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2/14/18

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, February 21, 2018
Roseburg City Hall, 3rd Floor Conference Room – 3:30 p.m.

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

S.C. 2/14/18

- I. CALL TO ORDER
- II. ROLL CALL: Chair Andrea Zielinski
Marilyn Aller Lisa Gogal Jim Peterson
Nick Lehrbach Bentley Gilbert Stephanie Giles
- III. APPROVAL OF MINUTES
A. January 17, 2018 – Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
A. 765 SE Sheridan – Façade Repair and Renovation
- VI. BUSINESS FROM STAFF
A. Minor Staff Approval – 805 SE Stephens – Remove and Replace Rooftop Telecommunications Equipment
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – March 21, 2018
- 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 scook@cityofroseburg.org

MINUTES
CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
January 17, 2018

CALL TO ORDER Chair Andrea Zielinski called the regular meeting of the Historic Resource Review Commission to order at 3:35 p.m., in the Third Floor Conference Room of City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL

Present: Chair Andrea Zielinski, Commissioners Marilyn Aller, Bentley Gilbert, Stephanie Giles, Nick Lehrbach, Associate Planner Teresa Clemons, Department Technician Chrissy Matthews, Community Development Director Stuart Cowie

Absent – Lisa Gogal (unexcused) and Jim Peterson (unexcused)

APPROVAL OF MINUTES – Lehrbach moved to approve the minutes of November 15, 2017 as presented; Zielinski seconded. Motion passed unanimously.

ELECTION OF VICE-CHAIR

Gilbert nominated to re-elect Gogal as Vice-Chair; Aller seconded. Nominations were closed and motion passed unanimously.

AUDIENCE PARTICIPATION - None

PUBLIC HEARING

No ex parte contacts or conflicts reported by the commission members.

1247 SE Kane Street – National Register Nomination Recommendation. Clemons provided a staff report stating the National Register Nomination document gives a detailed explanation of the site, including its unique architecture, history within the community, and how it complies with National Park Nomination criteria. The State Advisory Committee on Historic Preservation (SACHP) will review the National Register Nomination form including local comments at their February 16, 2018 meeting. Clemons highlighted the architecture of a modern ranch style, northwest feel of the home. The home is primarily original to when it was built after the blast with the exception of vinyl widows and the removal of the pool.

Discussion ensued regarding the architecture and character of the ranch style house. Aller showed interest in touring the house.

Clemons stated staff recommends that the HRRC adopt the motion - The Historic Resource Review Commission determined that 1247 SE Kane Street, known as the Dr. Robert & Mary Helen Mooers House, meets the criteria to be designated a historic resource and recommends approval of the national register nomination to the State Advisory Committee on Historic Preservation.

The commission agreed with staff's recommendation. Gilbert motioned to forward the national register nomination to the State Advisory Committee on Historic Preservation; Lehrbach seconded. Motion passed unanimously.

BUSINESS FROM STAFF

Clemons introduced Stephanie Giles – newly appointed to the HRRC Commission. Giles shared she was born and raised in Roseburg. Her family has ties to the area dating back four or five generations. She has lived in Eugene and Portland and since moving back to Roseburg she has joined the Genealogical Society and Historical Society as well.

Clemons shared the Certified Local Governments (CLG) Grant Program is opening in February and asked the commission for any project ideas that could apply for grant funding. Gilbert asked Clemons for suggestions for grant topics for the commission to consider at the February 21, 2018 HRRC meeting. Clemons shared that the Art Center may have a grant proposal as they continue to make improvements. Previously the Art Center was able to, through grant funding, restore and reinstall the two original front doors and also helped to restore the original windows.

Cowie shared grant funding recently assisted with improvements for the Floed-Lane House for improvements to the front porch and fencing. Discussion ensued regarding how many people have applied for façade grants and interest in seeing the rewards from those improvements. Grant funding is restricted to historical properties. The City has four Historic Districts and local properties in the City's inventory which are eligible for the grant funding.

BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 4:01 p.m. The next meeting is scheduled for February 21, 2018.

Chrissy Matthews
Department Technician

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



Meeting Date: 21 February 2018

Staff Contact: Teresa L. Clemons, CFM Associate Planner

Request: Historic Review Façade Alteration

EX PARTE CONTACT:

In order to ensure that all evidence used to come to a decision will be on the record, Commissioners must disclose *ex parte* contact regarding the request. Such contacts include meetings with the applicant, site visits, or any information which may influence a decision on the matter. If an applicant feels the disclosure impedes the commissioner's objectivity, he may contest that commissioner's right to participate.

ISSUE STATEMENT AND SUMMARY:

The proposal removes failing brick facades along Sheridan and Lane facades.

OPTIONS:

- A. Adopt proposed Findings of Fact approving the redevelopment request.
- B. Continue consideration of the request.
- C. Adopt modified Findings of Fact approving the redevelopment request.

CONCLUSION/RECOMMENDATION:

Based on the information provided, as well as staff's analysis, the proposed redevelopment is in keeping with the criteria provided in the LUDO, exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Historic Preservation League of Oregon's Rehab Oregon Right manual. 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 FOR FAÇADE RENOVATION OF BUILDING ADDRESSES AS 765 SE SHERIDAN STREET & 516 SE LANE AVENUE.

**IN THE MATTER OF THE REQUEST FOR REDEVELOPMENT APPROVAL
765 SE SHERIDAN STREET & 516 SE LANE AVENUE FAÇADE RENOVATION
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

The proposal removes failing upper story brick façade along 765 SE Sheridan façade replacing with plaster finished and painted to match existing adjacent structures, retains lintels and windows, lower portion of this façade removes plywood panels above doorways replacing by decorative plaster finish with trim painted to match, removes exhaust fans and drains from this wall and adds inset plaster bays and trim painted to match, new awning-style windows to be installed over existing doors along Sheridan.

Lane Avenue frontage failing brick façade to be removed and replaced with plaster finished and painted to match existing and adjacent structures.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on 21 February 2018. At that hearing the Commission reviewed the proposal and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

1. 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 Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time-to-time.
2. The subject site may be described as Tax Lots 09900 and 10000, Section 24AD Township 27 South, Range 06 West, Willamette Meridian, R71011 and R71004;

addressed as 765 SE Sheridan Avenue and 516 SE Lane Street.

3. The property is zoned C3 (General Commercial) and surrounded by properties zoned C3 to the north and east and by sites zoned M2 to the west and south; the site is listed as Historic Secondary in the Roseburg Downtown National Register Nomination due to heavy damage sustained in the 1959 Blast.
4. The site at 765 SE Sheridan is listing #197 in the Roseburg Downtown National Register District Nomination.

HISTORIC RESOURCE INVENTORY (Volume 1-Part 2) SHPO INVENTORY NO. 197; CLASSIFICATION: SECONDARY

This 2-story rectangular brick commercial building was built in c.1895. The windows on the second story are 1/1 double hung sash with rounded wooden headers. Each header received an ornately carved scroll-flower pattern. Some of these have been covered or removed. Two doorways on the second story have been bricked and fitted with windows. The first story storefront windows have been retained, along with the large transoms. The original woodwork below the windows and at the corner of the doorwells have also been retained. The first story is divided into two bays by an enclosed stairwell for access to the second story. The two first-story bays run the full length of the building. The southern bay (right side) has a centered doorwell with large flanking fixed windows, whereas the doorwell for the northern bay (left side) is along the center wall. Windows for the northern bay have been boarded up.

This is one of a few historic commercial buildings in Roseburg that still retain the original height of the first-story window bay and doorwells. The building is in fair condition. The southern bay on the first floor has long been used as the grocery store. It was occupied by the Harness and Johnson Grocery Store in 1909. The proprietors were R.E. Harness and O.L. Johnson. In 1915, Johnson sold his interest in the business. The 1927 City Directory shows D.H. Morgan as the proprietor of the store and three years later, Earl Rhoads purchased the business. Approximately one year later, Clayton Neegley operated his grocery store in this portion of the Sheridan Street Market and Rooming House. The northern bay of the first floor was occupied by a meat market. George Blowburger operated his Roseburg Meat Market here until the year of his death, 1909.

George Kohlhagen was the next owner of the meat market. He continued business here until after 1938. The second story of this structure was devoted to a rooming house. The first known proprietor of this business was a Mr. Morian. Earl Rhoads next took proprietorship of this business. The building now is owned and occupied by the Lighthouse of God Mission. The Mission operates the Roseburg Rescue Mission. The upper story is used as rooms whereas the first floor is used as an auditorium and a dining room and kitchen.

B. APPLICANT'S PROPOSAL

Design intent statement: The applicant acknowledges the original full height storefront glazing, however in the structure's current use as a dormitory, this feature would be ill-

suited. The applicant instead intends to restore the formal qualities of the original façade with a series of inset plastered panels and consistent trim across the bays. Large operable awning windows are added above the exterior doors to allow air and light into the dormitory while maintaining the elevation datum and overall formal layout of the original design.

In the current proposal we are leaving it as is (brick façade on first story facing Sheridan Street), however my assessment is that eventually all of the brick on this structure is going to need to be replaced. It simply was not installed in a manner that is going to last. The brick that has already been removed was able to be just pulled off the wall by hand for the most part and was only held in place by a thick layer of paint. My suspicion is that this condition is throughout the building in more or less apparent states. What we've currently presented is a proposal to remove and replace it with plaster where it is obviously an issue, but it may more sense from a financial standpoint to simply remove all of the brick on the building at this time and replace it with plaster. Our question for the committee is whether they would accept this material alternative to an expensive brick façade.

C. AGENCY COMMENTS

Conditions of approval from department review and Historic review may be attached to any subsequent development permits.

D. ANALYSIS

Application for exterior remodeling or alteration of Non-Contributing Historic Resources must comply with LUDO Section 2.11.080 New Construction/Additions to Non-Historic Resources.

D. REVIEW CRITERIA

LUDO SECTION 2.11.070 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 exterior materials and details shall be preserved to the maximum extent possible.

Finding: *The Secretary of the Interior's Standards for Historic Preservation Projects* considers physical condition of a structure to determine appropriate preservation techniques to pursue. *Physical condition. Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.*

Rehabilitation allows replacement of deteriorated materials and features if repair is

deemed unfeasible. Architect Nick Lovemark examined the brickwork on the building to evaluate condition. As shown in the nomination photograph circa 2003, the exterior has been painted. Unfortunately, long-lasting elastomeric paint sealed the surface of the walls which prevented moisture between the brick and substrate from dissipating and caused the brick to lift from the wall.

The intent of this criterion is to retain character-defining elements of the building. In this case, the Sheridan Street storefront rather than brick cladding provides the link to the historic use of the building as a grocery and meat market. Although full height windows are not compatible with the current use of the site as a dormitory, the design retains the original bays and recesses of the storefront which could be restored by adding back glazing to the bays. Currently, the bays are filled with T-111 siding; the plan is to install decorative plaster panels. The proposal to retain original storefront configuration, remove failing brick façade and replace it with plaster finish meets the intent of the Secretary of the Interior recommendations for rehabilitation projects. Staff finds this criterion is met.

- 2) Height. Additional stories may be added to historic buildings if:
- a) The added height complies with requirements of the building and zoning codes.
 - b) The added height does not exceed that which was traditional for the style of the building.
 - c) The added height does not alter the traditional scale and proportions of the building style.
 - d) The added height is visually compatible with adjacent historic resources.

Finding: No additional stories are proposed; this criterion is not applicable.

- 3) Bulk. Horizontal additions may be added to historic buildings provided that:
- a) The bulk of the additions to 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.

Finding: No horizontal additions proposed; this criterion 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: Architect Nick Lovemark addresses visual integrity of the structure in his design. Using a series of inset plaster panels and consistent trim across all bays will maintain the visual integrity of the storefront while providing privacy screening for the dormitory. The plan adds wood-framed awning windows above existing doors the full width of the bay surrounding each door at the same height as original horizontal elements of the frontage. Since the inset panels and awning windows will be inserted into the existing openings, the original storefront configuration could be restored if desired in the future. Staff finds the proposed design meets this criterion.

- 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: Inset plaster panels, although not windows, will maintain the original scale and proportion of the Sheridan Street front façade. Removal of the failing brick cladding and replacement with plaster does not affect scale and proportion of the building elements and will provide a structurally sound underlayment if future plans restore the brick façade and storefront to the building. Staff finds this criterion is met.

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 the Interior's Standards for Historic Preservation Projects and the Historic Preservation League of Oregon's Rehab Oregon Right manual.

Finding: The Secretary of the Interior's Standards for Historic Preservation Projects defines rehabilitation as such: "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

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: No modifications to signs, lighting, or other appurtenances is proposed; this criterion is not applicable.

IV. CONCLUSION

Based on the above findings, the staff concludes that the application as detailed here meets the criteria for approval in LUDO 2.11.070.

V. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL** of application number 29660 to the Community Development Director.

Andrea Zielinski, Historic Resource Review Commission Chair

Date

Teresa Clemons, Associate Planner

Date

Historic Resource Review Commission Members:

Andrea Zielinski, Chair

Lisa Gogal, Vice-Chair

Janice Franklin

Nick Lehrbach

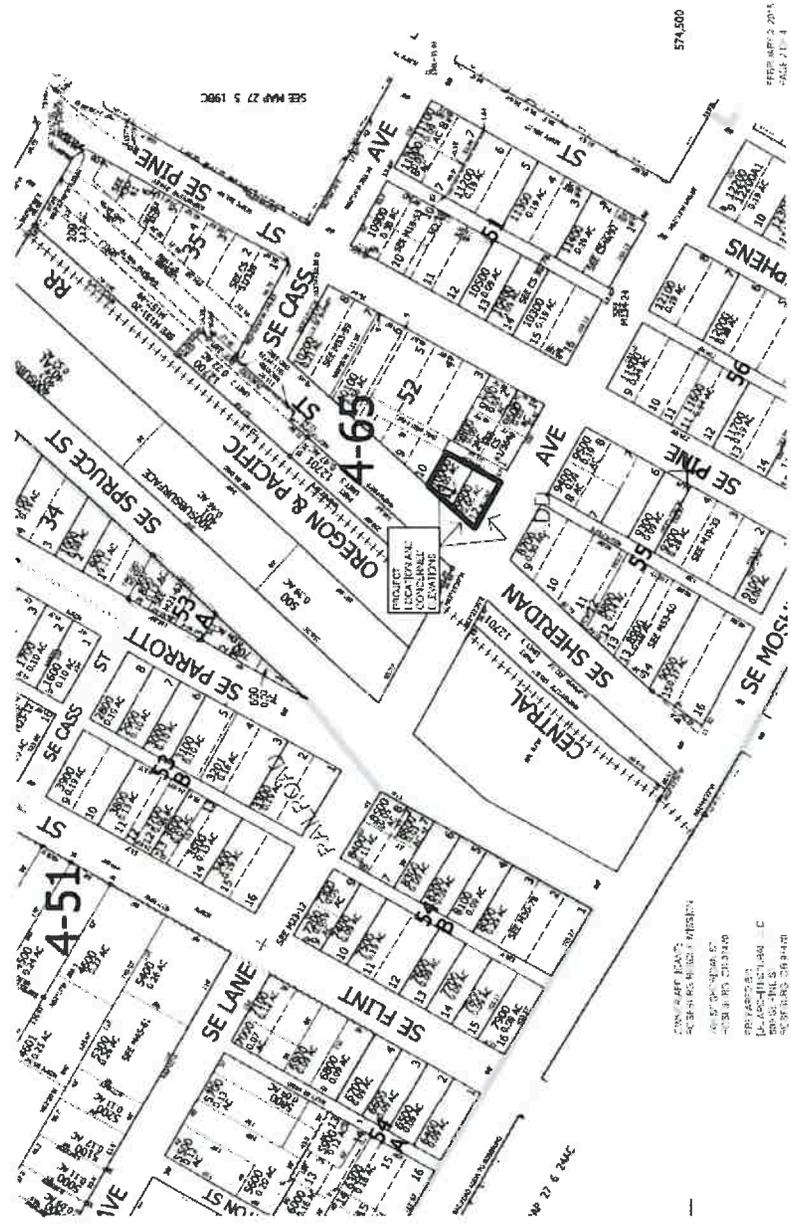
James Peterson

Bentley Gilbert

Stephanie Giles



Photo from 2003 Downtown Historic District Nomination



Location of Property on Assessor's Plat



Sheridan Street Frontage 2017

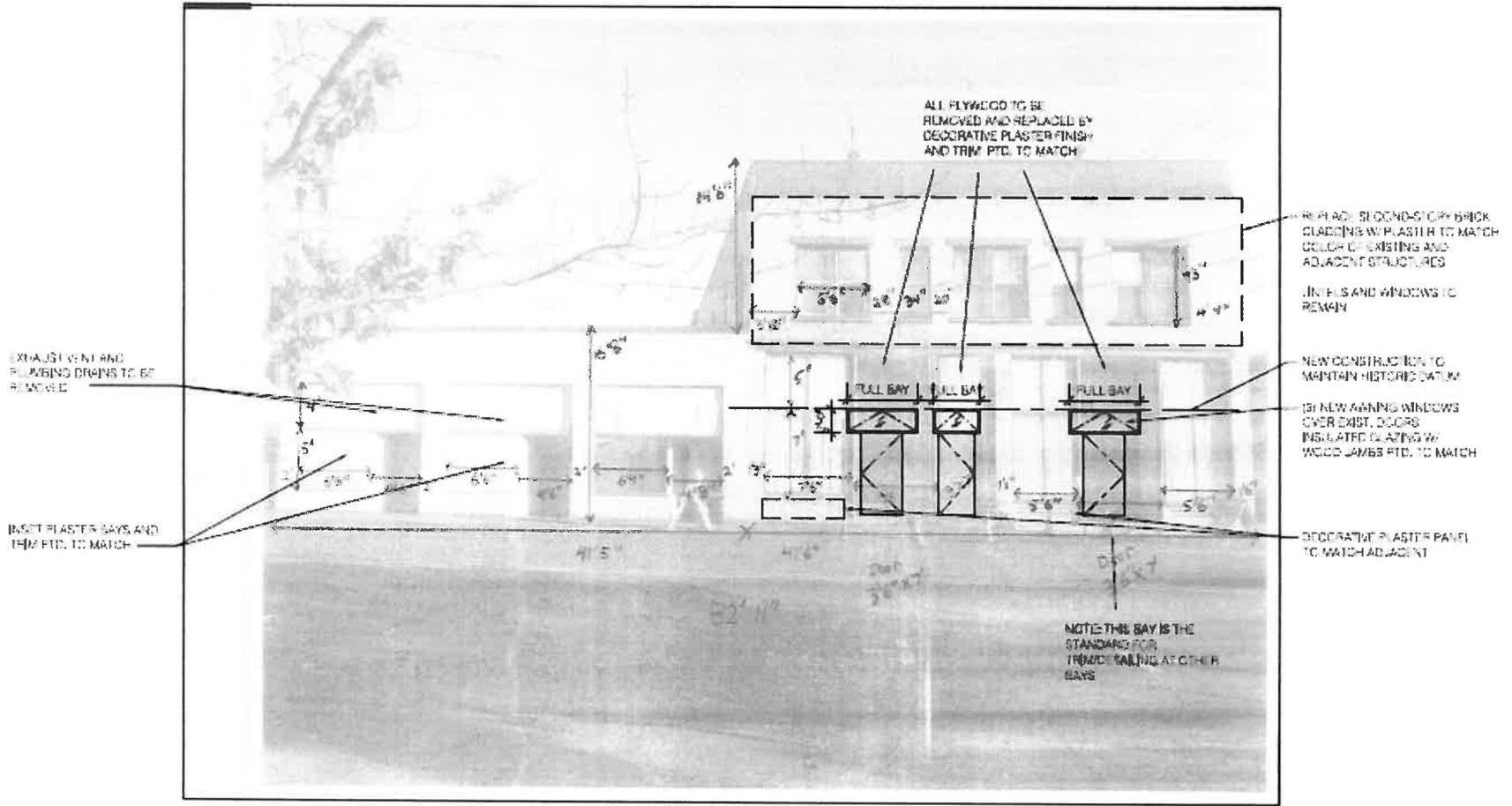


BRICK SEPARATING FROM
SUBSTRATE

REPLACE BRICK COURSE WITH
PLASTER TO MATCH COLOR OF
EXISTING AND ADJACENT
STRUCTURES
EXISTING SAND WINDOWS TO
REMAIN

Arrows on Photos Indicate Separation of Brick from Substrate





OWNER/APPLICANT:
 ROSEBURG RESCUE MISSION
 16151 SHERIDAN ST
 ROSEBURG, OR 97470
 PREPARED BY:
 J.L. ARCHITECTURAL, LLC
 8032L HILL ST
 ROSEBURG, OR 97470

DESIGN INTENT: THE APPLICANT ACKNOWLEDGES THE ORIGINAL, FULL HEIGHT STOREFRONT GLAZING HOWEVER IN THE STRUCTURE'S CURRENT USE AS A DORMITORY THIS FEATURE WOULD BE ILLUSITATED. THE APPLICANT INSTEAD INTENDS TO RESTORE THE FORMAL QUALITIES OF THE ORIGINAL FACADE WITH A SERIES OF NIGHT PLASTER PANELS AND CONSISTENT TRIM ACROSS THE BAYS. LARGE CHARNEL AWNING WINDOWS ARE ADDED ABOVE THE EXIST HIGH DOORS TO ALLOW SHINE AND LIGHT INTO THE DORMITORY WHILE MAINTAINING THE ELEVATION DATUM AND OVERALL FORMAL LAYOUT OF THE ORIGINAL DESIGN.

NORTH ELEVATION

APPROX. SCALE: 1/8"=1'-0"

FEBRUARY 2, 2015
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CITY OF ROSEBURG COMMUNITY DEVELOPMENT

On May 26, 2010, the HRRC adopted guidelines authorizing staff to approve minor projects that are subject to LUDO Section 2.11.090 based on the following:

1. Minor Project review and approval by staff shall be limited to EC, NP, and NC resources that comply with adopted Design Guidelines.
2. Minor Projects review by staff shall be limited to:
 - Fences, new or replacement
 - Roof repair and replacement, including gutters and downspouts
 - Foundation repair and replacement
 - Window and/or door repair and replacement
 - Restoration projects to reintroduce original features and/or materials
 - Porch rail repair and replacement
 - Awnings
 - Signs
3. Minor Project consideration by staff shall require the submittal of plans and materials listed on the application submittal form.
4. A Minor Project Evaluation Checklist shall be completed by staff for each project and a copy of the checklist along with a copy of the plans shall be provided to the HRRC as an informational item.

Minor Project Historic Resource Review Evaluation Checklist

(To be completed by Community Development Department)

	SHPO	Laurelwood	Mill-Pine	Downtown
1	EC = Eligible/ Contributing	Contributing Primary/Secondary	Significant Primary/Secondary	Historic Contributing
2	NC = Not Eligible/Non- Contributing	Non-Contributing Compatible	Compatible	Non-Historic/ Non-Contributing
3	NP = Not Eligible/Non- Contributing	Non-Contributing/ Compatible Non-Historic	Non-Compatible	Non Historic/ Non-Contributing

Applicant Rose Apartments; Pat Markham

Is applicant the owner of subject property? Y/N - If no, is owner permission on file? Y/N

Property Address 805 SE Stephens St.

Historic District _____ Mill-Pine X Downtown _____ Laurelwood _____

Historic Classification Contributing X Non-Contributing _____

Detail Project Description: Remove and reinstall telecommunication antennae and cabinets- rooftop mounting

(Attached copy of submitted proposed plans)

Zone C3 Compliance: Setbacks: front NA rear NA sides NA / NA;
Height 80 ; Lot coverage 100% ; Fence Height NA ; Sign area NA

The proposal agrees with recommendations and elements of adopted guidelines including:

Material	<u>NA</u>
Color	<u>NA</u>
Style	<u>NA</u>
Features/Details	<u>Pp. 38 & 39</u>
Size	<u>NA</u>
Mass/bulk	<u>NA</u>
Ornamentation	<u>NA</u>

The proposal complies with LUDO approval criteria including:

Retains Original Construction	<u>Yes</u>
Retains Height	<u>Yes</u>
Retains Visual Integrity	<u>Yes</u>
Retains Scale and Proportions	<u>Yes</u>
Retains Materials and Textures	<u>Yes</u>

Approved? Y/N - Referred to HRRRC? Y/N

Reason for referral _____

Reviewed by: TLC Date: 02/01/2018

Forwarded to HRRRC on: 02/21/2018