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CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, February 20, 2019
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

- 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 November 15, 2018– Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
A. Demo home on local register 2923 NE Douglas Avenue NWU Deer Creek Village
- VI. BUSINESS FROM STAFF
A.
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – March 20, 2019
- 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 cmatthews@cityofroseburg.org

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
November 21, 2018**

CALL TO ORDER - Chair Andrea Zielinski called the regular meeting of the Historic Resource Review Commission to order at 3:30 p.m., in the third floor conference room of City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL - Present: Chair Andrea Zielinski, Commissioners Bentley Gilbert, Stephanie Giles, Lisa Gogal, and Nick Lehrbach. **Absent:** Commissioner Marilyn Aller (excused).

Others present: Associate Planner Teresa Clemons, and City Manager Lance Colley.

APPROVAL OF MINUTES – *Commissioner Lehrbach moved to approve the minutes of August 15, 2018 as presented; Commissioner Giles seconded. Motion passed unanimously.*

AUDIENCE PARTICIPATION - None

PUBLIC HEARING - None

BUSINESS FROM STAFF

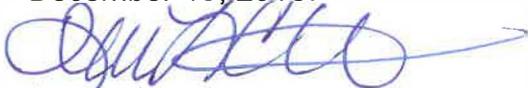
Teresa Clemons described the Pine Street Waterfront Overlay Planning Commission Work Session 2 Presentation, the PSWO Pattern Book, current Minor Approval Template, and the HRRC memo providing text and photographs from the nominations for the 7 significant buildings within the PSWO. The links can be found on the City website: www.cityofroseburg.org to both the Speak Up Roseburg public comment survey and to the PWSO Meeting Presentation from November 13, 2018.

She further explained the consultant hopes to use the template along with the pattern book to allow modifications to the Historic homes in the area without scheduling a meeting with the Historic Resource Review Commission and detailed the concerns regarding redevelopment and future development from a floodplain management standpoint.

Lance Colley clarified current locations of public rights-of-way in the area, explaining the difficulties presented for development of properties using the easement for access since the location and width is undetermined for most of the length of Pine Street. He reiterated the need for public/private partnerships to establish legal right-of-way from Douglas to the city bike path as the area redevelops. No decision was rendered at this meeting, but members were invited to review the information, and revisit the matter at the December 19th meeting.

BUSINESS FROM COMMISSION – None.

ADJOURNMENT – The meeting adjourned at 4:05 p.m. The next meeting is scheduled for December 19, 2018.



Teresa Clemons
Associate Planner

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



Application No. SR-19-048

Meeting Date: February 20, 2019

Prepared for: HRRC

Staff Contact: Teresa Clemons, Associate Planner

Request: Historic Review Demolition Request 2923 NE Douglas Avenue

ISSUE STATEMENT AND SUMMARY:

Albion Spahn, Design and Construction Project Manager for NeighborWorks Umpqua, requests a demolition permit to remove a building at 2923 NE Douglas Avenue in order to facilitate future development of multiple-family housing and a single-family housing for veterans on the parcel south of the Douglas Avenue.

OPTIONS:

- Adopt proposed or modified Findings of Fact approving the demolition request.
- Adopt proposed Findings of Fact denying the demolition request.
- Continue consideration of the request for 60 days.

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) for demolition and 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 TO **APPROVE WITH CONDITIONS** APPLICATION NUMBER SR-19-048, DEMOLITION OF 2923 NE DOUGLAS AVENUE AS DETAILED IN FINDINGS AND ORDER.

**IN THE MATTER OF THE REQUEST
FOR DEMOLITION APPROVAL AT 2923 NE DOUGLAS AVENUE
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Albion Spahn, Design and Construction Project Manager for NeighborWorks Umpqua, requests a demolition permit to remove a building at 2923 NE Douglas Avenue in order to facilitate future development of multiple-family housing and a single-family housing for veterans on the parcel south of the Douglas Avenue.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on February 20, 2019. At that hearing the Commission reviewed application number SR-19-048 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 Ordinance No.3497, as originally adopted March 12, 2018, , as both may have been amended from time-to-time.
2. The subject site may be described as Tax Lot 00104, Section 20BD, Township 27 South, Range 05 West, Willamette Meridian, R68508.
3. The property is zoned MR18 (Medium Density Multiple Family Residential) and is surrounded by MR29 across Douglas on the northwest, by R7.5 across Douglas on the northeast, R6 to the east, MR18 directly west of the site, and PR to the south. The majority of the site has floodplain/floodway overlay as Deer Creek runs through across the south end of the property.
4. The building is listed as Secondary within the local Roseburg Historic Resource Inventory, Volume 4 – Part 1 :

This Colonial Style house is reported to have been built in two major phases: the existing house is a 1939 remodel of a much older home perhaps as early as 1900. The house is located on the site of the old Douglas County Fairgrounds. The

exhibition area was located where the house is now and the ticket office where the garage stands. A large race track existed to the west of the house. Sometime after the fair moved to a different location, Oregon State University bought the property and used it as a State Model Farm. It is unclear when the University sold the property or the succession of owners after that time; however, the current owner, Carol Josse, is the daughter of a long time owner, Oma Kerr. In addition to its association with the fair and the model farm program, the property is of interest for being one of only a few remaining farm-related resources which have surviving outbuildings in addition to the main house.

B. PROPOSAL

Applicant, Albion Spahn, Design and Construction Project Manager for NeighborWorks Umpqua, states that “they intend to find a buyer to relocate the existing structure. If this is not possible, we will document the building through photographs prior to demolition”.

Street view of the structure looking south from NE Douglas Avenue showing garage addition from 2006 when previous owners sought to subdivide the parcel and rehabilitate the home. Work was never completed and the project was abandoned, becoming a nuisance property in the intervening years.

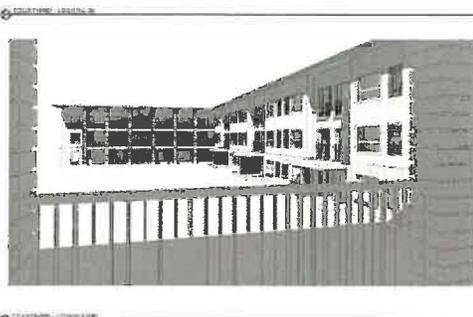
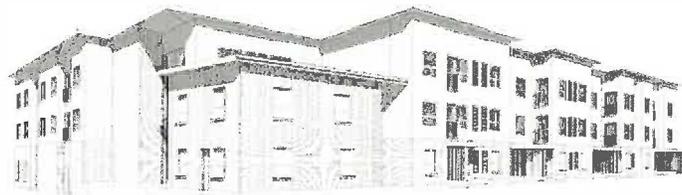


Photograph showing windows replaced along front (north) side of home. Replacement windows detract from the historic integrity of the structure.



Views of west side of structure show degree of neglect of outside; interior remodeling has further deteriorated the structural integrity of the home. Vacant for a number of years, the building has been posted many times for illegal camping as well as for overgrown grass and weeds.





The last two renderings depict development of 68-unit multiple family housing project to be situated on the westerly portion of the site. This precludes moving the original structures to this location. The entire site is impacted by floodplain, riparian, and wetlands from Deer Creek. Since funding from Federal sources requires that all development meet floodplain development standards including no intrusion in floodway, no other options for moving the home on the site exist.

C. AGENCY COMMENTS

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

D. ANALYSIS

Application for demolition of Historic Resources must comply with standards found in RMC12.04.110(F).

- E. REVIEW CRITERIA: RMC 12.04.110(F): DEMOLITION OF HISTORIC RESOURCES
The Commission may delay the issuance of the demolition permit or building permit for up to 60 days from the date of the hearings action. The Commission's decision shall be based upon consideration and completion of factors listed below:

Following review, the Commission may grant or deny the request for issuance of a building permit or demolition permit. Affirmative findings shall be documented addressing the guidelines based upon their relative importance.

1) Reasonable efforts shall be made by the Commission to provide the owner of the structure with possible alternatives for demolition, including information concerning local, state, and federal preservation programs;

Finding: NeighborWorks Umpqua staff met with City staff to discuss alternatives to demolition of the property. Unfortunately, cost-benefit analysis considering the condition of the building and costs to bring it up to current building and fire code standards makes it economically more feasible to remove the aging structure and include its property in the planned future redevelopment of the vacant property. As noted in the application, NWU offers the building to anyone who would like to move the structure to another location.

2) Reasonable effort shall be made by the Commission to maintain the historic structure by an acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project. A demonstrated lack of private and public funding for the above is sufficient cause to allow demolition;

Finding: Evaluation by NWU staff determined that rehabilitation of the building would exceed the value of the structure as this type of construction does not meet current building codes. Bringing the entire building up to code would be economically unfeasible to undertake. City staff explained that HRRC may delay demolition permit issuance for up to 60 days. Since the planned redevelopment of the vacant property has not been scheduled, demolition need not take place immediately. NWU staff submitted this request in hopes that conditional approval could be obtained in order to close on the property. Staff recommends that such approval if given include a condition requiring a concerted effort by NWU to move the building within 60 days.

3) Consideration shall be given to the Guidelines listed RMC 12.04.110(G); and;

Finding: The cited section applies to all contributing, significant, primary, historic, eligible, or similarly classified Historic Resources. As this property is classified Secondary, this criterion is not applicable.

- F. 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. 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.
 - 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.
 - c) Setback. The setback of the new or relocated building is consistent with the setback of adjacent historic resources on the street.
 - 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.
- 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 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.
- 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.
- 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 façade should be broken up into narrower bays that reflect the common historic widths.
- 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.

- 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.
- 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.
- 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: No additional inventoried historic resources are near the subject site but NWU may wish to use criteria from RMC 12.040.110(H) to inform their redevelopment plans, however nothing in the code requires this.

IV. CONCLUSION

Based on the above findings, the Historic Resource Review Commission concludes that the application meets the criteria for approval with conditions in RMC 12.04.110.

V. ORDER

Based on the Findings and Conclusions above, the Historic Resource Review Commission recommends **APPROVAL** of Application Number SR-19-048 to the Community Development Director for demolition of the structure at 2923 NE Douglas Avenue as detailed in the staff report and subject to the following conditions of approval:

1. The HRRC delays the issuance of the demolition permit for up to sixty (60) days to allow the applicant to demonstrate alternatives for demolition, including information concerning local, state, and federal preservation programs, as well as possible use of the existing structure; and if that is not feasible, to advertise the structure for relocation; and finally, should those efforts fail, to try to have the structure deconstructed so that the materials are available for re-use. Provide documentation that the following resources have been employed:
 - a. Advertise in the local newspaper concerning selling/moving the house.
 - b. Contact the State Historic Preservation office at 503-986-0671 for advice.
 - c. Provide an estimate from Heartwood ReSources for de-construction of the building.
2. Upon expiration of 60 day delay, if applicant adequately demonstrates to the satisfaction of the HRRC:
 - a. That no alternatives to the demolition have been found;
 - b. That proposed new construction complies with RMC 12.04.110(H);
 - c. That the plan shows the building, plus required parking, landscaping, and other requirements will fit the site or will otherwise meet RMC requirements, and that such new construction will proceed within 6 months of site development permit approval.
3. This will include, but not be limited to:
 - a. Provide evidence that sufficient off-street parking is provided for the existing uses and the proposed office building and such parking is legally available and transferable with the site.

- b. Prior to issuance of the demolition permit, demonstrating that adequate off-street parking will be provided to meet RMC requirements for number of spaces, landscaping, location, etc. Satisfying the parking requirements can be accomplished by providing the required parking on-site, by a change to lot lines to enlarge the site to include the adjacent parking lot, or by use of another lot (such as that adjacent to this site) with a joint use agreement.
- c. Should the HRRC approve the demolition, the applicant shall, prior to beginning any on-site work, obtain the necessary permit applications for the demolition, along with required plans for new construction, which shall be submitted to the Community Development Department and Douglas County Building Department for review and approval.

Stuart Cowie, Community Development Director

Date

Andrea Zielinski, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

Andrea Zielinski, Chair
Marilyn Aller
Bentley Gilbert
Lisa Gogal
Nick Lehrbach
Stephanie Giles