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11-9-2023

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, November 15, 2023
Roseburg City Hall, Council Chambers – 4:00 p.m.**

Public Access: - Facebook Live at www.Facebook.com/CityofRoseburg

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
Chair Kylee Rummel Marilyn Aller James DeLap Lisa Gogal
Bentley Gilbert Stephanie Giles Nick Lehrbach
3. **APPROVAL OF MINUTES**
A. Minutes September 20, 2023. Please see attached minutes document.
4. **AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered. Please see information on the reverse.**
5. **BUSINESS FROM STAFF**
A. **Historic Resource Review HR-23-004** (Mark Moffett, staff). Exterior alterations to the historic (1955) J. J. Newberry's Department Store at 729 SE Jackson Street.
6. **BUSINESS FROM THE COMMISSION**
7. **NEXT MEETING – December 20, 2023**
8. **ADJOURNMENT**

The agenda packet is available on-line at:
<http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470 (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.

CITIZEN PARTICIPATION

Comments can be provided via email to the Commission at cdd@cityofroseburg.org or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on November 15, 2023. Comments must include the person's name and address, including whether or not they are a resident of the City of Roseburg, for the record. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

The Community Development Director will provide any comments received prior to 12:00 p.m. on November 15, 2023 to the Commission and will be read into the record during the meeting.

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
September 20, 2023**

CALL TO ORDER – Chair Kylee Rummel called the meeting of the Historic Resource Review Commission to order at 4:00 p.m. in the Roseburg City Hall Council Chambers.

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

Absent: Commissioner Bentley Gilbert.

Others Present: Community Development Director Stuart Cowie, Department Technician Chrissy Matthews, Department Technician Kristin Martin, Senior Planner Mark Moffett, Associate Planner Andy Blondell, and Kuri Gill - State Historic Preservation Office.

Cowie introduced Department Technician Kristin Martin who will be assigned to the Historic Resource Review Commission.

AUDIENCE PARTICIPATION – None

APPROVAL OF MINUTES

Commissioner Gogal moved to approve the minutes of the August 19, 2023 meeting as submitted. The motion was seconded by Commissioner DeLap, and approved with the following votes: Chair Rummel, Commissioners DeLap, Giles, Gogal and Lehrbach voted yes. No one voted no.

PUBLIC HEARING –

Chair Rummel read the procedures and opened the public hearing.

No exparte contact or conflict of interest was declared by the commissioners.

Historic Resource Review HR-23-001 - Rooftop solar installation for George R. Singleton house, 136 SE Hoover Avenue.

Blondell provided the staff report. Staff found the relevant exterior alteration guidelines could be met and recommended the Historic Resource Review Commission approve the Historic Review application for seventeen roof-mounted solar panels on the secondary roof surfaces, but not for the eight panels on the primary street-facing roof surface of the home, subject to the following conditions of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.
2. The eight solar panels proposed on the primary, southern street-facing roof surface of the home do not meet the historic review criteria, thus will not be approved as proposed. However, the subject panels may be approved with no further historic review under the condition they are relocated to secondary roof surfaces that do not impact the visual integrity of the home's primary frontage.

Commissioner Delap shared Tesla has solar roof shingles and asked if that would be an option.

Cowie said the Tesla product would need to be reviewed to meet guidelines and would be reviewed by the commission.

There were no questions or concerns. The applicant watched the meeting from Facebook live and didn't propose any questions prior to the meeting.

The public hearing was closed and there was no further discussion.

Commission DeLap moved to adopt proposed Findings of Fact and Order to approve Historic Review Number HR-23-001 for a roof-mounted solar installation on the secondary roof surfaces of the George R. Singleton house at 136 SE Hoover Avenue, as detailed in the staff findings, conclusion and order. The motion was seconded by Commissioner Gogal, and approved with the following votes: Chair Rummel, Commissioners DeLap, Giles, Gogal and Lehrbach voted yes. No one voted no.

Historic Resource Review SR-23-238 - Rooftop solar installation for Gay Hoffman house at 746 SE Parrott Avenue.

No exparte contact or conflict of interest was disclosed by the commission.

Blondell provided the staff report. The proposal included two panels on the western portion of the roof surface facing SE Flint Alley, two panels on the northern portion of the roof surface facing 726 SE Parrott St and nine panels on the southern portion of the roof surface facing the multi-family dwelling located at 348 SE Lane Ave. These locations were selected by the applicant to avoid negatively impacting the primary street-facing façade and roof surfaces of the home. Photos provided to show the location of installation.

Staff recommended the Historic Resource Review Commission approve the Historic Review application to install thirteen roof-mounted solar panels on the existing historic structure located at 746 SE Parrott Street. Subject to the following standard condition of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

There were no questions or concerns. The applicant watched the meeting from Facebook live and didn't propose any questions prior to the meeting.

Public hearing was closed and there was no further discussion.

Commission Lehrbach moved to adopt proposed Findings of Fact and Order to approve Historic Review Number SR-23-238 for a roof-mounted solar installation on the Gay Hoffman house at 746 SE Parrott Street, as detailed in the staff findings, conclusion and order. The motion was seconded by Commissioner DeLap, and approved with the following votes: Chair Rummel, Commissioners DeLap, Giles, Gogal and Lehrbach voted yes. No one voted no.

Historic Resource Review HR-23-002. New mural on east facing ground floor wall on Wharton Brothers Hardware Store building at 1021 SE Washington Avenue.

No exparte contact or conflict of interest was disclosed by the commission.

Moffett provided the staff report. Staff recommended the Historic Resource Review Commission approve the Historic Review application for a mural on the east-facing ground floor wall of the building at 1021 SE Washington Avenue, per the images on pages 3 and 4 of this report, subject to the following condition of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

The applicant was present.

There were no questions or concerns. Public hearing closed and there was no further discussion.

Commissioner Giles moved to adopt proposed Findings of Fact and Order to conditionally approve Historic Review HR-23-002 for a new mural on the east-facing ground floor exterior wall of the building at 1021 SE Washington Avenue, as detailed in the staff findings, conclusion and order. The motion was seconded by Commissioner DeLap, and approved with the following votes: Chair Rummel, Commissioners DeLap, Giles, Gogal and Lehrbach voted yes. No one voted no.

Historic Resource Review HR-23-214. Exterior alterations to the ineligible 1930 dwelling at 1414 SE Pine Street.

No exparte contact or conflict of interest was disclosed by the commission.

Moffett provided the staff report. Applicant Tyson Goff requested to renovate the upper two bedroom dwelling unit and convert a lower floor garage and storage space to living and/or storage area. Three ground floor window openings on the south and west walls and an original full-height chimney would be removed. The garage door is being removed and replaced with wall area and double patio doors. New infill wall areas at old garage door and window openings to match existing 6" reveal tongue-and-groove painted wood siding. No kitchen or new dwelling unit is proposed.

Staff recommended the Historic Resource Review Commission approve the Historic Review application for alterations to the building at 1414 SE Pine Street, as depicted in the plans, subject to the following conditions of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.
2. New infill exterior siding at the closed window openings and former garage opening on the first floor shall be painted to match siding on the rest of the building.
3. The new patio door must include 5 1/2 inch-wide wooden side and header trim as indicated on the door detail sheet attached to this report.

Applicant was not present.

There were no questions or concerns. The Public hearing was closed and there was no further discussion.

Commissioner Gogal moved to adopt proposed findings of fact and order to conditionally approve historic review SR-23-214 for alterations of an ineligible resource in the mill-pine historic district at 1414 SE Pine Street, as detailed in the staff findings, conclusion and order. The motion was seconded by Commissioner DeLap, and approved with the following votes: Chair Rummel, Commissioners DeLap, Giles, Gogal and Lehrbach voted yes. No one voted no.

Certified Local Government (CLG) Program Review with Oregon Heritage Review and Discussion with Staff and Commissioners with Kuri Gill, Oregon Heritage Grants & Outreach Coordinator.

Kuri Gill, State Historical Preservation Office, 725 Summer Street NE, Suite C, Salem - Thanked the commissioners for their service. Gill shared information and explained the Program and requirements and the commission's role.

She congratulated the commission and staff for currently meeting the requirements of the CLG Program and will provide staff with her detailed evaluation report and a list of proposed recommendations.

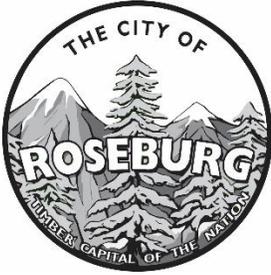
BUSINESS FROM COMMISSION – None

ADJOURNMENT – The meeting adjourned at 4:49 p.m. The next Historic Resource Review Commission meeting is scheduled for October 18, 2023.

Chrissy Matthews

Chrissy Matthews
Department Technician

by KM



CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

HRRC Review No. HR-23-004

Meeting Date: Nov. 15, 2023

Prepared for: Historic Resource Review Commission

Staff Contact: Mark Moffett, Senior Planner

Request: Historic Review Alteration Request at 729 SE Jackson Street.

ISSUE STATEMENT AND SUMMARY:

Nick Lovemark, applicant, requests historic resource review approval to make ground floor modifications to the historic (1955, Secondary Contributing) Newberry's building in downtown Roseburg. Changes are proposed on both the SE Jackson and SE Main Street facades. On SE Main Street one of the two side-by-side historic double swinging doors would be removed and replaced with a single door and fixed sidelight window. On SE Jackson Street a non-original (circa 2018) fixed glass storefront system would be replaced with a new single door, with a new fixed sidelight and transom window. All exterior work will include new commercial anodized aluminum storefront systems that mimic the material of the existing aluminum storefront window and door systems, but with a novel door and sidelight design.

CONCLUSION/RECOMMENDATION:

Guidelines for alterations to historic resources at RMC 12.04.110.G must be met for this project to be approved. For this project, the proposed restoration of a closed-off inset entry bay with a new egress door is able to meet the relevant guidelines with a condition of approval requiring retention or replication of the original metal base trim. Unfortunately this bay is where one of two sets of original swinging doors were removed in the past without benefit of permits or historic review, and so the entry change along Jackson Street does not harm or remove historic material that the guidelines seek to preserve.

Along SE Main Street, the applicant proposes to remove two of the four original swinging entry doors, replacing them with a single door and sidelight that meets egress requirements in the building code for a door that is 2" wider than the historic doors. Other methods of meeting the egress requirements should be explored, including mechanical or electronic devices that could ease egress through the existing doors in the event of an emergency, or through gaining approval of a building code appeal based on both other mitigating measures and preservation of original historic fabric on this charming midcentury building in the Roseburg Downtown Historic District. Therefore, this element of the proposal cannot meet the relevant guidelines and cannot be approved.

Therefore, and based on the above findings, the Historic Resource Review Commission **CONDITIONALLY APPROVES** Historic Resource Review application #HR-23-004 for alterations to remove contemporary infill storefront and restore an original inset entry bay along the north end of the Jackson Street façade, including installation of a new swinging door, sidelight and transom window, at the historic Newberry's building at 729 SE Jackson Street, as depicted in the plans attached to this report, subject to the following conditions of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.
2. The projecting metal storefront trim at the bottom of the windows be retained in place at the restored entry bay along Jackson Street, and that any missing pieces at the corner be replicated with the same dimensions

Also based on the above findings, the Historic Resource Review Commission **DENIES** Historic Review application #HR-23-004 to remove and replace two of the four original historic swinging entry doors on SE Main Street. The applicant is encouraged to explore other mechanical or electronic solutions to provide suitable egress, and/or obtain approval of a building code appeal to allow a 30" versus 32" egress door width on the SE Main Street side of the building.

SUGGESTED MOTION:

BASED ON THE FINDINGS, CONCLUSION AND CONDITIONS OF APPROVAL NOTED ABOVE, THE HISTORIC RESOURCE REVIEW COMMISSION **CONDITIONALLY APPROVES** HISTORIC RESOURCE REVIEW APPLICATION #HR-23-004 FOR ALTERATIONS AT 729 SE JACKSON STREET ALONG THE SE JACKSON STREET ELEVATION, BUT **DENIES** THE PROPOSED ALTERATIONS ALONG THE SE MAIN STREET ELEVATION.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 729 SE JACKSON STREET**

**BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Nick Lovemark, applicant, requests historic resource review approval to make ground floor modifications to the historic (1955, Secondary Contributing) Newberry's building in downtown Roseburg. Changes are proposed on both the SE Jackson and SE Main Street facades. On SE Main Street one of the two side-by-side historic double swinging doors would be removed and replaced with a single door and fixed sidelight window. On SE Jackson Street a non-original (circa 2018) fixed glass storefront system would be replaced with a new single door, with a new fixed sidelight and transom window. All exterior work will include new commercial anodized aluminum storefront systems that mimic the material of the existing aluminum storefront window and door systems, but with a novel door and sidelight design.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on November 15, 2023. During that hearing, the Commission reviewed historic application number HR-23-004 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

- i. 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.

ii. The subject site may be described as Township 27 South, Range 05 West, Section 19BC, Tax Lot 15500, Tax Lot 15500, Willamette Meridian; R70696.

iii. The property is zoned CBD (Central Business District) and abuts other CBD-zoned properties. The site is within the Roseburg Downtown Historic District.

iv. The site has an existing two-story commercial building with full basement, and inset original entry bays on the two main facades facing SE Jackson and SE Main Streets. Sturdy aluminum-finished swinging entry doors with sturdy, stylized original entry door handles and original terrazzo entry



Roseburg Downtown Historic District
#159 729 SE Jackson

bay flooring face the street just behind the lot line at both existing inset entry bays. The terrazzo flooring spells out “Newberry’s” in green cursive font against a buff-pink background. The structure as built in 1955 and is classified as a Secondary Contributing Historic Resource in the Roseburg Downtown Historic District. The building’s secondary status is because the year 1955 falls within the secondary period of significance to the district: 1927 to 1960. District documents identify the building as resource #159.

v. The district documents note that the structure is a brick two-story building with full length display windows running the entire length of the building. Both windows and doors are constructed of sturdy metal framing. The façade includes two colors of metal tile, an orange-umber tone above a ruddy burgundy color below, with nine windows on the Jackson Street façade that are the same size of an individual tile. Large lettering spelling J. J. Newberry Co. was originally located below the row of windows facing SE Jackson Street but has been removed: one can still see the original letter mounting pins on the upper Jackson façade. Large flat projecting canopies are located on both facades, with the original roll-up awnings still found on the Main Street side. Tiles and building components on the Main Street side are in fair to poor condition, with the heaviest damage in the vicinity of the original loading door.

The building is done in midcentury modern commercial style, with impressive full-height transparent glazing and metal trim on the main storefront windows. The original architectural sequence of entry doors and windows is still apparent on the Main Street façade, but unpermitted and unreviewed changes on the Jackson Street side included closing in and removing the two smaller outside entry bay doors, infilling both inset entry bays with a contemporary storefront system, and applying a layer of frosted or opaque glazing to the previously clear glass storefront system to a point approximately 6’ above grade (see Section B, below). This dramatically changed the open, modern, visually permeable character of the historic storefront system, and inhibits a visual interaction between the building interior and the public sidewalk. An image showing this original character along Jackson Street is below:



- vi. Interior changes that intentionally avoided any exterior alterations were the original proposal with the current application, and were submitted on October 4, 2023. The proposal involves interior renovations on the upper floor of the building to create dormitory space for Umpqua Community College, who recently purchased the building. Specifically, the open plan third floor is being modified to create 13 double-occupant rooms, 2 single-occupant rooms, a mechanical/storage room, laundry room, three study rooms, two shared half bathrooms off the interior hallways, a shared kitchen/pantry room, and a large central open gathering space. Ingress and egress stairwells are shown at the northwest and northeast corner of the floor, and the existing interior elevator is being abandoned. However, on November 3rd the applicant requested that the exterior work be included, and that it be included on the November 15th, 2023 Historic Resource Review Commission agenda. A written statement from the applicant in response to a staff request for a narrative addressing the design guidelines was also provided on November 3rd, 2023. This report is a result of that request.

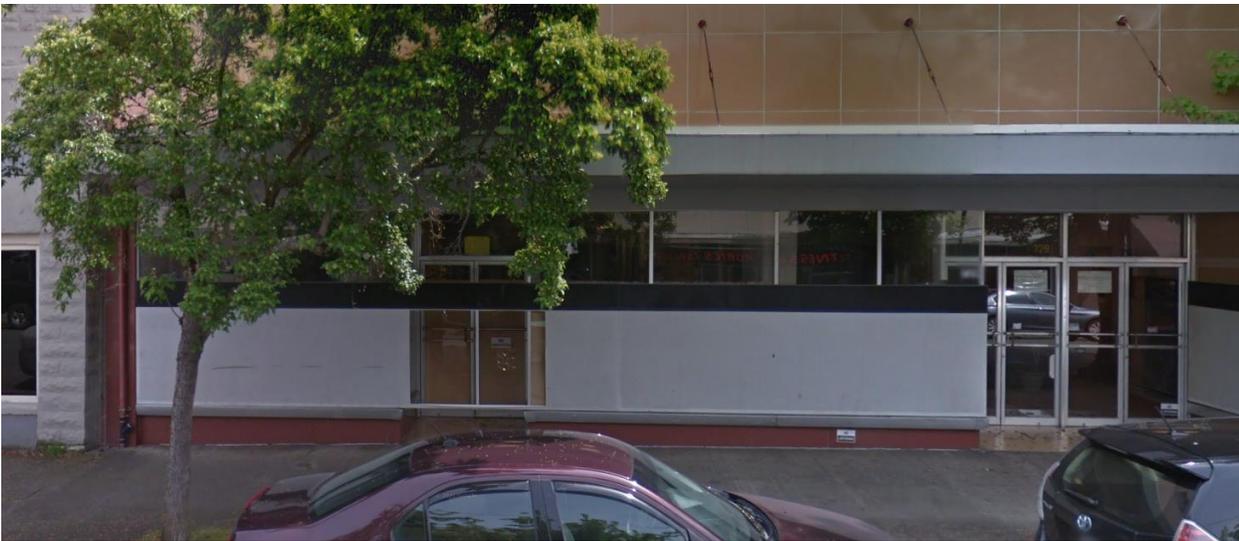
B. SITE PHOTOS

Included below are images from recent years of the ground floor of the building.

Image below is from May 2018, and showing the street level along SE Jackson Street (central and south doors).



Image below is also from May 2018, showing the SE Jackson street level (north and central doors, north door partly covered by new storefront system).



On the SE Jackson Street façade, the two smaller, original inset entry door bays on the north and south ends of the building have been removed and replaced with a commercial storefront system in recent years, without benefit of the required Historic Resource Review or building permits. Looking inside the windows above the lower frosted area of storefront, it appears that both of the original entry doors on the smaller north and south entries facing Jackson Street have been removed and are no longer in place. Images of these two infilled storefront areas along SE Jackson Street are included below. The north bay on the left would be re-opened with a new inset door and fixed sidelight in the current proposal.

North entry bay infill @ Jackson Street (doors removed)

South entry bay infill @ Jackson Street (doors removed)



Along SE Main Street the original doors and storefront system are intact and still in place. Image below is from June 2021, showing the SE Main Street central ground floor.



C. AGENCY COMMENTS

Staff from the Roseburg Public Works Department, Roseburg Fire Department, and the Roseburg Urban Sanitary Association have reviewed the proposal and responded with recommendations of approval. Additional fees must be paid by the applicant prior to city staff approval of the application and sending out the final approval packet after the Commission’s decision. Standard comments have been provided and the applicant will need to address Fire and Building Codes during the building permit process, and provisions for drainage, erosion control, construction debris, water and sanitary sewer services, etc. during construction.

D. ANALYSIS

The historic Newberry’s Department Store was originally constructed to serve the people of Roseburg in 1955, and the building has status as a Secondary Contributing structure in the Roseburg Downtown Historic District. As a contributing resource, exterior alterations to the

building require consideration before the Historic Resource Review Commission (HRRRC) prior to approval, with publication of a staff report before the hearing. The appropriate guidelines are those found at RMC 12.04.110.G.1-7.

The applicant has the burden of proof to show that all the relevant historic review guidelines have been met, and that the proposal complies with all applicable criteria of the Roseburg Municipal Code (RMC 12.10.010.O.1.a).

E. APPLICANT STATEMENT

The historic Newberry's Department Store was originally constructed to serve the people of Roseburg in 1955, and the building has status as a Secondary Contributing structure in the Roseburg Downtown Historic District. As a contributing resource, exterior alterations to the building require consideration before the Historic Resource Review Commission (HRRRC) prior to approval, with publication of a staff report before the hearing. The appropriate guidelines are those found at RMC 12.04.110.G.1-7.

The applicant provided the following written statement with the application in response to a staff request for a statement addressing the relevant guidelines (RMC 12.04.110.G.1-7):

"729 SE Jackson was constructed in 1955 as the Newberry's department store in downtown Roseburg. As it pertains to the scope of work described below, the original Jackson Street facade was characterized by a storefront running the full width of the building with two recessed entrances on either side as well as a central recessed entrance with two double doors under a large awning spanning the length of the building. The Main Street facade is similar, with a shorter length of storefront and recessed entry with two double doors.

As part of an effort to expand housing in the downtown core, Umpqua Community College acquired the building in 2023 and developed a plan for 15 units of student housing on the second floor. Any change of use to an existing structure requires a review of the current Oregon Structural Specialty code with respect to egress. The second floor area requires two means of egress by way of two existing staircases on the Jackson and Main Street sides of the building. At the first floor discharge, while the total width of the existing double doors is 5'-0", each leaf is only 2'-6" which does not maintain the required clear width of 32" with one leaf open for the means of egress (2022 OSSC 1010.1.1).

In order to address this, UCC proposes to renovate two of the existing double door locations (one on Jackson and one on Main Street) into a single swinging door with a sidelight in the existing opening. No structural work is proposed, nor is any addition to the building footprint horizontally or vertically. Importantly, the location of the door on Jackson Street restores the original location of the recessed door at the original Newberry's which has been since enclosed with a flush storefront. The style and finish of the doors will be minimal and commercial in character with the existing storefront. UCC proposes to install full-lite swinging door and sidelight with a lever and latch accessible by a keycard. All finishes to match existing adjacent aluminum storefront.

While the current scope of work is limited to that which is required to have students move in to the second floor next fall, UCC is also over the coming months discussing plans for more significant improvements to the facade of this structure that we look forward to sharing with the Committee."

F. REVIEW CRITERIA: RMC 12.04.110.G.1-7: EXTERIOR ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES

This section applies to all contributing, significant, primary, historic, eligible or similarly classified historic resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Retention of original construction. All original exterior materials and details shall be preserved to the maximum extent possible.

Findings for 1: The applicant proposes to modify an enclosed entry bay along SE Jackson Street, restoring the inset bay by removing a non-original segment of storefront window and putting a new single door and sidelight where a pair of original swinging doors was removed circa 2018 or shortly thereafter. Unfortunately those doors were removed and the infill storefront was placed without benefit of any Historic Resource Review or Building Permit, and the original door materials are no longer in place. It is unknown if the original doors are still being stored somewhere inside the building, or if they were thrown away. Therefore, with regards to the original doors on Jackson, there are no impacts to original materials.

Another prominent historic feature of the storefront system on this building is the brushed metal projecting trim piece that sits between the bottom of the storefront windows and wall segment below the windows. This trim piece appears to have been removed in the area where the recent infill storefront system was installed, but the applicant has provided a photographic image showing that the trim is still in place on the interior (see red arrows in image below):



In order to ensure this significant element of the historic storefront system is retained, a condition of approval will require that projecting metal storefront trim at the bottom of the windows be retained in place at the restored entry bay along Jackson Street, and that any missing pieces at the corner be replicated with the same dimensions. With this condition of approval, and with plans showing the anodized aluminum system at the new entry door and sidelight window, this guideline can be met for the inset entry door bay along SE Jackson Street.

With regards to the proposed new door and sidelights on SE Main Street, this proposal involves the removal of two original swinging doors, which this guideline requires “shall be preserved to the maximum extent possible”. The applicant has not argued or demonstrated how the existing historic entry doors are being preserved to the maximum extent possible. The narrative provided states only that modern building code standards require a 32”-wide opening for a single door, whereas the existing historic doors are only 30” wide each (a difference of only 2”). There has been no discussion of or attempt to find other solutions to the current code requirement in an attempt to preserve the existing historic doors, such as by getting approval of a building code appeal based on the contributing historic status of the original doors which are almost 70 years old now and still functional. Other options might include the installation of special automated opening mechanisms or internal controls that could achieve the same objectives and safety outcome with two side-by-side 30” doors versus a single 32” door. Past alterations to the building along Jackson Street eliminated two sets of original swinging doors without benefit of permits or Historic Resource Review Commission consideration. The removal of just one of the two sets of swinging doors along Main Street would also significantly impact and detract from the historic character of these key entry sequences consisting of matching modern, open glass storefronts, terrazzo flooring, and heavy, solid metal doors with two levels of horizontal metal handles across each door, creating a united composition at the two remaining original entry bays on Main and Jackson. An image of the door handles is shown below.

Door Handle Detail and Main Street Entry Doors with clear glass storefront



The Community Development Department wants the proposed Umpqua Community College Student Housing to be a success, but the historic guidelines require that original materials be preserved to the maximum extent possible. Unfortunately, the two sets of historic entry doors on the side of the main entry on Jackson Street have already been removed, whereas the two original main entry sequences, excepting the frosted glass on Jackson Street, are still in place, intact and in good condition. The applicant has not identified efforts to preserve the original doors to the maximum extent possible, such as by evaluating other mechanical or electrical door operating systems, or by obtaining approval of a building code appeal on the basis of original historic material. Therefore, the request to remove two of the four original SE Main Street swinging entry doors cannot meet this guideline.

2. Height. Additional stories may be added to historic building and zoning codes.
 - a. The added height complies with requirements of the building and zoning codes.
 - b. The added height does not exceed that which was traditional for the style of the building.
 - c. The added height does not alter the traditional scale and proportions of the building style.
 - d. The added height is visually compatible with adjacent historic resources.
3. Bulk. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - c. The addition is visually compatible with adjacent historic resources.

Findings for 2 and 3: There are no changes proposed to the height or bulk of the building. Therefore, these guidelines are not relevant to the current proposal.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Findings for 2 and 3: The building is a relatively simple midcentury modern commercial building, with metal tile skin, large glassy metal-clad storefront systems and doors with a brushed aluminum finish, and vintage terrazzo entry bay flooring. The primary historic character for passersby at the street level are the inset entry quadruple door bays, projecting rain canopies, and terrazzo flooring with the "Newberry's" name in cursive lettering. The two main entry bays are primary elements of the building

which must be maintained as far as practicable. Approval of a new infill door and sidelight in a restored inset entry bay along Jackson Street is approval in part because the historic swinging doors in that location have already been removed, even though they were removed without benefit of any permits or Historic Resource Review. However, for the Main Street door removal as proposed, the proposal does not maintain a significant portion of the primary door systems and therefore cannot meet this guideline.

5. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (window to wall) shall be visually compatible with traditional architectural character of the historic building.

Findings for 2 and 3: There are no significant changes to the scale and proportions of the building, or to the relationship of voids to solids (window to wall) with this proposal. A double swinging door is being replaced on SE Main Street, and on Jackson Street an inset entry bay is being restored where the original doors were previously removed. Therefore, with no significant change to the scale and proportions of the building, this guideline is met.

6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Historic Preservation League of Oregon's Rehab Oregon Right manual.

Findings for 2 and 3: The modern replacement entry door proposed along SE Jackson Street is using an anodized aluminum finish that will integrate well with the historic storefront material. With a condition of approval that the storefront base trim in the restored inset entry bay along Jackson be maintained and replicated where removed, the proposal will preserve historic materials and texture along SE Jackson Street.

Along SE Main Street the proposed replacement door and sidelight would replace one of the original swinging sets of entry doors. The Interior Secretary's standards for preservation projects are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed use of the building for university dorms and other uses, provided the retention of distinctive materials, features and spaces can be maximized. The replacement of intact or repairable historic materials that characterize the property shall be avoided. Distinctive materials, features, finishes and examples of midcentury craftsmanship, such as the sturdy swinging entry doors, original storefront glass and trim, and terrazzo entry flooring, among other features on the building shall be preserved. Based on these requirements in the Interior Secretary's Standards, and considering the unfortunate loss of four original swinging doors already on the building that occurred without benefit of review, retention of the original swinging doors on Main Street is important and consistent with this criterion and the above standards.

7. Signs, lighting, and other appurtenances. Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic resource.

Findings for 2 and 3: There are no changes to signs, lighting and other appurtenances with this application. Therefore, this guideline does not apply.

IV. CONCLUSION

Guidelines for alterations to historic resources at RMC 12.04.110.G must be met for this project to be approved. For this project, the proposed restoration of a closed-off inset entry bay with a new egress door is able to meet the relevant guidelines with a condition of approval requiring retention or replication of the original metal base trim. Unfortunately this bay is where one of two sets of original swinging doors were removed in the past without benefit of permits or historic review, and so the entry change along Jackson Street does not harm or remove historic material that the guidelines seek to preserve.

Along SE Main Street, the applicant proposes to remove two of the four original swinging entry doors, replacing them with a single door and sidelight that meets egress requirements in the building code for a door that is 2" wider than the historic doors. Other methods of meeting the egress requirements should be explored, including mechanical or electronic devices that could ease egress through the existing doors in the event of an emergency, or through gaining approval of a building code appeal based on both other mitigating measures and preservation of original historic fabric on this charming midcentury building in the Roseburg Downtown Historic District. Therefore, this element of the proposal cannot meet the relevant guidelines and cannot be approved.

Therefore, and based on the above findings, the Historic Resource Review Commission **CONDITIONALLY APPROVES** Historic Resource Review application #HR-23-004 for alterations to remove contemporary infill storefront and restore an original inset entry bay along the north end of the Jackson Street façade, including installation of a new swinging door, sidelight and transom window, at the historic Newberry's building at 729 SE Jackson Street, as depicted in the plans attached to this report, subject to the following conditions of approval:

1. Any significant deviation from this approval shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.

2. The projecting metal storefront trim at the bottom of the windows be retained in place at the restored entry bay along Jackson Street, and that any missing pieces at the corner be replicated with the same dimensions

Based on the above findings, the Historic Resource Review Commission **DENIES** Historic Review application #HR-23-004 to remove and replace two of the four original historic swinging entry doors on SE Main Street. The applicant is encouraged to explore other mechanical or electronic solutions to provide suitable egress, and/or obtain approval of a building code appeal to allow a 30" versus 32" egress door width on the SE Main Street side of the building.

V. ORDER

Based on the findings, conclusion and conditions of approval noted above, the Historic Resource Review Commission **CONDITIONALLY APPROVES** Historic Resource Review Application #HR-23-004 for alterations at 729 SE Jackson Street along the SE Jackson Street elevation, but **DENIES** the proposed alterations along the SE Main Street elevation.

Stuart Cowie, Community Development Director

Date

Kylee Rummel, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

Kylee Rummel, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

Marilyn Aller
Stephanie Giles

James De Lap

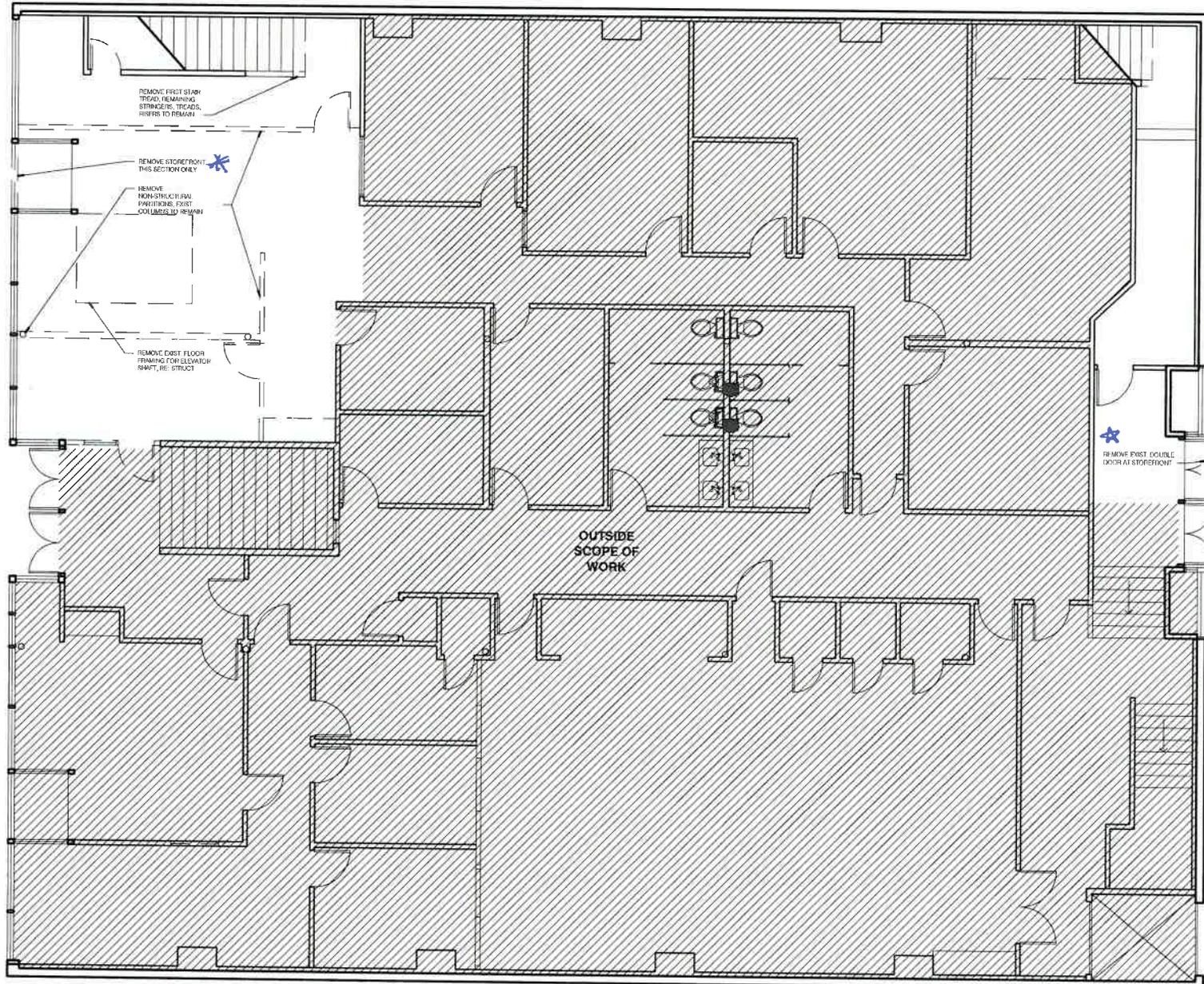
ATTACHED: First Floor Demolition Plan
First Floor Plan
Second Floor Plan
Partial Exterior Elevations

DEMOLITION PLAN NOTES:

- INDICATES WALLS/PARTITIONS TO BE REMOVED
- ▣ INDICATES EXIST. WALLS TO REMAIN

* APPROVED

h00-22-004



* REMOVE EXIST. DOUBLE DOOR AT STOREFRONT

OUTSIDE SCOPE OF WORK

* DENIED

ie Architectural

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UCC Student Housing

700 SE FINE, SUITE 101
ROSELBURG, OR 97470
PROJECT NO. 110-02
DATE: 11/17
2020, 03A
ISSUE: SITE PLAN REVIEW
CHK: BK

A111

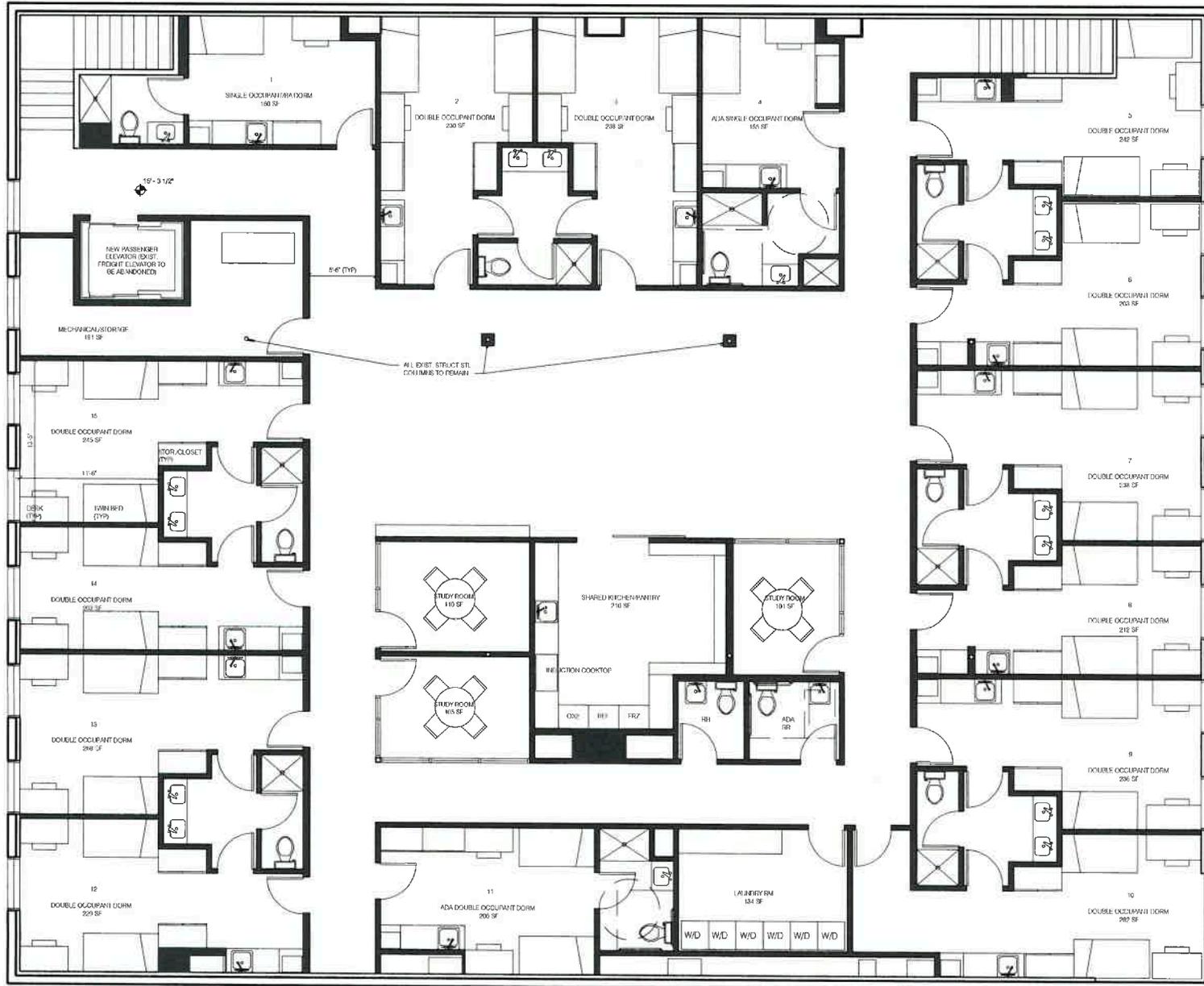
FIRST FLOOR DEMOLITION PLAN/01

1/4" = 1'-0"

FLOOR PLAN NOTES:

ALL MECHANICAL, ELECTRICAL & PLUMBING DESIGN TO BE PROVIDED BY THE GC AND/OR THE RESPECTIVE TRADES/SUB-CONTRACTORS (DESIGN-BUILD).

- INDICATES NEW NON-STRUCTURAL PARTITIONS
- INDICATES EXIST. WALLS TO REMAIN



H2-23-004

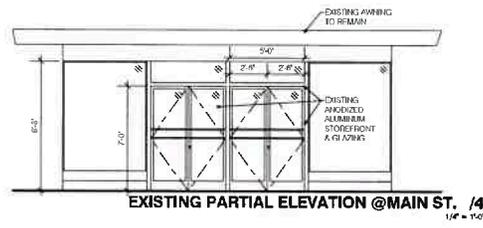
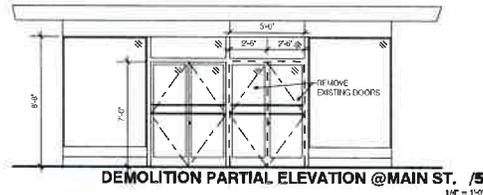
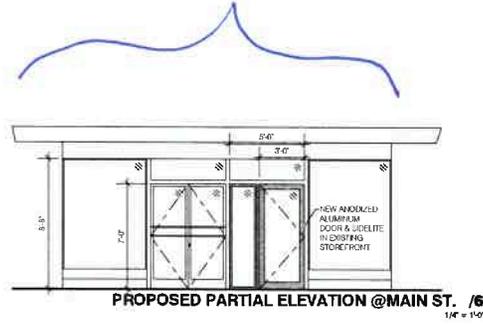
SECOND FLOOR PLAN/01

1/4" = 1'-0"

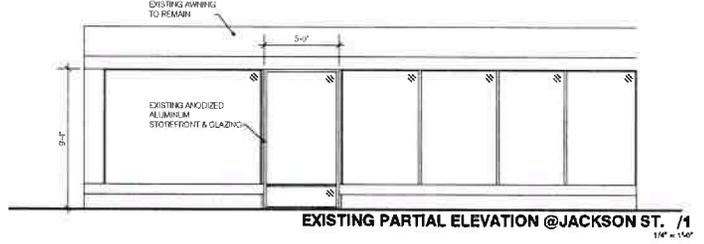
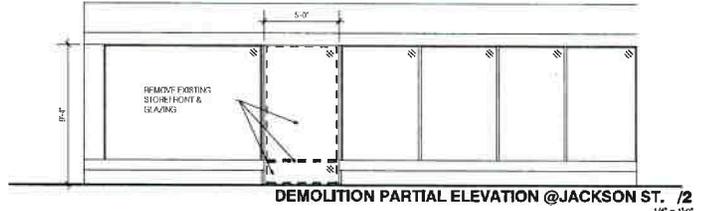
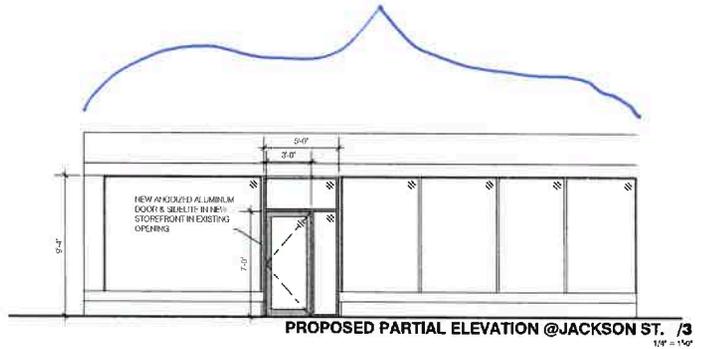


HR-23-004

DENIED



CONDITIONALLY APPROVED



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541-873-0155



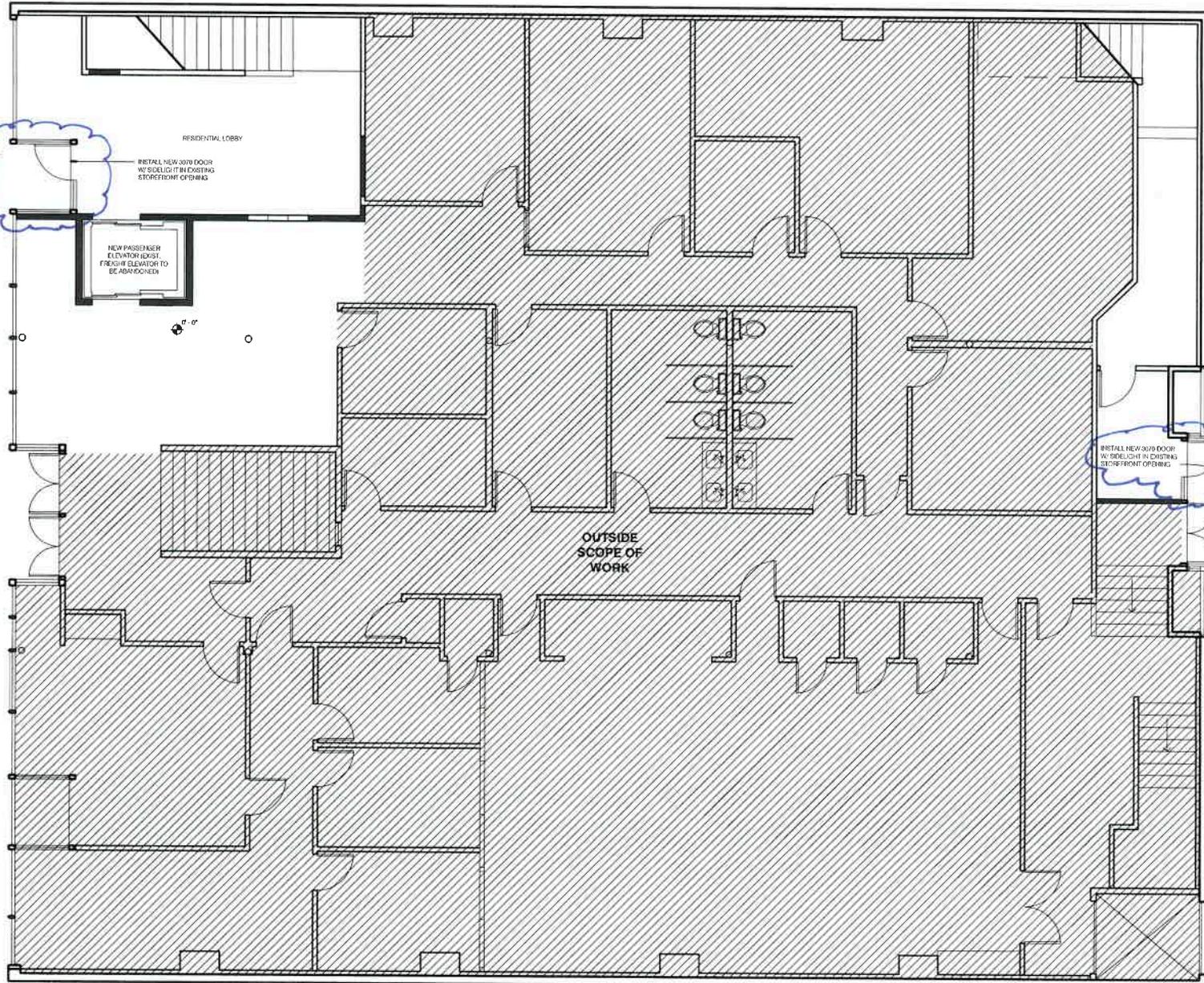
UCC Student Housing
720 SE Jackson St.
Roseburg, OR 97470
ELEVATIONS
PROJECT NO. A11102E
DRAWN: [Name]
2023.11.15
ISSUE: 001 CD
CHK: BK

A200

FLOOR PLAN NOTES:
 ALL MECHANICAL, ELECTRICAL & PLUMBING
 DESIGN TO BE PROVIDED BY THE GC AND/OR THE
 RESPECTIVE TRADES/SUB-CONTRACTORS (DESIGN-
 BUILD).

■ INDICATES NEW NON-STRUCTURAL PARTITIONS
 □ INDICATES EXIST. WALLS TO REMAIN

EXTERIOR
 WORK
 APPROVED



HR-23-004

EXTERIOR
 WORK
 DENIED

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 learah@iearch.com
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UMPQUA
 Community College

UCC Student Housing

2500 SE Jackson St
 Roseburg, OR 97470
FIRST FLOOR PLAN
 1/4" = 1'-0"
 2023.10.04
 ISSUE: SITE PLAN REVIEW

PROJECT NO. A121-02
 DRAWN BY:
 CHK: DK

A121

FIRST FLOOR PLAN/01
 1/4" = 1'-0"

