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7-10-2020

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, July 15, 2020
Roseburg Public Library, the Ford Room – 3:30 p.m.
MASKS WILL BE REQUIRED DUE TO CURRENT COVID-19 GUIDELINES

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
 - Bentley Gilbert
 - Lisa Gogal
 - Stephanie Giles
 - Nick Lehrbach
 - James DeLap
- III. APPROVAL OF MINUTES
 - A. Minutes May 20, 2020 – Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
 - a. 1637 NE Commercial Ave. (Historic Contributing dwelling) – Applicant proposes demolition and reconstruction of back portion of house.
- VI. BUSINESS FROM STAFF
 - a. No additional business from staff
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – August 19, 2020
- 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 online at:** <http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AUDIENCE PARTICIPATION INFORMATION

The Historic Resources 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.

Non-Agenda Items

If you wish to address the Historic Resources Review Commission on a matter not on the agenda, at the appropriate time please raise your hand and wait to be recognized by the Chair. Persons addressing the Commission must state their full name and address for the record. All remarks are to be directed to the Commission. For items not on the agenda the presentation should be brief and be on a topic of interest to the Historic Resources Review Commission, such as a general land use matter. These presentations are reserved for new material which has not been previously considered. The Commission will not be taking action on any item presented under "Audience Participation" and if needed will provide direction to staff for appropriate follow-up.

Agenda Items

For items on the agenda you will be given an opportunity to address the Commission once the item is called. Agenda items typically begin with establishing those who have party status, (to be explained by the Chair), a report from staff, followed by Commission questions to staff, then the applicant along with anyone he wishes to call as a witness on his behalf will be called to speak, followed by those with party status. After all initial testimony is completed there will be an opportunity for rebuttal. Everyone addressing the Commission is subject to questioning. After the hearing portion of the item is completed, the Commission will discuss the matter with a motion for consideration being presented and acted on.

Once final action is taken on Quasi-Judicial matters, the action of the Commission can be appealed to the City Council within 14 calendar days of the decision by filing a Notice of Review with the Community Development Department. Action on Legislative matters is typically a recommendation to the City Council and will be forwarded to them for final consideration.

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 cstevens@cityofroseburg.org

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



Site Review Application No. SR-20-144
HRRC Review No. HR-20-003

Meeting Date: July 15, 2020

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Demolition & Rebuild Request 1637 NE Commercial Ave.

ISSUE STATEMENT AND SUMMARY:

Gary Wilfong, applicant & property owner, requests a demolition and construction permit to remove and replace rear portions of the existing dwelling located at 1637 NE Commercial Ave.

Applicant indicates the partial demolition and replacement of this structure is necessary due to the poor condition of the foundation and lack of structural integrity.

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&G) for demolition and 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-20-144, DEMOLITION AND RECONSTRUCTION OF A PORTION OF 1637 NE COMMERCIAL AVE. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 1637 NE COMMERCIAL AVE.**

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

I. NATURE OF APPLICATION

Gary Wilfong, applicant & property owner, requests a demolition and construction permit to remove and replace rear portions of the existing dwelling located at 1637 NE Commercial Ave.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on July 15, 2020. At that hearing the Commission reviewed application number SR-20-144 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 04600, Section 18CD, Township 27 South, Range 05 West, Willamette Meridian; R21221.
- iii. The property is zoned MR14 (Limited Multi-Family Residential) and is surrounded by MR14 properties to the north, east and west, and MU (Mixed Use) properties to the south.
- iv. The building is listed as Eligible/Contributing within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The building at 1637 NE Commercial Ave., named the J.H. Smith House, is considered eligible/contributing according to the State Historic Preservation Office (SHPO) and its primary original use is a Single Dwelling. It is a single-story structure with a primary construction date of 1920. It is a Bungalow type structure with horizontal board siding.

B. PROPOSAL

The below images show the subject property and historic structure located at 1637 NE Commercial Ave. The areas highlighted in red in figures 1 & 3 are the areas being proposed for replacement. Note the poor shape of the existing structure's foundation in figure 4.



Fig. 1



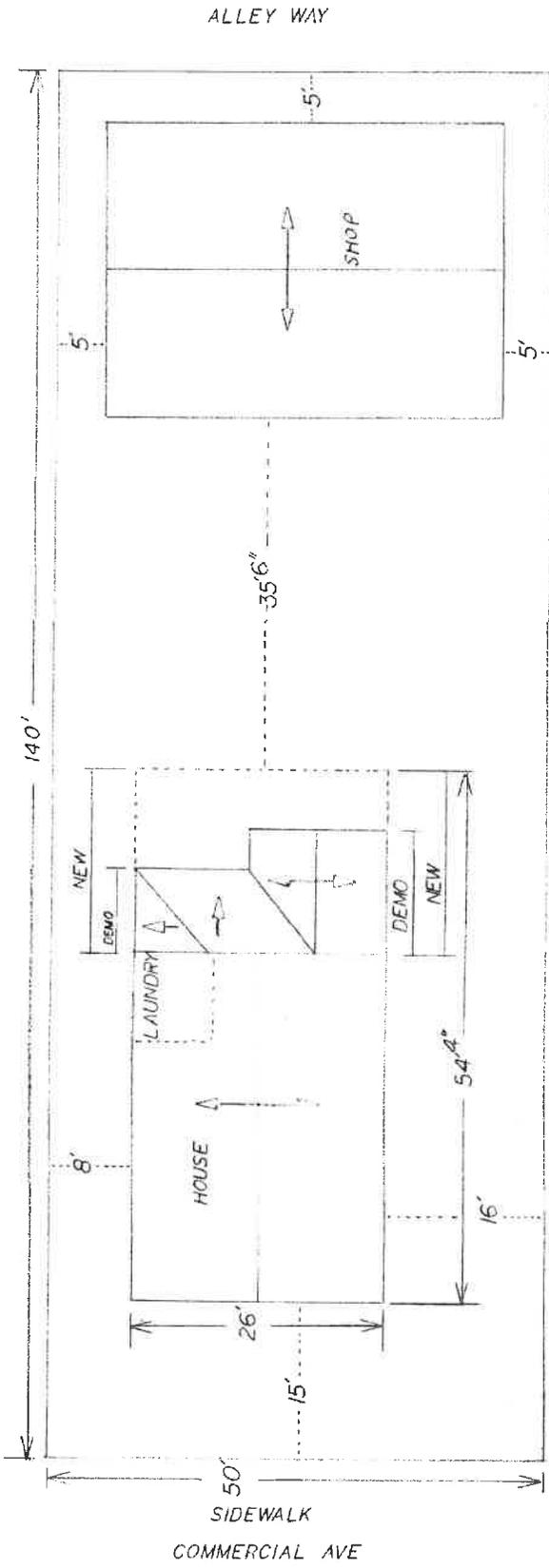
Fig. 2



Fig. 3



Fig. 4



SITE PLAN

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-20-144. No objections were received regarding the application.

D. ANALYSIS

Application for partial replacement of Historic Resources must comply with standards found in RMC 12.04.110(F & G).

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 applicant been requesting approval for total demolition of the subject building. But due to the fact that most of the existing structure will be preserved and ultimately enhanced with the demolition and rebuild of the back portion of the dwelling, these alternatives were not chosen. Additionally, after visiting the site and speaking with the applicant, it is believed that the back portion of the dwelling is not original to the rest of the structure. With differing foundations, and mismatching rooflines, it appears the back portion of the house was added on sometime after the initial construction.

- 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: Due to neglect and the poor condition of the foundation of the rear portion of the dwelling, restoration is not a viable option according to the applicant. The remainder of the dwelling will be maintained and enhanced with the replacement of the rear portion of the house.

- 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 and pertains to;

- 1) Retention of original construction. Original exterior materials and details will be

preserved to the maximum extent possible, but with many of these materials being deteriorated and/or non-original to the house, this retention may not be feasible.

- 2) Height. No additional stories are being proposed with this reconstruction, therefore this section does not apply.
- 3) Bulk. The reconstruction and additional square footage that is being done will be in line with what was traditional for this building style, as well as maintain visual compatibility with adjacent historic resources.
- 4) Visual Integrity of Structure. Structural elements of the new construction will maintain the structural elements of the existing dwelling.
- 5) Scale and Proportion. The scale and proportion of altered or added building elements will be visually compatible with the traditional architectural character of the existing structure.
- 6) Materials and Texture. In-kind materials and textures will be used in the reconstruction in order to match the existing materials, such as siding.
- 7) Signs, lighting, and other appurtenances. This section does not apply to this residential project.

iv. RMC 12.04.110(H) New construction/additions to non-historic resources.

Finding: Criteria from RMC 12.040.110(H) applies to all non-historic, non-contributing, secondary, ineligible, or similarly classified property, and therefore does not apply to this request.

IV. CONCLUSION

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

1. All requirements of RMC 12.04.110 (F & G) are acknowledged and met with the demolition and new construction.
2. The applicant shall obtain site review approval and an appropriate building permit prior to any demolition/reconstruction work takes place.
3. The proposed demolition and reconstruction are 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.

V. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-20-144 to the Community Development Director for partial demolition and reconstruction of the structure at 1637 NE Commercial Ave. as detailed in the staff report.

Stuart Cowie, Community Development Director

Date

Beverly Cole, Historic Resource Review Commission Member
(Acting 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