

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, August 15, 2018
Roseburg City Hall, 3rd Floor Conference Room – 3:30 p.m.

Handwritten signature and date: 8/8/18

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

Handwritten signature and date: 8/8/18

- I. CALL TO ORDER
- II. ROLL CALL: Chair Andrea Zielinski
Marilyn Aller Lisa Gogal Nick Lehrbach
Bentley Gilbert Stephanie Giles
- III. APPROVAL OF MINUTES
 - A. Minutes May 16, 2018 – Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
 - A. Garage Replacement – 848 SE Jackson Street Hokanson Guest House
- VI. BUSINESS FROM STAFF
 - A. Minor Staff Approval – Willis House 744 SE Rose Street - ADA Restroom Remodel, Fire Escape Removal, Interior Finishes
 - B. Minor Staff Approval - 322 W Chapman Avenue – Garden Fencing
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – September 19, 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
May 16, 2018

CALL TO ORDER Chair Andrea Zielinski called the regular meeting of the Historic Resource Review Commission to order at 3:34 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, Lisa Gogal, Nick Lehrbach, City Manager Colley, Director Cowie, Associate Planner Teresa Clemons, Associate Planner Ricky Hoffman and Department Technician Chrissy Matthews.

APPROVAL OF MINUTES – Bentley moved to approve the minutes of April 18, 2018 as presented; Lehrbach seconded. Motion passed unanimously.

AUDIENCE PARTICIPATION – None.

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

BUSINESS FROM STAFF –

Cowie shared that April is volunteer recognition month. On behalf of the City the commission is appreciated for their service. He also introduced Ricky Hoffman as the new Community Development Department planner. An additional planner was needed due to the increase in permitting activity and growth in our area.

Replacing Non-Historic Sign at Umpqua Arts Center 1624 W Harvard Avenue – Chris Davidson, UACT Representative was present to answer any questions. Cowie reported the Umpqua Actors Community Theatre (UACT) is requesting a variance to enable an internally illuminated sign to be constructed on property owned by the City zoned Public Reserve (PR). The 6x8' LED sign is proposed to replace the existing UACT sign in front of the Umpqua Valley Arts Center located at 1624 W Harvard Ave. The variance request is being proposed as a result of the exclusion of internally illuminated signs within the PR zone as required in RMC 12.08.020(F)(3)(a)(i). Approval of the variance would enable the construction of a similar kind of internally illuminated sign as those located directly across the street within the Professional Office and Community Commercial zones. The sign will be used to promote UACT events, but will also provide opportunities for other organizations like the City of Roseburg, Umpqua Valley Arts Center, Umpqua United Soccer Club, Music on the Half Shell and other community wide events.

The new sign will replace the old sign at its current location in front of the Performing Arts Center. The existing sign has become dilapidated and outdated. The new sign would be constructed on the same pedestal as the existing sign and utilize the same electrical connection. The proposed sign will include an 8' wide by 4' tall full color, two sided LED screen. The screen will enable each user to promote its most current event - the latest theatre production, the annual arts festival, splash pad hours, upcoming Half Shell artists, soccer events, etc.

A motion is not warranted but the committee's input on the sign is appreciated. The Commission agreed in favor of the new sign. Colley said UACT applied for grant funding to help pay for a portion of the cost of the sign and was approved. EDC is funding a portion. Cowie explained the variance went out to the surrounding property owners on May 2, 2018. At this time no comments were received. May 22, 2018 a decision will be made.

Minor Staff Approval - Facade Update 729 SE Jackson Street Redeemer's Office -

Clemons reported Redeemers requested funding to replace the alcove to a straight front eliminating a space for transient activity. The Newberry's sign on the floor will remain but will be internal once the straight front is added. The two-story Newberry's storefront is a brick building with full length display windows running the entire length of the building. There are two recessed entrances; both windows and doors are metal frame. The front (west) facade is clad with large tile squares: nine windows, the same dimensions as one square, line the upper facade: large lettering spelling JJ Newberry Co. is below the row of windows. The building also has an entrance on Main Street.

Clemons expressed that she hopes more businesses will apply for the Façade Grant. It is available for one more year. The following businesses have utilized the grant: North Forty, Roseburg Mission, Elaine Warren, and Le Petite Café.

BUSINESS FROM COMMISSION – None.

ADJOURNMENT – The meeting adjourned at 4:49 p.m. The next meeting is scheduled for June 20, 2018.

Chrissy Matthews
Department Technician

**IN THE MATTER OF THE REQUEST FOR APPROVAL APPLICATION NO. SR-18-173
0 SE JACKSON STREET (NORTH OF 848 SE JACKSON) NEW GARAGE
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Property owners, John & Victoria Hokanson, plan to construct garage on exact location of original carriage house; footprint will be same as carriage house. East elevation will feature garage door from the Carriage House Collection. Main door on south elevation is a traditional design with flat panels and clear glass window above. Three double hung one/one windows, shiplap siding, shingles, barge boards and finials on east and west elevations, will reflect style of the home as detailed below in the findings and order document.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on 15 August 2018. At that hearing the Commission reviewed application number SR-18-173 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 Municipal Code (RMC) Title 12: Land Use and Development Regulations adopted by City Council Ordinance 3497 effective May 1 2018 which replaces 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 15200 & 15300, Section 19CB, Township 27 South, Range 05 West, Willamette Meridian, R70199.
3. The property is zoned C3 (General Commercial) and lies within the Roseburg Downtown National Register District as are surrounding structures. The home is

listed individually and within the district as eligible/significant.

4. The Roseburg Downtown National Register Nomination describes the Howell-Kohlhagen House circa 1882 as:

The one and one-half story wood frame Howell-Kohlhagen House combines the Gothic and Italianate styles in a series of additions to a small house. The house has a cross gable roof with a major projecting wing on the front (west) elevation with spindlework in the gable end and paired double-hung one/one windows. Beneath these windows is a projecting bay with arched windows and a flat roof. Other windows are also double-hung one/one. A large porch with columns resting on a low balustrade to the south encircles the southeast corner of the house. Above this porch are two highly decorated dormer windows. A smaller porch with wooden balustrade is on the north side of the bay and there is a screened porch with sleeping porch on the north and west sides of the house. Cladding is tongue and groove siding with vertical board and small entablatures on the corners. There are two brick chimneys, stuccoed and with flared tops. The house is in good condition.

George Kohlhagen (1868-1944) was born in Rochester, New York. He learned the butcher's trade from his father, for whom he was named. Moving to Roseburg in 1892, he established a butcher shop on Cass Street, but in 1906 moved the business to Jackson Street. After venturing into the breeding and wholesaling of cattle and sheep, he soon became the leader of the trade in southwestern Oregon. He eventually owned three large ranches of over 1,000 acres each, a wholesale business, and two retail meat shops. Kohlhagen served as a director of the Douglas National Bank and as president of the Douglas Building and Loan Association. Several of the surviving commercial buildings in Roseburg's Central Business District were built and/or owned by Kohlhagen. The Howell-Kohlhagen House was listed on the National Register in 1988.

B. APPLICANT'S PROPOSAL

Construct garage on footprint of original carriage house on a vacant, non-historic lot located between the Howell-Kohlhagen House and the First Presbyterian Church, both these buildings are listed on the National Register individually and within the Roseburg Downtown National Register District. Owners have taken particular care that the new structure be compatible with these significant resources.

C. AGENCY COMMENTS

Conditions of approval from department review and Historic Resource Review Commission hearing may be attached to any development permits.

D. ANALYSIS

Application for exterior remodeling or alteration of Contributing Historic Resources must comply with RMC 12.04.110(H) New Construction/Additions to Non-Historic Resources.

E. REVIEW CRITERIA:

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

This Section applies to all non-historic, non-contributing, secondary, ineligible or similarly classified property within Roseburg's Historic Districts. New construction on a vacant lot within a historic district or on a property, lot, parcel or site designated as a non-historic, non-contributing, compatible, secondary and/or not-eligible historic resource can enhance the existing character if the proposed design reflects an understanding of, and is compatible with, the distinctive character of the setting and associated resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance:

1. Siting New and Relocated Buildings. New, added or relocated buildings are sited according to features of the surrounding neighborhood and the overall character of the historic area in terms of orientation, distance to adjacent buildings, traditional setback, and retention of important site features per the requirements of the Secretary of Interior's Standards of Historic Preservation Project and the Historic Preservation League of Oregon's Rehab Oregon Right manual and as follows:

a. Orientation. The new or relocated building is oriented in a manner to maintain the traditional pattern of the block.

Finding: The proposed garage will be constructed on the same footprint as the carriage house for the home at 848 SE Jackson Street which was located at the rear property line, subordinate to the home. The dilapidated structure was removed during renovation of the home prior to the National Register Nomination of the home. Although not listed itself, the narrow lot is situated between two significant historic structures both of which are individually listed on the Register as well as noted in the Roseburg Downtown District. The proposed garage is oriented to maintain the traditional pattern of the neighborhood. Staff finds this criterion is met by the proposal.

b. Distance. The distance between the new or relocated building and the adjacent historic resource is compatible with the spacing between existing resources on the same street.

Finding: The garage will be constructed on the footprint of the original carriage house and as such maintains the spacing between existing resources on Jackson Street. Staff finds this criterion is met by the proposal.

c. Setback. The setback of the new or relocated building is consistent with the setback of adjacent historic resources on the street.

Finding: The home and garage site are zoned General Commercial which requires no setbacks from property lines. The garage maintains the footprint and setbacks of the original carriage house. Staff finds this criterion is met by the proposal.

d. Design. The overall character of the new construction or relocated building is compatible with existing site features (landscaping, garages and driveways, if applicable) and the traditional character of the surrounding area.

Finding: Owners have taken care to echo elements of the home in the design and character of the new garage. The new building does not attempt to recreate a historic structure where none existed; rather it adds a new structure designed to complement the neighboring properties. The existing concrete driveway which served the site will remain as will existing landscaping and site features. Staff finds this criterion is met by the proposal.

2. Height. The proportion of the new or relocated building is compatible with the average height of the traditional character of the surroundings.

Finding: Although the original carriage house was a single-story flat-roofed structure, the planned replacement garage will better reflect the design of the adjacent home as a two-story gabled structure. Decorative gable end details, double hung one/one windows and traditional carriage house type garage and man door also allow the new structure to blend in with its surroundings. Staff finds this criterion is met by the proposal.

3. Bulk and Scale. The bulk and/or proportions (size, mass, and/or volume) of any new or relocated building are compatible with the traditional character of the surrounding. Examine the massing of nearby buildings (whether symmetrical or asymmetrical, central block or L-shape), and design the new building with similar bulk.

Finding: Bulk and scale of the new two story garage reflects the Gothic and Italianate influences of the home and is more compatible with the massing, bulk and proportions of the adjacent First Presbyterian Church than did a small single story rather pedestrian carriage house. Staff finds this criterion is met by the proposal.

4. Materials. The materials are consistent with the predominant materials and finishes found on other resources in the surrounding area. Examine the color, texture, pattern, composition, and scale of neighboring historic resources.

Finding: The owners' statement shown below indicates the concern shown toward materials and finishes. Shiplap siding with cedar shingles on the roof will match those on the Howell Kohlhagen House. Windows and doors were chosen based on

compatibility with the neighboring home, rather than the most economical selections available. Staff finds this criterion is met by the proposal.

5. Width. The proportion of the new or relocated buildings is compatible with the average width and massing of the neighboring buildings. If a building is wider than other buildings on the block, the facade should be broken up into narrower bays that reflect the common historic widths.

Finding: The new garage will be constructed on the footprint of the old, matching the traditional width of outbuildings elsewhere in the neighborhood. Staff finds this criterion is met by the proposal.

6. Specific Design Elements. Design elements need to be compatible with the existing character of the surroundings with consideration for, but not limited to:

- a. Roof Form. Visually, the roof form is the most important element in the overall building form. Keep roof forms consistent with the shapes traditionally used.

Finding: Roof form of the proposed garage is in keeping with a subordinate structure to the home. Gabled with 12/8 slope reflects the main mass of the home; it will be roofed with cedar shingles to match also. Staff finds this criterion is met by the proposal.

- b. Windows and Doors. Keep the proportions and pattern of window and door opening similar to neighboring historic buildings. Keep the rhythm of solids (walls) and voids (windows and doors) consistent with the dominant pattern set in the area.

Finding: The owners echoed design elements of the home in choosing the windows and doors for the garage. The double hung one/one windows at the gable ends echo the trim from the dormers and end-gable design on the home. The carriage door was chosen rather than a modern design to ensure the structure fit in with adjacent resources, and the one/one double hung window and flat-panel access door on the south elevation maintain traditional type proportion of wall to void. Staff finds this criterion is met by the proposal.

- c. Exterior Siding. Select siding material that is compatible with the historic materials used in the neighborhood. Only use substitute siding materials if similar in style to those used historically.

Finding: Owners plan to source historic siding as available to better match the traditional look of the shiplap on the home, seeking to maintain appearance especially from the street facing side of the garage. Staff finds this criterion is met by the proposal.

- d. Architectural Details. Architectural features are to complement the details and style of the neighboring historic buildings. Architectural elements such as eave details, window trim, water tables, and cornices help new buildings blend in with surrounding resources.

Finding: The garage effectively echoes the Gothic influences found in design of both adjacent historically significant structures with an emphasis on decoration and the ornate, incorporating beauty and aesthetic values into a utilitarian structure. Staff finds this criterion is met by the proposal.

IV. CONCLUSION

RMC 12.04.110(H) New Construction/Additions to Non-Historic Resources requires that each element of every listed criterion be addressed before a decision can be substantiated. Staff finds that the request to construct garage on footprint of original carriage house on a vacant, non-historic lot located between the Howell-Kohlhagen House and the First Presbyterian Church, both buildings which are listed on the National Register individually and within the Roseburg Downtown National Register District, complies with applicable decision criteria. Staff recommends approval of the proposal as presented.

V. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends to the Community Development Director that the Commission **APPROVE APPLICATION NO. SR-18-173 – CONSTRUCTION NEW GARAGE AT 0 SE JACKSON STREET, NORTH OF 848 SE JACKSON STREET.**

Andrea Zielinski, Historic Resource Review Commission Chair

Date

Stuart Cowie, Community Development Director

Date

Historic Resource Review Commission Members:

Andrea Zielinski, Chair

Lisa Gogal, Vice-Chair

Marilyn Aller

Nick Lehrbach

Bentley Gilbert

Stephanie Giles



Street View of Home from Nomination



Street View of Garage Location Google Maps

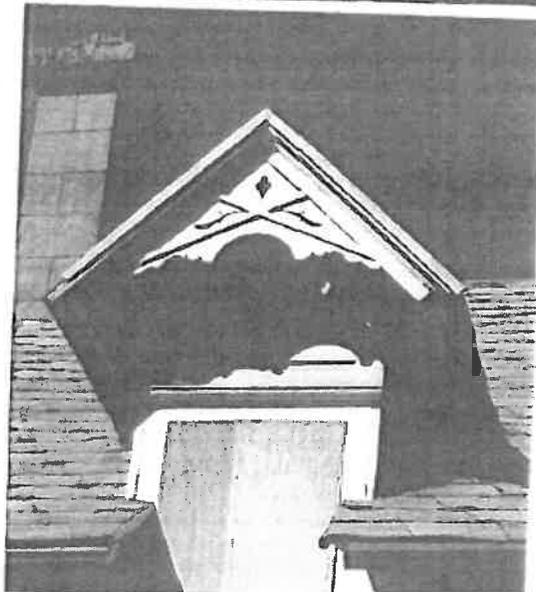
demolished carriage
house.



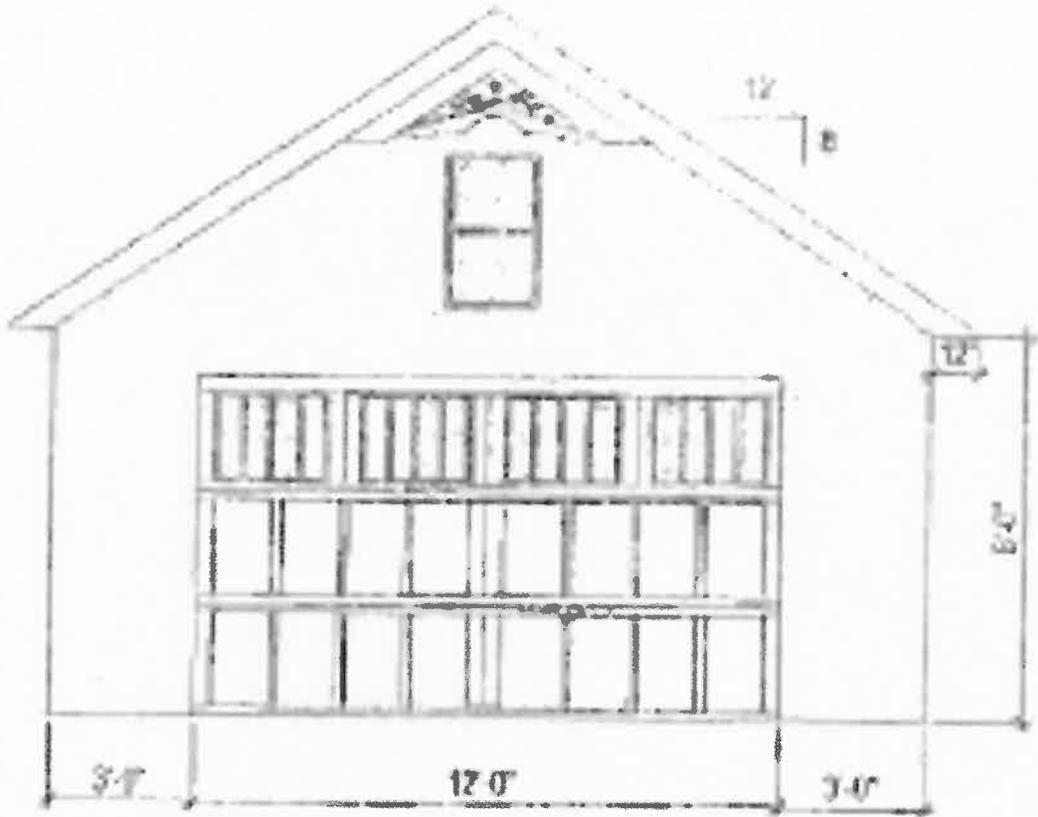
dormers east
elevation, south end



close-up of one
dormer

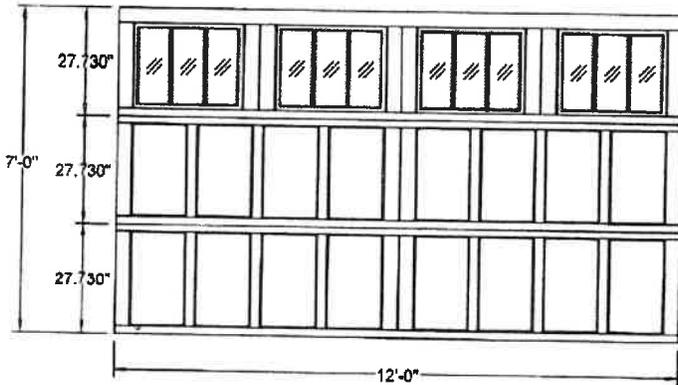


Pictures of Garage and Home by Owner circa 1980s

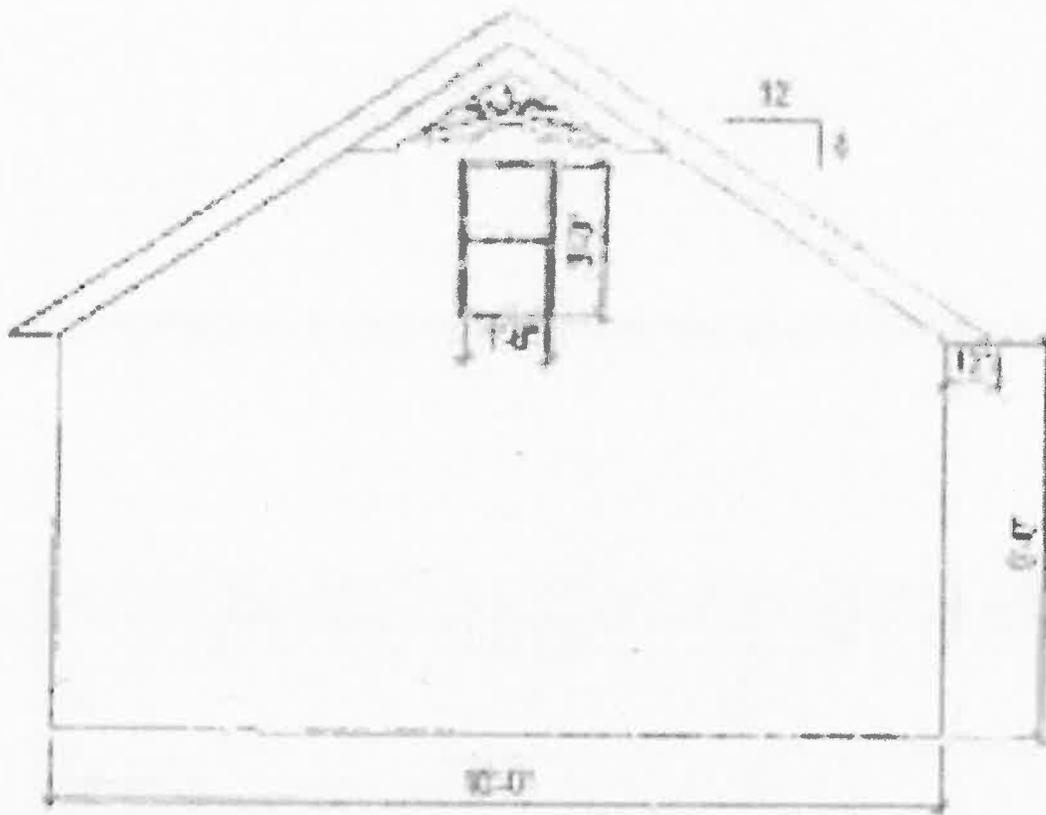


1 EAST ELEVATION
 8' 10" SCALE 1/4" = 1'-0"

East Elevation – Facing Jackson Street



Detail for Garage Door – Carriage House Collection



2
S1.0

WEST ELEVATION

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

West Elevation Dormer and Gable Detail

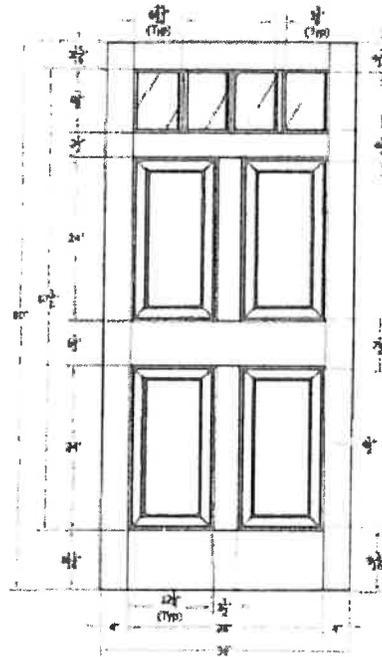
QUOTE # Q27118-6-14-5654
 VICTORIA HOKANSON
 DATE 6/14/2018
 QUOTE VALID FOR 30 DAYS

7134 TRADITIONAL (TDL)

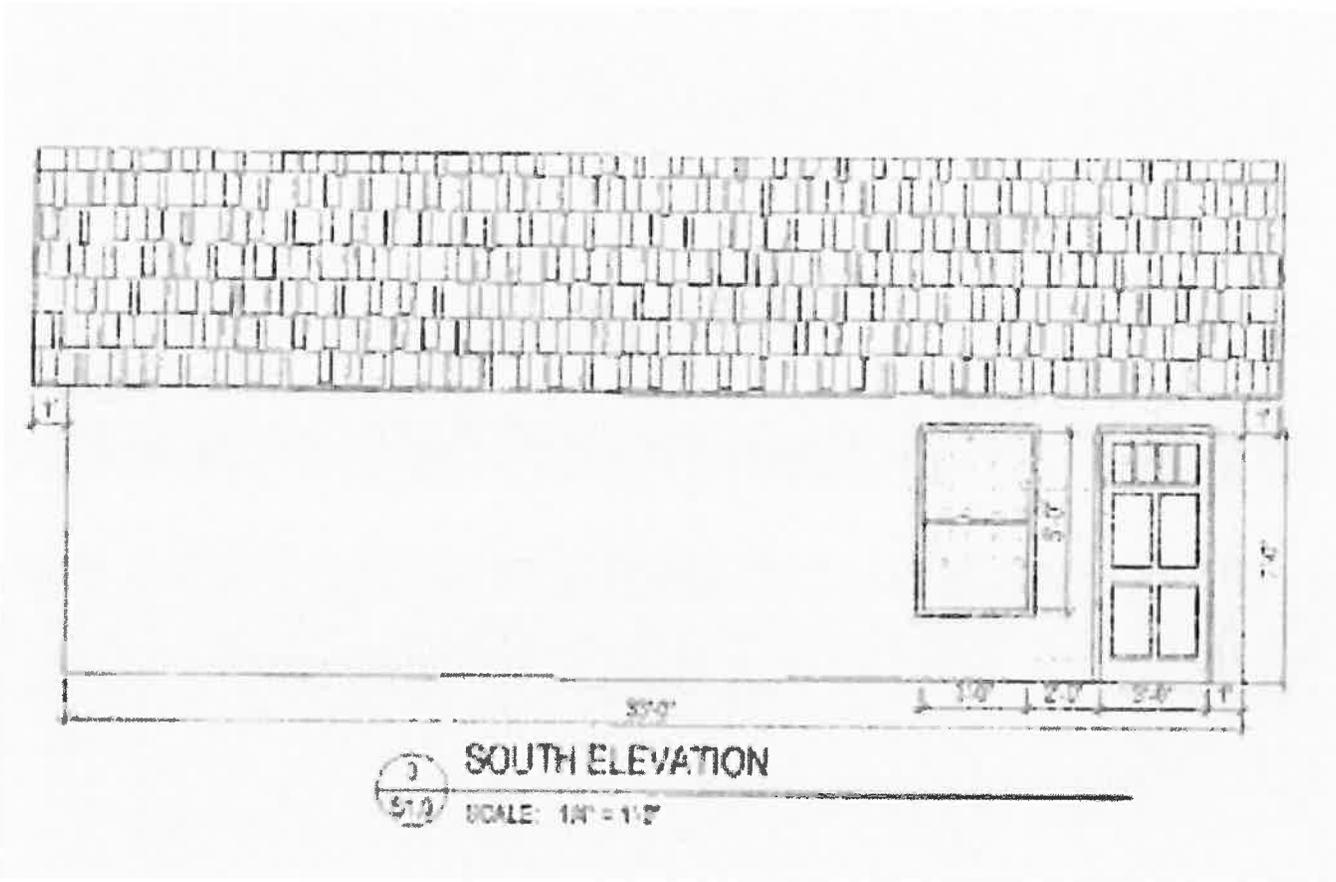
SERIES: Traditional Exterior Doors
TYPE: Exterior Traditional
DOOR DESIGN: 7134
QUANTITY: 1
TOTAL QUOTE PRICE: \$762.88

DOOR SPECIFICATIONS

SPECIES: Fir
WIDTH: 3' 0"
HEIGHT: 6' 8"
THICKNESS: 1 3/4"
GLASS: 3/4" Clear IG



Flat Panel Man-Door with Windows at Top



South Elevation – Faces North Side 848 SE Jackson Street

Statement:

Property owners are submitting plans to build a garage on the exact location as the historic carriage house. The foot print will be the same as the carriage house.

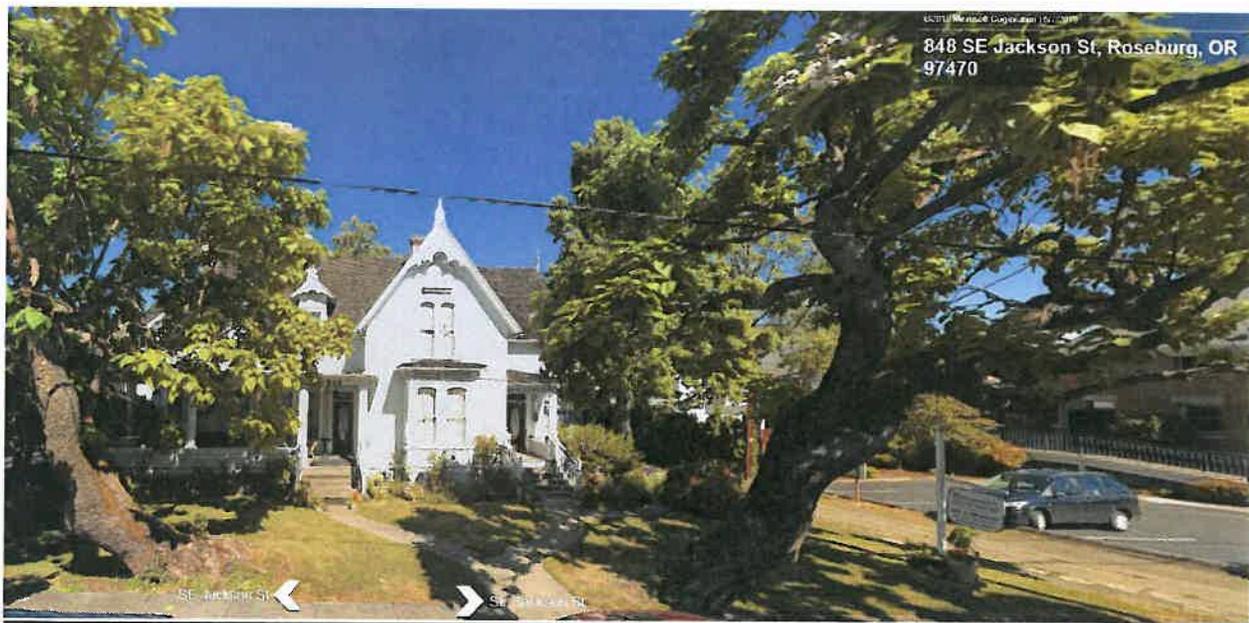
The east elevation will feature a garage door available from our local Overhead Door called the Carriage House Collection. Man Door on the south elevation is a traditional design that has flat panels and clear glass windows on top.

Windows (3) are double hung to mirror house and age.

Siding will be shiplap. Barger boards and finials will reflect the house and will be located at east and west elevation.

The shingles will be the same as on the house.

John Hokanson
Victoria & John Hokanson
J. Hokanson



Street View Bing Maps 2012



CITY OF ROSEBURG COMMUNITY DEVELOPMENT

Minor Project Historic Resource Review Evaluation Checklist

	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 NeighborWorks Umpqua Is applicant the owner of subject property? Yes

Property Address 744 SE Rose Street R#140264

Historic District Mill-Pine X Downtown Laurelwood

Historic Classification Contributing X Non-Contributing

Detail Project Description: Remove non-historic rear porch/fire escape and interior remodel with ADA restroom see attached plans.

Zone CBD 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>NA</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? Yes - Referred to HRRC? No

Reviewed by: TLC Date: 15 June 2018

Forwarded to HRRC on: 18 July 2018

HISTORIC RESOURCE INVENTORY NATIONAL REGISTER The Judge William R. Willis house in Roseburg was built in 1874 as a two-story frame house in the Bracketed Villa mode then fashionable. It now faces easterly in the middle of a block on a lot which provides an open green in the downtown district of the city where it was moved in 1910 from its original site facing northerly on the northeast corner of the same block.

The following item appears in the Roseburg PLAIN DEALER August 22, 1874: JUDGE WILLIS' NEW RESIDENCE. On last Tuesday we were shown through the new residence which Judge Willis is having erected on the beautiful plat of ground in the central part of town. The main building is twenty-nine by thirty-nine feet, with an extension for a library fourteen by sixteen feet, all of which is two stories high. The kitchen is fourteen by twenty-three feet, and is built one story, forming an ell to the main building. The sitting room there is an elegant stone fireplace, the work of Mr. John Smith of Wilbur. There are two elegantly wrought bay windows, one above and one below stairs. The main front entrance leads into a spacious hall, from which the stairs lead to the upper rooms. The building is hard finished throughout, with lime from the kilns of E. S. Morgan & Co. about four miles east of town. Messrs. John Berry and D. Morgan of Albany have the contract of the plastering. G. W. Rhodes of Salem is superintending the carpenter work. When completed, this will be one of the finest residences in Southern Oregon, and an ornament to the town.

As originally sited, the house consisted of a two-story rectangular volume with a two-story bay window at the south end of the east wall and a smaller two-story volume attached to the west side. A small one and a half story block, possibly an addition as it does not seem to be present in an early photograph of the house, containing a return staircase with a curved dog-leg at the top was set in the northwest corner between the two volumes, and a one-story kitchen wing extended to the south of the main volume. A flat-roofed porch with ornamental railing was carried on four chamfered posts with molded trim capitals and brackets across the north face of the main volume.

There was also a small porch, now removed, containing a bay window with a similar flat roof on the west side of the kitchen wing. A gable roof of low-to-medium slope covered each of the three sections, with a gable in pediment-like fashion over the two-story bay window.

Ornament consisted of a paneled frieze and cornice atop the first and second levels of the bay window. Windows, double-hung sashes each containing a single pane, were set in architraves of ornamental millwork with broad molded cornices and had double-leaf louvred shutters. Fenestration was regular. The cornice of the window centered under the gable on the second floor of the north face, now removed, was sharply pedimented.

The main door at the lower right hand corner of the north face was recessed and contained side lights and transom windows. The upper panels of the original four-panel door were arched. A small chimney with molded cap straddled the ridge of the main volume toward the north end and there was a fireplace chimney with molded cap in the east slope at the south end. The house has been somewhat altered over the years.

The pedimented window in the north, now east, front face has been removed and three windows have been added in the gable to illuminate the attic. One bay has been added to the front porch and the original chamfered bracketed posts have been replaced with square tapered columns, and there is now a dormer in the south (formerly east) slope of the main volume.

These and formerly mentioned alterations may have been effected when the house was placed on its present ashlar foundation or in 1924 when it became the Roseburg City Library.

Further alteration and partitioning of the interior occurred when the city occupied it as City Hall after the former city headquarters was destroyed in an explosion in 1959. Despite these alterations, the building is substantially original. The Judge William R. Willis house is a well-proportioned example of the Bracketed Villa style of the 1870s and 1880s. It was for many years one of the finest residences in Roseburg, has a long history of public use, and is regarded as a local landmark.

The house was built in 1874 by William R. Willis, a successful lawyer and first Justice of the Peace in Douglas County. Willis was born in Ohio in 1825 and grew up in Illinois. He taught school for a while in Ohio and Illinois and then became a steamboat pilot on the Illinois and Mississippi rivers. In 1853 he accompanied his mother to Oregon, taking a steamer from New York to the Isthmus of Panama and thence to San Francisco and Portland. Other members of the family took the land route across the Great Plains, and were met by Willis' father who had come to Oregon the previous year.

William Willis raised stock for several years on a Donation Land Claim of 160 acres he took in 1854 south of Roseburg, and then was employed as a clerk in Roseburg before he was appointed Justice of the Peace. He was County Judge from 1860 to 1864, was admitted to the State Bar in 1864 and became a prominent attorney. Willis served many years on the Roseburg City Council and was Mayor for three terms.

President and Mrs. Rutherford B. Hayes were overnight guests in the house in October, 1880, during a tour of the West, as suitable hotel accommodations were not available in Roseburg. Several of the Presidential party were also invited to dine there. One, Gen. W. T. Sherman, reportedly was not impressed with the menu. He ate little and when asked what he liked, grumped, "Hard tack and bacon."

The house was moved to its present site in 1910 and it served as the Roseburg City Library from 1924 until 1956. After an explosion heavily damaged the Roseburg City Hall in 1959, city offices were headquartered in the Willis house until 1973 when a new City Hall was completed next to it. The future of the house is at this time uncertain.



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 DAVID KREPKY

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

Property Address 322 W CHAPMAN

Historic District Mill-Pine Downtown Laurelwood

Historic Classification Contributing Non-Contributing





