

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION  
Wednesday, August 20, 2025 at 4:00 pm**

*W*  
*8-13-2025*

**Public Access: - Facebook Live at [www.Facebook.com/CityofRoseburg](https://www.Facebook.com/CityofRoseburg)**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**  
Chair Katie Williams                      Marilyn Aller                      James DeLap                      Lisa Gogal  
Bentley Gilbert                      Stephanie Giles                      Nick Lehrbach
- 3. APPROVAL OF MINUTES**  
A. Historic Resource Review Commission Minutes from July 16, 2025
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 5. PUBLIC HEARING**  
  
A. **HR-25-020**, Historic Review for replacement first floor siding on the contributing Asher Agee House #2 at 179 SE Houck Avenue. **Staff:** Mark Moffett.
- 6. BUSINESS FROM STAFF**  
  
A. **AUGUST HOUSE TOUR.** Just a reminder that after adjournment today we'll be doing a Commission tour of the historic (1895) Queen Anne style Judge James Watson Hamilton House at 759 SE Kane Street.
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – Wednesday September 17, 2025.**
- 9. ADJOURNMENT**

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

**AMERICANS WITH DISABILITIES ACT NOTICE**  
**Please contact the City Administration Office at least 48 hours prior to the scheduled meeting date if you need accommodations in accordance with the Americans with Disabilities Act.**  
TDD users, please call Oregon Telecommunications Relay Service at 800-735-2900.

## CITIZEN PARTICIPATION

**Comments can be provided via email to the Commission at [cdd@roseburgor.gov](mailto:cdd@roseburgor.gov) or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on the day of the hearing. 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 Wednesday August 20, 2025 to the Commission, but the comments will not be read out loud 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@roseburgor.gov](mailto:kmartin@roseburgor.gov).

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION MINUTES  
July 16, 2025**

**CALL TO ORDER** – Vice Chair Gogal (in the absence of Chair Williams) 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** – Stephanie Giles, Jim DeLap, Nick Lehrbach, Bentley Gilbert, and Lisa Gogal

Absent: Katie Williams, Marilyn Aller

Others Present: Senior Planner Mark Moffett, Department Technician Kristin Martin

Others in the audience: Jody Mitchell and Kathy Mitchell (for HR-25-014)

**APPROVAL OF MINUTES -**

*Commissioner Gilbert moved to approve the minutes of June 18, 2025, meeting as presented. The motion was seconded by Commissioner Lehrbach and approved with the following votes: Vice Chair Gogal and Commissioners Giles, DeLap, Gilbert and Lehrbach voted yes. No one voted no.*

**AUDIENCE PARTICIPATION** – None

**PUBLIC HEARING –**

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

**HR-25-014**, Historic Review for construction of a new detached Accessory Dwelling Unit (ADU) in the Mill-Pine Historic District. Proposed ADU is located behind the Secondary Contributing (1901) Osburn House at 1126 SE Pine Street.

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

Moffett gave the staff report stating that the applicant is seeking approval for the placement and conversion of a 248-square-foot accessory structure into an Accessory Dwelling Unit (ADU). He added the subject structure had been placed on the property and outfitted with plumbing and electrical without prior permit approval and that the property owner is now seeking to remedy the unpermitted work through the City's Historic Review process, as required by local ordinance.

He went on to say that the exterior of the ADU was finished with T1-11 panel siding, which is not period-appropriate for the early 20th-century vernacular style of the Osburn House. However, the structure is located behind the primary residence and is not visible from the public right-of-way along Pine Street, minimizing its impact on the historic streetscape. In addition, the ADU has been painted in a soft pink color to match the exterior of the main dwelling, providing a measure of visual continuity between the two structures

Staff felt that with the conditions of approval as noted in the findings and included below, the relevant exterior alteration guidelines could be met, and staff recommend the Historic Resource Review Commission approve the Historic Review application, HR-25-014, for a 248-square-foot (ADU) behind the Osburn House 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. Any future exterior alterations to the ADU, including the replacement of windows, doors, or siding, shall be subject to review and approval by the City of Roseburg Community Development Department and/or the Historic Resource Review Commission to ensure ongoing compatibility with the Mill-Pine Historic District.

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

Commissioner Gilbert moved to adopt the proposed Findings of Fact and Order to conditionally approve Historic Review No. HR-25-014, retroactively approving the placement of the shed and its conversion into an accessory dwelling unit as detailed in the staff report, including all findings, conclusions and recommended conditions of approval. The motion was seconded by Commissioner DeLap and approved with the following votes: Vice Chair Gogal and Commissioners Giles, DeLap, Gilbert and Lehrbach voted yes. No one voted no.

**BUSINESS FROM STAFF - AUGUST HOUSE TOUR** – Moffett reminded Commission members about the tour of the historic (1895) Queen Anne style Judge James Watson Hamilton House at 759 SE Kane Street scheduled for August 20, 2025, in lieu of the regular meeting of the Historic Resource Review Commission. He stated that an additional reminder would be sent closer to the tour date.

**BUSINESS FROM COMMISSION** – None

**ADJOURNMENT** – The meeting adjourned at 4:06 p.m. The next meeting is scheduled for Wednesday August 20, 2025, for the Commission tour of the historic Judge James Watson Hamilton House.

Respectfully submitted,

A handwritten signature in black ink that reads "Kristin Martin". The signature is written in a cursive, flowing style.

Kristin Martin,  
Department Technician



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

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**HRRC Review No. HR-25-020****Meeting Date: August 20, 2025**

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**Prepared for:** Historic Resource Review Commission

**Staff Contact:** Mark Moffett, Senior Planner

**Request:** Historic Review Alteration Request at Asher Agee House #2 (179 SE Houck Ave.)

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### **PROPOSAL SUMMARY:**

Oliver Brayman, a contractor working on behalf of the property owner and resident, is proposing exterior alterations to the Asher Agee House #2, a contributing historic resource located at 179 SE Houck Avenue. Due to exterior siding damage, the proposal includes removal and replacement of all the exterior bevel siding on the house and garage up to the eaves at the first floor, while retaining the projecting trim and shingled siding in the four full or partial gables facing the street and two side yards. The applicant drawings show the addition of corner trim boards on the house in place of the beveled corners that exist today, and replacement of beveled front and rear porch post siding that with elephantine, Craftsman-style columns.

### **CONCLUSION AND RECOMMENDATION:**

Guidelines for the exterior remodeling or alteration of a contributing historic resource at RMC 12.04.110.G must be met for this project to be approved. With conditions of approval and redlines on the submitted plans per the findings in this report, staff recommend that the Historic Resource Review Commission approve this proposal.

### **SUGGESTED MOTION:**

**BASED ON THE APPLICANT'S PROPOSAL, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-25-020 FOR GROUND FLOOR SIDING REPLACEMENT AT THE (1906) ASHER AGEE HOUSE #2 AT 179 SE HOUCK AVENUE, AS DEPICTED ON EXHIBITS B.3 - B.6, AND SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. REPLACEMENT EXTERIOR SIDING SHALL MATCH THE HISTORIC 4.5-INCH VERTICAL REVEAL;
- B. REPLACEMENT EXTERIOR SIDING SHALL PROVIDE BEVELED EXTERIOR CORNERS AT THE HOUSE WALLS AND PORCH SUPPORT POSTS (NON-ORIGINAL ATTACHED GARAGE CORNER BOARDS MAY REMAIN); AND
- C. FRONT AND REAR PORCH SUPPORT POSTS MUST MATCH THE HISTORIC 4.5-INCH VERTICAL SIDING REVEAL WITH BEVELED CORNERS. ELEPHANTINE CRAFTSMAN-STYLE COLUMNS ARE NOT APPROVED.

**IN THE MATTER OF THE REQUEST  
FOR HISTORIC RESOURCE REVIEW APPROVAL AT 179 SE HOUCK AVENUE  
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION  
ORDER OF APPROVAL**

**I. NATURE OF APPLICATION**

Oliver Brayman, a contractor working on behalf of the property owner and resident, is proposing exterior alterations to the Asher Agee House #2, a contributing historic resource located at 179 SE Houck Avenue. Due to exterior siding damage, the proposal includes removal and replacement of all the exterior bevel siding on the house and garage up to the eaves at the first floor, while retaining the projecting trim and shingled siding in the four full or partial gables facing the street and two side yards. The applicant drawings show the addition of corner trim boards on the house in place of the beveled corners that exist today, and replacement of beveled front and rear porch post siding that with elephantine, Craftsman-style columns.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing on the application before the Roseburg Historic Resource Review Commission occurred on August 20, 2025. During that hearing, the Commission reviewed historic application number HR-25-020 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 24DB, Tax Lot 01200, Willamette Meridian; R16941.
- iii. The property is zoned MR14 (Medium-Density Multiple-Family Residential) and abuts other MR14-zoned properties. The site is not inside any designated historic district but is individually listed on the City of Roseburg Historic Inventory.



*Figure 1: North Elevation*

- iv. The existing one-and-a-half story home has a prominent front porch and gabled bay facing SE Houck Avenue, with upper-story gables also facing east and west into the two side yards. A non-original garage with a flat roof is attached to the west side of the building. The building is clad in horizontal bevel or clapboard siding on the main floor, and shingled boxed gables on the half upper story. There is a screen porch on the rear façade at the southeast corner of the building. Windows and doors appear to be original, except on the street-facing gable, west façade behind the garage, on the upper street-facing window of the garage, and in two locations on the rear façade, which all have replacement aluminum windows. There is also a southwest-style metal security door facing the rear yard on the south elevation.
- v. Historic district documents classify the building as a contributing structure. Originally constructed in 1906, the house is a Queen Anne style building, with horizontal siding on the first floor and decorative shingles in the upper-story gables. Ground floor siding and the porch posts include beveled corners instead of corner trim boards. This is one of many houses in Roseburg in a simplified or vernacular Victorian design that was occupied by the middle and working classes of Roseburg during the first two decades of the twentieth century. The house was originally owned by Asher Agee. The 1909 Roseburg City Directory lists Andrew J. Ford as the resident of this house. Ford was a conductor for the Southern Pacific Company. He purchased the house in 1908. Also residing here was a boarder, Zelpha Raglin. Raglin was a clerk at Josephson's Dry Goods Store.

## **B. AGENCY COMMENTS**

As an application that only involves exterior alterations to an existing home with no change to the footprint of the building or other public services, there was no request for comment from the City Fire Department, Public Works Department, or the Roseburg Urban Sanitary Authority (RUSA).

## **C. ANALYSIS**

For “contributing” structures, as found in this application, 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).

## **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:** The applicant is proposing to remove the horizontal bevel or clapboard siding on the ground floor of the original house and garage, in part due to damage to the siding and the lack of a vapor barrier at the ground floor walls. The vertical support posts of the open front porch and rear screened porch would be modified into elephantine, Craftsman-style columns as shown on the submitted drawings. Beveled corners at the first floor house siding would be replaced with simple corner trim boards at the exterior corners, as found on the non-original flat-roofed garage attached to the west side of the home. Windows, doors and decorative shingle siding in the upper-story gables are to remain in place.

Staff visited the site and took photographs of the exterior siding, most of which were in very poor condition, with swollen and exposed wood grain and areas of missing paint, broken pieces of siding, split boards, and in some areas missing boards. A selection of those photos are included in this staff report.



*Figure 2: Siding at Northeast Corner & Front Porch Post*

The shingled siding in the gable ends appears to be in better condition, perhaps due to additional weather-related protection from the eave overhang, and is not proposed for replacement in any event.



*Figure 3: Northwest Corner at Garage*

The applicant's narrative suggests that the replacement siding would include a 7-inch reveal, but during the site visit staff measured the vertical reveal and found it to be 4.5 inches instead of 7. To ensure that the siding matches the historic design of the home, a condition of approval will require a matching 4.5-inch reveal on the new horizontal siding.





*Figure 4: South Elevation*

Retention of original design details is required per this “original construction” guideline. In addition to matching the original horizontal siding reveal of 4.5 inches with the replacement siding, there are two additional issues regarding the proposal which should be modified to match the original construction design and details.

The first additional issue beyond matching the 4.5-inch siding reveal is the beveled corners on the house siding. All primary exterior corners of the home have beveled siding, where the siding is cut at a 45-degree angle versus ending in a corner trim piece, as proposed by the applicant and found on many modern homes. This is a simple, cohesive and character-defining design element on this historic home, which is particularly noticeable at the front porch area with the porch posts matching the walls behind, as has been the case since 1906 when the house was built. In order to preserve this important design detail, a condition of approval will require that horizontal siding on the main floor include beveled siding at the corners, and not corner trim boards.

The second additional issue beyond matching the 4.5 inch siding reveal is the replacement porch posts. Elephantine or Craftsman-style porch columns are not appropriate for a simple Victorian or Queen Anne style home, as they add a design element from a different building and architectural style. Unlike the exterior siding, the porch post siding itself may not need to be replaced, as there is no benefit to applying house wrap to a wooden porch post. Or, if the siding is to be replaced on the front and rear porch posts, it should be replaced in kind with siding of a reveal and beveled corner design as originally found on the house. Therefore, in order to preserve the historic porch post design that matches the house siding, a condition of approval will note that the elephantine Craftsman-style porch posts are not approved, and that the historic design of 4.5-inch reveal beveled horizontal siding be retained or re-applied to the front and rear porch posts as well as the main floor house siding.

The retention of original historic materials is not always possible on a 119-year old home, and in this case the original main floor siding is in poor repair and can justifiably be replaced. However, replacement siding dimensions and details should replicate the original house design, without adding modern corner trim boards, taller siding reveal dimensions, or a porch post design that is out of character with the original Victorian and Queen Anne architecture. With conditions of approval ensuring a 4.5-inch siding reveal, beveled corners on the replacement siding, and retention of the 4.5-inch beveled siding design on the front and rear porch posts, this guideline can be 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. 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 visual integrity of the structure, given conditions of approval ensuring that the replacement siding and porch posts will match the 4.5-inch reveal and beveled corner detail of the original home. A condition will also note that the inappropriate elephantine, Craftsman-style porch columns are not approved. Primary structural elements including the eaves, shingled gables, and window or door openings will remain the same. Therefore, this guideline 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:** There are no changes to the scale and proportion of the building or building elements, with the exception of the issues raised in prior findings about the siding design, beveled corners and porch support posts. With conditions of approval ensuring a matching siding and front porch post design, including notation that the Craftsman-style porch support posts are not approved, this guideline can be 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:** Fiber cement siding, or hardi lap siding, will have similar visual appearance to the wood boards being replaced. The general appearance of the historic siding was of a smooth painted board, with the details of wood grain being apparent only on the many older, weathered boards which have been damaged and lost their coat of paint over time. Fiber cement siding will have a comparable texture to that of the wooden boards being replaced, and will add a degree of fire resistance while respecting the historic siding appearance. Therefore, this guideline 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:** The proposed siding replacement does not change any signage, lighting, fences, awnings or other building features. Therefore, this guideline is met.

#### IV. CONCLUSION

The applicant is working with the property owner to restore and re-side a charming 1906 Queen Anne home near the South Umpqua River in an older part of Roseburg. Unfortunately, most of the original siding has fallen into disrepair, and to upgrade the appearance, weather-resistance and functionality of the main floor walls a siding replacement is warranted. However, the original design features such as the vertical siding reveal dimension, beveled corners, and simple beveled siding porch support posts should be matched with the replacement materials. With conditions of approval ensuring these design features are restored, including a note that the proposed Craftsman-style elephantine columns are not approved, the proposal can meet the relevant guidelines and should be approved.

#### V. ORDER

BASED ON THE APPLICANT'S PROPOSAL, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-25-020 FOR GROUND FLOOR SIDING REPLACEMENT AT THE (1906) ASHER AGEE HOUSE #2 AT 179 SE HOUCK AVENUE, AS DEPICTED ON EXHIBITS B.3 - B.6, AND SUBJECT TO THE FOLLOWING CONDITIONS:

- D. REPLACEMENT EXTERIOR SIDING SHALL MATCH THE HISTORIC 4.5-INCH VERTICAL REVEAL;
- E. REPLACEMENT EXTERIOR SIDING SHALL PROVIDE BEVELED EXTERIOR CORNERS AT THE HOUSE WALLS AND PORCH SUPPORT POSTS (NON-ORIGINAL ATTACHED GARAGE CORNER BOARDS MAY REMAIN); AND
- F. FRONT AND REAR PORCH SUPPORT POSTS MUST MATCH THE HISTORIC 4.5-INCH VERTICAL SIDING REVEAL WITH BEVELED CORNERS. ELEPHANTINE CRAFTSMAN-STYLE COLUMNS ARE NOT APPROVED.

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Stuart Cowie, Community Development Director

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Date

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Katie Williams, Historic Resource Review Commission Chair

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Date

Historic Resource Review Commission Members:

Katie Williams, Chair  
Bentley Gilbert

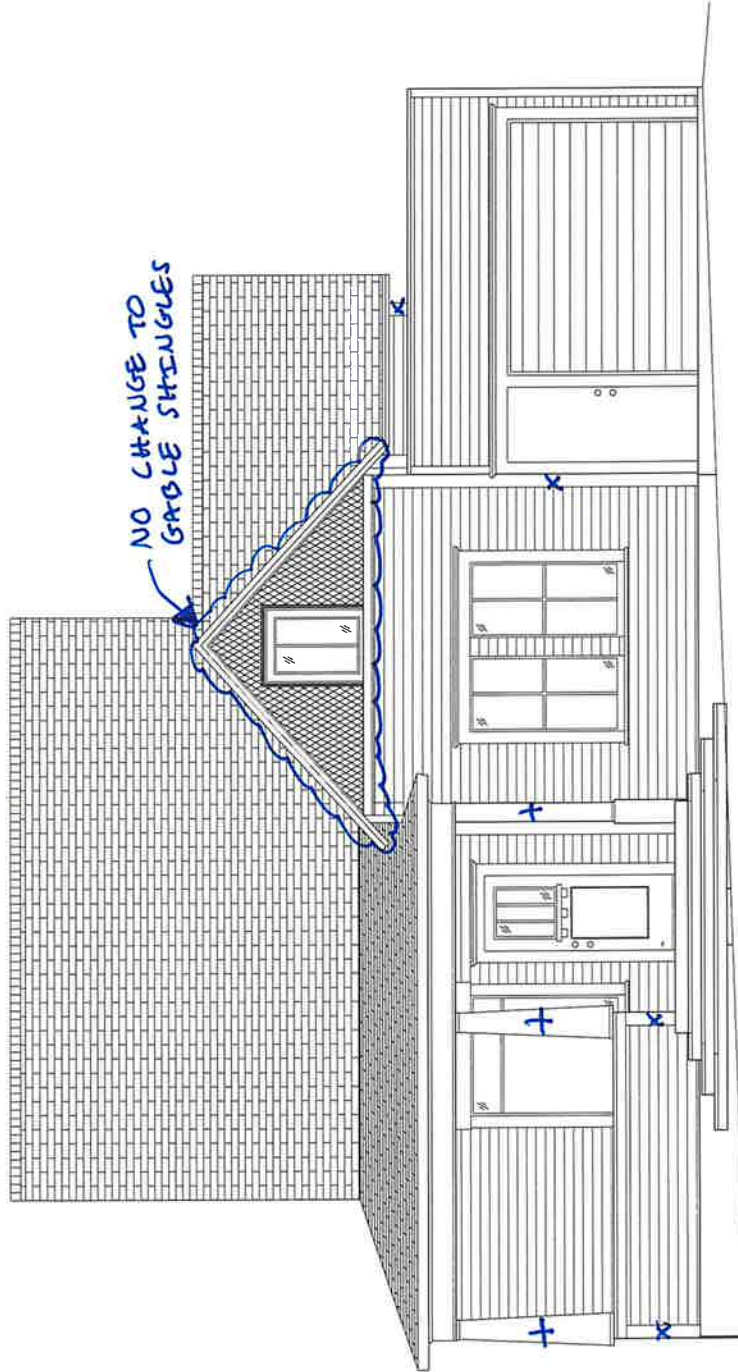
Lisa Gogal, Vice Chair  
Nick Lehrbach

Marilyn Aller  
Stephanie Giles

James De Lap

Exhibits (ATTACHED exhibits in bold font):

- A. Original Application Form and Narrative
- B. Plans
  - 1. First Floor Plan
  - 2. Second Floor Plan
  - 3. North Elevation (**ATTACHED**)
  - 4. West Elevation (**ATTACHED**)
  - 5. South Elevation (**ATTACHED**)
  - 6. East Elevation (**ATTACHED**)



NORTH ELEVATION  
 SCALE 1/2"=1'-0"

□ MATCH 4.5" SIDING REVEAL

□ BEVELED CORNERS + NO CORNER TRIM  
 BOARDS & HOUSE SIDING (OKE GARAGE)

X = Δ CORNER BOARDS → BEVELED

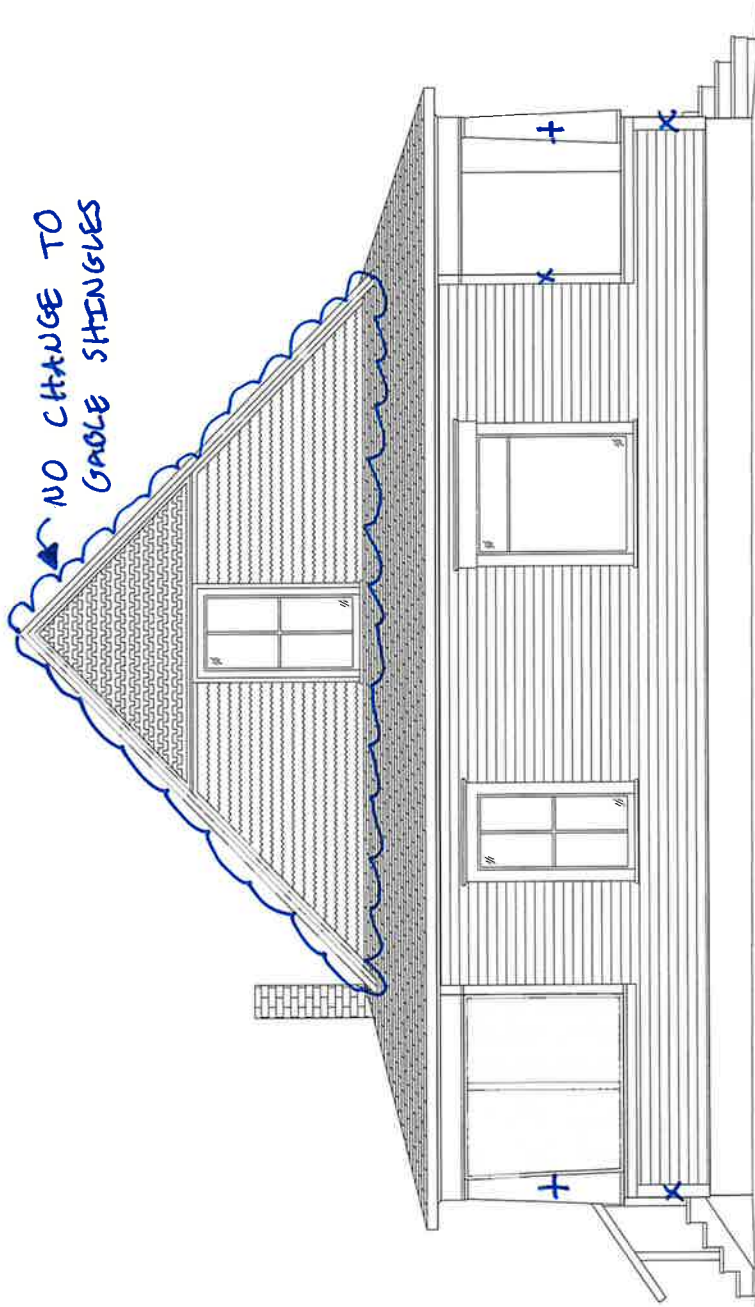
□ MATCH HISTORIC PORCH POSTS -  
 CRAFTSMAN POST COVERS NOT APPROVED

+ = MATCH (E) POST SIDING w/  
 BEVELED CORNERS + 4.5-INCH REVEAL

HR-25-020  
 EXH. B-3



NO CHANGE TO  
GABLE SHINGLES

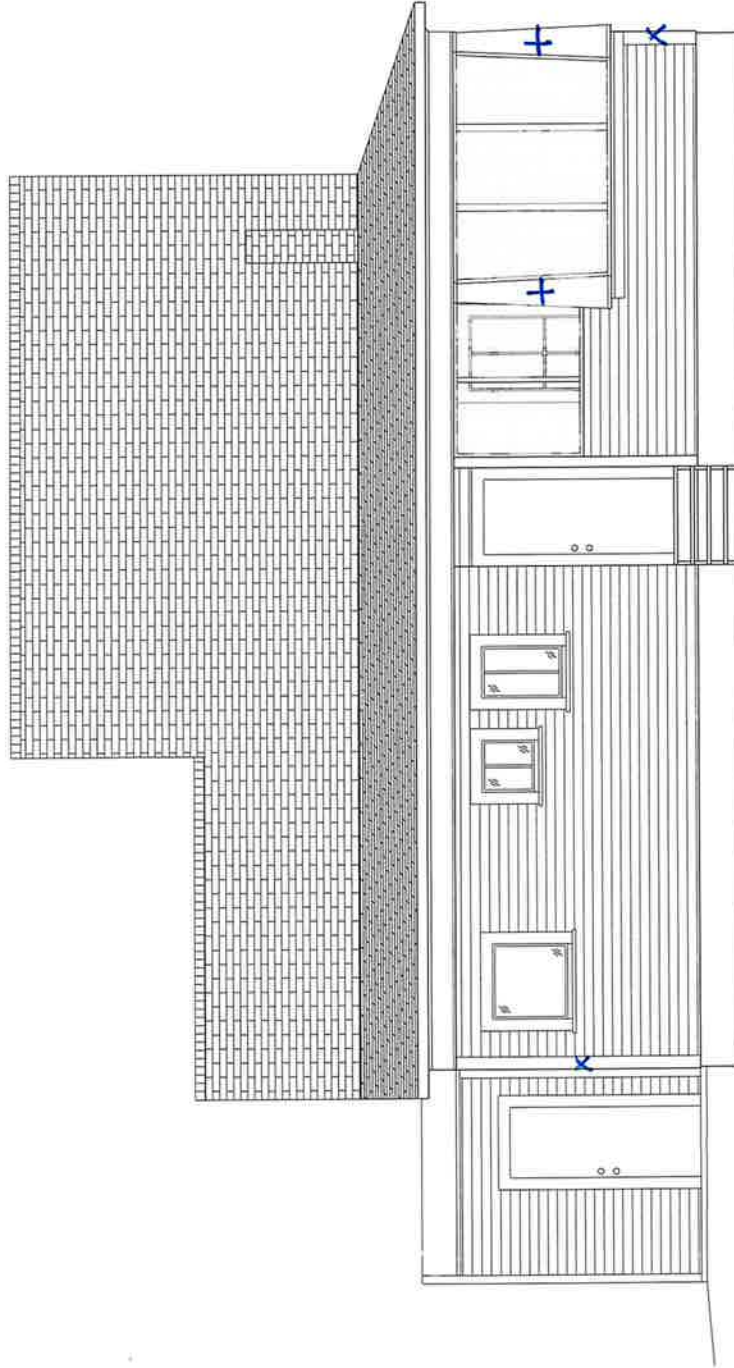


WEST ELEVATION  
SCALE: 1/2" = 1'-0"

- ◻ MATCH 4.5" SIDING REVEAL
- ◻ BEVELED CORNERS + NO CORNER TRIM  
BOARDS c HOUSE SIDING (OKGARGE)
- X = A CORNER BOARDS → BEVELED
- ◻ MATCH HISTORIC PORCH POSTS -  
CRAFTSMAN POST COVERS NOT APPROVED
- + = MATCH (E) POST SIDING w/  
BEVELED CORNERS + 4.5" REVEAL

HR-25-020  
ExH. B-4

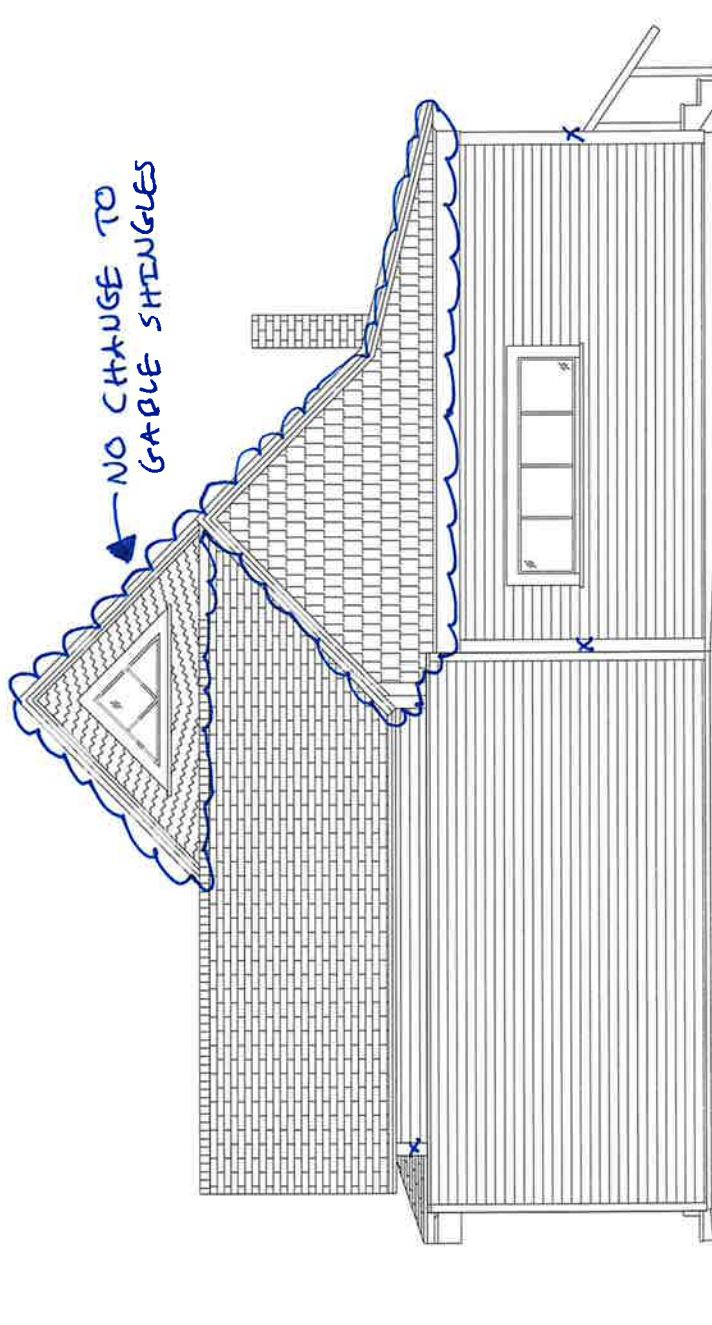




SOUTH ELEVATION  
SCALE: 1/2" = 1'-0"

- MATCH 4.5" SIDING REVEAL
- BEVELED CORNERS + NO CORNER TRIM BOARDS e HOUSE SIDING (OKEGARAGE)  
X = A CORNER BOARDS → BEVELED
- MATCH HISTORIC PORCH POSTS - CRAFTSMAN POST COVERS NOT APPROVED  
+ = MATCH (E) POST SIDING w/ BEVELED CORNERS + 4.5" REVEAL

HR-25-020  
EXT. B-S



MATCH 4.5" SIDING REVEAL  
 D BEVELED CORNERS + NO CORNER TRIM  
 BOARDS + HOUSE SIDING (O.K. GARAGE)  
 X = D CORNER BOARDS + BEVELED

EAST ELEVATION  
 SCALE: 1/2" = 1'-0"

HR-25-020  
 EXH. B-6