

5-9-24
AN

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, May 15, 2024
Roseburg City Hall, Council Chambers – 4:00 p.m.**

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

(** Being re-published due to typographical errors on original agenda and staff report. **)

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 March 20, 2024. 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-24-012** (Mark Moffett, staff). Exterior front and rear uncovered decks and railings to the historic (circa 1895) D. J. Jarvis house at 735 SE Flint Street.
- 6. **BUSINESS FROM THE COMMISSION**
- 7. **NEXT MEETING – June 19, 2024**
- 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 March 20, 2024. 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 March 20, 2024 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 kmartin@cityofroseburg.org.

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
March 20, 2024**

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, Bentley Gilbert, Stephanie Giles, Nick Lehrbach and Lisa Gogal

Absent: none

Others Present: Community Development Director Stuart Cowie, Department Technician Kristin Martin, Senior Planner Mark Moffett, Associate Planner Reese Carson

Others in the audience: Guion Randol, Contractor, and Scott Kitzrow (for Nick Lovemark, applicant)

AUDIENCE PARTICIPATION – None

Director Cowie introduced Reese Carson, Associate Planner, recently hired in the City of Roseburg Community Development Department.

APPROVAL OF MINUTES

Commissioner Lehrbach moved to approve the minutes of the November 15, 2023 meeting as submitted. The motion was seconded by Commissioner Gilbert and approved with the following votes: Chair Rummel and Commissioners Aller, DeLap, Gilbert, Giles, Gogal and Lehrbach voted yes. No one voted no.

PUBLIC HEARING –

Chair Rummel read the procedures for the public hearing, opened the public hearing and asked for the staff reports.

Historic Resource Review HR-24-001 (Mark Moffett, staff). Rooftop solar panel and equipment installation at (1910) John Banks House in the Mill-Pine Historic District at 1006 SE Pine Street.

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

Moffett provided the staff report. Staff found that the guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) could be met for this project to be approved. Based on the findings provided by the applicant and in this report, staff recommends that the Historic Resource Review Commission approve the Historic Review application for a roof-mounted solar installation. This approval is 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.

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

Commissioner Giles moved to adopt the proposed Findings of Fact and Order to **approve** Historic Resource Review Application Number HR-24-001 for a rooftop solar installation on the historic John Banks house and accessory detached garage in the Mill-Pine Historic District at 1006 SE Pine Street. The motion was seconded by Commissioner DeLap. Chair Rummel and Commissioners Aller, DeLap, Gilbert, Giles, Lehrbach and Gogal voted yes. No one voted no.

Historic Resource Review HR-24-004 (Mark Moffett, staff). Exterior alterations to the historic (1955) J.J. Newberry's Department Store in the Roseburg Downtown Historic District at 729 SE Jackson Street.

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

Moffett provided the staff report. Staff found that the guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) could be met for this project to be approved. Based on the information provided by the applicant and the findings in this report, staff recommends that the Historic Resource Review Commission approve this proposal

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

Commissioner Lehrbach moved that the Historic Resource Review Commission **approve** Historic Resource Review Application Number HR-24-004 for exterior alterations to the historic Newberry's Department Store at 729 SE Jackson Street in the Roseburg Downtown Historic District, based on the applicant's proposal, photographic inventory and submitted drawings. The motion was seconded by Commissioner Gilbert. Chair Rummel and Commissioners Aller, DeLap, Gilbert, Giles, Lehrbach and Gogal voted yes. No one voted no.

BUSINESS FROM COMMISSION – None

ADJOURNMENT – The meeting adjourned at 4:15. The next Historic Resource Review Commission meeting is scheduled for April 17, 2024.



Kristin Martin
Department Technician



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

HRRC Review No. HR-24-012

Meeting Date: May 15, 2024

Prepared for: Historic Resource Review Commission
Staff Contact: Mark Moffett, Senior Planner
Request: Historic Review Alteration Request at 735 SE Flint St.

PROPOSAL SUMMARY:

Kelly Southern, property owner and applicant, requests historic resource review approval to make modifications to the historic (1895, Contributing) D. J. Jarvis House at 735 SE Flint Street, an individually-listed historic resource. The applicant proposes to reconstruct front and rear uncovered decks and railings which are not original to the home, both 8' x 16', and to attach the new decks to the original building façade.

CONCLUSION AND RECOMMENDATION:

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110(G) must be met for this project to be approved. Based on the information provided by the applicant and the findings in this report, staff recommends that the Historic Resource Review Commission approve this proposal.

SUGGESTED MOTION:

BASED ON THE APPLICANT'S PROPOSAL, PHOTOGRAPHIC INVENTORY AND SUBMITTED DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-24-012 FOR EXTERIOR DECKS AND RAILINGS ON THE FRONT AND REAR FACADES OF THE HISTORIC D. J. JARVIS HOUSE AT 735 SE FLINT STREET.

**IN THE MATTER OF THE REQUEST
FOR HISTORIC RESOURCE REVIEW APPROVAL AT 735 SE FLINT STREET
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Kelly Southern, property owner and applicant, requests historic resource review approval to make modifications to the historic (1895, Contributing) D. J. Jarvis House at 735 SE Flint Street, an individually-listed historic resource. The applicant proposes to reconstruct front and rear uncovered decks and railings which are not original to the home, both 8' x 16', and to attach the new decks to the original building façade.

This application was submitted on April 8, 2024, and was made complete with the submission of elevation drawings on April 24, 2024. Therefore, the 120-day deadline for a final decision in this application, including any continued hearings and local appeals, expires on August 22, 2024.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on May 15, 2024. During that hearing, the Commission reviewed historic application number HR-24-012 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 06 West, Section 24AD, Tax Lot 03600, Willamette Meridian; R71109.
- iii. The property is zoned MR14 (Limited Multiple-Family Residential) and abuts and is across the street and rear alley from properties under the same zoning designation. The site has an individually-listed historic resource and is therefore also subject to the requirements of the Historic Districts Overlay.
- iv. The site has an existing 1.5-story house with front entry door and deck facing SE Flint Street, and a rear façade and fenced back yard abutting the alley between SE Flint and Parrot Streets just south of SE Cass Avenue.
- v. Historic inventory documents were originally created as part of the Roseburg Cultural and Historic Resources Inventory completed by Terry Harbour on January 5, 1983. This 1.5-story home was built around or before 1895, and features a steep pitched hip roof and four oversized dormers, each with a hip roof. The original full width porch on the front façade facing SE Flint Street was enclosed at some point to provide additional living space. The house is in fair condition.
- vi. According to information found during creation of the inventory during the 1980's, the earliest resident remembered for this house was D. J. Jarvis, who worked at a hardware store on Sheridan

Street. Jarvis occupied the house circa 1912. The house was also occupied by a Mr. Huffman, who managed the J. C. Penney Store. The house is considered a good example of a late 19th century single-family residence in Roseburg for the working class. Image from the 1983 inventory sheet is included below:



B. AGENCY COMMENTS

As a project limited to reconstructing exterior decks only, without new floor area or impacts to public services or facilities, this project was not reviewed by City of Roseburg Public Works or Fire Departments, or by the Roseburg Urban Sanitary Association (RUSA).

C. ANALYSIS

The historic D. J. Jarvis house was originally constructed circa 1895, and the building has contributing status as one of Roseburg's historic resources. As a contributing resource, these non-exempt exterior alterations to the building require consideration before the Historic Resource Review Commission (HRRC) 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).

D. 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 proposal involves the reconstruction of front and rear uncovered decks with railings, both of which will be configured as matching 8' x 16' elevated platforms with perimeter wooden railings. The points of attachment back to the original historic home are minimal and involve direct connection of screws from the decking support structure to the historic exterior of the home, creating only modest screw holes that could be patched in and filled in the future should the decks be removed. No removal of original siding or other features of the home are proposed. Based on the submitted plans and drawings, this criterion is met.

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, and no additions of floor area or enclosed space are proposed. 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: There are no significant changes to the lines of columns, piers, spandrels or other primary structural elements. The primary features of the existing historic home will remain intact as they exist today behind the reconstructed front and rear decks. This criterion is met.

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: The low uncovered decks at the front and rear of this house will not interfere with the relationship of walls, dormers, roof form and windows, retaining the existing scale and proportion of building elements as they exist today, as well as the existing relationship of voids to solids. While a contemporary building feature with contemporary deck surfacing and railings that will not appear historic, the changes are modest and will maintain visual compatibility with the traditional architectural character of the building. Therefore, this criterion 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: There are no significant alterations or additions involved in this proposal that would impact the form and integrity of the existing historic 1895 home, as the proposal involves only accessory uncovered front and rear decks with railings. The point of attachment of the decks to the home involves a few screw connections of the decking support system back into the wall of the home, resulting in small screw holes in the original siding and exterior surfaces that could easily be patched and repaired in the future to restore the historic exterior character of the home behind the decks and railings. Therefore, this criterion is met.

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: No signs, lighting or other appurtenances are shown on the submitted drawings or included in the current application. Therefore, this guideline does not apply.

IV. CONCLUSION

The applicant has proposed the reconstruction of exterior uncovered decks and railings at the front and rear of the historic D. J. Jarvis home (circa 1895) at 735 SE Flint Street, as indicated on the proposed drawings attached to this report.

Based on the above findings, the Historic Resource Review Commission **APPROVES** Historic Resource Review application #HR-24-012 for alterations as depicted in the plans attached to this report.

V. ORDER

BASED ON THE APPLICANT'S PROPOSAL, PHOTOGRAPHIC INVENTORY AND SUBMITTED DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-24-012 FOR EXTERIOR DECKS AND RAILINGS ON THE FRONT AND REAR FACADES OF THE HISTORIC D. J. JARVIS HOUSE AT 735 SE FLINT STREET.

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

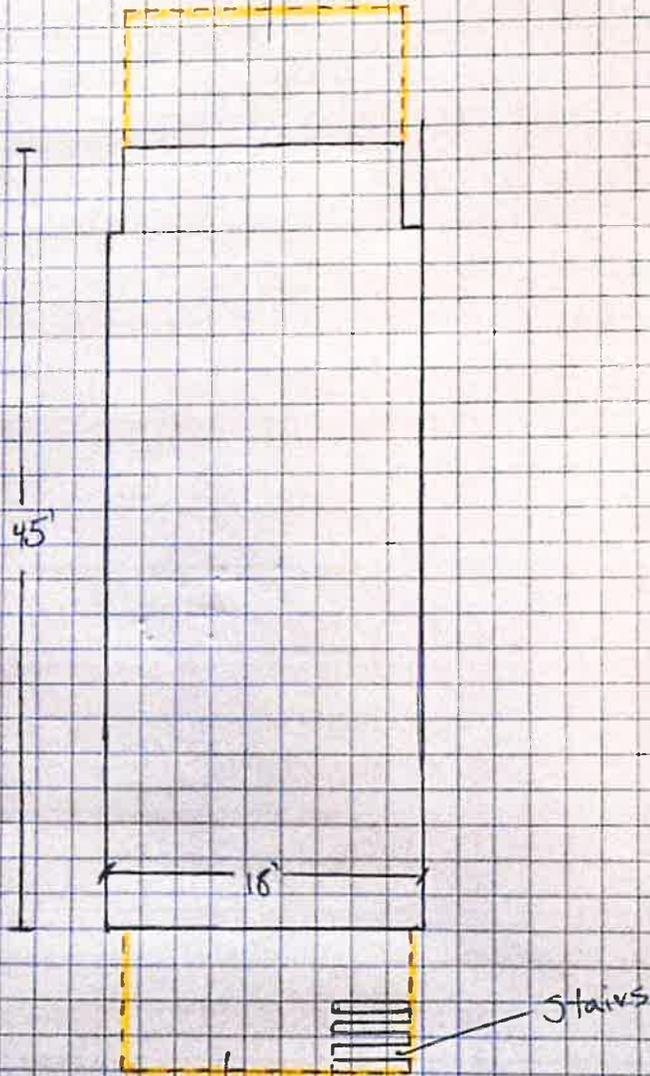
ATTACHED: Approved Drawings (plan, post & beam detail, house attachment, elevations – 5 pages total)
Applicant photographic inventory of existing conditions (4 pages total)

735 SE Flint St
Roseburg, OR

Scale $\square = 2'$

8' x 16' Deck
(Back)

Currently 5' x 16'

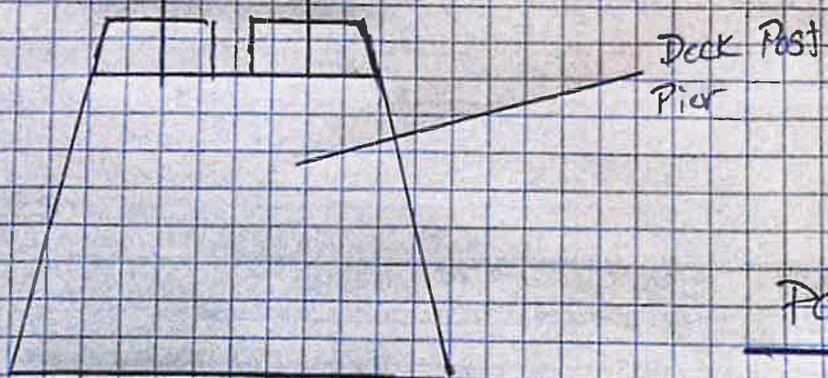
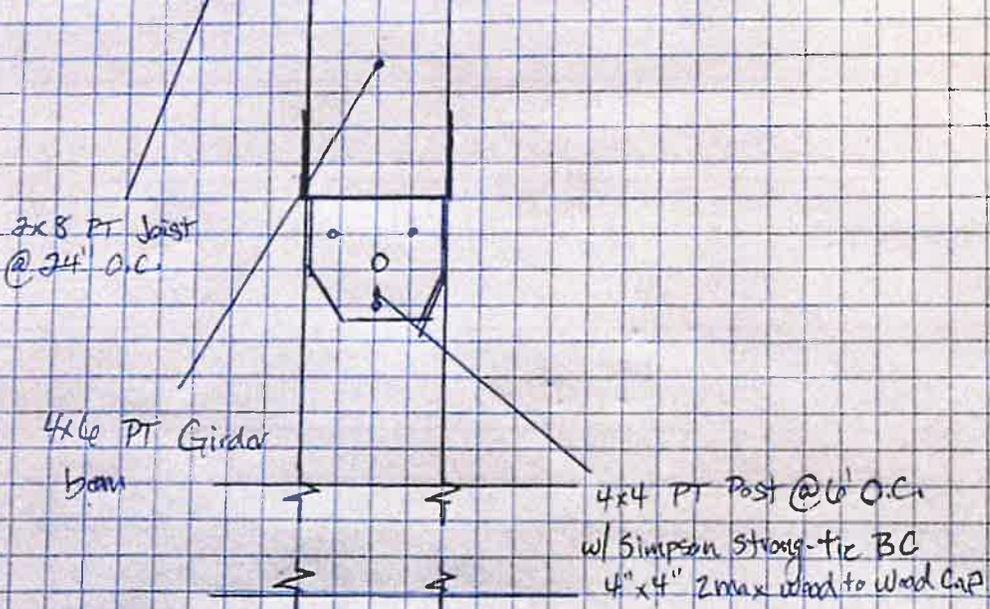
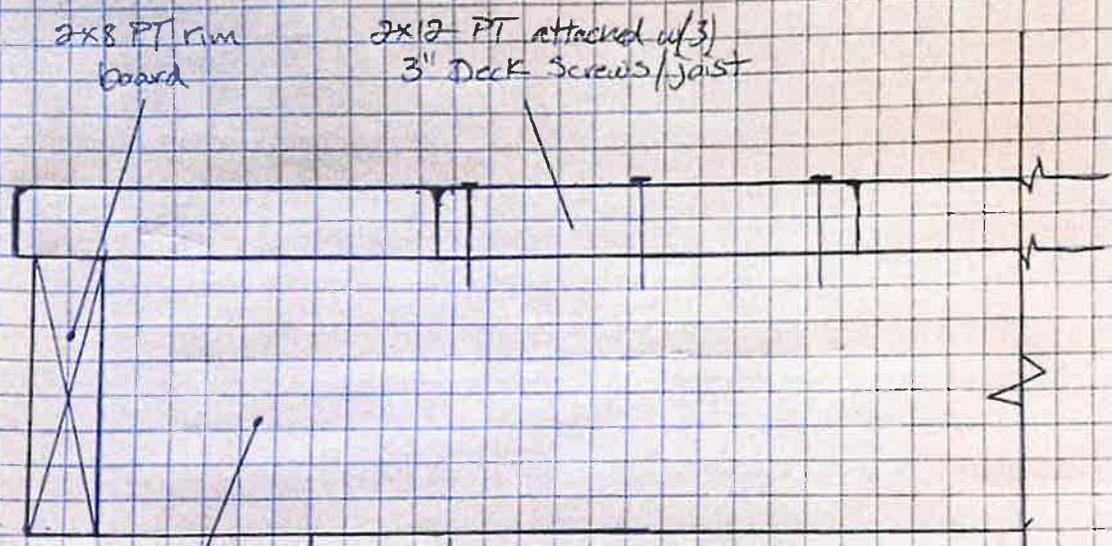


8x16 Deck

(Front)

Currently Same Size

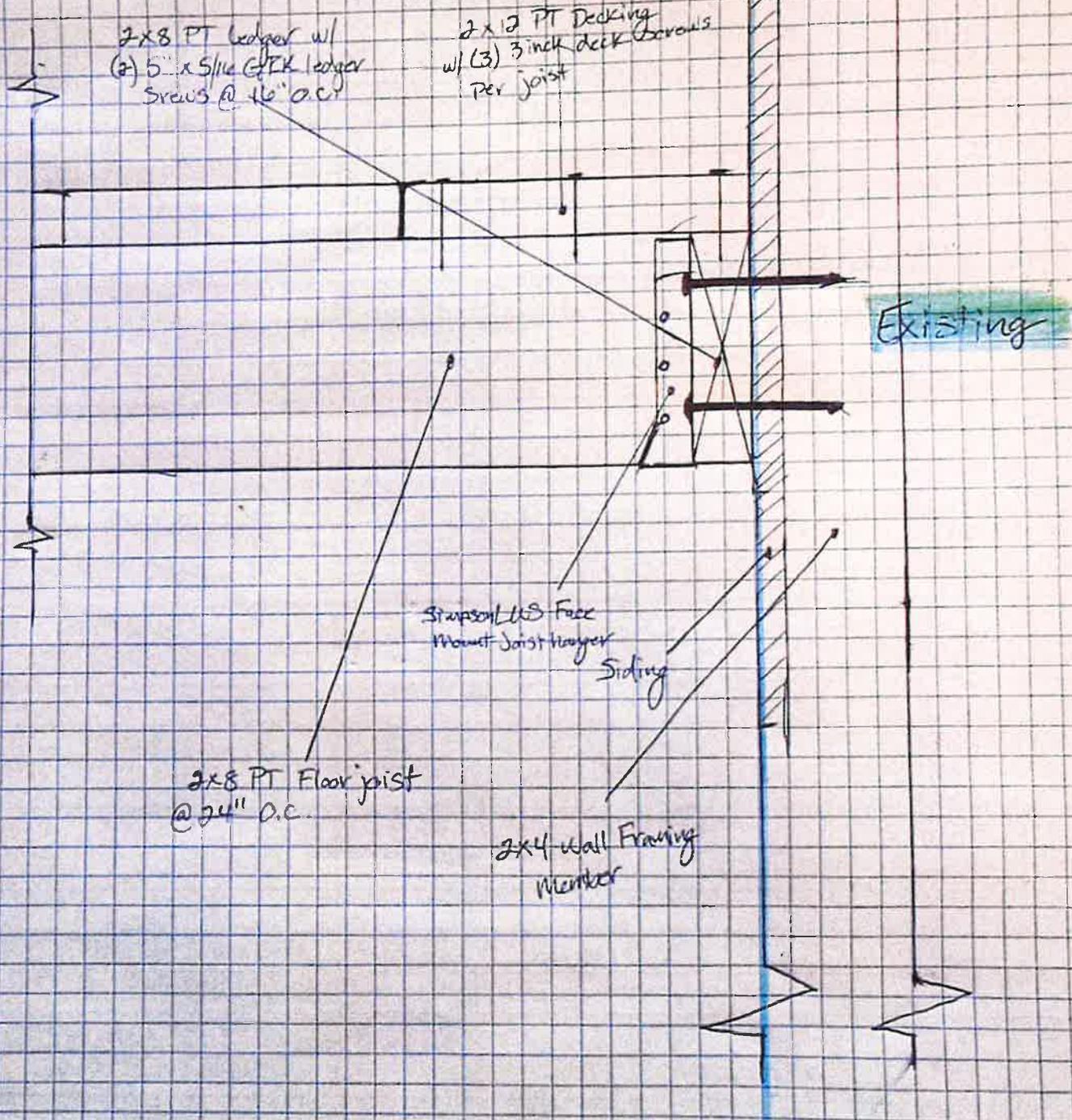
HR-24-02



HR-24-012

Post & Beam Detail

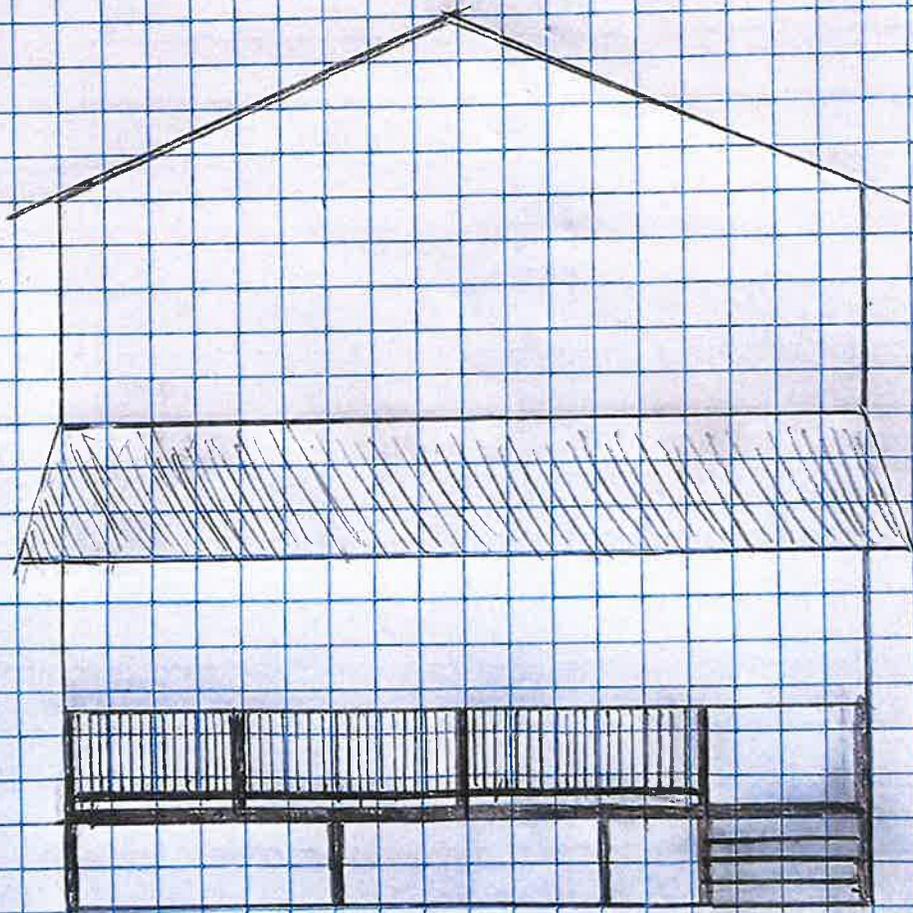
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Attachment to House

HRB-24-017

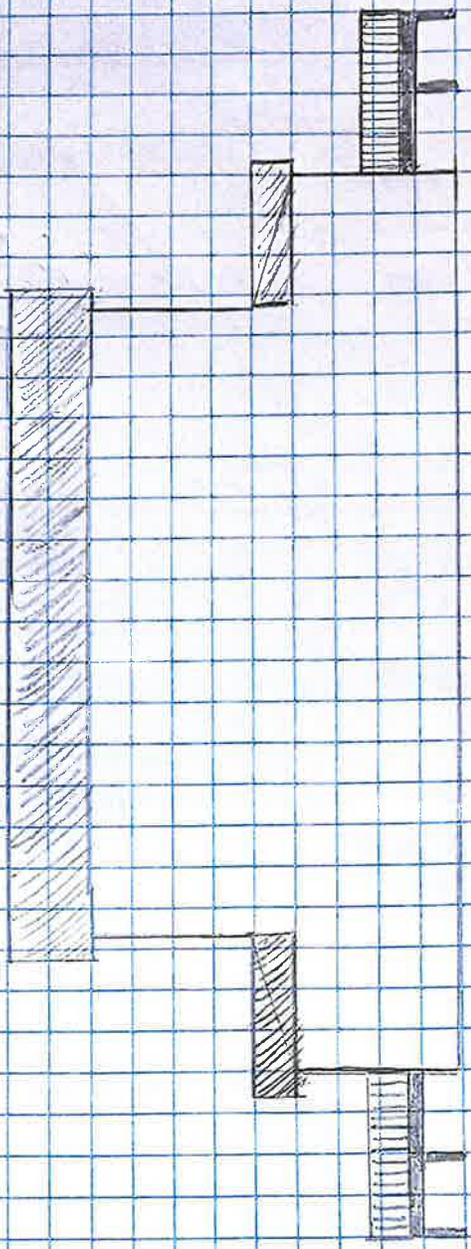
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Front Elevation

HC-24-012

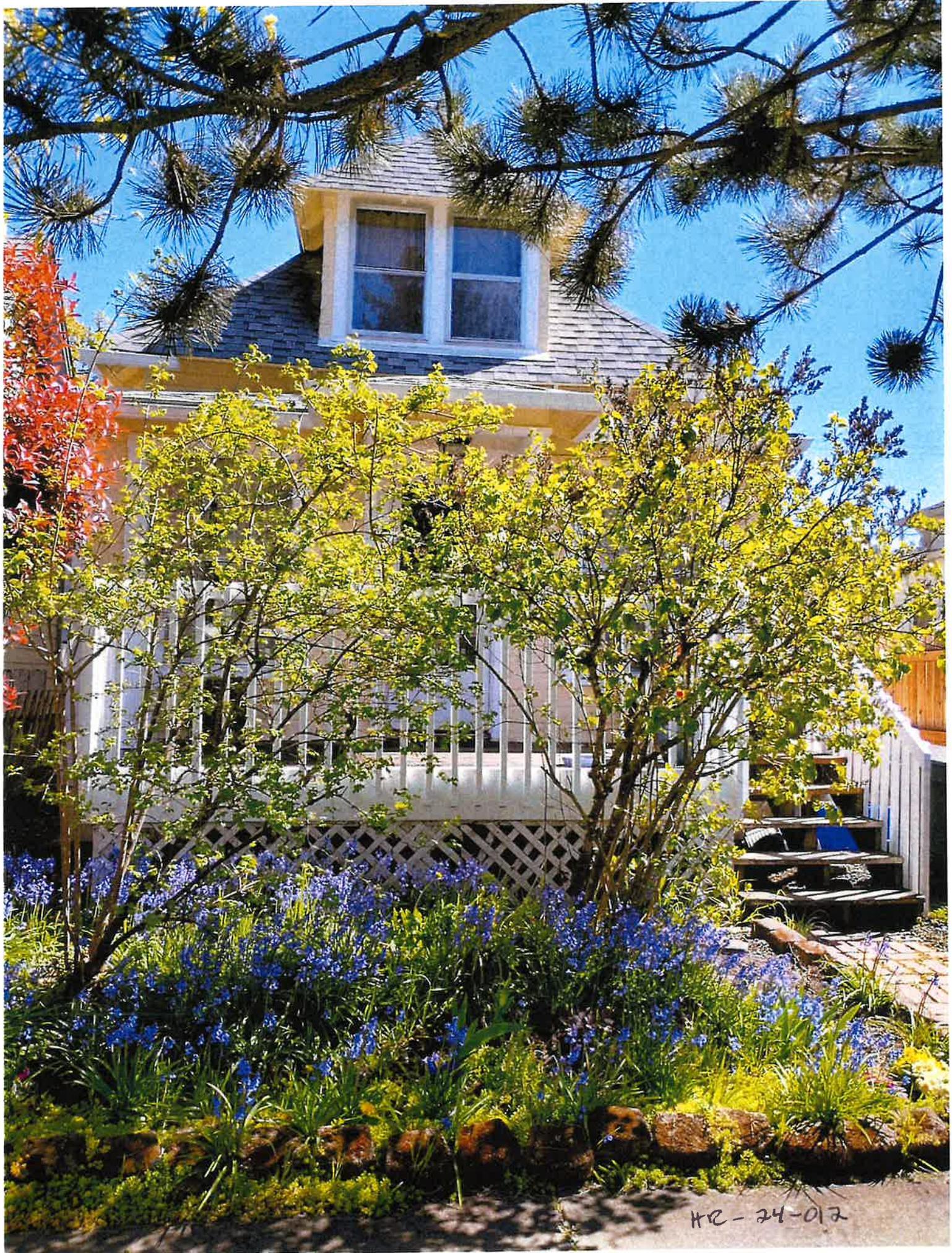
□ = 1'



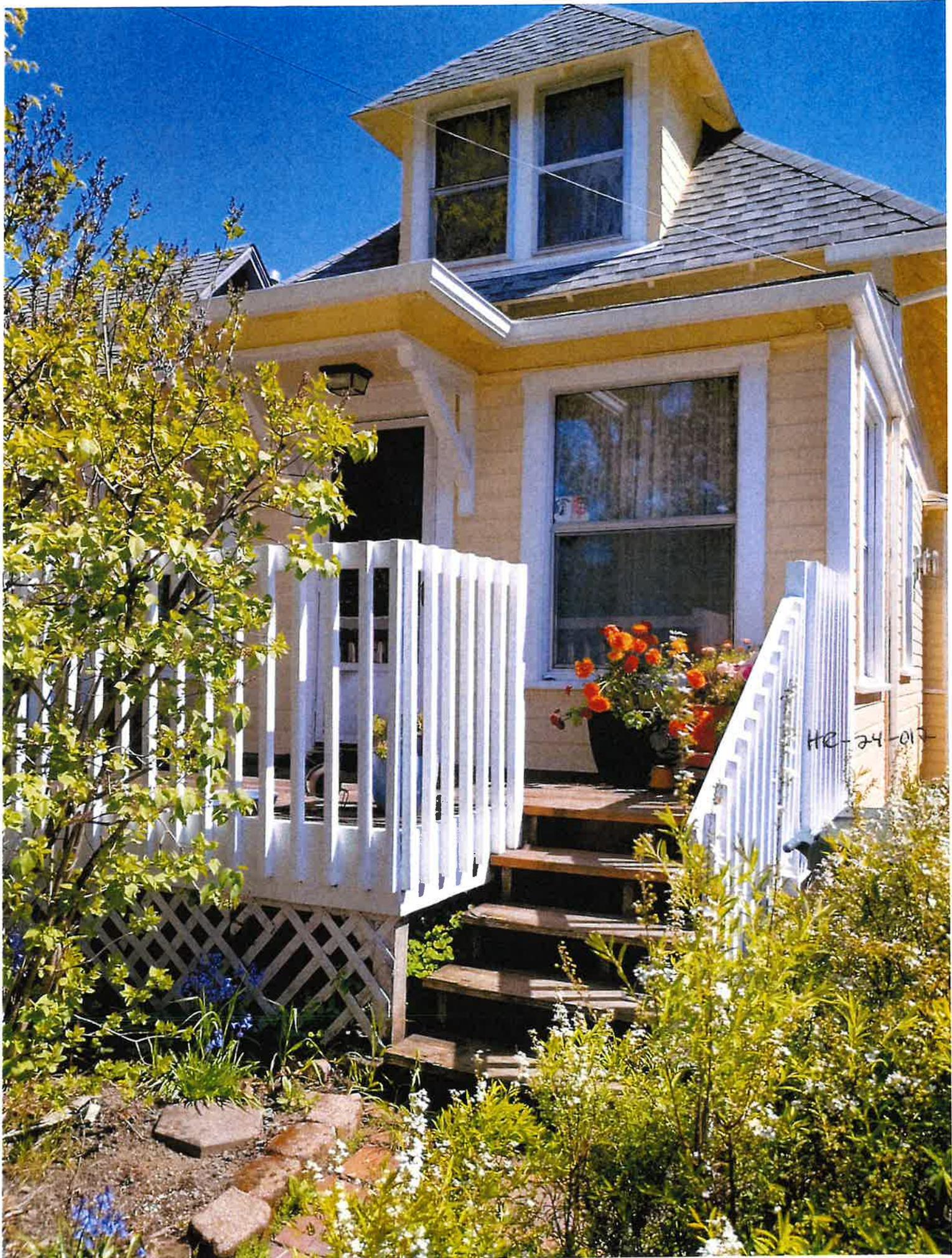
Side Elevation

□ = 2"

HC-24-012



HR-24-012





HC-24-012



HR 74.02