposed for demolition have not been made. 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 available to other more significant buildings in the district.

- 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: Since the construction of the new Rite-Aid building at 444 SE Stephens Street (2005), the subject property 464 SE Jackson Street has sat vacant. Necessary improvements and maintenance to the building's structure and façades have been neglected. According to the applicant, the proposed demolition and future improvements to the remaining structure will reduce the blight in in the area and clean up the overall appearance of the existing building. Again, 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.

- 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 Secondary, 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 to future redevelopment plans for the site as the applicant seeks appropriate permits. More specifically, in accordance with RMC 12.040.110(H)(4) and RMC 12.040.110 (H)(6c), any new exterior building surface that will be exposed as a result of the demolition shall be of the same or similar material as the existing siding in order to match and create an overall uniform appearance. The current siding material is concrete. If similar concrete siding cannot be achieved, wood framing with stucco finish of similar texture may be used. Additionally, the existing exposed concrete wall facing west that use to display Rite-Aid signage and tile shall be refinished and painted to match other siding. New siding shall also be painted the same color as the rest of the existing building.

Lighting of the west-facing parking lot and drive isle will also be required. There is currently no power serving the vacant building and the existing flood lights thereon, so solar lights may be used and mounted on existing building in order to eliminate the ill-lit areas of the property.

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 rehabilitation. Staff recommends the Commission approve the partial demolition request with 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.

V. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-20-021 to the Community Development Director for demolition of the structure at 464 SE Jackson Street 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