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4/8/2025

**CITY OF ROSEBURG  
HISTORIC RESOURCE REVIEW COMMISSION  
Wednesday, April 16, 2025 at 4:00 pm**

**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 March 19, 2025
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 5. PUBLIC HEARING**

A. **HR-25-010**, Historic Review for new mural on the south wall of the historic (1962) Pargeter Building at 808 SE Lane Avenue in the Roseburg Downtown Historic District (Mark Moffett, staff).
- 6. BUSINESS FROM STAFF**

A. Heads-up to Commissioners that on April 28, 2025, Mayor Larry Rich is likely to approve the annual proclamation that May is Historic Preservation Month. See attached draft proclamation document.

B. Second heads-up that Kuri Gill from Oregon Heritage will join us at our May 21, 2025 meeting to discuss the Heritage All-Star Community "Check-In" process that we will be going through later this year. Commissioners are invited to join Kuri Gill and Mark Moffett for dinner at Brix following the monthly meeting if so inclined for an informal get-together.
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – Wednesday May 21, 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 April 16, 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  
March 19, 2025**

**CALL TO ORDER** – Chair Katie 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** – Chair Katie Williams, Stephanie Giles, Lisa Gogal, Marilyn Aller, Jim DeLap, Nick Lehrbach, and Bentley Gilbert

Absent: none

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

Others in the audience: Evan Barnes and Lorreen Robinson, applicants and property owners for Historic Resource Review Application HR-24-033 for 365 W Riverside Drive.

**APPROVAL OF MINUTES -**

*Commissioner Lehrbach moved to approve the minutes of the February 19, 2025 meeting as submitted. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Williams and Commissioners Aller, Giles, Gogal, DeLap, Lehrbach and Gilbert voted yes. No one voted no.*

**AUDIENCE PARTICIPATION** – None

**PUBLIC HEARING –**

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

**HR-24-033**, Historic Review for a new detached single-family home and accessory detached garage structure on a vacant lot addressed as 365 W. Riverside Drive in the Laurelwood Historic District (Mark Moffett, staff)

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

Moffett provided the staff report. The applicant proposed a new detached single-family home and accessory detached garage on a vacant lot in the Laurelwood Historic District. The house is designed with traditional forms and Craftsman-like design elements that will allow the building to blend in with the surrounding homes. Although placed somewhat closer to the street than other homes nearby in order to reduce projecting into the flood hazard area in the back yard, the reduced front setback is occupied exclusively by an unenclosed single-story porch, and the applicant will be required to receive approval of a separate future front setback Variance.

Staff felt that the guidelines for the construction of a new building in a historic district at RMC 12.04.110.H could be met for this project to be approved based on the information provided by the applicant and the findings included in the staff report. Staff recommended that the Historic Resource Review Commission conditionally approve Historic Resource Review application #HR-24-033 for a new single-family detached home and accessory detached garage structure on a vacant lot in the Laurelwood Historic District addressed as 365 W. Riverside Drive. This approval would be granted based on a revised plan set, and subject to the following conditions of approval:

- A. Front and side setback issues must be addressed through submittal of a revised site plan showing a conforming front and side setback, or through approval of a separate Variance request to the relevant standard prior to any final approval packet being sent to the Douglas County Building Department.
- B. All Public Works fees must be paid and the LID agreement must be completed prior to the final approval packet being sent to the Douglas County Planning Department.
- C. All RUSA requirements must be satisfied as necessary prior to city approval and during construction.
- D. Accessory equipment for the rooftop solar panels shall be located internally on exterior side walls between the house and garage, or on a rear façade.

Lorreen Robinson, applicant and property owner for this project thanked the Commission for their consideration and shared a framed conceptual drawing of the proposed home for their information. She stated that she was excited to build a new "old" home in the beautiful Laurelwood Historic District.

Commissioner Aller asked Ms. Robinson when she thought that the project might begin. Ms. Robinson stated that they hoped to begin sometime in May.

Commissioner DeLap asked if the multi-level design of the proposed home would present any problems because of its location in the floodplain. Ms. Robinson said no.

*Commissioner Aller moved to conditionally approve Historic Resource Review Application #HR-24-033 for construction of a new detached home and garage structure on a vacant lot addressed as 365 W Riverside Drive in the Laurelwood historic district with modifications to the setbacks or variances(s) required prior to final approval and subject to the additional conditions B through D as noted in the Order of Approval Conclusion. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Williams and Commissioners Aller, Giles Gogal, DeLap, Lehrbach and Gilbert voted yes. No one voted no.*

**HR-25-001**, Historic Review for new rooftop solar panel installation project on an existing home at 1423 SE Mill Street in the Mill-Pine Historic District (Mark Moffett, staff).

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

Moffett provided the staff report. The applicant proposed a rooftop solar installation on a home at 1423 SE Mill Street in the Mill-Pine Historic District. Based on the findings, staff felt that the relevant historic guidelines at RMC 12.04.110.H.1-6 could be met for this project to be approved. Staff recommended the Historic Resource Review Commission approve the Historic Review application for 17 solar panels on the easterly rear-facing roof slope of the home and on the garage behind the home, but not for the 13 solar panels on the westerly primary street-facing roof slope of the home facing SE Mill Street. In addition, and as noted in the findings for the decision and in condition 2, the 13 solar panels on the street-facing roof surface may be relocated without further review to the rear roof surfaces of the home, provided they are flush-mounted directly to the roof surface as proposed for other solar panels in the project.

Approval for solar panels on the secondary roof surfaces of the home would be granted based on the following conditions of approval:

- A. Any significant deviation from this approval, other than those identified in condition 2, shall be re-reviewed by the City of Roseburg Community Development Department and Historic Resource Review Commission prior to approval.
- B. The thirteen solar panels proposed on the primary, westerly street-facing roof surface of the home

do not meet the historic review criteria, and are not approved as proposed. However, these solar panels may be approved with no further historic review under the condition they are relocated to existing secondary roof surfaces that do not directly face SE Mill Street, provided they are flush-mounted directly to the roof surface as proposed elsewhere in the plan set.

Commissioner DeLap moved to adopt the proposed Findings of Fact and Order to conditionally approve Historic Review Application #HR-25-001 for a roof mounted solar installation on the secondary roof surfaces of the house at 1423 SE Mill Street, as detailed in the staff findings, conclusion and order. The motion was seconded by Commissioner Lehrbach and approved with the following votes: Chair Williams and Commissioners Aller, Giles, Gogal, DeLap, Lehrbach and Gilbert voted yes. No one voted no.

*It was noted for the record that the motion, second and vote for Historic Resource Review Application #HR-24-033 (Public Hearing Item A) had not been recorded, due to technical difficulties. Commissioners Aller and DeLap restated their original motion and second. All Commissioners voted yes, no one voted no.*

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

## **BUSINESS FROM STAFF**

Moffett presented a Staff Memorandum which contained information about the re-certification requirement for the City of Roseburg's Heritage All-Star Designation and other special projects in process.

### ***Heritage All-Star "Check-In" in 2025 -***

Moffett reminded Commissioners that Roseburg is one of only eight communities in the State of Oregon that has attained "Heritage All-Star" status with the State Historic Preservation Office (SHPO) and the City received notification in February from Kuri Gill, the Oregon Heritage Grants & Outreach Coordinator, that it is time re-certify ourselves in the program, which is known as an "All-Star Check-in".

Included with the staff memo was a copy of Roseburg's application from the last review in 2017 and Moffett stated that while there was no hard deadline for the check-in, the recertification application needed to be completed this year. In addition, he reported that Kuri Gill had gratefully offered to come to a future meeting and discuss the process with the Commission in person. Moffett asked Commissioners if that was something they would support. Consensus of the Commission was to support of staff coordinating of a visit from Kuri Gill at a future hearing date to discuss the Heritage All-Star recertification process.

### ***Other Special Projects –***

Moffett reported that last year staff discussed some ideas for special projects, including applying for grants to get outreach brochures made for historic property owners, as well as some other ideas raised during various discussions. Unfortunately, he stated that staff was not able to put together a full grant application by the February deadline, but would still be working on putting together some tours or other activities once the All-Star Check-in was in progress. He stated that staff would be reviewing extensive in-house historic preservation records from the last decade or so to see if there is something easily attainable in terms of outreach materials we may be able to recycle. Discussion ensued regarding a number of ideas discussed last year.

## **BUSINESS FROM COMMISSION – Election of a Commission Vice-Chair**

Moffett requested that at this time, a Commission Vice-Chair for the upcoming year be appointed. Previously, this position was held by Commissioner Gogal, and she indicated that she would be willing to be reappointed and serve in this capacity.

*Commissioner Gilbert made a motion to appoint Commissioner Gogal as Commission Vice-Chair for the upcoming year. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Williams and Commissioners Aller, Giles, Gogal, DeLap, Lehrbach and Gilbert voted yes. No one voted no.*

Commissioner Gogal asked if there was any new information available as to what the Cow Creek Tribe was planning to do with their recently purchased properties. Moffett stated that there had been no applications submitted for review yet, but went on to say that their properties had been kept clean, were being monitored effectively and he was certain that they had plans to develop those properties in a positive way.

Moffett went on to say that staff hoped to develop a program to provide free pre application conferences and consultations with the Historic Resource Review Commission to property owners before submittal of site review applications and in order to determine feasibility of their projects. He said staff hopes this free program would encourage applicants such as the Cow Creek Tribe with preservation in the Downtown Historic District. Discussion ensued.

**ADJOURNMENT** – The meeting adjourned at 4:35 p.m. The next Historic Resource Review Commission meeting is scheduled for April 16, 2025

Respectfully submitted,

A handwritten signature in cursive script that reads "Kristin Martin".

Kristin Martin  
Department Technician



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

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**HRRC Review No. HR-25-010****Meeting Date: April 16, 2025**

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**Prepared for:** Historic Resource Review Commission  
**Staff Contact:** Mark Moffett, Senior Planner  
**Request:** Historic Review Alteration Request at 808 SE Lane Avenue.

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### **PROPOSAL SUMMARY:**

Cam Campman, representative for Anvil Northwest and working with City of Roseburg funding support, seeks to install another mural on a downtown building as part of their Experience Roseburg mural project. For this project the mural is confined to the south wall of the secondary contributing (1952) Pargeter Building facing SE Lane Avenue, at the corner of SE Lane Ave. and SE Rose Street. The fanciful image on the mural includes a bear, mushrooms, a natural landscape with hills and water, and will be created by the muralist Brooks Engel from Aurora, Colorado.

### **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 mural detail sheet provided by the applicant, staff recommends 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-25-010 FOR EXTERIOR ALTERATIONS ON THE SOUTH WALL OF THE SECONDARY CONTRIBUTING (1952) PARGETER BUILDING AT 808 SE LANE AVENUE IN THE ROSEBURG DOWNTOWN HISTORIC DISTRICT.**

**IN THE MATTER OF THE REQUEST  
FOR HISTORIC RESOURCE REVIEW APPROVAL AT 808 SE LANE AVENUE  
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION  
ORDER OF APPROVAL**

**I. NATURE OF APPLICATION**

Cam Campman, representative for Anvil Northwest and working with City of Roseburg funding support, seeks to install another mural on a downtown building as part of their Experience Roseburg mural project. For this project the mural is confined to the south wall of the secondary contributing (1952) Pargeter Building facing SE Lane Avenue, at the corner of SE Lane Ave. and SE Rose Street. The fanciful image on the mural includes a bear, mushrooms, a natural landscape with hills and water, and will be created by the muralist Brooks Engel from Aurora, Colorado.

**II. HISTORIC RESOURCE REVIEW COMMISSION HEARING**

A public hearing on the application before the Roseburg Historic Resource Review Commission occurred on April 16, 2025. During that hearing, the Commission reviewed historic application number HR-25-010 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 14100, Willamette Meridian; R70815.
- iii. The property is zoned CBD (Central Business District) and abuts other CBD-zoned properties. The site is within the Roseburg Downtown Historic District. The building has always been used as a professional office building. Recently, the Umpqua Insurance Company, which had occupied the building since the original construction, vacated the structure and moved to a newer strip commercial development on NE Diamond Lake Boulevard.
- iv. The existing two-story commercial building has a primary entry with ground and second floor windows facing SE Rose Street to the west, as well as an existing accessory surface parking lot to the east. Building facades facing north and south, including where the mural is proposed, are generally solid walls and include no windows. A projecting sign is located at the upper portion of the building, oriented diagonally towards the corner of SE Rose Street and SE Lane Avenue.
- v. Historic district documents classify the building as “Secondary Contributing” resource. The structure includes scored concrete and rough stucco siding, with fixed windows and metal panels in an International Style curtain wall configuration at the west-facing upper floor, cantilevered out over recessed ground floor walls with metal doors and partial storefront windows. The east façade includes metal fixed windows with stucco and metal panel facing and a projecting stucco cornice. A remnant brass sign is still found on the east façade that says “Umpqua Insurance Agency”, and the signage in the projecting corner sign has been modified to say “The Pargeter Bldg”. A small non-



original sign has been mounted below the original corner sign, placed perpendicular to the original sign face.

- vi. A recent image of the south street-facing wall where the proposed mural would be located is found to the right.



## **B. AGENCY COMMENTS**

Mural applications in the downtown, because they only involve paint on an existing building wall and do not change the use, occupancy, or services associated with

the building, are not routed for comment to the City Fire Department, Public Works Department, or the Roseburg Urban Sanitary Authority (RUSA).

## **C. ANALYSIS**

For both “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:** There is no change to the original materials on the building. The mural involves only a coat of paint over the scored concrete and rough stucco of the plain, windowless south façade of the building. Therefore, this guideline 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. 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:** The south façade of the building where the mural is proposed is constructed of scored, poured concrete, with a portion of the wall slightly inset from the remainder and finished in a rough stucco plaster material. With the exception of the small indentation, material change and concrete scoring lines, the wall appears basically flat and will easily host a painted mural without impacting the visual integrity of the structure. 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:** As noted above under findings for guideline 4, the wall appears basically flat and will easily host a painted mural without any significant change to building elements, and there are no windows or other openings to be impacted. The building is done in a midcentury International Style as opposed to a pre-war traditional architecture, with only a slight material and textural change between the rough stucco plaster and scored concrete. These distinct materials have been painted the same beige color for many years, and do not have a significant impact on the scale or proportion of the overall façade appearance. A mural on this south wall will retain the thin shadow profile and offset as the current building wall. Therefore, 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:** Other than a coat of paint, which is entirely reversible, there are no alterations to materials or additions to this building included in the project. 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 mural does not change any signage, lighting, fences, awnings or other building features. The awning will be held off from the existing corner sign, but otherwise cover the entirety of the south-facing building wall. Therefore, this guideline is met.

#### **IV. CONCLUSION**

The applicant has proposed a new mural on the exterior of the historic (1952) Pargeter Building, a two-story office building in the International Style with a simple and windowless south wall facing SE Lane Avenue at the corner of SE Rose Street. The proposal will not modify the architecture or materials of the building, and will add life and vibrancy to the south end of the central business district.

Based on the above findings, the Historic Resource Review Commission **APPROVES** Historic Resource Review application #HR-25-010 for alterations to the (1952) Pargeter Building at 808 SE Lane Avenue, as depicted on Exhibit B.

## **V. ORDER**

BASED ON THE APPLICANT'S PROPOSAL, THE HISTORIC RESOURCE REVIEW COMMISSION **APPROVES** HISTORIC RESOURCE REVIEW APPLICATION #HR-25-010 FOR EXTERIOR ALTERATIONS ON THE SOUTH WALL OF THE SECONDARY CONTRIBUTING (1952) PARGETER BUILDING AT 808 SE LANE AVENUE IN THE ROSEBURG DOWNTOWN HISTORIC DISTRICT.

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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
- B. Mural Detail Sheet and Site Photo (**ATTACHED**)
- C. Owner Authorization Form

# EXPERIENCE ROSEBURG MURAL PROJECT - Pargeter Building



~880 square feet

808 SE Lane Street (South Wall)

Tourism-related. Initial ideas: the local landscape, Umpqua Forest, North/Main/South Umpqua river, Mt. Nebo, Mt. Nebo goats, native animals, outdoor activities.

June 15 - June 23

The Pargeter building on the south end of SE Lane Street. Large, almost square surface made of multiple concrete 'tiles,' with a rectangular textured section. Eye catching location for motorists entering downtown from the south or foot traffic on the south end of downtown.



Brooks Engel (dba Nowhere Land) is an artist and designer based in Aurora, CO, known for his colorful and graphic style with a heavy influence from natural landscapes and animals.



# PROCLAMATION

## CITY OF ROSEBURG, OREGON

### HISTORIC PRESERVATION MONTH

**WHEREAS:** Historic preservation is an effective tool for protecting community heritage, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

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

**WHEREAS:** The City of Roseburg has four National Register Districts, all recognized for their individual unique historical characteristics - Mill-Pine, Downtown, Laurelwood and the Veteran's Administration Hospital Campus; and

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

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

**WHEREAS:** May is National Preservation Month 2025, co-sponsored by the City of Roseburg and the National Trust for Historic Preservation.

**NOW, THEREFORE,** I, Larry Rich, Mayor of the City of Roseburg, Oregon, do hereby proclaim the month of May 2025 as

### HISTORIC PRESERVATION MONTH

**DATED** this 28<sup>th</sup> day of April 2025.

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**Honorable Mayor Larry Rich**