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**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION  
Wednesday, August 10, 2022  
Roseburg City Library, Deer Creek Room – 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 from July 20<sup>th</sup> and this meeting will be reviewed at our next meeting
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 5. PUBLIC HEARING**  
A. HR-22-006 – 435 SE Jackson St. (Eligible/Contributing) – Applicant proposes to paint art mural on exterior wall of existing historic commercial structure.
- 6. BUSINESS FROM STAFF**
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – September 21, 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 August 10, 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 August 10, 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  
AGENDA ITEM REPORT**

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**HRRC Review No. HR-22-006**

**Meeting Date: August 10, 2022**

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**Prepared for:** Historic Resource Review Commission

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

**Request:** Historic Review Alteration Request 435 SE Jackson St.

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**ISSUE STATEMENT AND SUMMARY:**

Anvil Northwest, applicant, requests historic approval to paint a new 1,638 square foot mural on the exterior wall of the existing historic structure located at 435 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-22-006, NEW MURAL ON THE EXTERIOR WALL OF THE EXISTING HISTORIC COMMERCIAL STRUCTURE LOCATED AT 435 SE JACKSON ST. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST  
FOR PROJECT APPROVAL AT 435 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 1,638 square foot mural on the exterior wall of the existing historic structure located at 435 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 August 10, 2022. During that hearing, the Commission reviewed historic application number HR-22-006 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 2300, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R69051.
- 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 Eligible/Contributing within the State Historic Preservation Office and is considered a historic resource per RMC 12.04.110(B):

The structure at 435 SE Jackson Street is a 40' x 100' two-story concrete storefront that was constructed in 1915. Its historic name is Judd's Furniture Store and is considered Historic Eligible/Contributing according to the State Historic Preservation Office (SHPO). Its primary use has been a variety of commercial spaces since records have been kept, but was the location of Judd's Furniture Store from 1919 to 1982 - which made it one of the longest-operating family-owned shops in Roseburg. Its current occupant is North Forty Beer Company.

- v. The proposed mural will be installed on the north east exterior wall, closest to the parking area along SE Main Street.

**B. PROPOSAL**

The below images show the subject property located at 435 SE Jackson St.

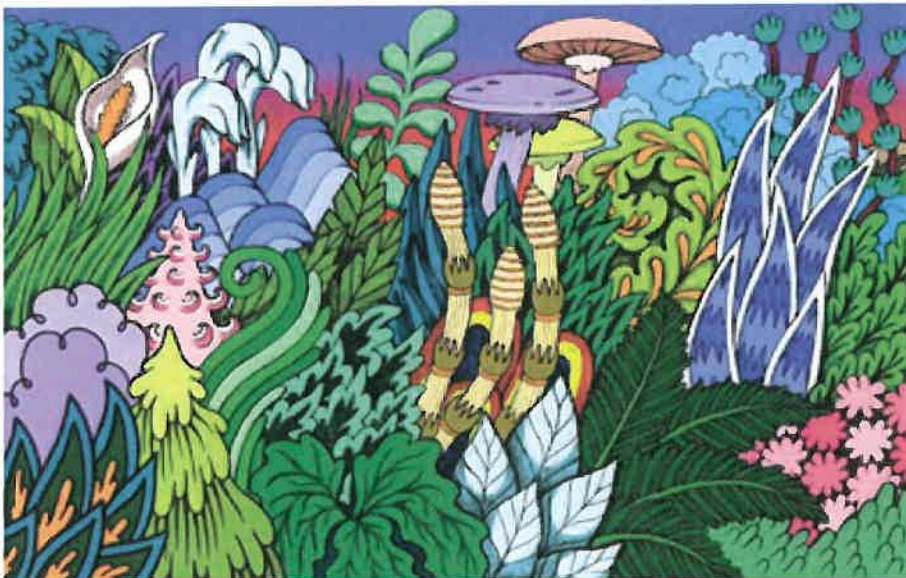




The following image shows the applicant's proposed project.



Mural Mockup



Mural Artwork

**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-22-006.

**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 435 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 non-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, plants and trees. The location of the proposed mural has been selected specifically for foot traffic that passes along SE Main Street and users of the small parking lot directly adjacent to the subject wall. The wall currently has grey and white painted cement, 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 435 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-22-006 to the Community Development Director for new mural installation at 435 SE Jackson St. as detailed in the staff report.

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

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Sheri Moothart, Historic Resource Review Commission Chair \_\_\_\_\_ Date \_\_\_\_\_

Historic Resource Review Commission Members:

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