

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, July 20, 2022
Roseburg City Hall, Council Chamber – 4:00 p.m.**

S.C.
7/19/22

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 June 15, 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-22-005 – 526 SE Jackson St. (Eligible/Contributing) – Applicant proposes to paint art mural on exterior wall of existing historic commercial structure.
6. **BUSINESS FROM STAFF**
A. Kate Bentz (RARE) – Historic Inventory Story Map Presentation
7. **BUSINESS FROM THE COMMISSION**
8. **NEXT MEETING – August 17, 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 July 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 July 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
June 15, 2022**

CALL TO ORDER – Acting Chair Nick Lehrbach called the regular meeting of the Historic Resource Review Commission to order at 4:00 p.m., via Zoom.

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

Absent: Commissioners Bentley Gilbert and Lisa Gogal.

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

APPROVAL OF MINUTES

Commissioner Giles moved to approve the minutes of the April 20, 2022 meeting as submitted. The motion was seconded by Commissioner DeLap, and approved with the following votes: Acting Chair Lehrbach, Commissioners Aller, DeLap and Giles voted yes. No one voted no.

AUDIENCE PARTICIPATION – None

PUBLIC HEARING

HR-22-003 – 276 SE Stephens (Eligible/Contributing) – Applicant proposed to construct a new building directly adjacent to the existing historic commercial structure.

Acting Chair Lehrbach 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.

The applicant was not present.

Mr. Stevens presented the Staff Report. The applicant Zamani Fathullah requested 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. The property is 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 and is located on the west edge of the Downtown Historic District. The building is a one-story concrete industrial-style building which was built in 1960 after the 1959 Roseburg Blast.

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

The proposed construction will require additional site review approval, if approved by the HRRC. During the site review process, additional site and public improvements will be required.

The following Review Criteria RMC 12.04.110(H) was discussed: Siting New and Relocated Buildings, Height, Bulk and Scale, Materials, Width, Specific Design Elements-Roof Form, Windows and Doors, Exterior Siding and Architectural Details.

Based on the findings, the Historic Resource Review Commission concluded that the application met the criteria for approval of the new construction 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 (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.

Commissioner Giles inquired the age of the aerial photos that staff used in the presentation. Mr. Stevens stated the images were obtained using Google Earth and are a few years old.

Mr. Cowie commented that the style of the building is unique because of the concrete masonry unit (CMU) construction utilized within the historic district.

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

Commissioner DeLap moved to adopt the 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 Street as detailed in the Findings and Order. The motion was seconded by Commissioner Aller and approved with the following votes: Acting Chair Lehrbach, Commissioners Aller, DeLap and Giles voted yes. No one voted no.

BUSINESS FROM STAFF

Mr. Cowie stated the Historic Resource Review Commission meetings would continue to be held in the Council Chambers; however, if an alternative location was needed the meetings would be held in the Roseburg Public Library, Ford room.

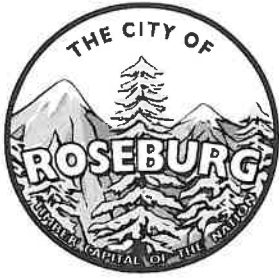
RARE AmeriCorps Member, Kate Bentz worked on an interactive historic district map and will provide a presentation at the next Historic Resource Review Commission meeting. There are four districts, Downtown, Mill-Pine, Laurelwood and the Veterans Administrative (VA) area. Inventoried structures and information was available but not easily accessible. The interactive map has the ability to search for historic properties within the districts and provide available historical data.

BUSINESS FROM COMMISSION - None

ADJOURNMENT – The meeting adjourned at 4:23 p.m. The next Historic Resource Review Commission meeting is scheduled for July 20, 2022.



Chrissy Matthews
Department Technician



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

HRRRC Review No. HR-22-005

Meeting Date: July 20, 2022

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Alteration Request 526 SE Jackson St.

ISSUE STATEMENT AND SUMMARY:

Anvil Northwest, applicant, requests historic approval to paint a new 442 square foot mural on the exterior wall of the existing historic structure located at 526 SE Jackson 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(G) for alteration. 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** HISTORIC REVIEW NUMBER HR-22-005, NEW MURAL ON THE EXTERIOR WALL OF THE EXISTING HISTORIC COMMERCIAL STRUCTURE LOCATED AT 526 SE JACKSON ST. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 526 SE JACKSON ST.**

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

I. NATURE OF APPLICATION

Anvil Northwest, applicant, requests historic approval to paint a new 442 square foot mural on the exterior wall of the existing historic structure located at 526 SE Jackson Street.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on July 20, 2022. During that hearing, the Commission reviewed historic application number HR-22-005 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

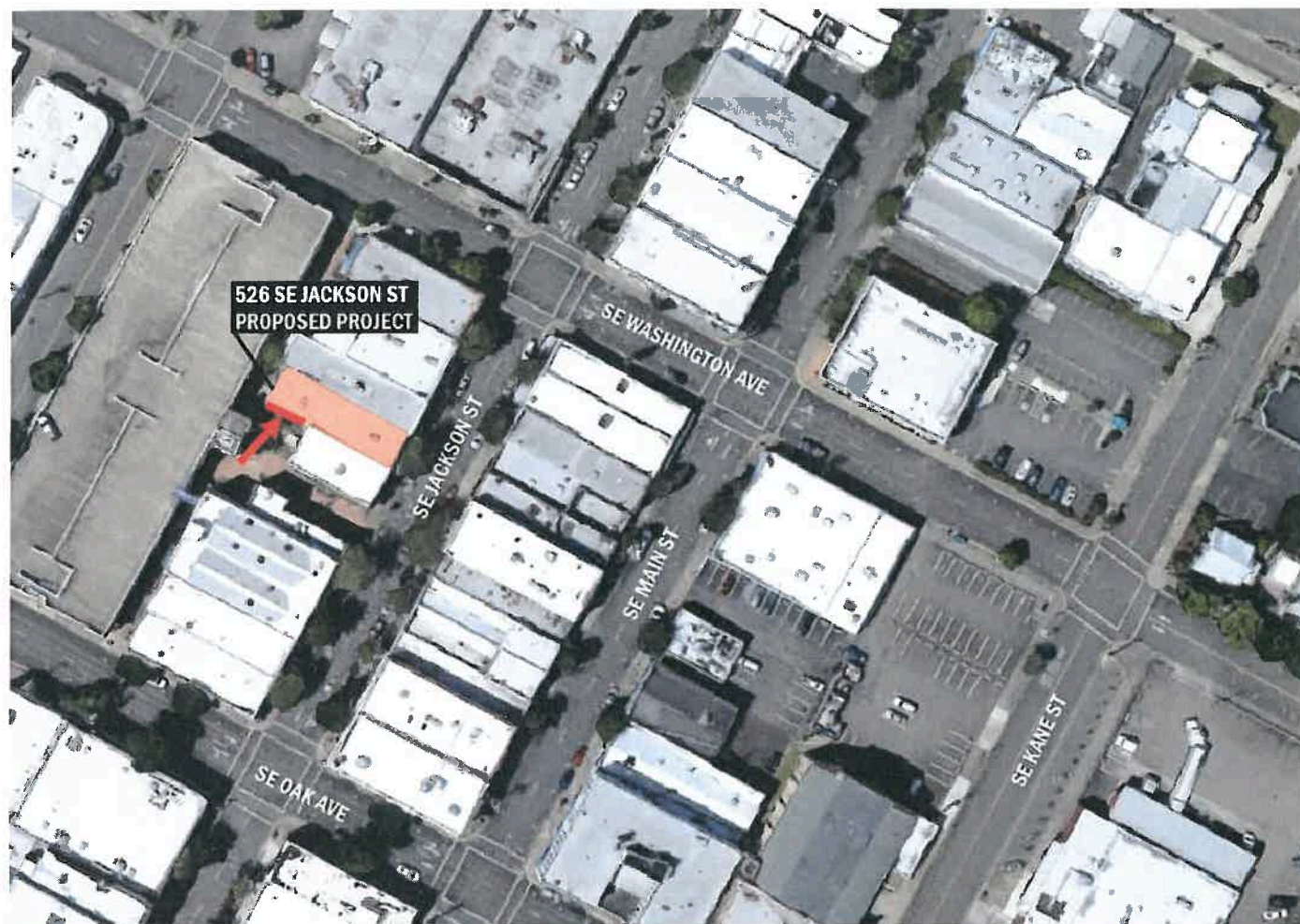
- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Tax Lot 4300, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R69681.
- 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 Historic Non-Contributing within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The structure at 526 SE Jackson Street is considered Historic Non-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 occupant is The Wine Destination. The 20' x 90' one-story brick storefront was constructed in 1890 and is known as the Wilder and Agee Clothing Store Building.

- v. The proposed mural will be installed on the south west exterior wall, closest to the downtown parking garage.

B. PROPOSAL

The below image shows the subject property located at 526 SE Jackson St.



The following plans show the applicant's proposed project and location.



MURAL MOCKUP



ORIGINAL WALL

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 Historic Review Approval HR-22-005.

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 ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES

Exterior alterations/additions 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.
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. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - c. The addition is visually compatible with adjacent historic resources.
4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.
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.
6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources.
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: The proposed project at 526 SE Jackson Street will retain the subject building's original construction and will not be introducing any new materials to the exterior of the building. No change in the existing building height, bulk, or scale is being proposed, which renders many of these criteria not applicable to the mural.

The proposed mural design and application can be considered an appurtenance that is required to be visually compatible with the traditional architectural character of the historic resource.

While the proposed mural is contemporary in design, the applicant has indicated that the artwork intentionally incorporates themes that are already present in the downtown area and are unique to the greater Roseburg area as a whole, with local flowers and fir trees. The location of the proposed mural has been selected specifically for foot traffic that passes through the courtyard between SE Jackson Street and the downtown parking garage. The wall currently has grey painted brick, and the proposed mural will help in dressing up that section of building while incorporating local features and artwork into the downtown area. These types of projects are commonly seen on building sides similar to the one located at 526 SE Jackson Street and are an effective way of improving aesthetic without permanently altering or damaging a historic structure.

IV. CONCLUSION

RMC 12.04.110(G) Exterior alterations/additions to 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 (G) are acknowledged and met with the project.
2. The proposed construction is approved as submitted. Any significant 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 Historic Review Application Number HR-22-005 to the Community Development Director for new mural installation at 526 SE Jackson St. 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
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

Marilyn Aller
Stephanie Giles

James De Lap