

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, September 15, 2021 at 3:30 pm
Electronic Meeting**



Public Access: - Facebook Live at [www.Facebook.com/CityofRoseburg](https://www.facebook.com/CityofRoseburg)

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
Chair Beverly Cole Marilyn Aller James DeLap Lisa Gogal
Bentley Gilbert Stephanie Giles Nick Lehrbach
- 3. APPROVAL OF MINUTES**
A. Minutes April 21, 2021 - 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-21-012 – 555 SE Kane St. (Eligible/Contributing) – Applicant proposes to install roll-up door and material lift, as well as repair siding and install new signage.
- 6. BUSINESS FROM STAFF**
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – October 20, 2021**
- 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 April 21, 2021. 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 April 21, 2021 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
April 21, 2021

CALL TO ORDER –Chair Beverly Cole called the regular meeting of the Historic Resource Review Commission to order at 3:31 p.m., via Zoom.

ROLL CALL - Present: Chair Beverly Cole, Commissioners Marilyn Aller, Jim DeLap, Bentley Gilbert, Stephanie Giles, Lisa Gogal and Nick Lehebach.

Others Present: Community Development Director Stuart Cowie, Associate Planner Caleb Stevens, Department Technician Chrissy Matthews and Magnus Johannesson property owner of 920 SE Cass Avenue.

APPROVAL OF MINUTES –

Commissioner Aller moved to approve the minutes of the January 21, 2021 meeting as submitted. The motion was seconded by Commissioner Gilbert, and approved with the following votes: Chair Cole, Commissioners Aller, DeLap, Gilbert, Giles, Gogal and Lehebach voted yes. No one voted no.

AUDIENCE PARTICIPATION – None

PUBLIC HEARING – HR-21-006 – 910 SE Washington Ave. (Eligible/Contributing).

Chair Cole read the procedures for the public hearing. She opened the public hearing and asked for the staff report.

Mr. Stevens stated the property owner Magnus Johannesson was present to talk about his project and answer questions. The proposal requested is for a construction permit to reconfigure the entry door and access onto SE Jackson Street & SE Washington Avenue, as well as replace the brick siding on the existing building located at 910 SE Washington Avenue. Drawings were shown to depict the proposed reconfiguration of the entry door, centered on the building, access off of SE Washington and the wrap around windows.

The property is zoned Central Business District (CBD) and is considered Eligible/Contributing according to the State Historic Preservation Office (SHPO). Its primary original use was a Hotel (Historic Name: Terminal Hotel/Valley Hotel). The two-story brick structure was built in 1885 and in 1916 a third story was added and the building was refinished with pebble dash stucco.

Mr. Stevens discussed the review criteria and stated based on the findings, the application meets 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. New storefront windows will wrap from the front of the building along the recessed wall to the new door location, if possible. Revised plans showing the wrapping window will be submitted during the site review approval process. If structural complications prohibit this, existing plans will be sufficient in fulfilling storefront window space requirements.

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.

Mr. Cowie stated Mr. Johannesson has done a great job refurbishing the second and third floor of his building. The residential, single room occupancy (SRO) units utilize shared restrooms and laundry facilities for each floor. Adding residential living contributes to the revitalization of downtown.

Hearing no further discussion, Chair Cole asked for audience participation.

Mr. Johannesson stated he is wrapping up the completion of the 34 units. They were all rented within two weeks. Rent is affordable at \$400 a month. Half of the occupancy is Umpqua Community College students and the other half are other residents. The building was vacant for 42 years and had several unfortunate remodels. His goal is to refurbish the building to what it might have looked like in 1885. The entrance on SE Washington Avenue will accommodate ADA requirements for the mailroom.

Hearing no questions, the public hearing was closed.

Commissioner DeLap moved to adopt the proposed Findings of Fact and Order to approve application number SR-21-084, alteration of access and brick siding of existing historic structure at 910 SE Washington Avenue as detailed in the Findings and Order. The motion was seconded by Commissioner Gogal and approved with the following votes: Chair Cole, Commissioners Aller, DeLap, Gilbert, Giles, Gogal and Lehebach voted yes. No one voted no.

BUSINESS FROM STAFF –

Mr. Stevens shared the City received a \$3000 Heritage All Star Grant, a state funded program, from the Oregon Heritage State Historic Preservation Office. The City of Roseburg is designated as a Heritage All-Star Community. The grant money will be utilized to update historical pamphlets. The Mill-Pine District Walking Tour Map and the Douglas County Brewery History pamphlets are being considered. The City is partnering with Anvil Northwest to update the pamphlets.

Mr. Cowie shared that April is volunteer appreciation month and thanked the Commissioners for their dedication to the Commission. A Certificate of Appreciation and coffee gift card was mailed to the Commissioners as a token of the City's appreciation for their service.

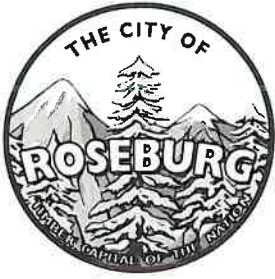
BUSINESS FROM COMMISSION –

Commissioner Gilbert stated he appreciates the renovation to the 910 SE Washington Avenue building.

ADJOURNMENT – The meeting adjourned at 4:04 p.m. The next Historic Resource Review Commission meeting is scheduled for May 19, 2021.



Chrissy Matthews
Department Technician



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

Site Review Application No. SR-21-215
HRRC Review No. HR-21-012

Meeting Date: September 15, 2021

Prepared for: Historic Resource Review Commission

Staff Contact: Caleb Stevens, Associate Planner

Request: Historic Review Alteration Request 555 SE Kane St.

ISSUE STATEMENT AND SUMMARY:

Umpqua Indian Development Corporation, applicant, requests a construction permit to replace the existing drive-up exterior entrance with a new roll-up door and material lift, as well as add new signage and façade improvements to the existing building located at 555 SE Kane St.

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 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-21-215, ALTERATION OF ACCESS AND SIGNAGE OF EXISTING HISTORIC STRUCTURE AT 555 SE KANE ST. AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 555 SE KANE STREET.**

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

I. NATURE OF APPLICATION

Umpqua Indian Development Corporation, applicant, requests a construction permit to replace the existing drive-up exterior entrance with a new roll-up door and material lift, as well as add new signage and façade improvements to the existing building located at 555 SE Kane St.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A virtual public hearing was held on the application before the Roseburg Historic Resource Review Commission on September 15, 2021. During that hearing, the Commission reviewed application number SR-21-215 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 6500, Section 19BC, Township 27 South, Range 05 West, Willamette Meridian; R69471.
- iii. The property is zoned C3 (General Commercial) and is surrounded by C3 zoned properties to the north and south, CBD (Central Business District) zoned properties to the west, and MR18 (Medium-density Multi-family Residential) zoned properties to the east.
- 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):

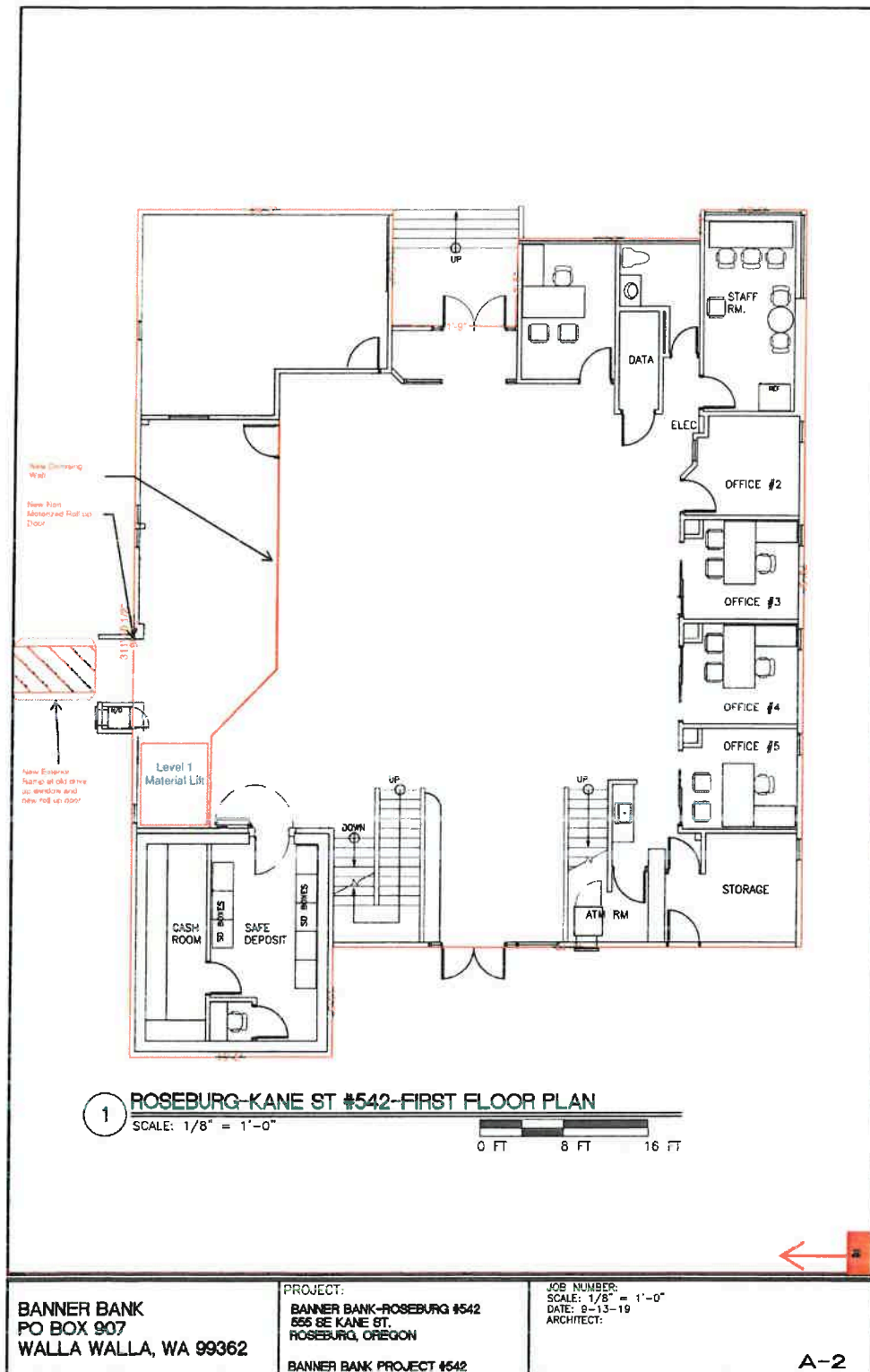
The property at 555 SE Kane St. is considered Eligible/Contributing according to the State Historic Preservation Office (SHPO) and its primary original use was a Financial Institute (Historic Name: Douglas National Bank). The building is a 2-story structure with a flat roof and several different exterior materials. Built in 1961, the building has seen minimal alterations since its construction and nicely exemplifies design and materials associated with construction in downtown Roseburg in the first year or two following The Blast.

B. PROPOSAL

The below images show the subject property located at 555 SE Kane 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-21-215. No objections were received regarding the application.

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 ALTERATION/ADDITION 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.

Finding: The proposed door replacement and lift installation will be altering the existing materials and details of the drive-up window on the north side of the building. However, the current window does not appear to be original to the building, and its replacement with a lift and roll-up door will not compromise the building's historic appearance in regards to the era of design. Therefore, Staff finds the replacement/reconfiguration of windows and doors to be adequate in retaining the overall look and character of the area.

2. Height. Additional stories may be added to historic building and zoning codes.

Finding: Proposal does not add height to existing structure. Subsection 2(a-d) is not applicable.

3. Bulk. Horizontal additions may be added to historic buildings.

Finding: Proposal does not add bulk or request horizontal addition to existing structure. Subsection 3(a-c) is not applicable.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Finding: Visual impact to the major features of the building, such as the cornices and pilasters will be unchanged as a result of the request.

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.

Finding: The proposed alterations to the existing accesses on the north side of the building will be in keeping with the overall visual character of the existing building, as well as other surrounding buildings.

6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Restore Oregon's Rehab Oregon Right manual.

Finding: The proposed alterations to the building façade will be repairing the original wood siding where needed with in-kind materials. This will improve the building aesthetic while also increasing the compatibility with the original building character.

The Secretary of Interior's Standards provide guidance related to preservation of existing windows. The standards recommend retaining and preserving the functional characteristic of the storefront windows, which were historically designed to provide the maximum visibility into a storefront from street view. The existing storefront windows will remain unchanged based on the applicant's proposal. The only window that will be removed will be the existing drive-up window on the east side of the building. This window does not appear to be original to the building and will not compromise the overall aesthetic of the building or surrounding area.

The applicant has also indicated, and it is advised by staff, that the original stone screening wall be kept as part of the project in order to maintain the building's original look.

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: Proposal includes one wall sign to be installed along the existing front beam of the street-facing entrance cover. As seen in the South-West exterior elevation provided by the applicant (pg. 5), the proposed sign and its modern, low profile design will be visually compatible with the architectural character of the modern-style building. Staff finds the proposed sign design meets the requirements of this section.

F. CONCLUSION

RMC 12.04.110(H) New Construction/Additions to Non-Historic Resources

Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval of the renovation 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 new construction.
2. The applicant shall obtain site review approval and an appropriate building permit prior to any construction work takes place.
3. New roll-up door and lift will be installed in the same location as the existing drive-up window while preserving the existing stone screening wall.
4. The proposed construction is 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.

G. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL WITH CONDITIONS** of Application Number SR-21-215 to the Community Development Director for building renovations at 555 SE Kane St. 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