

EJ
4/12/19

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, April 17, 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 March 20, 2018 – Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
 - A. HRRC recommendation to Planning Commission re: PSWO
 - B. HRRC recommendation to City Council re: Historic Preservation Month Proclamation
- VI. BUSINESS FROM STAFF
 - A. Volunteer Appreciation Month
 - B. 2993 NE Douglas Avenue SAVED!
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – May 15, 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 on-line 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
March 20, 2019**

CALL TO ORDER - Chair Andrea Zielinski called the regular meeting of the Historic Resource Review Commission to order at 3:32 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, Community Development Director Stuart Cowie.

Absent: Lisa Gogal, excused

Others Present: Nick Jones, i.e. Engineering, Gordon & Kathy Brown

APPROVAL OF MINUTES – *Commissioner Lehrbach moved to approve the minutes of the February 20, 2019 meeting as submitted. The motion was seconded by Commissioner Giles, and approved with the following votes: Commissioners Aller, Gilbert, Giles, Lehrbach, and Zielinski voted yes. No one voted no.*

AUDIENCE PARTICIPATION – Gordon and Kathy Brown, 1567 SE Pine Street presented copy of letter they received from USPO regarding installation of clustered post boxes along the street rather than door to door delivery to the neighborhood. The letter asked customers to sign and return the letter in agreement; Browns do not want large mailboxes installed along Pine Street due to safety concerns or within the Mill-Pine Historic District. Although side street installation would be preferable, it is less convenient for customers to walk to pick up mail. Clemons explained that Roseburg Municipal Code does not require city review for post box installation within rights-of-way other than a work within right-of-way permit, but Federal Section 106 review may apply within the Historic District. Cowie will contact Tonia Dickey of USPO regarding the issue.

PUBLIC HEARING – Chair Zielinski opened the public hearing. There were no ex parte conflicts declared by the commission members.

Ms. Clemons provided staff report with recommendation the Commission approve the demolition request without conditions due to the site being vacant with no parties interested in occupying the structure since it closed. Ms. Clemons shared that although property is included in the Roseburg Downtown National Register District nomination it is listed as Non-Historic Non-Contributing. Safeway Grocery operated on the site for a number of years but since the company consolidated both stores at their NE Stephens Street property this building has been vacant and has deteriorated to such an extent to be posted as derelict under Roseburg Municipal Code standards. Pictures provided to the commission showed the poor condition of the building. Ms. Clemons talked about the options the commission can entertain for this demolition request; however, denying the demolition isn't an option.

Nick Jones of i.e. Engineering, 809 SE Pine Street, Roseburg, representing the property owners, is requesting a demolition permit to remove a building at 406 SE Rose Street which has been vacant since 2006 in order to facilitate future development of the parcel. Two fires have been set inside the building and the out of state owners have dealt with repeated vandalism on the site over the years. He related that no buyers have expressed interest in the site with the building but several requested a reduced price as they would have to remove the structure in order to redevelop.

Aller asked Jones what will happen after the demolition. Jones explained the building wall will be saw-cut at top of retaining wall along SE Douglas Avenue which will require fall protection to be installed along with barricades or fencing to keep the site secure and pedestrians safe. The site will be elevated from Douglas approximately ten feet but will be level with the existing parking area. The parking lot will remain until the site is redeveloped to keep the site tidy. Any redevelopment plans, including parking, will meet current codes. Cowie related that this is not the first demolition permit to be issued on the site. In 2009 the City and developer tried to work together to demolish the building, but the removal did not take place. The city issued another demolition permit in October 2018 pending HRRC approval.

Jones explained the steps toward demolishing the structure. They have requested a partial fee waiver for dump costs. Part of the waiver includes attempts to divert as much debris and building material from the dump. Umpqua Valley Arts Association and Heartwood Resources will tour the site to salvage as much as possible after asbestos abatement completed around March 29th. Gilbert asked what happens to hazardous material during abatement. Property owners hired licensed contractor who wraps the asbestos and hauls it to a container at the McClain Avenue solid waste site which is then shipped out to a hazmat containment site. Jones mentioned that the owners of Safeway also own Rite Aid/Payless property and may decide to demolish that building once final costs for demolition are determined. Rite Aid presents a definite fall hazard to the busier sidewalks along Jackson and Washington so demo is a less attractive option than selling the site; there has been renewed interest lately from potential buyers. Gilbert asked about condition of Rite Aid, Jones replied it was much more sound than the Safeway site with some dry rot in mezzanine and roof which could be corrected during rehabilitation of the structure.

Ms. Clemons stated 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. Staff recommends the Historic Resource Review Commission adopt the proposed Findings of Fact and Order to approve without conditions, Application number SR-18-211, demolition of 406 SE Rose Street as detailed in the Findings and Order.

With no further discussion, Chair Zielinski closed the public hearing.

Commissioner Gilbert moved to adopt proposed Findings of Fact and Order to Approve Application number SR-18-211, demolition of 406 SE Rose Street as detailed in the Findings and Order. The motion was seconded by Commissioner Lehrbach and approved with the following votes: Commissioners Gilbert, Giles, Lehrbach, and Zielinski voted yes. No one voted no.

COMMISSION SUPPORT OF RESOLUTION 2019-3 - Clemons related that Community Development staff has been working with Downtown Roseburg Association, NeighborWorks Umpqua, and Umpqua Valley Arts Association to prepare a grant application for \$750,000 of funding toward Historic Preservation and Economic Development within the Roseburg Downtown National Register Historic District. The requested motion expresses support for City Council to adopt Resolution 2019-3 directing staff to submit an application for the National Parks Service Historic Revitalization Subgrant Program.

Cowie detailed investments city has made in the area and that this grant will continue those efforts with help from DRA, NWU, and UVAA.

Commissioner Gilbert moved HRRC express support of City Council adopting Resolution 2019-3 and applying for the HRSP grant. The motion was seconded by Commissioner Giles and approved with the following votes: Commissioners Gilbert, Giles, Lehrbach, and Zielinski voted yes. No one voted no.

BUSINESS FROM STAFF – Mr. Cowie shared that DRA applied for Oregon Main Street Grant Application on behalf of NWU to provide \$200,000 toward rehabilitation of the Willis House.

Clemons reminded commissioners that Oregon Heritage Conference will be April 24-26 in Medford. If anyone wants to attend, the city will pay their registration, meals, and mileage. Gilbert expressed interest but as he has attended prior conferences would step aside if others would like to attend.

Cowie reminded Commission that April meeting will include HRRC review of the proposed Pine Street Waterfront Overlay zoning amendments and Design Pattern Book.

BUSINESS FROM COMMISSION – Zielinski related that her American Leadership forum class visited Roseburg and were very impressed with our downtown.

ADJOURNMENT – The meeting adjourned at 4:20 p.m. The next meeting is scheduled for April 17, 2019.



Teresa Clemons
Associate Planner

CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT



Application No. LUDR-19-002

Meeting Date: April 17, 2019

Prepared for: Historic Resource Review Commission

Staff Contact: Teresa Clemons, Associate Planner

Request: Pine Street Waterfront Overlay (PSWO) Recommendation

ISSUE STATEMENT AND SUMMARY:

Urbsworks, consultant for the PSWO project, reached out to Community Development Staff during development of proposed PSWO text amendments and PSWO Pattern Book to ensure that Historic and Floodplain guidelines would apply to any sites or structures redeveloped within the overlay zone. Urbswork incorporated the comments into the Pattern Book which can be accessed from this link:

<http://www.cityofroseburg.org/departments/community-development/special-projects/>

Pine Street Waterfront Overlay Draft #2

Pattern Book Draft #1

In May 2010, HRRC adopted guidelines authorizing staff to approve minor projects which comply with adopted guidelines. The template for approval has worked remarkably well since its adoption. In November 2018 The PSWO Pattern Book was referenced in a memo to HRRC which is attached to this report. There are seven historic properties within the overlay zone, only one of which is listed on the National Register, the Floed Lane House. The other six sites are found on the local register and considered compatible. Compatible structures in the context of historic inventories indicate the building is old enough to be eligible for National Register listing, but may not be significant in relation to other NR listing criteria, such as association with significant events, ties to persons significant to our history, distinctive architectural design, or is likely to yield important information of history or pre-history.

Staff recommends that HRRC amend Staff Minor Project Review Template to incorporate PSWO references and requirements to allow minor staff approval for all modifications to historic properties within the PSWO zone, excepting the Floed Lane House. It is listed on the National Register and any modifications require closer scrutiny provided by a public hearing.

OPTIONS:

- Recommend adopting the PSWO text amendments to be implemented by amended Staff Minor Project Review Template;
- Continue consideration of the request.

CONCLUSION/RECOMMENDATION:

Based on the information provided, as well as Staff's analysis, staff recommends the Historic Resource Review Commission adopt the following motion:

SUGGESTED MOTION:

I MOVE HISTORIC RESOURCES REVIEW COMMISSION RECOMMEND PLANNING COMMISSION ADOPT THE PINE STREET WATERFRONT OVERLAY (PSWO) TEXT AMENDMENTS AND PATTERN BOOK.

Attachments: November 2018 Memo
 PSWO pages 14-17 & 36-45
 Staff Minor Project Approval Template

V. ORDER

Historic Resource Review Commission recommends Planning Commission adopt the Pine Street Waterfront Overlay and PSWO Pattern Book.

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

**CITY OF ROSEBURG
COMMUNITY DEVELOPMENT DEPARTMENT
900 SE DOUGLAS AVENUE (3rd Floor)
ROSEBURG, OR 97470
541-492-6750**



MEMORANDUM

Date: November 7, 2018
To: Historic Resource Review Commission
From: Teresa Clemons CFM, Associate Planner
Subject: Proposed Pine Street Waterfront Overlay Pattern Book

The City received a Transportation Growth Management (TGM) grant to study potential riverfront commercial development along SE Pine Street north of SE Douglas Avenue. Although zoned commercial, most properties are currently developed as residential due to the substandard width access to the area. The PSWO project seeks to revitalize this area by allowing uses suitable to the specific area to be developed. The PSWO Pattern Book addresses the unique challenges found here.

The consultant and review committee propose using the guidelines of the pattern book to allow modifications to historic properties within the PSWO to be approved without public hearing. Since 2010 the staff minor approval process has been used to allow City Staff to apply Historic Overlay construction and alteration standards to proposals without scheduling a public hearing. This work session will explore possibility of using the pattern book in conjunction with the staff approval template to address the historic properties within the PSWO area.

Each of the seven sites noted within PSWO District is considered Eligible/Contributing in the local historic registry; the Floed Lane House is listed on the National Register all others would be eligible to be listed on the National Register. Information below includes text and photos from the local inventory completed in 1982-1983. Current photos are also included if available.

270 SE Pine Street

HISTORIC RESOURCE INVENTORY (Volume 1-Part 2) SHPO INVENTORY NO.:
COMPATIBLE This 1 1/2-story gabled house was built in c.1906 for Luther B. Starmer. The house is in relatively good condition. It has not received any significant alterations. An oversized domer and a one-story projecting window bay dominate the front elevation of the house. Luther B. Starmer (1874-1961) was a laborer for the Southern Pacific Company. He and his wife, Ida, purchased the property on which this house was built in 1906. The Roseburg City Directory of 1909 lists Luther and Ida as residents of the house. Boarding there was L. D. Harvey, who was a cleaner and presser, and Neta Hermann.



270 SE Pine Street Local Inventory Photo c. 1983

280 SE Pine Street

HISTORIC RESOURCE INVENTORY (Volume 1-Part 2) SHPO INVENTORY NO.: COMPATIBLE This one-story square house with hip roof and small hipped portico is one of many found in the study area. It was built in c.1900, possibly for Gus Linser. In 1909, the Roseburg City Directory lists Emma Linser, the widow of Gus, as the resident of the house. Boarding there was Harry Linser, steward for the Roseburg Commercial Club; Josephine Linser, a cook; George N. Yokum, a brakeman for the Southern Pacific, and Mabel Yokum, an operator for Pacific Telephone and Telegraph Company.



280 SE Pine Street Local Inventory Photo c. 1983

292 SE Pine Street

HISTORIC RESOURCE INVENTORY (Volume 1-Part 2) SHPO INVENTORY NO.: COMPATIBLE This 1 1/2-story, rectangular structure with gable roof was built in c.1875 for Thomas Farquar. It is one of the oldest residences still standing in the study area. It is of a vernacular expression and is void of ornamentation. The current owners are rehabilitating this house. They have added a perimeter foundation and a full-width porch cover on the north elevation. Thomas Farquar (1830-__?__) was born in Virginia. The 1880 census lists his occupation as a gardener. Some of his vegetable gardens were located on what is now Elks Island. The Island is directly west of the house and across the South Umpqua River. In c.1900, Farquar owned and operated a small resort on the South Umpqua River near Coffee Creek. .



292 SE Pine Street Local Inventory Photo c. 1983



292 SE Pine Street Bing Maps June 2015

320 SE Pine Street

HISTORIC RESOURCE INVENTORY (Volume 1-Part 2) SHPO INVENTORY NO.: COMPATIBLE This 2-story square house with hip roof and belvedere was crafted in the Italianate style in c.1890 for Jesse L. Fisher. The house is one of the better preserved houses in this style within the study area. It has received only two noticeable alterations, that being the addition of an external stairwell and landing on both the east and west elevations. Jesse L. Fisher (1826-1899) came to Douglas County in c.1882 from South Dakota. His wife, Mary (1834-1912), was born in Oswego, New York and migrated to Melrose in 1877. She moved to Roseburg in 1890, the same year that this house was constructed.



320 SE Pine Street Local Inventory Photo c. 1983



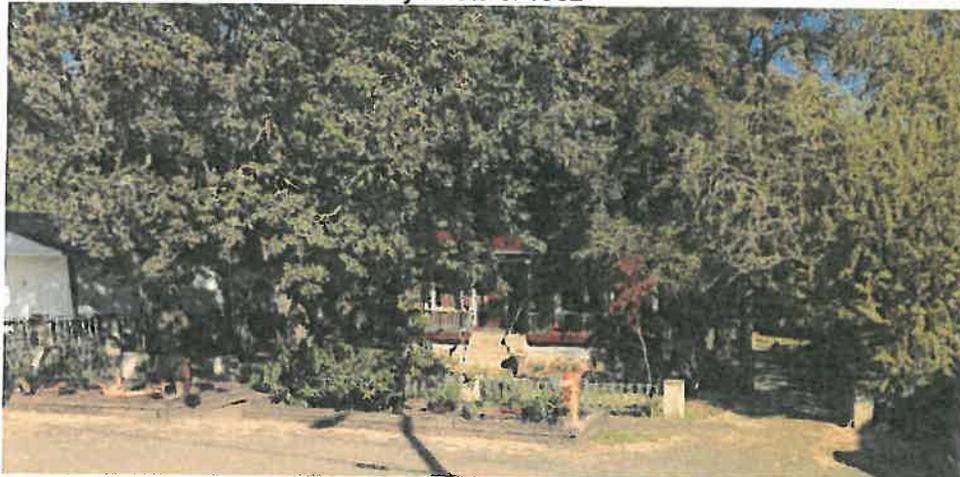
320 SE Pine Street Bing Maps June 2015

340 SE Pine Street

HISTORIC RESOURCE INVENTORY (Volume 1-Part 2) SHPO INVENTORY NO.: COMPATIBLE This relatively large 1 1/2-story house was built for Samuel K. Sykes in c.1895. The house is in fair to good condition and has received little significant alteration. The gable roof is dominated by an oversized hipped dormer on both the north and south elevations. Columns of a full-width recessed porch support a portion of the northern dormer. The house has been converted into four apartments. Access to these is via a central hall and stairway from the porch. Samuel K. Sykes was a prominent hardware merchant in Roseburg. Sykes (1869 - ___?___) was born in Portland. His father, Samuel Sykes, was a native of Leeds, England, who immigrated to the United States and located first in Philadelphia, Penn. He crossed the plains by ox train in 1862, and located at Portland, Oregon. In 1885, the Sykes family moved to Roseburg. Samuel K. Sykes began his hardware business in 1888, being associated with the Sheridan Brothers for five years. In 1897, Samuel K. Sykes began his own mercantile business, in which he traded in general hardware and also in wagons, carriages and other agricultural implements. The Sykes Hardware Store was one of four in Roseburg at the turn of the century. Sykes also served as City Treasurer in Roseburg for three years.



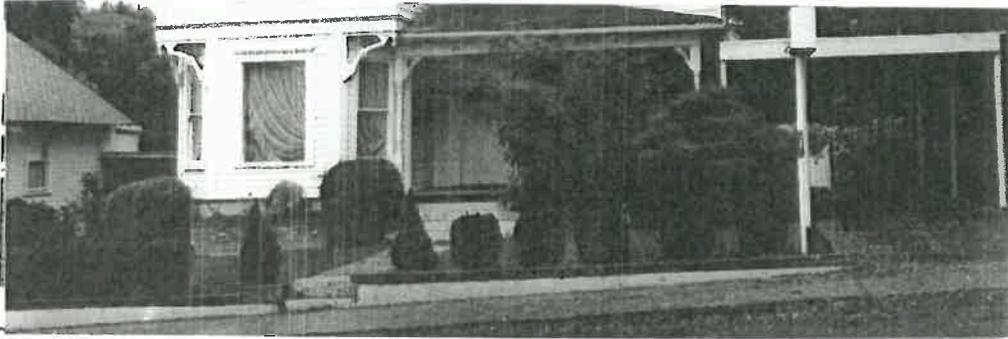
340 SE Pine Street Local Inventory Photo c. 1982



340 SE Pine Street Bing Maps June 2015

534 SE Douglas Avenue

HISTORIC RESOURCE INVENTORY (Volume 1-Part 1) SHPO INVENTORY NO.: COMPATIBLE This 2-story rectangular house with a two-story front ell was built in c. 1895. The house is in relatively good condition, but has received some alterations which include the removal of some of the 1/1 double hung windows and their replacement with single-pane fixed lights. According to the 1909 Roseburg City Directory, Dr. George A. Bradburn resided here. Bradburn was a medical doctor and, according to informants for this area, practiced in his home.



534 SE Douglas Avenue Local Register Photo c. 1983

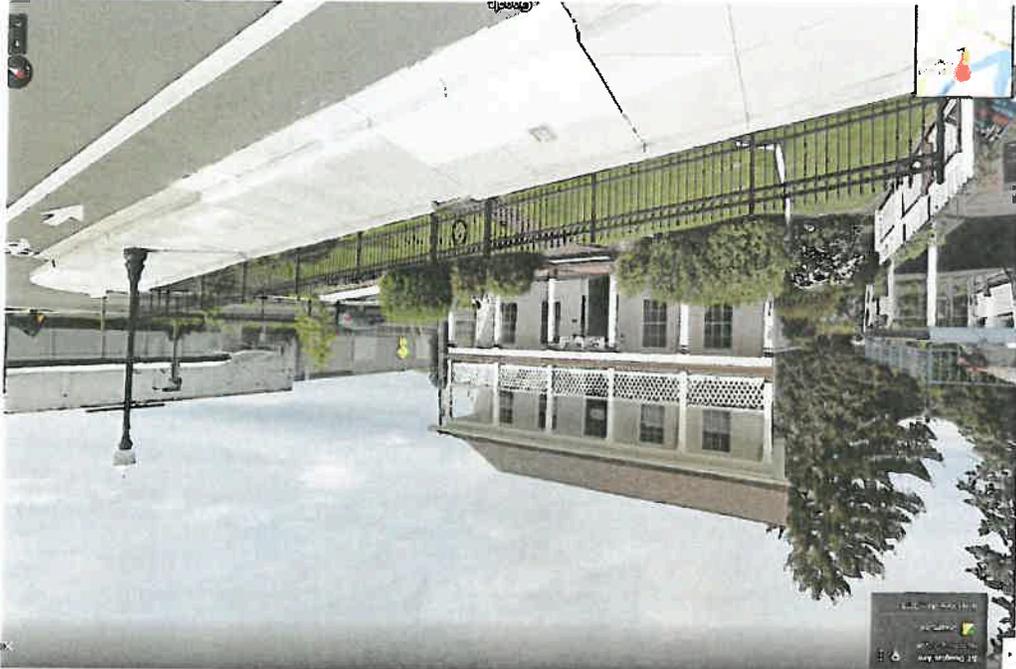


534 SE Douglas Avenue Google Maps May 2018

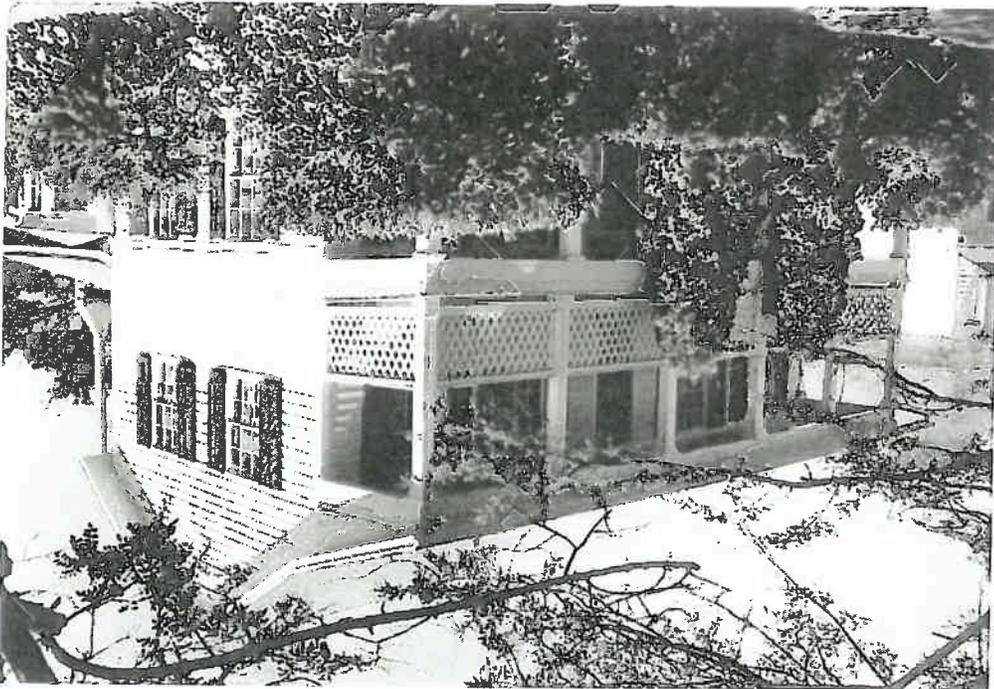
544 SE Douglas Avenue

HISTORIC RESOURCE INVENTORY (Volume 3) SHPO INVENTORY NO.: NOT
RATED The Creed Floed House, commonly known as the Joseph Lane House, is where Lane spent his final days and is the only surviving structure associated with him. The following biography is from Cornings Dictionary of Oregon History: Joseph Lane was born in North Carolina in 1801 and at the age of nine moved to Kentucky with his family. In 1821 he moved to Indiana where he served in both houses of the legislature, 1822-46. In 1846 he was commissioned colonel 2nd Indiana Volunteers in Mexican War, brevetted major-general next year, and discharged in 1848. President Polk appointed him Governor of Oregon Territory; after a hazardous mid-winter trip he arrived at Oregon City, March 2, 1849. Making a trip to the Walla Walla country, he demanded and secured the surrender of the Whitman murderers - five Cayuse Indians which were brought to trial, convicted and hanged in June, 1850. Lane served until June 1850, following which he was elected delegate (Democrat) to 32nd and 33rd Congress, serving until 1859 when Oregon became a state. He served as first state senator, 1859-61, and in 1860 was Democratic candidate for U.S. vice-president, with Breckenridge. In the 1860's, the leader who had been a hero in the Rogue River Indian Wars, in 1851-53, witnessed the rapid close of his brilliant career, because of his pro-slavery attitudes and strong Southern sympathy. He never again held public office. He married Polly Hart in 1820; they had six sons and four girls. He settled on a claim in the Umpqua Valley in 1853, and Lane County is named for him. In addition to the house's association with Gen. Lane, the Floed house is one of the rapidly diminishing number of structures dating from Oregon's territorial days. It had always been owned by descendants of the family until 1961 when it was donated to the Douglas County Historical Society by Mrs. Walter Bain, Lane's great-granddaughter, with a promisionary clause stating that if it is ever used for any other purpose it will revert back to the family. .

544 SE Douglas Avenue Google Maps May 2018



544 SE Douglas Avenue National Register Nomination Photo c. 1974



FLOOD PLAIN COMPLIANCE

Challenges for Historic Structures

There are seven historic structures in the PSWO. Almost all of them are in the flood plain. As stated on the previous page, "When a structure in the Flood Plain is relocated, extended, converted, or altered, it must comply with the Flood Plain requirements." These requirements provides special challenges for historic structures.

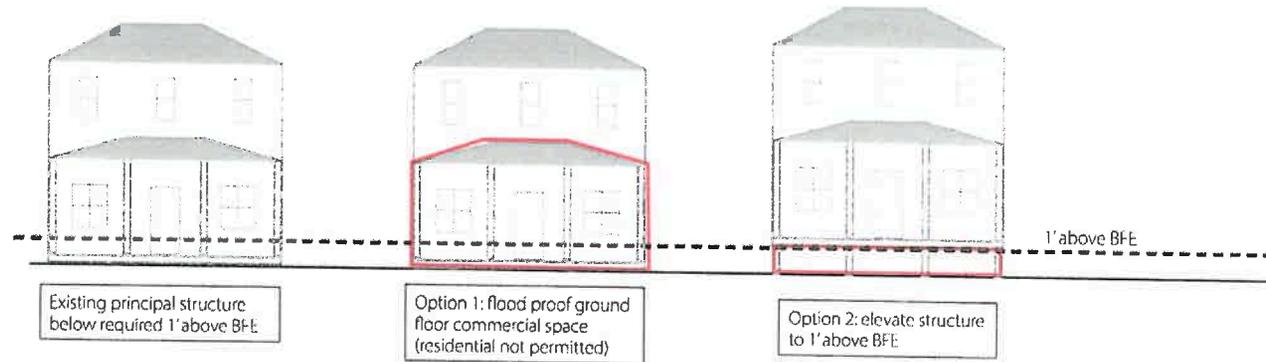
When a historic building is remodeled to accommodate mixed uses or is otherwise converted from a purely residential use, it will need to comply with floodplain regulations. It is possible that all of the historic structures in PSWO will need to be altered in some way.

Alterations that would bring a historic structure into compliance include flood proofing, relocation to higher ground, or elevation on a new sub-structure.

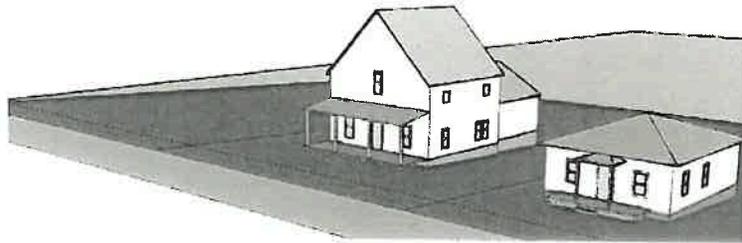
Table 2-21

Table 2-21 – Historic Building Options		
Action	Requirement	Limitations and Qualifications
Rehabilitate, Remodel or Adapt a Historic Building <i>See pages 32-39 of The Pattern Book</i>		
<ul style="list-style-type: none"> Adapt or restore a historic structure that complies with Chapter 12-040.090 Flood Plain Overlay. Move a historic structure to another location on the same site so that it complies with Chapter 12-040.090. Move a historic structure to another site within the PSWO so that it complies with Chapter 12-040.090. Add a substructure to lift the historic building out of the flood plain. 	<p>Alterations and new construction shall comply with architectural design guidelines of the Pattern Book, which address:</p> <ul style="list-style-type: none"> Building shape and projections (massing and composition) Roof shape Details, including eaves, windows and doors, and porches Materials 	<p>(1) Permitted without Historic Resource Review Commission (HRRC) approval as long as alterations or new construction meet standards set out in Pattern Book.</p> <p>(2) Minor projects, as defined in the HRRC Minor Project Review Standards, shall be reviewed by staff.</p>
Relocate a historic structure to a site not within the PSWO.	-	Requires Historic Resource Review Commission (HRRC) approval.
Demolish a historic structure	-	-
New Construction		
Build a new structure on a vacant site.	New construction shall comply with Table 2-21 from Design Standards of this Chapter.	Permitted without HRRC approval.
<ul style="list-style-type: none"> Add a new structure to a site occupied by a historic structure. Attach a new structure to a historic building. 	New construction shall comply with Table 2-21 from Design Standards of this Chapter.	<p>(1) Requires Historic Resource Review Commission (HRRC) approval.</p> <p>(2) Minor projects, as defined in the HRRC Minor Project Review Standards, shall be reviewed by staff.</p>

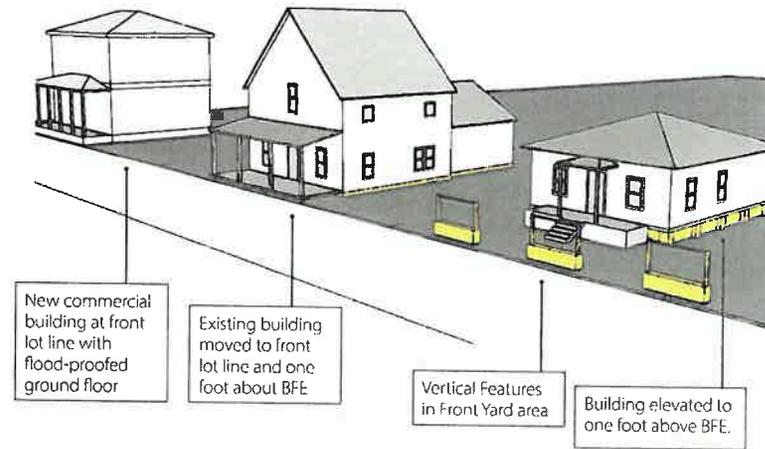
FLOOD PLAIN COMPLIANCE



EXAMPLE 1: Existing structures not in compliance with flood plain requirements



EXAMPLE 2: Existing and new structures in compliance with flood plain requirements

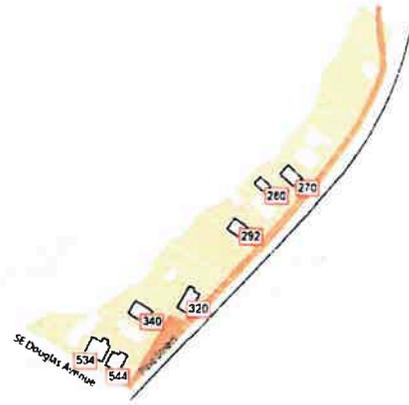


ARCHITECTURE

Pine Street Victorians

Of the seven historic homes within the Pine Street Waterfront Overlay, five of them face the Pine Street Multi-Use Path and two front Douglas Avenue. All of these are Victorian style, with the exception of the Lane House, which was built decades earlier and is Greek Revival.

Pine Street has a mix of Queen Anne, Italianate, and Vernacular styles, which are all part of the larger umbrella of Victorian Style, a period of architecture in the latter half of the 19th century. The country as a whole, and cities in particular, experienced a period of intense growth in industrial development. This meant that building materials were beginning to be mass-produced and, as a result, lighter wood was employed rather than heavy timber framing. This allowed builders more freedom in the form of the house, creating more organic shapes, overhangs, and curved forms. In addition to more complex building forms, the style could also be affordably applied to simple rectangular cottages, through the use of ornamental wood elements. In its boldest expression, Victorian-style buildings are eclectic, with different patterning and asymmetrical shapes such as towers and other embellishments. The existing historic homes on Pine Street are of a more modest interpretation of the style and share steeply pitched gable roofs or lower-profile hipped roofs and ornamental wood work.



534 W Douglas
1895. Style: Queen Anne.

ESSENTIAL ELEMENTS OF HISTORIC HOMES

- Steeply pitched gable roofs or lower profile hipped roofs
- Boxed eaves and frieze boards
- Cut wood ornament, including brackets and spindle work, patterned shingles and dentils
- Wood clapboard siding
- Vertical proportions for windows
- Double hung windows
- Doors with sidelights and transoms
- Bay windows
- Porches with hipped roofs

ARCHITECTURE



280 SE Pine
1900. Style: Not listed.



292 SE Pine (Farquar House)
1875. Style: Vernacular



320 SE Pine
1890. Style: Italianate.



544 W Douglas (Lane House)
1853-54 (1866). Style: Greek Revival.



270 SE Pine
1906. Style: Queen Anne, Vernacular.



340 SE Pine
1895. Style: Not listed.

The images above and on previous page represent the seven historic homes in the Overlay. With the exception of the Lane House—which is on the National Historic Registry—the six other properties are part of the Roseburg Cultural and Historical Resources Inventory. Information about building style and year of construction was gathered from this inventory.

Building Shape

Typical patterns that can be found in the Pine District are represented in massing and composition diagrams. They show the simple forms and variations from the simple form, including elements such as porches, dormers, and wings.

Classic façade composition is characterized by symmetrical and balanced placement of doors and windows. Windows most often occur in singles or in pairs and are vertically oriented. Entrance doors are generally located in the center of the façade.

Building shapes for new construction on Pine Street will have similar house-like scale and form of historic buildings while maintaining contemporary style.

Table 2-19

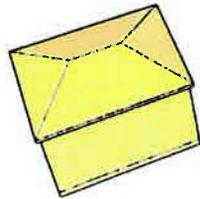
Table 2-19 - Private Property Standards		
Requirement	Standard	Limitations & Qualifications
Applicability		
a) Existing buildings		(1) Unless stated otherwise, existing buildings are exempt from these standards.
b) Alterations to existing buildings		(1) Unless stated otherwise, these standards apply to alterations that exceed 30% of the square footage of the existing building.
Setbacks See Pages 24-27 of The Pattern Book		
c) From Pine Street Edge, minimum	0 feet	(1) New buildings or additions may encroach into the Front Yard only when they are fronted by a porch.
d) From Pine Street Edge, maximum	15 feet	(1) New buildings or additions may not exceed maximum setback.
e) From Riparian River Lot Line	0 feet	
f) Side	5 feet	
g) Existing buildings		(1) Existing buildings are permitted to encroach into the Front Yard or exceed the maximum setback.
Minimum distance between buildings 10 feet		
Buildable Area See Pages 24-27 of The Pattern Book		
h) Maximum percentage	20%	(1) Maximum buildable area applies to the lot area after the area for the Front Yard side yards, and the rear setback are deducted, and if required, pedestrian paths connecting rear buildings to Pine Street.
i) Multiple buildings		(1) When multiple buildings occupy a lot, a pedestrian path is required to connect them to Pine Street. (2) The pedestrian path must meet standards for accessible routes with paving materials meeting standards for a single building.

Table 2-20

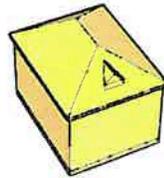
Table 2-20 - Architectural Standards, New Buildings and Alterations			
Requirement	Standard	Required	Limitations & Qualifications
Applicability			
a) Existing buildings			Unless stated otherwise, existing buildings are exempt from these standards.
b) Alterations to existing buildings			Unless stated otherwise, these standards apply to alterations that exceed 30% of the square footage of the existing building.
Front Porch See pages 42-45 of The Pattern Book			
c) Minimum width	15 feet		(1) An attached porch may front toward the minimum paved area. See Table 2-18.
d) Minimum depth	8 feet		(1) The porch may be incorporated into a building or treated as an attachment to a building.
Ground Floor See pages 42-45 of The Pattern Book			
e) Ground floor windows	75%	50%	(1) Applies to lower feet of façade.
f) Primary building entrance	Required	Required	(1) Required for each building façade facing Pine Street. (2) Shall be located on the Pine Street façade, or facing a required pedestrian path. (3) Shall be directly connected to Pine Street and shall include weather protection.

BUILDING SHAPE

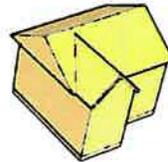
- ESSENTIAL ELEMENTS**
- Victorian-compatible
 - House-like scale and character
 - 2-story
 - Porches integral to building shape
 - Accommodates emergency response
 - Steeply sloped roofs



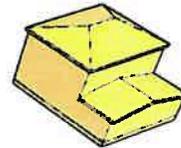
2-story basic



2-story front hip gable

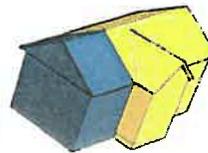
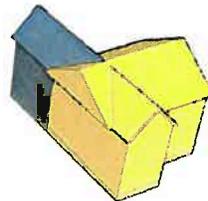
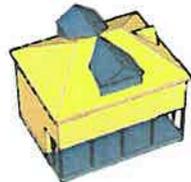
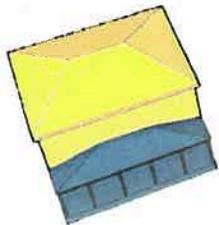


2-story L-shape



2-story basic with add-on

Possible Massing Variations



Possible massing variations include projecting hip-roofed single-story porches, recessed porches, dormers, rear and side wings.

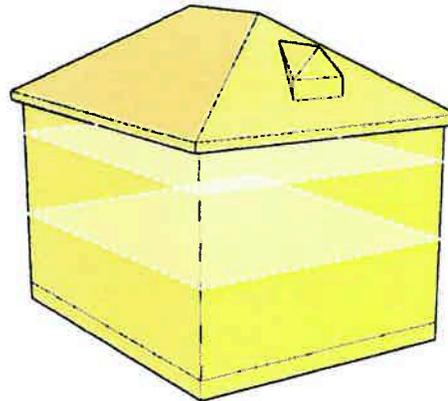
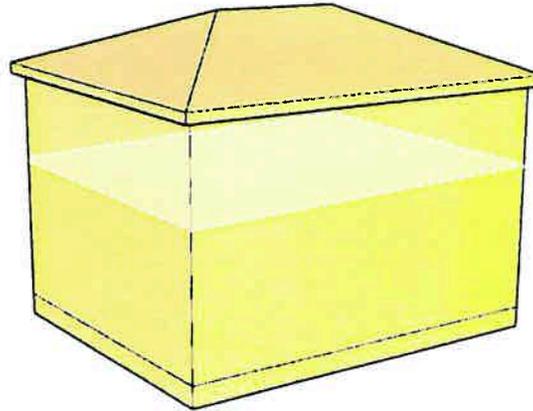
BUILDING SHAPE

Scale, Height and Building Footprint

The PSWO permits a maximum building height of 30 feet and a maximum of 3-stories.

Multiple buildings are permitted on a single site and a maximum building footprint of 3,600 square feet is allowed per building. These requirements help maintain a small-scale character consistent with the vision for Pine Street.

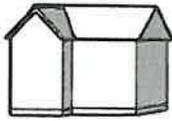
For details on how building height is measured, See page 29 of this document. For details on multiple buildings on a single lot, see page 27 of this document.



Stories and scale. While 3-stories are permitted in the PSWO, greater floor-to-floor height creates welcoming spaces that are appropriate for commercial areas. Floor-to-floor height means the distance from the top of one floor to the top of the next floor up. Victorian homes typically have a 12 to 15-foot floor-to-floor height.

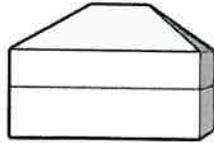
BUILDING SHAPE

Typical 2-story
Victorian



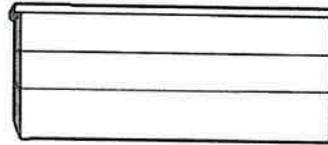
Existing building shapes.

2-story
3,600 sf footprint
7,200 sf total



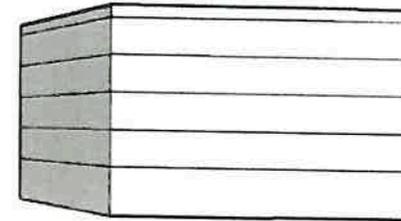
3,600 sq. ft. buildings
permitted.

3-story
10,000 sf footprint
30,000 sf total

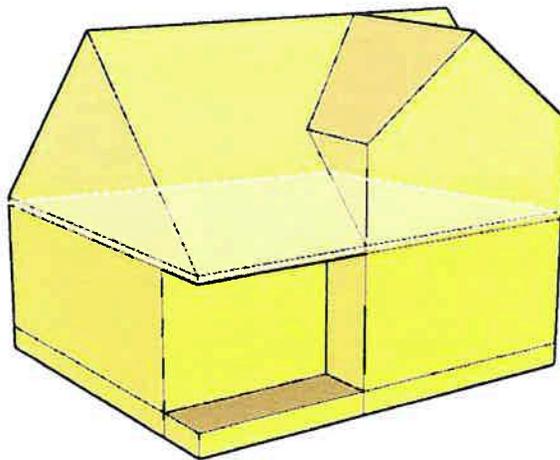


Large-scale flat-roofed buildings are
out of character with the PSWO.

5-story
10,000 sf footprint
50,000 sf total



Large-scale flat-roofed buildings are
not permitted.



Recommended. Second story
begins at the eave, leaving ample
floor-to-floor heights with 2-stories,
maintaining the house-like shape
that is compatible with historic
Victorian forms.



BUILDING SHAPE



Victorian massing variations. A projecting porch as a retail entry.



Alterations in contemporary materials. Alterations to a Victorian may be carried out with modern materials.

BUILDING SHAPE



Additions in contemporary architectural style. Additions in front of (as on the left) or beside (as on the right) a Pine Street Victorian should be contemporary in architectural style, and not imitative of historic Victorian details. Massing of new buildings or additions should be consistent with the scale of the Victorian buildings, however.

Porches

Porches serve a number of functions and are characteristic of many of the buildings on Pine. They can act as a transitional space between public and private, they provide weather protection and are visually interesting for people walking or biking by. They can also serve to announce the presence of a business with outdoor dining tables or merchandise on the porch, which remains both protected from the elements and visible.

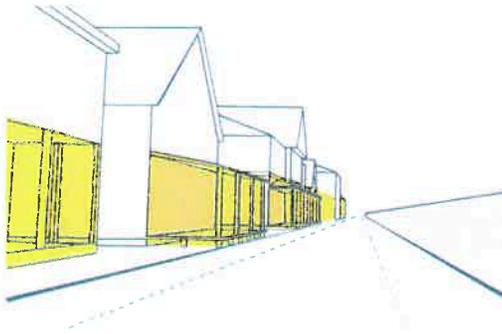
Both recessed and projecting porches are found on Pine. Recessed porches are housed within the basic form of the building, while projecting porches protrude out from the basic form. Projecting porches commonly have a hipped-roof shape, matching the main roof structure.

Porches often span the entire width of the front façade, making them a prominent feature of the buildings and of the district.

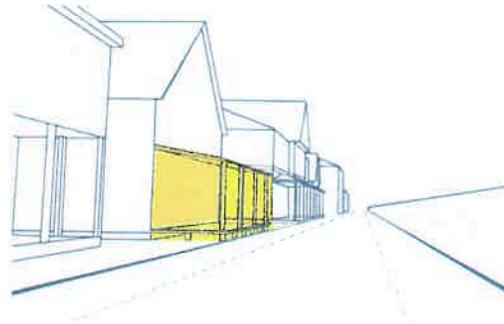
Table 2-20

Table 2-20 – Architectural Standards, New Buildings and Alterations			
Requirement	Standard		Limitations & Qualifications
	Pine Street Edge or Douglas Avenue	Required pedestrian path and Riparian Edge	
Applicability			
a) Existing buildings	Unless stated otherwise, existing buildings are exempt from these standards.		
b) Alterations to existing buildings	Unless stated otherwise, these standards apply to alterations that exceed 30% of the square footage of the existing building.		
Front Porch See pages 42-45 of <i>The Pattern Book</i>			
c) Minimum width	15 feet	-	(1) An attached porch may count toward the minimum paved area. See Table 2-18.
d) Minimum depth	8 feet	-	(1) The porch may be incorporated into a building or treated as an attachment to a building.
Ground Floor See pages 42-45 of <i>The Pattern Book</i>			
e) Ground floor windows	75%	50%	(1) Applies to linear feet of façade
f) Primary building entrance	Required	Required	(1) Required for each building façade facing Pine Street. (2) Shall be located on the Pine Street façade, or facing a required pedestrian path. (3) Shall be directly connected to Pine Street and shall include weather protection.

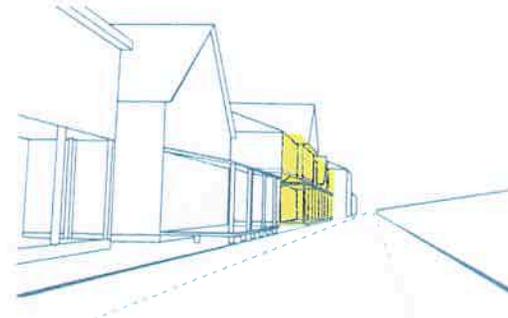
PORCHES



Every building within the Pine Street Waterfront Overlay needs a porch.



Porches are permitted in the Front Yard area and fulfill the vertical features requirement.

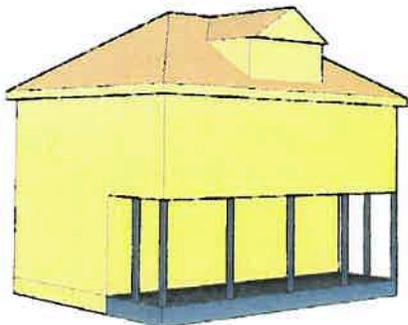


Porches may be single or double height and may be recessed or projecting.

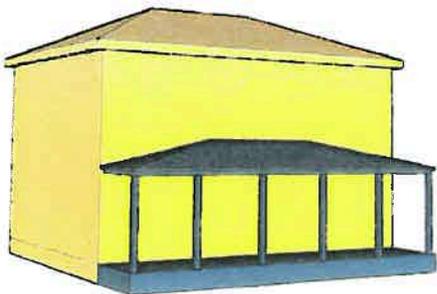
ESSENTIAL ELEMENTS

- Required for each building
- Face Pine Street Multi-Use Path
- Inviting
- Semi-public space for dining, socializing or displaying merchandise

PORCHES



Recessed porch



Projecting hip-roofed porch



Porches in the Pine Street district. For the PSWO, a porch is defined as a structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided; it may be partially screened or glass-enclosed. It may be either incorporated into a building or treated as an applied feature on the exterior.

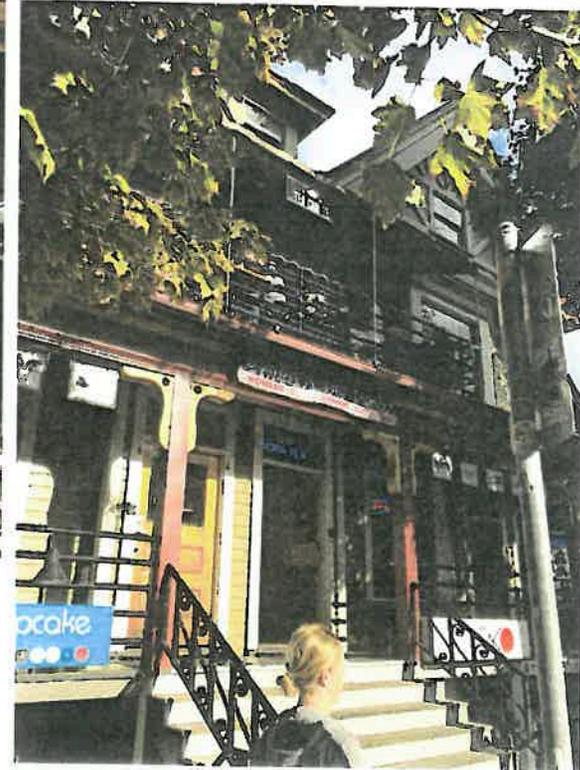


PORCHES



Portions of buildings without porches.

When a portion of a building without a porch faces Pine Street, it should have large scale windows. These may slide open during nice weather, creating a fluidity between inside and outside.



Double height porches. Porches may be two stories tall.



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 _____

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

Property Address _____

Historic District Mill-Pine Downtown Laurelwood

Historic Classification Contributing Non-Contributing

HRRC
Updated April 10, 2013

Minor Project Review Standards
Page 1 of 2

Detail Project Description: _____

(Attached copy of submitted proposed plans)

Zone _____ Compliance: Setbacks: front _____ rear _____ sides _____ / _____;
Height _____; Lot coverage _____; Fence Height _____; Sign area _____

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

Material _____
Color _____
Style _____
Features/Details _____
Size _____
Mass/bulk _____
Ornamentation _____

The proposal complies with LUDO approval criteria including:

Retains Original Construction _____
Retains Height _____
Retains Visual Integrity _____
Retains Scale and Proportions _____
Retains Materials and Textures _____

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

Reason for referral _____

Reviewed by: _____ Date: _____

Forwarded to HRRC on: _____



**CITY OF ROSEBURG
COMMUNITY DEVELOPMENT DEPARTMENT
900 SE DOUGLAS AVENUE (3rd Floor)
ROSEBURG, OR 97470
541-492-6750**

MEMORANDUM

Date: April 11, 2019
To: Historic Resource Review Commission
From: Teresa Clemons, Associate Planner
Subject: Historic Preservation Proclamation

Upon your recommendation and with support from the Historic Resource Review Commission, Mayor Larry Rich and the Roseburg City Council will issue their proclamation declaring May National Preservation Month at their April 22nd meeting.

THIS PLACE MATTERS HISTORIC PRESERVATION MONTH 2019

May is Preservation Month, and this year we're celebrating with three simple words that say it all: This. Place. Matters. Preservation Month is an excellent opportunity to shine a spotlight on all the special places that are important to your community. Share photos #ThisPlaceMatters as we celebrate Historic Preservation in May.

WHEREAS: Historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS: Historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS: The City of Roseburg has four National Register Districts recognized for their individual unique historical characteristics - Mill-Pine, Downtown, Laurelwood, and the VA Campus; and

WHEREAS: The City of Roseburg has a number of historic properties, outside of its National Register Districts, also recognized for their individual unique historical and cultural characteristics, and

WHEREAS: It is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us; and

WHEREAS: May is National Preservation Month 2019, co-sponsored by the City of Roseburg and the National Trust for Historic Preservation.

NOW, THEREFORE, I Larry Rich, Mayor of the City of Roseburg, do hereby proclaim May 2019 to be

HISTORIC PRESERVATION MONTH

and call upon the people of Roseburg to join their fellow citizens across the United States in recognizing and participating in this special observance.

DATED this 22nd day of April 2019.