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6-9-2022

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION  
Wednesday, June 15, 2022  
Roseburg City Hall, Council Chamber – 4:00 p.m.**

**Public Access: - Facebook Live at [www.Facebook.com/CityofRoseburg](http://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 April 20, 2022 - 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-22-003 – 276 SE Stephens St. (Eligible/Contributing) – Applicant proposes to construct a new building directly adjacent to the existing historic commercial structure.
6. **BUSINESS FROM STAFF**
7. **BUSINESS FROM THE COMMISSION**
8. **NEXT MEETING – July 20, 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](mailto:cdd@cityofroseburg.org) or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on June 15, 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 June 15, 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](mailto:cmatthews@cityofroseburg.org).

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

Mr. Cowie introduced Sheri Moothart as the new Historic Resource Review Commission (HRRC) Chair. Ms. Moothart shared she was elected to City Council, Ward 1 last year. She works at Roseburg High School and due to her work schedule she hasn't been available during the day to be assigned to chair a commission until HRRC became available. She is happy to chair this commission.

**CALL TO ORDER** –Chair Sheri Moothart called the regular meeting of the Historic Resource Review Commission to order at 4:03 p.m., via Zoom.

**ROLL CALL** - Present: Chair Sheri Moothart, Commissioners Jim DeLap, Bentley Gilbert, Stephanie Giles, Lisa Gogal and Nick Lehrebach.

Absent: Commissioner Marilyn Aller.

Others Present: Community Development Director Stuart Cowie, Associate Planner Caleb Stevens, Department Technician Chrissy Matthews, and Applicant/contractor Bentley Mooney for property owner at 212 W Riverside Dr.

### **APPROVAL OF MINUTES**

*Commissioner Lehrebach moved to approve the minutes of the September 15, 2021 meeting as submitted. The motion was seconded by Commissioner Giles, and approved with the following votes: Commissioners DeLap, Gilbert, Giles, Gogal and Lehrebach voted yes. No one voted no. Chair Moothart abstained because she wasn't on the Commission at that time.*

**AUDIENCE PARTICIPATION** – None

### **PUBLIC HEARING**

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.

Chair Moothart 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.

No objections were received regarding the application.

Mr. Stevens presented the Staff Report. The applicant Bentley Mooney requested a construction permit to remodel and add onto the existing detached garage of the historic dwelling located at 212 W Riverside Drive in Laurelwood's historic district. The property is eligible/contributing, secondary historic structure according the State Historical records. 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.

If the proposed addition is approved through the HRRC review, the Accessory Dwelling Unit (ADU), utilized for a mother-in-law quarters is required to go through a site plan review process and additional site and public improvements will be required.

The following Review Criteria RMC 12.04.110(G) was discussed: Retention of original construction, height, bulk, horizontal additions, visual integrity of structure, scale and proportion, materials and texture, and exterior residential lighting.

Based on the findings, the Historic Resource Review Commission concluded that the application met the criteria for approval of the renovation request per RMC 12.04.110. Staff recommended 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.

In response to Staff, Mr. Mooney stated they want to start the project soon since the mother-in-law will be moving here soon.

Hearing no further questions or comments, the public hearing was closed. There was no discussion from the Commission.

*Commissioner Gilbert moved to adopt the proposed Findings of Fact and Order to approve application number SR-22-101, remodel and addition to the detached garage of existing historic dwelling located at 212 W Riverside Dr. as detailed in the Findings and Order. The motion was seconded by Commissioner Lehrebach and approved with the following votes: Chair Moothart, Commissioners DeLap, Gilbert, Giles, Gogal and Lehrebach voted yes. No one voted no.*

## **BUSINESS FROM STAFF**

Mr. Cowie shared April is volunteer recognition month. A recognition certificate has been mailed to each commissioner. Starting in May commissions will start meeting in person.

Mr. Stevens stated the Commission toured the Rast House at 236 SE Stephens Street prior to being renovated by owners Cherri and Mike Herrman. Now that the renovations are complete, the Commission has been invited to tour the house again. They are currently working with Oregon Department of Transportation (ODOT) to obtain a portion of the right-of-way and potentially add a small guest house or walk-through museum and are interested in placing a historic structure on the parcel. If the Commission knows of any historic structure slated for demolition, that may be relocated, please contact Mr. Stevens. They are open to ideas such as an historic train car as well.

Mr. Cowie inquired of the Commission if there is any objection to changing the meeting time to 4:00 p.m. for all meetings to accommodate Chair Sheri Moothart's work schedule. The Commissioners agreed to change the time to 4:00 p.m. going forward.

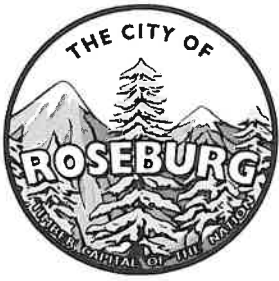
## **BUSINESS FROM COMMISSION**

Commissioner Gilbert stated he appreciates all of the information and clarity staff provides in the staff report making the Commissioners job much easier when considering proposed projects.

**ADJOURNMENT** – The meeting adjourned at 4:29 p.m. The next Historic Resource Review Commission meeting is scheduled for May 18, 2022.



Chrissy Matthews  
Department Technician



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

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**Site Review Application No. SR-22-136**  
**HRRC Review No. HR-22-003**

**Meeting Date: June 15, 2022**

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**Prepared for:** Historic Resource Review Commission

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

**Request:** Historic Review Alteration Request 276 SE Stephens Street

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**ISSUE STATEMENT AND SUMMARY:**

Zamani Fathullah, applicant, requests a construction permit to build a new 3,960 square foot building adjacent to the existing historic commercial structure located at 276 SE Stephens Street.

**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-22-136, NEW CONSTRUCTION NEXT TO THE EXISTING HISTORIC COMMERCIAL STRUCTURE LOCATED AT 276 SE STEPHENS ST. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 276 SE STEPHENS ST.**

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

**I. NATURE OF APPLICATION**

Zamani Fathullah, applicant, requests a construction permit to build a new 3,960 square foot building adjacent to the existing historic commercial structure located at 276 SE Stephens Street.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on June 15, 2022. During that hearing, the Commission reviewed application number SR-22-136 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 Lots 2900 & 3000, Section 19BB, Township 27 South, Range 05 West, Willamette Meridian; R68659 & R68666.
- iii. The property is zoned C3 (General Commercial) and is surrounded by C3-zoned properties to the north, south, east and west.
- iv. 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):

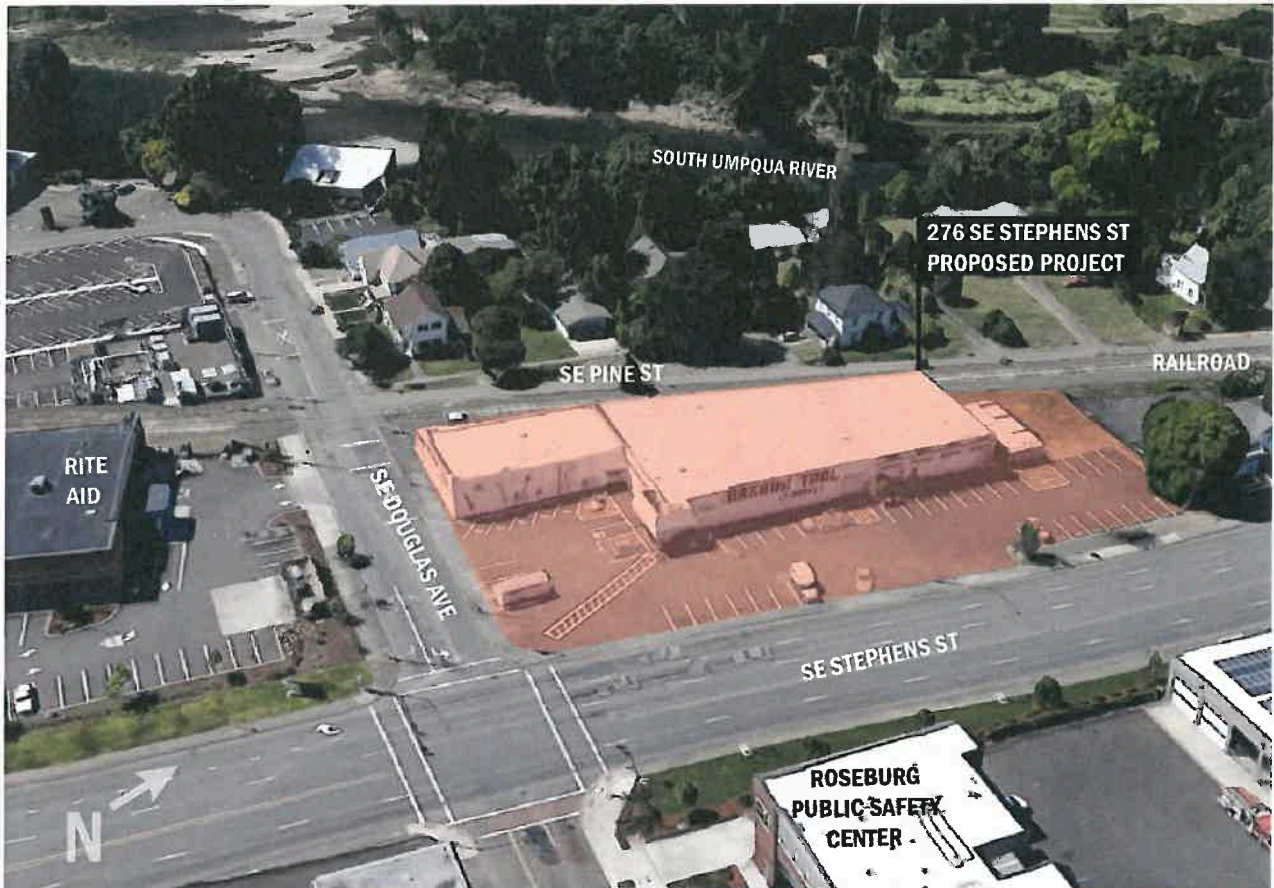
The structure at 276 SE Stephens Street is considered Eligible/Contributing according to the State Historic Preservation Office (SHPO) and its primary use has been commercial retail space since records have been kept. Its current use is Oregon Tool Rental & Supply. Located on the west edge of the Downtown Historic District, the one-story concrete industrial-style building was built in 1960 after the 1959 Roseburg Blast, which devastated this area. The existing structure fronts SE Stephens Street and is within a mixed area of commercial and residential buildings. Earlier buildings on this lot included a fruit and produce warehouse. Railroad right-of-way is immediately to the west of the structure.

- v. While the proposed construction will be directly adjacent to and as close as 4 feet from the existing historic structure, it will be completely detached and will not alter the existing structure in any way. Because of this, the review criteria that applies to the proposal is Roseburg Municipal Code (RMC) 12.04.110(H) - New Construction to Non-Historic Resources.

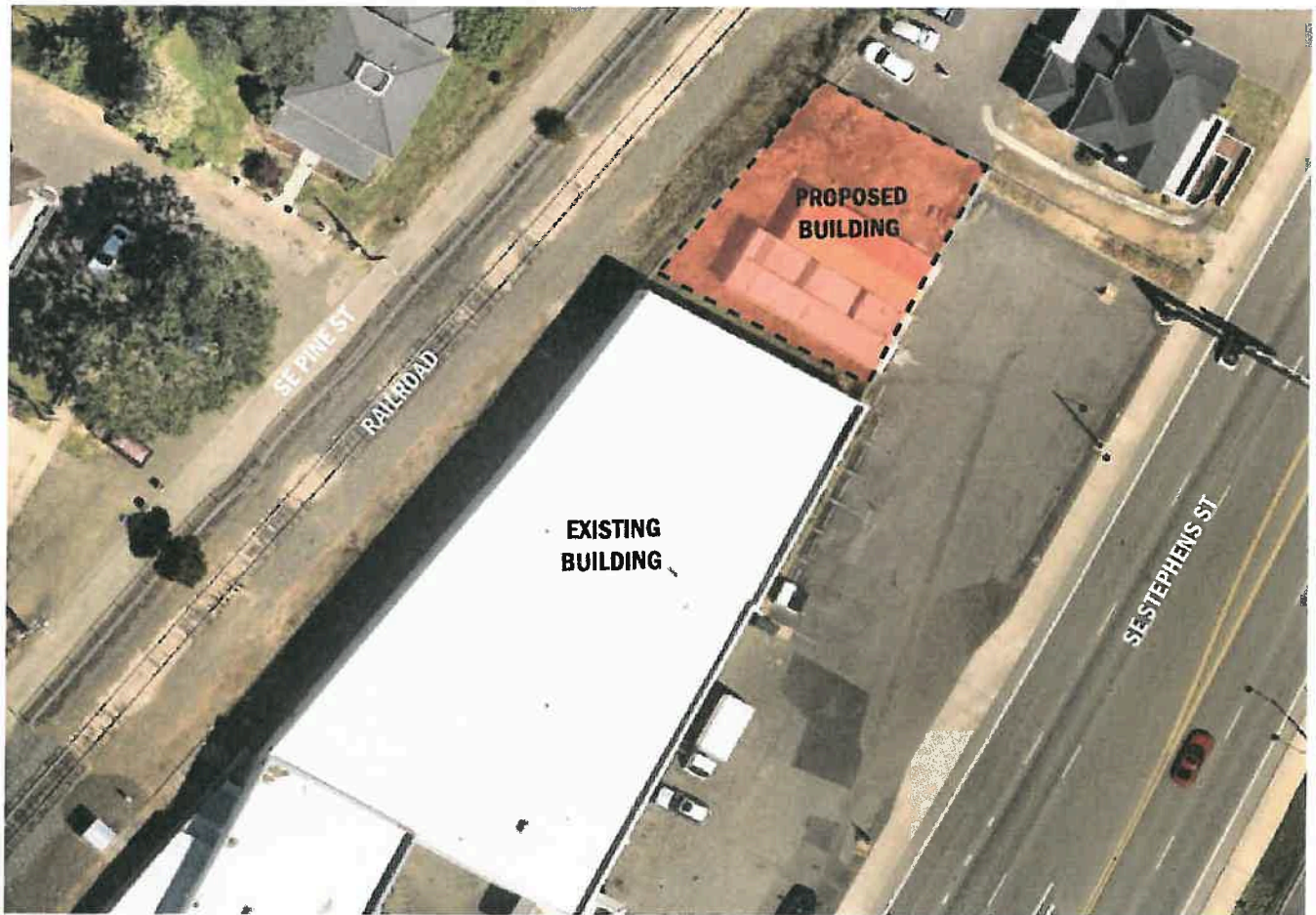
- vi. The proposed construction adjacent to the existing commercial structure will require additional site review approval after HRRC approval. During the site review process, additional site and public improvements will be required.

**B. PROPOSAL**

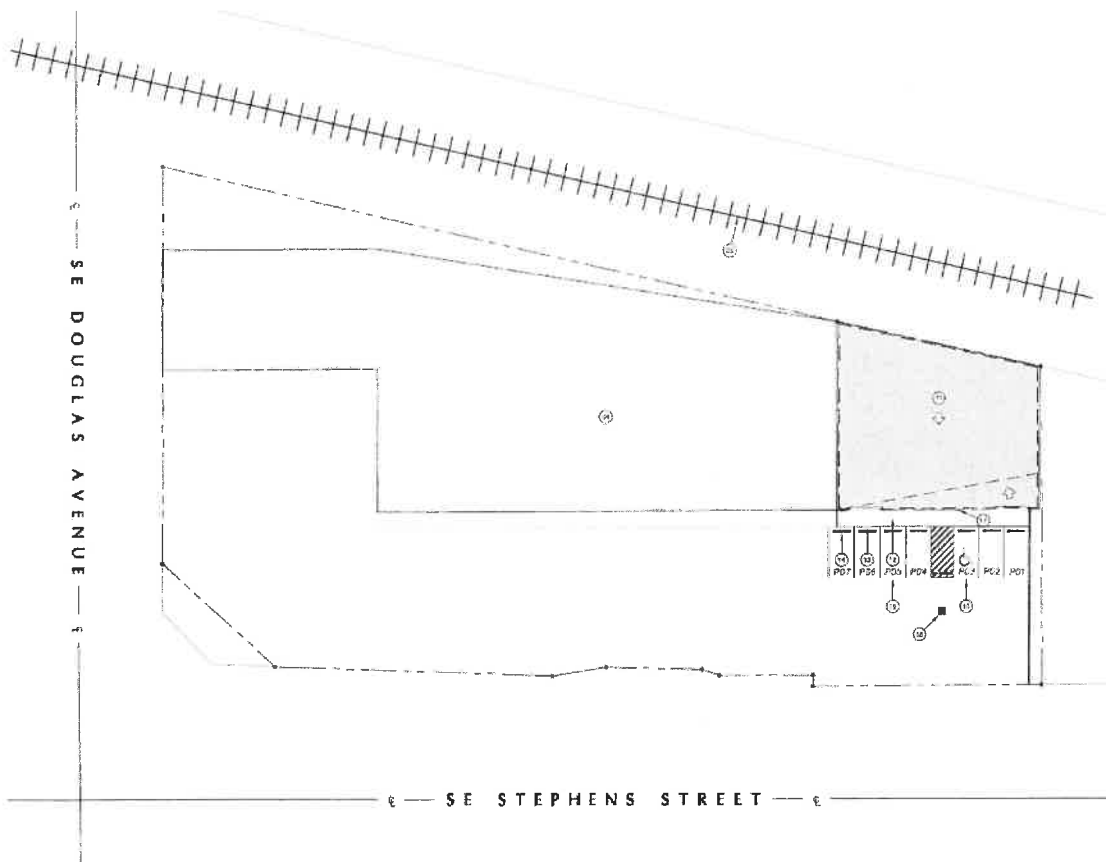
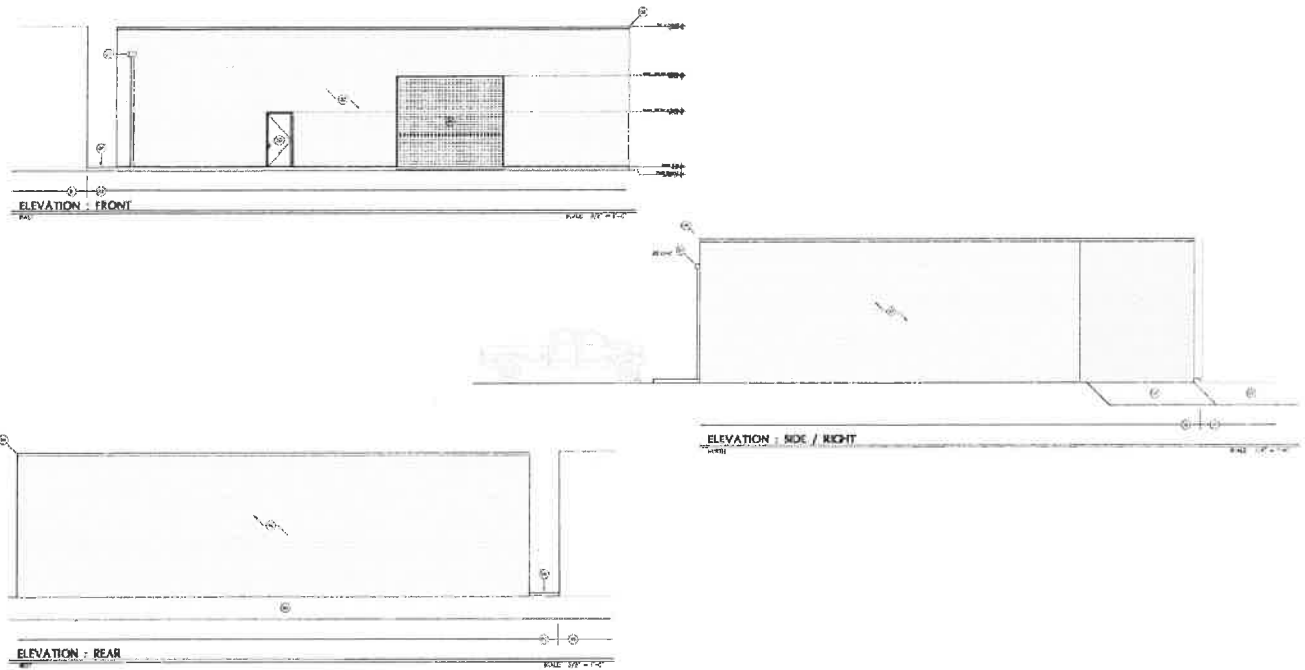
The below images show the subject property located at 276 SE Stephens St.







The following plans show the applicant's proposed project.



**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-22-136.

**D. ANALYSIS**

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

**E. REVIEW CRITERIA: 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 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.
  - 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.

**Finding:** The submitted plans for the new commercial building show orientation that is consistent with the existing structures on the property. This includes the same angle of both front and rear walls so the proposed building will match the existing buildings trajectory as it narrows moving north. The proposed distance between the existing building and the new building appears to be 4 feet and includes an internal sidewalk for access between the two buildings. There are no other examples to reference on the same street, but when looking at other commercial buildings constructed around the same time throughout Roseburg, there are similar designs in terms of distance. This space will also be necessary to meet Oregon Building Code during the time of plan review by the Douglas County Building Dept. Setbacks of the proposed building are consistent not only with zoning code, but also with other historic resources along the same street, including the primary structure on this property. The new construction will also meet the design

requirements listed with its use being accessory to the existing commercial operation on the property. Several properties in the vicinity are used in similar fashion with commercial buildings and paved parking. Staff finds the proposal meets this code criterion.

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 construction indicates the new building will have a height of 18'8" from grade to top of structure. This will be the same height as the existing historic building directly adjacent, and will be compatible with other commercial and residential structures in the area, which vary in height. Staff finds the proposal meets this code criterion.

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:** As stated above, the proposed building will be following the same angles as the existing structure and will appear to be a continuation of the existing historic building as it extends to the northern property line. From both the railroad side and the SE Stephens side, the new construction will match the size and mass of the existing structure. Staff finds the proposal meets this code criterion.

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:** The applicant has indicated that the proposed structure will be constructed with the same concrete masonry unit (CMU) blocks that the existing historic structure is comprised of. This will provide a uniform look with both structures once construction is complete and will match in both texture and scale. In addition to the matching block construction, Staff also recommends painting the new structure in order to match the color of the existing historic structure on the property. Most concrete blocks are grey in color and if left unpainted, would cause visual contrast between the new construction and the existing historic building. By requiring matching paint, it will further improve the consistency between the new and old building finishes and ensure a more uniform look. With the recommendation to match building colors, Staff finds the proposal meets this code criterion.

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 construction along SE Stephens Street will be adding width to the overall façade along the subject property. While this additional width may be considered in contrast with the existing historic house structures to the north, it is consistent with other commercial buildings to the south along SE Stephens (Rite-Aid building, old Roseburg Honda building, etc.). Staff finds the proposal meets this code criterion.

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:** The proposed structure plans show a flat roof form which is consistent with the adjacent historic structure and will match in both pitch and overall height. Window and door openings on the proposed structure appear to match the existing building, with one pedestrian door and one overhead garage door along the street-facing wall. This is in keeping with the existing structure, which has just one overhead garage door on the SE Stephens-facing wall and one pedestrian door and window along the SE Douglas-facing wall. As mentioned above, siding materials will be matched with the existing materials used on the existing historic building adjacent. Staff finds the proposal meets this code criterion.

#### **IV. CONCLUSION**

RMC 12.04.110(H) New Construction/Additions to Non-Historic Resources requires that each element of every listed criterion be addressed before a decision can be substantiated. Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the 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 taking place.
3. Proposed structure will be painted to match the color of the existing adjacent historic structure 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.

**V. ORDER**

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-22-136 to the Community Development Director for new building construction at 276 SE Stephens St. as detailed in the staff report.

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

\_\_\_\_\_  
Date

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Sheri Moothart, Historic Resource Review Commission Chair

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Date

Historic Resource Review Commission Members:

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