

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, October 16, 2019
Roseburg City Hall, 3rd Floor Conference Room – 3:30 p.m.

S.C.
10/9/19

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 James DeLap
- III. APPROVAL OF MINUTES
A. Minutes August 21, 2019 – Historic Resource Review Commission Minutes
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
663 SE Jackson – Applicants request HRRRC comments regarding proposed exterior modifications to structure
- V. PUBLIC HEARING
- VI. BUSINESS FROM STAFF
- IX. BUSINESS FROM THE COMMISSION
- X. NEXT MEETING – November 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

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
August 21, 2019**

CALL TO ORDER – Vice-Chair Gogal called the regular meeting of the Historic Resource Review Commission to order at 3:31 p.m., in the third floor conference room of City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL – Present 3:31 p.m.: Vice-Chair Lisa Gogal, Commissioners Marilyn Aller, and Stephanie Giles. At 3:33 p.m. Jim DeLap and Nick Lehrbach arrived. Vice-Chair Gogal asked for roll call again.

ROLL CALL – Present: Vice-Chair Lisa Gogal, Commissioners Marilyn Aller, Jim DeLap, Stephanie Giles and Nick Lehrbach.

Absent-Excused: Commissioners Andrea Zielinski and Bentley Gilbert

Others Present: Director Stuart Cowie, Associate Planner Teresa Clemons, and Department Technician Chrissy Matthews.

AUDIENCE PARTICIPATION – None

APPROVAL OF MINUTES

Commissioner Giles moved to approve the minutes of the June 19, 2019 meeting as submitted. The motion was seconded by Commissioner Lehrbach, and approved with the following votes: Vice-Chair Gogal, Commissioners Aller, DeLap, Giles, and Lehrbach voted yes. No one voted no.

AUDIENCE PARTICIPATION – None

PUBLIC HEARING

Vice-Chair Gogal read the procedures for the Public Hearing. No ex parte conflicts were declared by the Commissioners.

Ms. Clemons gave the staff report stating the owner of property at 1445 SE Pine Street, Kurt Rethwill, is requesting approval to extend his kitchen six feet toward the rear of the yard of an existing non-contributing home within Mill Pine Historic District. Based on the application information provided and Staff's analysis, the proposed request is in keeping with the criteria provided in Roseburg Municipal Code (RMC) for additions 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. Further, the extension will be located in the back of the house facing the alley and will not impact the neighbors.

Commissioner DeLap stated there is a lot of good information provided and finds the request favorable.

AUDIENCE PARTICIPATION

Kurt Rethwill, 1221 E Third Ave. Sutherlin, OR 97479, owner of 1445 SE Mill Street, stated he would like to re-side the house with a material like hardy plank cement siding, in addition to the expansion of the kitchen. He asked the Commission if they have a preference on siding material.

Mr. Cowie stated in the case of a non-contributing historical house, the Code does not require a specific building material.

Hearing no further discussion, the Public Hearing was closed.

Commissioner Aller moved to adopt the proposed Findings of Fact and Order to approve application number SR-19-257, kitchen extension as detailed in the Findings and Order. The motion was seconded by Commissioner Lehrbach, and approved with the following votes: Vice-Chair Gogal, Commissioners Aller, DeLap, Giles, and Lehrbach voted yes. No one voted no.

BUSINESS FROM STAFF

Minor Approval 1608 SE Mill Street - Ms. Clemons stated the Minor Staff Approval was approved on 8/7/19. The structure was built in 1910 and is Secondary significance. The one-story vernacular cottage features a gable roof with frieze board. Three posts support a hipped roof over a porch on the northeast elevation. The house has boxed eaves and corner boards. Windows are one-over-one with cornices projection bay on the south elevation. Siding is shiplap. There is a one-story addition on the north side. House is set diagonally on a triangular lot. Owner proposes to replace roofing with the same type, remove and replace fire damaged rafters and sheathing as needed, rehab the windows, and repair and paint the siding. There will be no change to the exterior appearance of the home.

Downtown Façade Grants - Ms. Clemons presented a slideshow of the before and after photos of downtown Roseburg façade grant successes and provided the following information:

- \$150,000 provided in façade grant money.
- \$525,000 just in façade improvements only.
- \$1.5 million in overall total improvements based on building permit valuation data.
- Maximum reimbursement was \$10,000 for \$30,000 in improvements.
- The return on grant investment is 12.5 to 1. The grant cycle was a success!

Mr. Cowie stated the façade grant funds for the downtown area were provided by Urban Renewal funds. The downtown historic district which is included in the Urban Renewal District Boundary is expiring soon for that area; however, the boundary will incorporate the NE Diamond Lake Blvd area. As Urban Renewal funds become available, the City's hope is businesses will participate and improve the NE Diamond Lake Blvd area.

Regional Housing Rehabilitation Grants – Ms. Clemons stated the City of Roseburg was awarded \$400,000 to be used inside city limits of the three partner cities. NeighborWorks Umpqua (NWU) will administer the grants.

Home repair projects must be within city limits of Roseburg, Winston, or Myrtle Creek. Typical scope of work includes roof replacements, rot repair, window replacement, and plumbing/HVAC/electrical fixes. Home must be owner-occupied; in some cases manufactured housing in parks may qualify. Qualifying owners are eligible for up to \$10,000 in grant funds. Interested owners need to contact NeighborWorks Umpqua for qualifying information or to apply. Ms. Clemons stated several properties are approved and projects are underway – Nine properties throughout Roseburg, and two in Myrtle Creek. The City of Winston has not reported any applicants at this time.

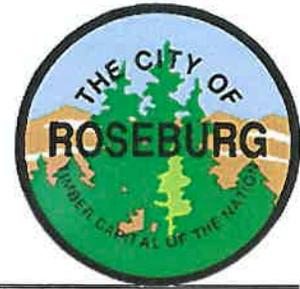
BUSINESS FROM COMMISSION – None.

ADJOURNMENT – The meeting adjourned at 3:57 p.m. The next meeting is September 18, 2019.

A handwritten signature in black ink, appearing to read "Chrissy Matthews". The signature is fluid and cursive.

Chrissy Matthews
Department Technician

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



MEMORANDUM

Date: October 8, 2019
To: Historic Resource Review Commission
From: Teresa Clemons CFM, Associate Planner
Subject: Proposed Exterior Changes to 663 SE Jackson Street

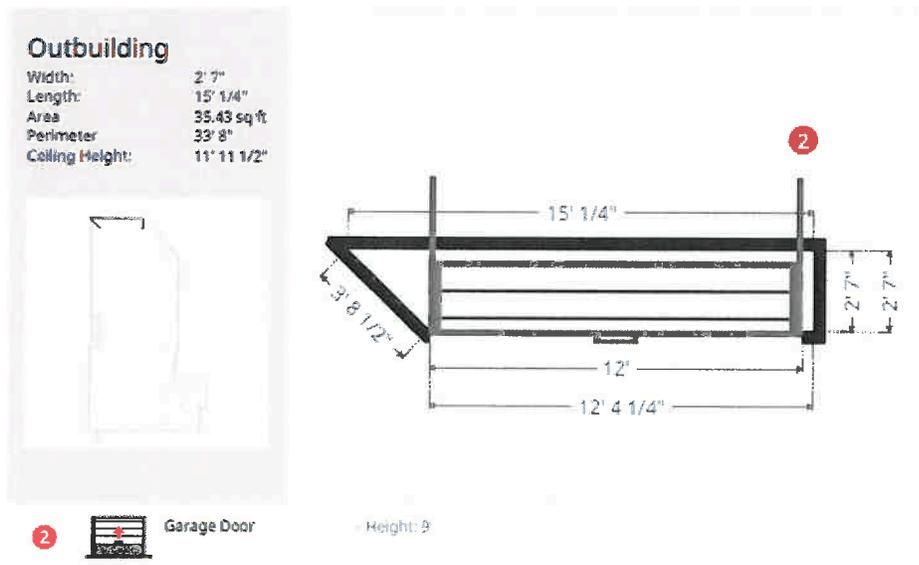
Daniel Thomas and his business partner are requesting comments for a proposed future remodel to 663 SE Jackson Street. Plans include creating an entertainment establishment serving food and drinks and providing a stage for live music performances. The front entryway would be replaced by a garage type door and the man-door moved off to the side. Photo below shows street view of the area in question.



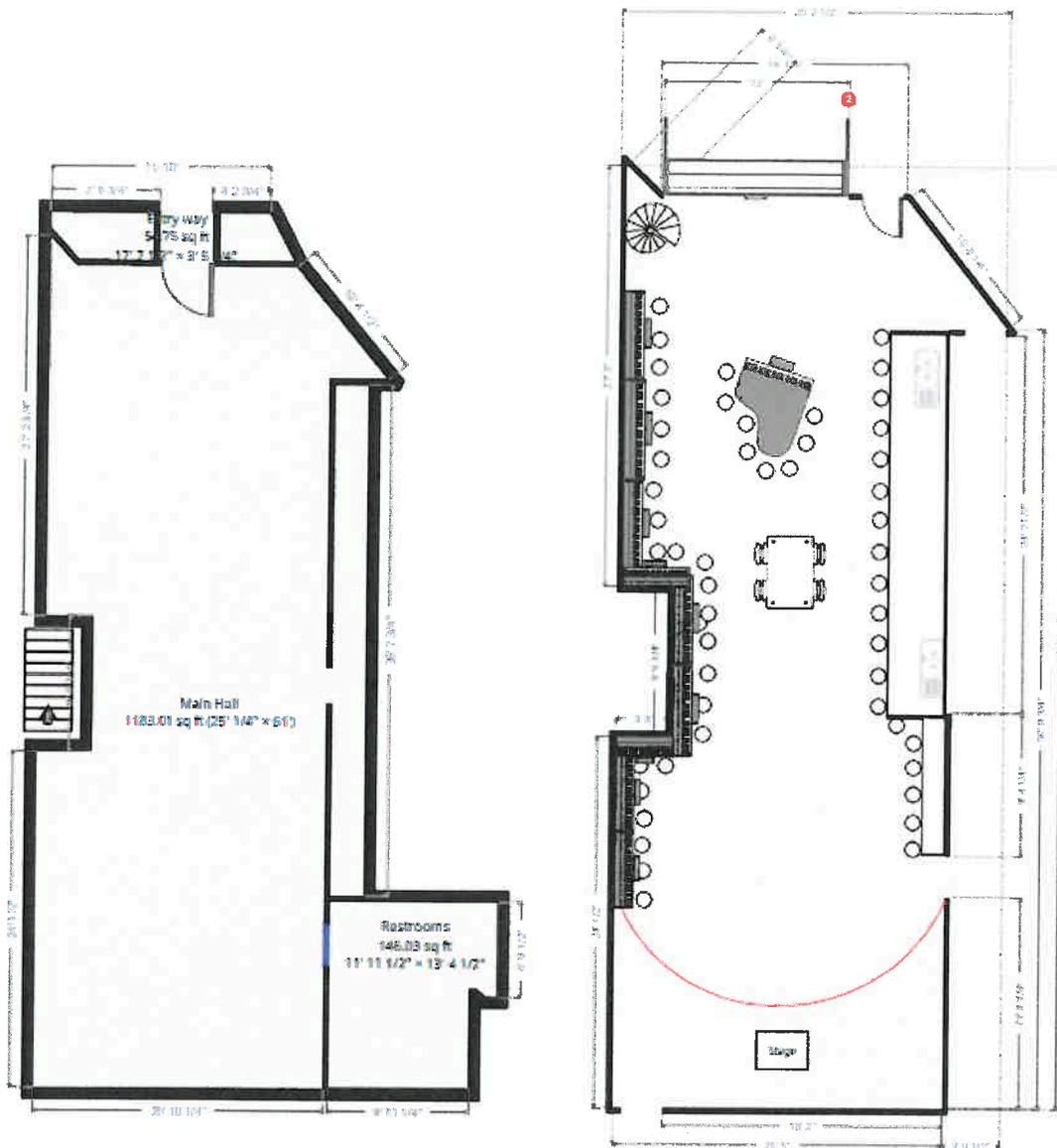
The picture below looks out through the storefront toward SE Jackson Street; they also want to install a loft above the entryway.



The drawings below show original layout and a proposed remodel of the storefront.



Depicts proposed garage door at entry



Drawings above show overall modifications and note the changes to front entry shown in drawing above, labeled with red 2.

The National Register Listing provides the following information:

- Style: Masonic Hall c. 1909 Italianate 40 x 100 4 story, main entrance on Jackson Street
- Roof: Flat, broad Architrave cornice w/ console brackets in pairs
- Wall: Brick, broad pilaster
- Windows: Fenestration regular and balanced; 1/1 double hung sash; lunette transom on 4th story
- Doors: Recessed upper story entry on South elevation with pediment
- Foundation: Perimeter, brick

Historical Significance: The Masonic Temple is one of the most impressive buildings in downtown Roseburg. It is in good condition and does not appear to have received any appreciable alterations. This 4-story structure was built in 1909 at a cost of \$2,675 by C.D. Maynard. The architect, W.A. Straw, designed the building with Italianate features. The architrave cornice and paired console "S" brackets mimic the style's characteristic wide eaves and brackets, the brackets head wide pilasters that descend to the top course. The course divides the street level storefront from the upper three levels of the temple. The 1/1 double hung windows of the fourth story have a round arch transom. Entrance to the upper story is by a recessed double door embellished with a pediment. Two storefronts open on Jackson Street and one opens to Main Street.

Membership of this historic lodge has included many notable Roseburg citizens. The lodge was established on December 22, 1855, under sponsorship of Salem Lodge #4AF AM and was chartered approximately two years later. The lodge first met in a building on the southwest corner of Douglas and Kane Streets. From that time until 1909, when the present temple was built, the lodge met at various buildings, including the Roseburg Academy. In 1952, the lodge purchased the 2-story storefront that abuts the temple to the north.

The new temple was furnished in solid oak furniture "in the golden oak style", manufactured by J.T. Flook Co. of Roseburg. The property is listed as Historic & Contributing to the Downtown Roseburg National Register District.

Staff recommended consulting with HRRC as the proposal changed the location of the entry door, moved it north, and replaced both sides of the store front with a roll up-type garage door; all these actions must be reviewed and approved by the Commission by City of Roseburg Municipal Code.

Any exterior modifications subject to the Secretary of Interior Standards for Rehabilitation, Roseburg Downtown Master Plan, Roseburg Municipal Code, Roseburg National Register Nomination, Fire and Building Codes. The comments below can be a starting point for discussion:

1. No information regarding proposed signage included with submittal. Sign to be let under separate permit. Requires review, must comply with DMP, RMC, Public Works standards for overhanging rights-of-way.
2. Reviewers mentioned that awning was to be changed to a copper version because range hood cannot vent over right-of-way. Copper is inappropriate material to replace fabric awning. No information included for review, requires Historic Resource Review Commission review and approval. Subject to compliance with all codes listed above. No information regarding cooking appliances and appurtenances provided.
3. No mechanical, plumbing, or utility modifications shown. Provide information sufficient to complete review.

4. Interior remodeling may proceed without Historic review, however no exterior modifications may take place without review and approval by HRRC. Nothing visible to streets can change.
5. Fire Department must review and approve any changes to exiting, or roof/floor penetrations. Proposal appears to replace exit door with window near restrooms. More information needed to complete review. Near front of main floor appears to show installation of spiral staircase. Fire must review. Cannot be visible from public way to maintain historic integrity.
6. Replacing original storefront entry and relocating man-door will not be approved. There is no way to justify in any way under RMC, DMP, and Secretary of Interior Standards. The exterior of the building reflects its era of significance and must remain. Remove proposal from plans for review to take place.
7. National Register listing allows Building Official to interpret building code as needed to preserve historic integrity.