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6-12-2025

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, June 18, 2025 at 4:00 pm**

Public Access: - Facebook Live at 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 May 21, 2025
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 5. PUBLIC HEARING**

A. **(Continued from May 21, 2025) HR-24-034**, Historic Review for exterior alterations to the historic (1905) W. B. Hammitte House at 947 SE Stephens Street. Findings added at Commissioner direction from May 21, 2025 hearing to de-list this property from the City of Roseburg Historic Resource Inventory (non-National Register).
- 6. BUSINESS FROM STAFF**

A. **AUGUST HOUSE TOUR.** Katie Williams, City Councilor and HRRC Chair, has arranged for a Commission tour of the historic (1895) Queen Anne style Judge James Watson Hamilton House at 759 SE Kane Street in lieu of our regular HRRC meeting for the month of August (August 20, 2025). Please make a date on your calendars and thank you Katie!
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – Wednesday July 16, 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 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 June 18, 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.

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
May 21, 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 (4:02), Marilyn Aller, Jim DeLap, Nick Lehrbach, and Bentley Gilbert

Absent: none

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

Others in the audience: Nathan Wojtach, Anvil Northwest (for Historic Review HR-25-013) and Marcus Bodart representing Jaime Covarrubias (for Historic Review HR-24-034)

APPROVAL OF MINUTES -

Commissioner Gilbert moved to approve the minutes of April 16, 2025; meeting as presented. The motion was seconded by Commissioner Giles 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-25-013, Historic Review for new mural on the south wall of the historic (1885) Caro/U. S. Land Office Building at 504 SE Jackson Street in the Roseburg Downtown Historic District

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

Moffett provided the staff report. The applicant proposed a new mural on the south side wall of the historic (1885) Caro/U. S. Land Office Building on the corner of SE Jackson Street and Washington Avenue. The mural will be done in a realistic style with an image of Toketee Falls, plants and animals, and lettering reminiscent of a midcentury postcard. Moffett stated that the proposed mural will not impact on the architecture of the building and would add life and vibrancy to a visible corner in the downtown area.

Staff felt that 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 mural detail sheet provided by the applicant.

Director Cowie introduced Nathan Wojtach of Anvil Northwest who stated he was present to answer any questions that Commissioners might have about the mural project. Discussion ensued.

Commissioner Gilbert asked when the project was expected to be completed. Wojtach answered they expected completion sometime toward the middle of June or first of July.

Wojtach also stated that this mural project is one of seven mural projects scheduled for downtown Roseburg, and all would be featured on the Experience Roseburg website. Discussion ensued. The consensus of the Commission was that opinion of such mural projects has been favorable, and merchants believe that visitors who tour the mural locations might also visit other local businesses in the area.

Commissioner DeLap moved to approve Historic Resource Review Application HR-25-013 for exterior alterations on the north wall of the secondary contributing (1885) Caro Building/U.S. Land office at 504 SE Jackson Street in the Downtown Historic District, based on the applicant's proposal. The motion was seconded by Commissioner Aller and approved with the following votes: Chair Williams and Commissioners Aller, Giles. DeLap, Gogal, Gilbert and Lehrbach voted yes. No one voted no.

HR-24-034, Historic Review for exterior alterations to the historic (1905) W. B. Hammitte House at 947 SE Stephens Street and an individually listed historic resource.

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

Moffett provided the staff report. The applicant proposed modifications to the exterior of the 1905 historic W. B. Hammitte House, a Queen Anne home sitting high above SE Stephens Street just south of the downtown historic district. Although the house condition had deteriorated after years of neglect, until sometime in 2024 it still retained much of the original exterior siding, windows and architectural details. Unfortunately, and despite a pre-application conference informing the applicant of the process required for exterior work, Moffett reported an extensive remodeling job was done on the exterior in 2024. At the same time, the current owner cleaned up the property, remedied several municipal code violations and placed the property in better repair than it had been for many years.

Moffett stated that staff was taking a neutral position on this application and deferred it to the Historic Resource Review Commission to determine whether or not to grant approval. He went on to say that an order for approval would legalize the work that was done without review, which would be unfortunate but would be supported by staff. Moffett also said staff would also support a motion of denial, although that would involve significant additional expenses for the applicant to rectify them and much of the historical material removed appears to be missing or discarded. Moffett added that this situation reinforced the need for the Historic Resource Review Commission to strive to strengthen its outreach efforts in order to notify and encourage property owners to seek Commission approval before alterations to historic properties are made. Discussion ensued.

Commissioner Gogal expressed concern that if the Historic Resource Review Commission approves this project it could be set a precedent for property owners to circumvent the Commission's approval for alterations to historic structures.

Commissioner Gilbert asked since the modifications were made without review and the structure had lost some of its historic structural components, would it mean that the structure still remains an historic resource. He also asked if there was a formal delisting process for such instances. He went on to say that he is pleased with the resulting modifications but feels it has lost historical significance. Discussion ensued.

Chair Williams asked if it was a reasonable request to ask the applicant to redo the work previously done in order to reestablish the historic details. Discussion ensued which included ways the applicant could achieve this.

Director Cowie mentioned areas of concern with regard to the political backlash that could occur depending on whether the Commission disapproved the project or if approved, the conditions of approval set forth to comply with the guidelines set forth for alteration of historic resources.

Marcos Bodart provided testimony on behalf of the applicant, Jaime Covarrubias. He stated that he has known the applicant for several years and does not believe that he was malicious with his intentions to restore the property. He added that he thought the applicant had become overwhelmed with the

magnitude of the project and had been taken advantage of by different contractors throughout the restoration process. He went on to say that the condition of the property had improved substantially and was now an improvement from what was previously at the location.

Commissioners asked staff questions about the formal process of delisting locally designated historic resources. Kuri Gill provided information on ways that historic resources could be delisted. Discussion ensued.

Commissioner Gilbert moved to continue discussion to the June 18, 2025, meeting for HR-24-034, Historic Review for exterior alterations to the historic (1905) W. B. Hammitte House at 947 SE Stephens with directive to staff to research options related to delisting the property from the Historic Database. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Williams and Commissioners Aller, Giles, DeLap, Gogal, Gilbert and Lehrbach voted yes. No one voted no.

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

SPECIAL GUEST PRESENTATION:

Moffett introduced Kuri Gill, Oregon Heritage Grants & Outreach Coordinator to discuss the pending renewal or "Check-In" process for Roseburg's Heritage All-Star Community designation. She provided information on how Roseburg met many of the required criteria, suggested ways the city could meet the remaining criteria to keep the Oregon Heritage All-Star Community designation and how their office could assist the City in the process.

BUSINESS FROM STAFF - None

BUSINESS FROM COMMISSION - None

ADJOURNMENT – The meeting adjourned at 4:59 p.m. The next Historic Resource Review Commission meeting is scheduled for June 18, 2025

After adjournment, five Commissioners and staff joined Kuri Gill for an early dinner and social gathering at Brix before she left to return to Salem. Although a quorum of Commissioners was present, no discussion ensued that was related to specifics of any future business expected to come before the Historic Resource Review Commission for consideration.

Respectfully submitted,



Kristin Martin,
Department Technician



CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

HRRC Review No. HR-24-034**Meeting Date: June 18, 2025**

Prepared for: Historic Resource Review Commission
Staff Contact: Mark Moffett, Senior Planner
Request: Historic Review Alteration Request at 947 SE Stephens Street.

PROPOSAL SUMMARY:

Jaime Covarrubias, applicant and property owner, is requesting historic resource review approval for exterior alterations to the historic (1905) W. B. Hammitte House at 947 SE Stephens Street, an individually-listed historic resource. Work including exterior replacement doors and windows, window re-sizing, and exterior siding, trim, roof and back porch replacement has already been completed. Contractor-grade vinyl windows and horizontal siding have been applied over the original exterior.

CONCLUSION AND RECOMMENDATION:

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110.G apply to the project. However, testimony from Historic Resource Review Commissioners at the May 21, 2025 hearing directed staff to pursue a different approach with this project given the loss of historic character for the resource. Specifically, in response to Commission concerns, staff now recommends that this local-only historic resource, not located on the National Register or in one of Roseburg's four National Register Historic Districts, be removed from the City of Roseburg Historic Resources Inventory. Based on state law within the Oregon Administrative Rules as identified in these findings, the property warrants delisting which will moot the historic review aspect of the original application, which can now proceed as a standard house-to-triplex site review under the old HR-24-034 case file number.

SUGGESTED MOTION:

BASED ON THE APPLICANT'S PROPOSAL AND CHANGES ALREADY MADE TO THE BUILDING, THE HISTORIC RESOURCE REVIEW COMMISSION **APPROVES** REMOVAL AND DELISTING OF THE HISTORIC (1905) W. B. HAMMITTE HOUSE AT 947 SE STEPHENS STREET FROM THE CITY OF ROSEBURG HISTORIC RESOURCE INVENTORY PER REGULATIONS AT OAR 660-023-0200(9)(B)(A).

**IN THE MATTER OF THE REQUEST
FOR HISTORIC RESOURCE REVIEW APPROVAL AT 947 SE STEPHENS STREET
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Jaime Covarrubias, applicant and property owner, is requesting historic resource review approval for exterior alterations to the historic (1905) W. B. Hammitte House at 947 SE Stephens Street, an individually-listed historic resource. Work including exterior replacement doors and windows, window re-sizing, and exterior siding, trim, roof and back porch replacement has already been completed. Contractor-grade vinyl windows and horizontal siding have been applied over the original exterior.

This application was submitted on December 30, 2024. An incomplete letter was sent on January 15, 2025 and staff determined that the case was complete on April 9, 2025. Therefore, the 120-day deadline for a final decision in this application, including any continued hearings and local appeals, expires on August 7, 2025.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing on the application before the Roseburg Historic Resource Review Commission occurred on May 21, 2025. During that hearing, the Commission reviewed historic application number HR-24-034 and it was made part of the record.

At the initial hearing, Commissioners expressed concern about the approvability of the proposal, noting that the building no longer displayed the historic materials and architecture of a Queen Anne house from 1905. Because the building has lost essential historic character and materials, Commissioners asked staff about potentially de-listing the home instead of approving or denying the changes, and passed a motion continuing the hearing until June, with a request to staff to bring information about de-listing the resource from the historic inventory. This revised staff report for the continued hearing on June 18, 2025 will include findings for the proposed de-listing and an updated recommendation and suggested motion.

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 (RMC) 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 24DA, Tax Lot 00600, Willamette Meridian; R72236.
- iii. The property is zoned C3 (General Commercial) and abuts other C3-zoned properties. The site includes an individually-listed historic resource and is therefore subject to the requirements of the Historic Districts Overlay (RMC 12.04.110).
- iv. The site has three different structures on the property, only one of which is listed on the City of Roseburg Historic Inventory. The unlisted buildings include a small detached commercial storefront building directly abutting the sidewalk with a one-story apartment building above (939 and 941 SE

Stephens), and a detached garage building on the rear of the property. Vehicle access to the property is from the rear frontage at the interior corner of SE Cobb Street and McClellan Avenue.

- v. The property includes a large two-story structure that was originally constructed in 1905 in the Queen Anne style, and is identified in City of Roseburg historic records as the W. B. Hammitte House. The structure is a contributing resource but outside of any historic district. It is believed that the original owner of the house was W. B. Hammitte, and undertaker by occupation. He purchased P. Bendick's Undertaking Business in 1903. In 1906, he was elected the Douglas County Coroner. The Daily Review noted that Hammitte had purchased an auto-hearse in Portland. This was the first auto-hears to be used south of Salem in 1914.

- vi. At the time of the city historic inventory in 1983, the house was in fair to good condition, but has since deteriorated over time. At some point the house was converted into three different apartments, without benefit of the required building permits. There has been a long history of code violations in recent years, including disconnected sewer pipes that were draining onto SE Stephens Street, large amounts of trash and debris in the yard, people living in an RV and detached garage on the property, and other similar complaints from neighbors. Those issues occurred under a prior owner before the current owner purchased the property in November of 2023.



1983 Historic Inventory Photograph

- vii. The current owner applied for a pre-application conference which was held in December, 2023. During that conference staff advised the applicant of the historic status on the main home, and that prior approval would be required before any exterior alterations. The applicant proceeded with an initial permit to repair the detached commercial building and apartment at 939 & 941 SE Stephens in January, 2024 and cleaned up much of the remaining trash and debris in the yard.
- viii. At some time in 2024 extensive remodeling was done on the main, historic structure, including replacement doors and windows, reconfigured window openings, and new exterior siding and trim. The open rear porch was also demolished and rebuilt during 2024, and the roof was re-surfaced. This work was done without benefit of the required Historic Site Review.
- ix. Site photos are attached to this report from a staff visit to the property in 2023, at the invitation of the owner (see Exhibit H, attached). These photos show the prior condition of the property, including poorly maintained siding with peeling and missing paint, the warped rear porch roof, and some of the remaining trash and debris in the yard.
- x. Another set of pictures are attached to this report showing the unpermitted exterior changes that were made in 2024, including the replacement windows, new siding and trim, new front stairs and railings, enclosed north side porch, and reconfigured back porch cover and railings, etc. (see Exhibit I, attached). Several of the original windows have been covered over, original window headers and trim have been removed, horizontal belly bands and belt coursing have been removed, and the

descending finials from the street-facing projecting corners of the upper floor are missing.

- xi. The applicant was given an incomplete letter asking for detailed elevations of the building, as well as a narrative addressing the historic review guidelines. A written narrative from a friend of the applicant was provided on March 10, 2025 (see Exhibit J, attached), and the updated elevation drawings were submitted to make the case complete on April 9, 2025 (Exhibit G, attached).

B. AGENCY COMMENTS

This application was reviewed by the three standard public agencies that comment on building alteration projects. Roseburg Public Works and Roseburg Fire have reviewed the proposal and have offered standard comments, with no significant issues that impact this historic review process. A detailed copy of the comments will be provided to the applicant.

The Roseburg Urban Sanitary Authority has completed their review and their comments also raise no issues that would impact this historic review process.

The outstanding fees due for fire inspection and review will need to be paid by the applicant prior to any final approval.

C. ANALYSIS

For “contributing” structures, as found in this application, 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. REMOVAL AND DE-LISTING FINDINGS

The Oregon Legislature passed an “owner consent” law in 1995 that required owner consent for designation of historic resources. This law was codified under ORS 197.772, and was interpreted in different ways by different communities over time. The confusion revolved around the meaning and timing associated with the term “imposed” in the statute itself. With no rule guiding what “imposed” meant, implementation of the statute varied around the state, and some resources may have lost protection unnecessarily.

As a result of a lawsuit in 2015, the Oregon State Supreme Court (in *Lake Oswego Preservation Society v. City of Lake Oswego*) determined that the “owner consent” rule only allowed removal of a property from a local historic resource inventory if the owner objection was made on the record during the original historic designation process. The outcome of this lawsuit led the Oregon Department of Land Conservation and Development (DLCD) to make amendments to the Oregon Administrative Rules (OARs) for removing historic resources from a resource inventory or list. These amendments went into effect in 2017, under OAR 660-023-0200(9). A copy of that section of the OAR regulations is attached to this updated staff report (see yellow highlighted sections).

There are only two ways for a historic resource to be removed from a city’s historic inventory. The first one is based on the original “owner consent” statute and provides for removal of a potential new historic inventory listing of the listing itself is objected to on-the-record during a historic designation process.

The other way to remove a historic resource is to process a land use decision for the de-listing, in accordance with the process and requirements identified in the local historic preservation ordinance.

It is important to note that this removal option only applies to local resources that are not simultaneously listed on the National Register of Historic Places, as all four of Roseburg's historic districts are, as well as several individual properties located outside the districts. Such de-listing of a local, non-National Register resource must be based on one of three qualifying situations under OAR 660-023-0200(9)(b):

- A. The resource has lost the qualities for which it was originally recognized;
- B. Additional information shows that the resource no longer satisfies the criteria for listing, or did not satisfy the criteria for listing when placed on the inventory; or
- C. The local building official declares that the building poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.

There is no specific process or approval criteria in the Roseburg Municipal Code regarding removal of a historic resource. However, by virtue of holding a public hearing consistent with our municipal code requirements for higher-level historic resource review projects, and offering a pathway for appeal if necessary, the current process and this revised staff report comply with the procedural requirements for a listing under state law.

In this case, in response to the concerns raised by Commissioners at the May 21, 2025 initial hearing, staff makes the following findings that the "resource has lost the qualities for which it was originally recognized" under OAR 660-023-0200(9)(b)(A):

- When originally inventoried in 1983, the building was in fair to good condition, with original architectural details, windows and doors, siding, and window trim, etc. Partial enclosure of the north end of the front porch was the only significant alteration in place at the time. Overall, the building still presented the historic materials and architectural integrity of a 1905 Queen Anne style home.
- Recent unpermitted and unreviewed building alterations have removed all the extant original windows, removed exterior trim, finials and other architectural details, and completely closed over or modified many of the exterior window openings.
- Vertical window openings have been changed to shortened horizontal openings, and the new windows are all vinyl and not wood like the historic windows.
- The rear porch was completely removed, and the replacement porch includes a shed roof versus the original hip-roofed form.
- A single style of horizontal lap siding has replaced the original shiplap and shingle siding, and the prominent horizontal belt coursing at the upper story and between the main floor and basement have been removed.

Based on the above findings, staff and the Historic Resource Review Commission finds that the historic (1905) W. B. Hammitte House at 947 SE Stephens Street has lost the qualities for which it was originally recognized, and warrants removal of this local-only historic resource from the City of Roseburg Historic Inventory.

E. 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.

For this application, and based on Commissioner direction at the initial hearing on May 21, 2025, staff is making findings to remove the property from the City of Roseburg Historic Inventory. In this case, the de-listing of the resource would make the previous findings for the exterior changes to the building no longer necessary. With a recommendation to remove the building from the historic inventory, findings on the guidelines for alteration of a historic structure are moot. Assuming Commission approval of the revised motion and recommendation, the original project will move

forward as a simple (non-historic) site review to legalize the three units being added to what was originally a single-family home.

IV. CONCLUSION

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110.G apply to the project. However, testimony from Historic Resource Review Commissioners at the May 21, 2025 hearing directed staff to pursue a different approach with this project given the loss of historic character for the resource. Specifically, in response to Commission concerns, staff now recommends that this local-only historic resource, not located on the National Register or in one of Roseburg's four National Register Historic Districts, be removed from the City of Roseburg Historic Resources Inventory. Based on state law within the Oregon Administrative Rules as identified in these findings, the property warrants delisting which will moot the historic review aspect of the original application, which can now proceed as a standard house-to-triplex site review under the old HR-24-034 case file number.

V. ORDER

SUGGESTED MOTION:

BASED ON THE APPLICANT'S PROPOSAL AND CHANGES ALREADY MADE TO THE BUILDING, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES REMOVAL AND DELISTING OF THE HISTORIC (1905) W. B. HAMMITTE HOUSE AT 947 SE STEPHENS STREET FROM THE CITY OF ROSEBURG HISTORIC RESOURCE INVENTORY PER REGULATIONS AT OAR 660-023-0200(9)(B)(A).

Stuart Cowie, Community Development Director

Date

Katie Williams, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

Katie Williams, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

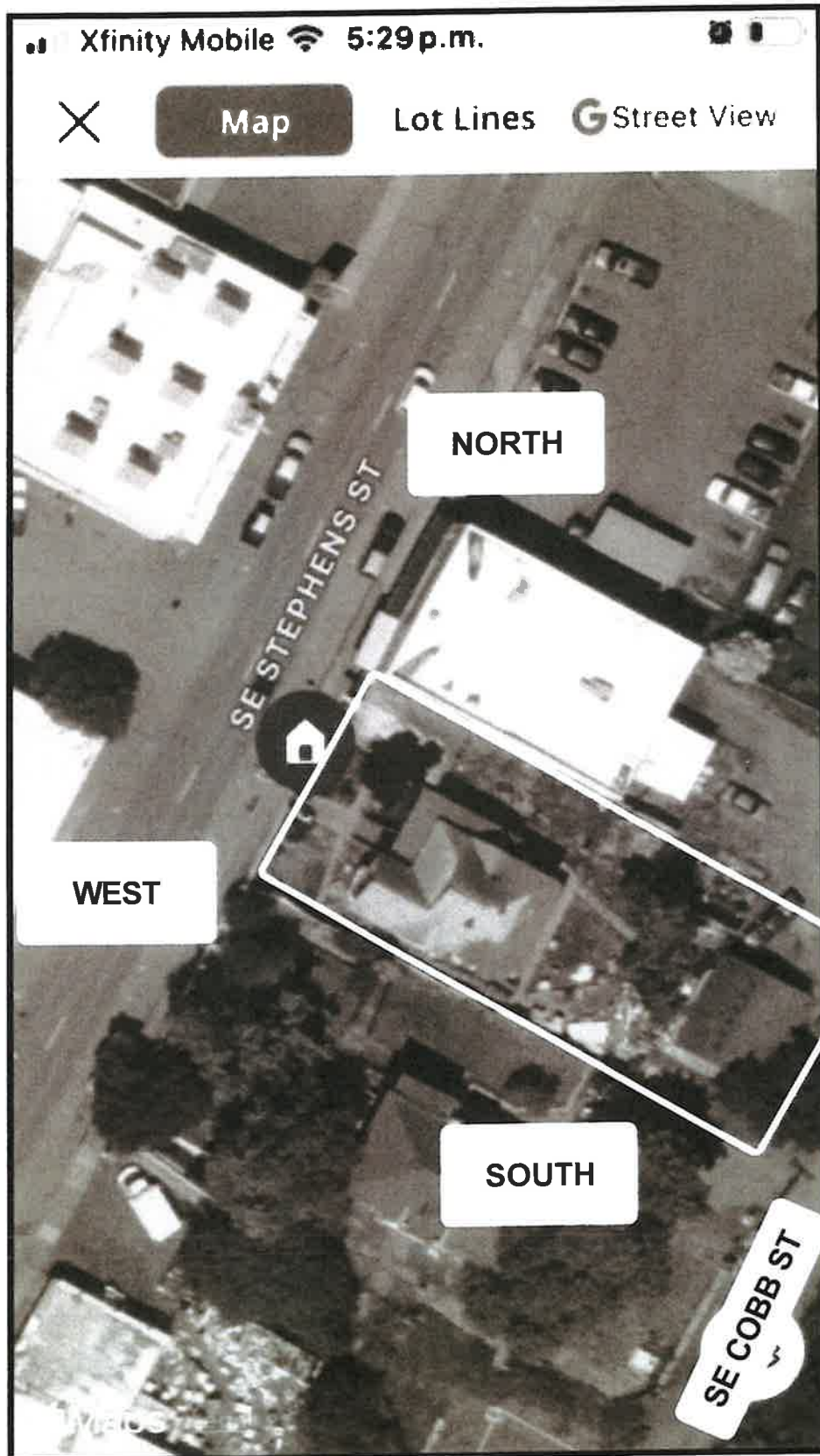
Marilyn Aller
Stephanie Giles

James De Lap

Exhibits (ATTACHED exhibits in bold font):

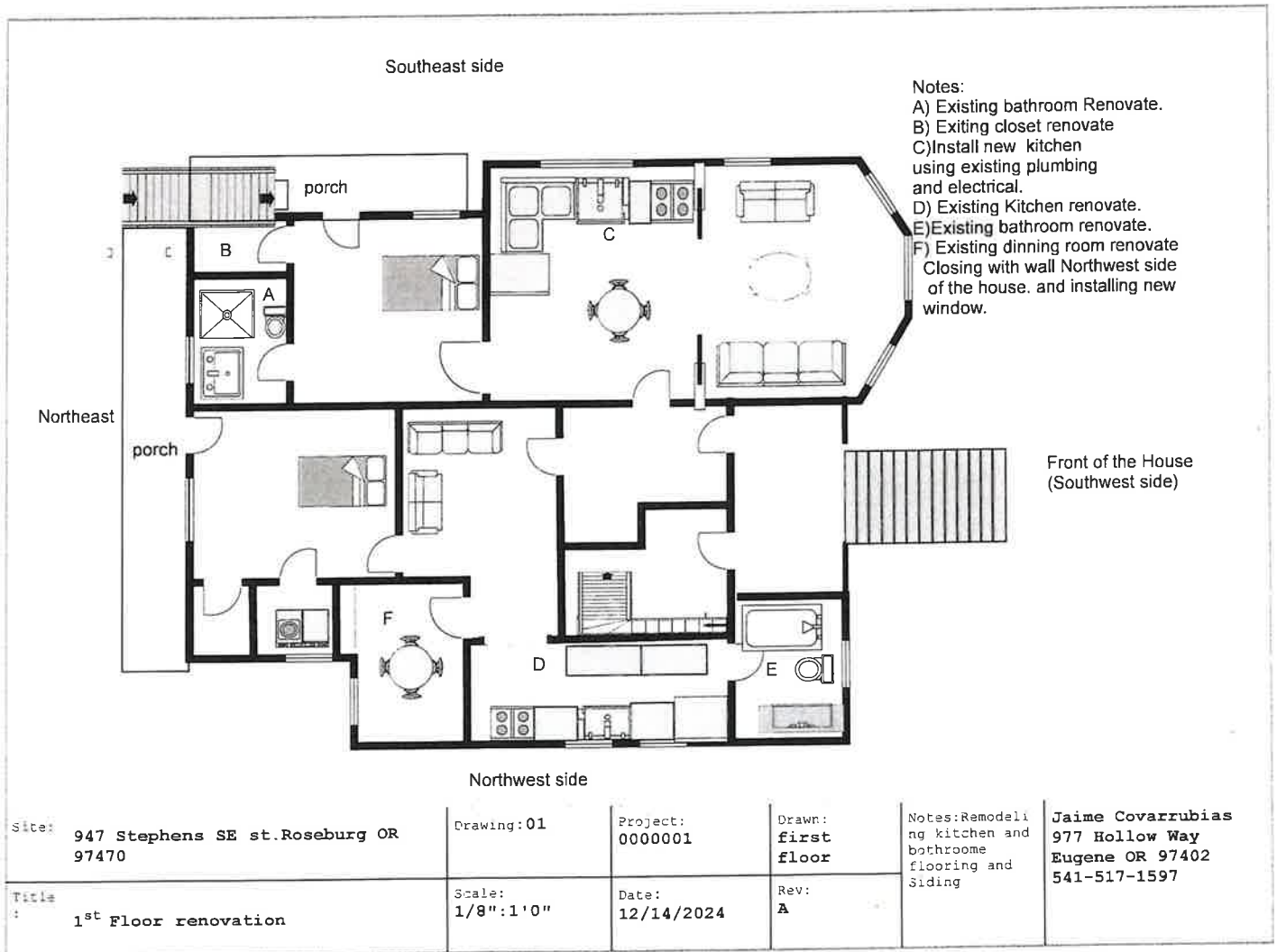
- A. Original Application Form
- B. Historic Site Record
- C. Incomplete Letter, sent 1/15/25
- D. Old, outdated elevations
- E. Pre-Hearing Agency Comments
- F. Site and Floor Plans (**ATTACHED**)
- G. Revised Elevations, rec'd. 4.9.25 (**ATTACHED**)
- H. 2023 Staff Exterior Photographs (**ATTACHED**)
- I. 2024 Applicant Exterior Photographs (**ATTACHED**)
- J. Applicant Narrative, rec'd. 3.10.25
- K. Oregon Administrative Rules (OAR) 660-023-0200 – DLCD Procedures and Requirements for Complying with Goal 5 (Historic Resources) (**ATTACHED**)

947 Stephens se St. Roseburg OR.97470
Lot: 0.27 Acres

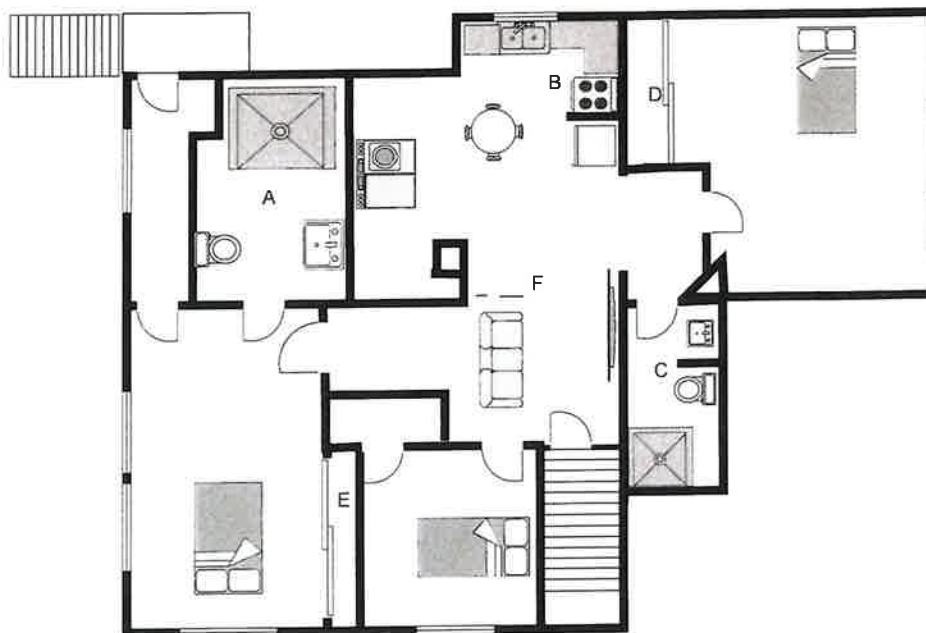


South

HR-24-034
EXH. F 1/3



HR-24-034
Exh. F 2/3



Notes:
 A) Existing Bathroom renovate
 B) Existing Kitchen renovate
 C) Existing Bathroom renovate
 D) New closet and walls to create a bedroom, no demolition needed.
 E) New closet No demolition needed.
 F) remove a 4' of wall to create a living room
 Painting and flooring on both Levels.

Site: 947 Stephens se st. Roseburg OR. 97487	Drawing: 002	Project: 001	Drawn: Name	Notes:	Jaime Covarrubias 977 Hollow Way Eugene OR, 97402
Title: 2nd Floor Office Remodel	Scale: 1/8"=1'0"	Date: 12/16/2024	Rev: A		

HR-24-034
 EXH. F 3/3

Jaime Covarrubias

(541) 517-1597

947 STEPHENS ST. ELEVATIONS

DRAWN BY:

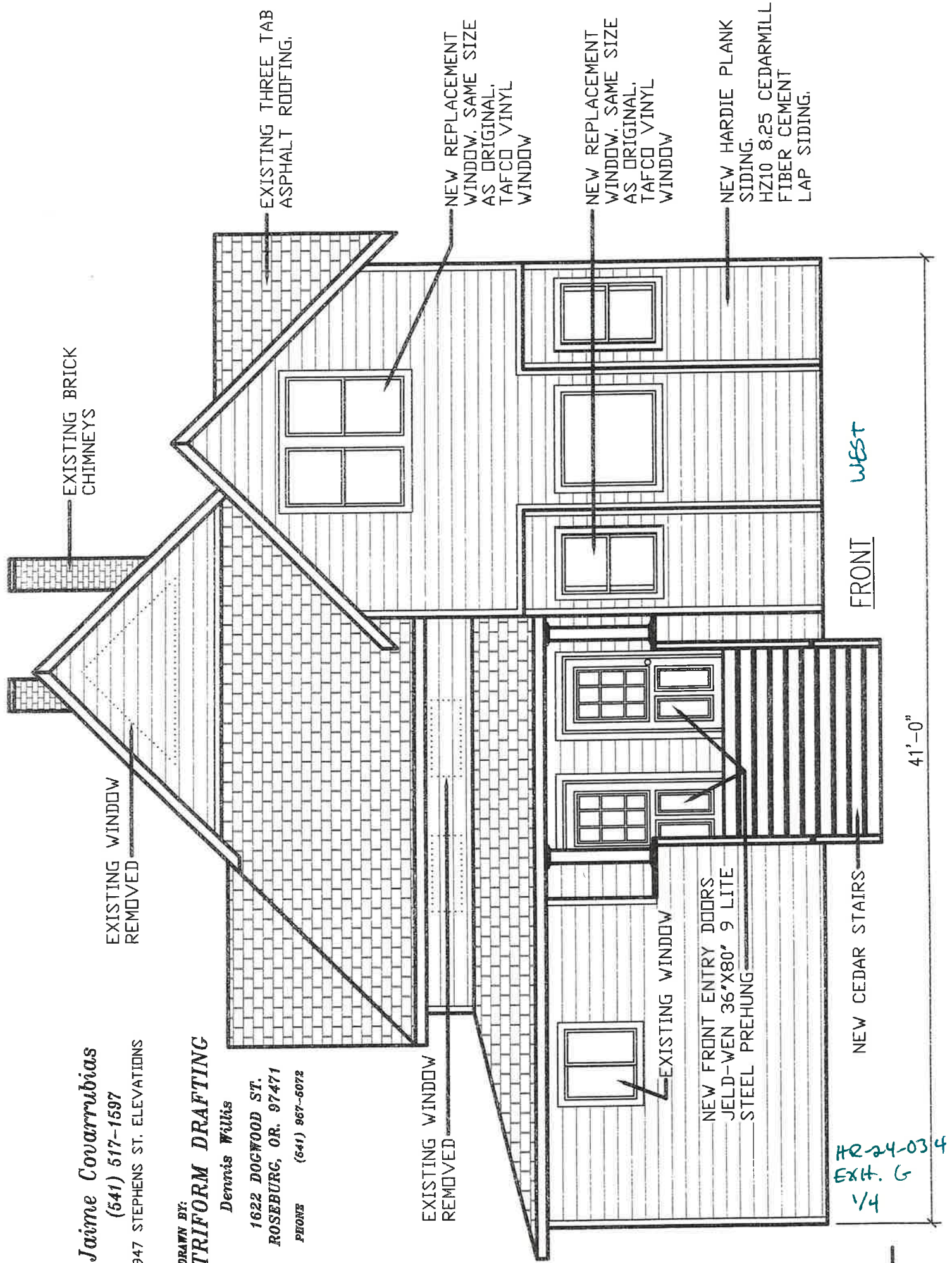
TRIFORM DRAFTING

Dennis Willis

1622 DOGWOOD ST.

ROSEBURG, OR. 97471

PHONE (541) 967-6072



Jaime Covarrubias

(541) 517-1597

947 STEPHENS ST. ELEVATIONS

DRAWN BY:

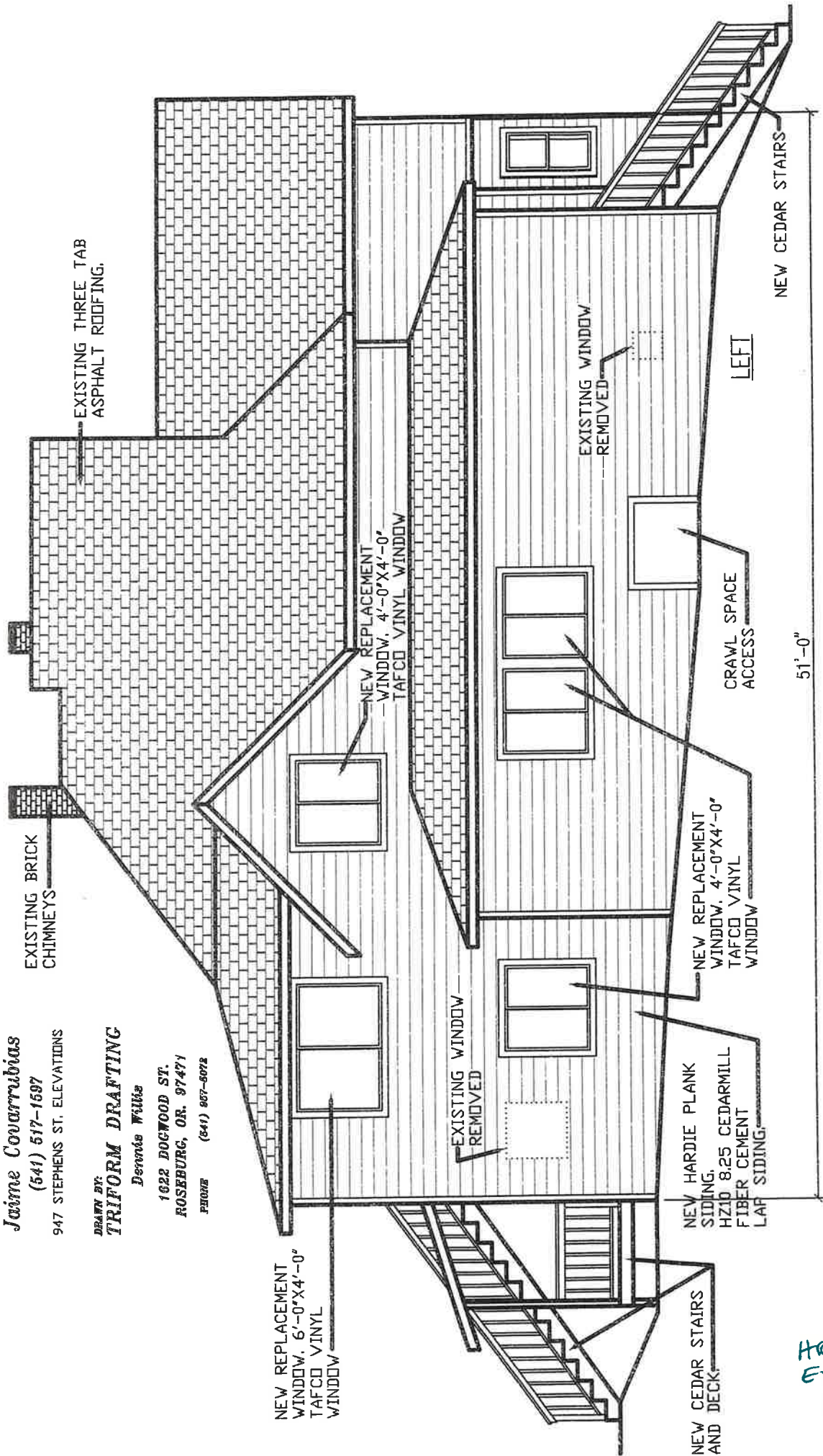
TRIFORM DRAFTING

Derrin Willis

1622 DOGWOOD ST.

ROSEBURG, OR. 97471

PHONE (541) 867-5072



HR-24-034
ExH. G
2/4

Jaime Covarrubias

(541) 517-1597

947 STEPHENS ST. ELEVATIONS

DRAWN BY:

TRIFORM DRAFTING

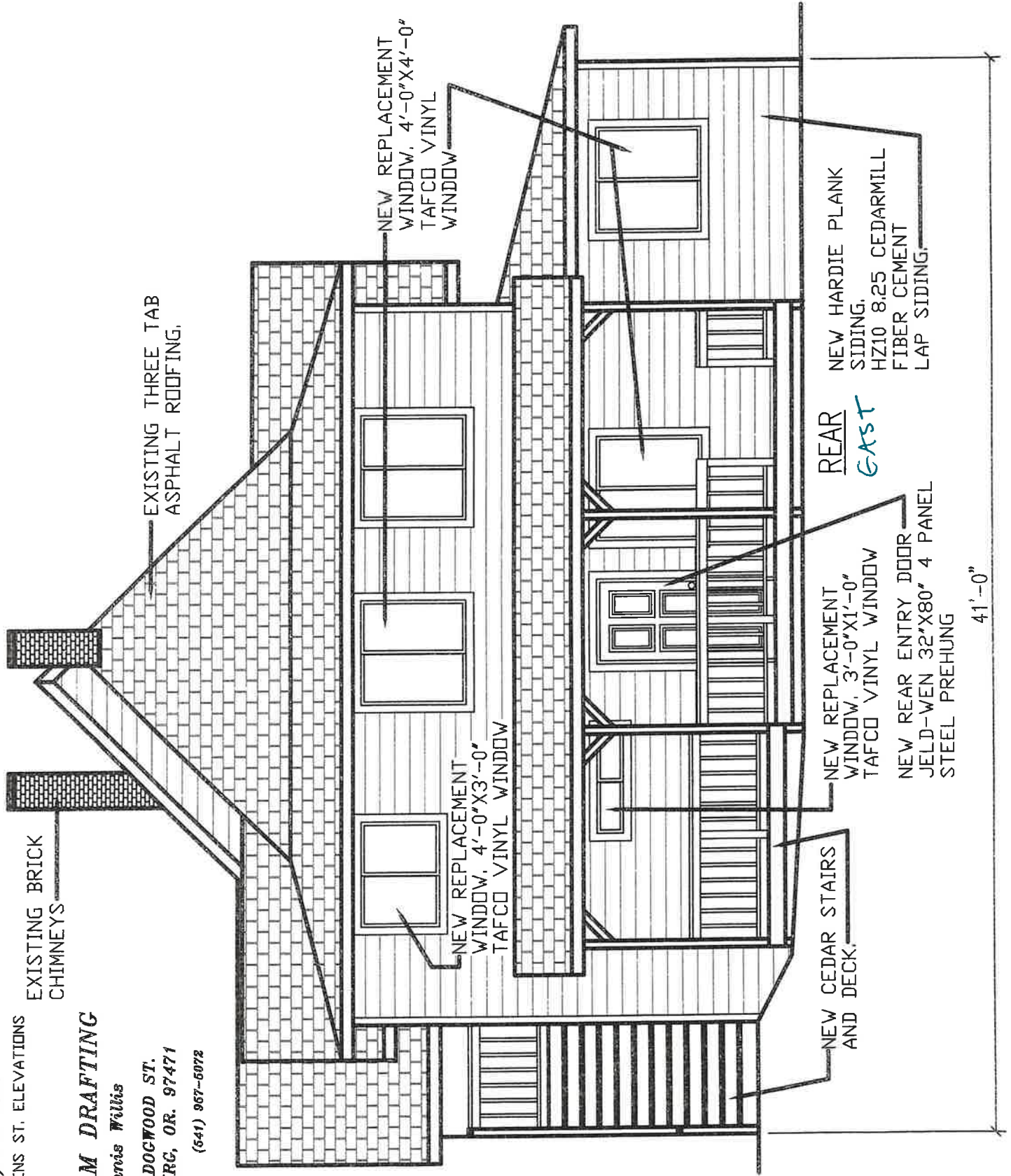
Dennis Willis

1622 DOGWOOD ST.

ROSEBURG, OR. 97471

PHONE

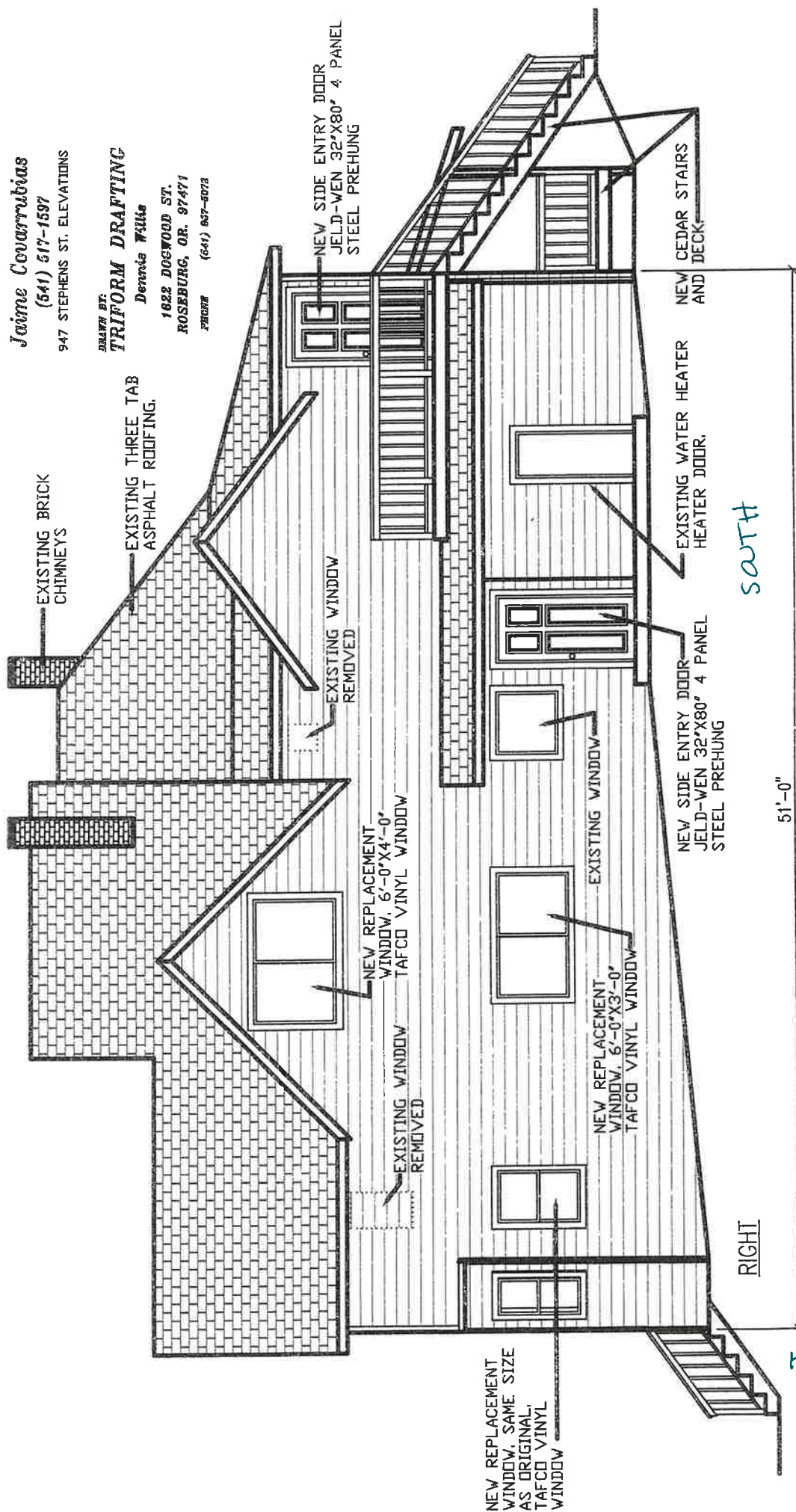
(541) 967-6072



HR-24-034
EXH. G
314

Jaime Covarrubias
(541) 517-1597
947 STEPHENS ST. ELEVATIONS

DRAWN BY:
TRIFORM DRAFTING
Dennis Wills
1622 DOGWOOD ST.
ROSEBURG, OR. 97471
PHONE (541) 837-3073



H2-24-034
EXH. G
414




HR-24-034
EXH. H 115
WEST/FRONT (2023)



HE-24-034
Ext. H. 215
NORTH SIDE (2023)

HR-24-034
ExH. H. 2/5
NORTH SIDE (2023)





HR-24-034
EXH. H 4/5
EAST / REAR (2023)



HR-24-034
EXH. H S15
SOUTH/SIDE (2023)



HR-24-034
EXH. I 1/6
WEST/FRONT (2024)

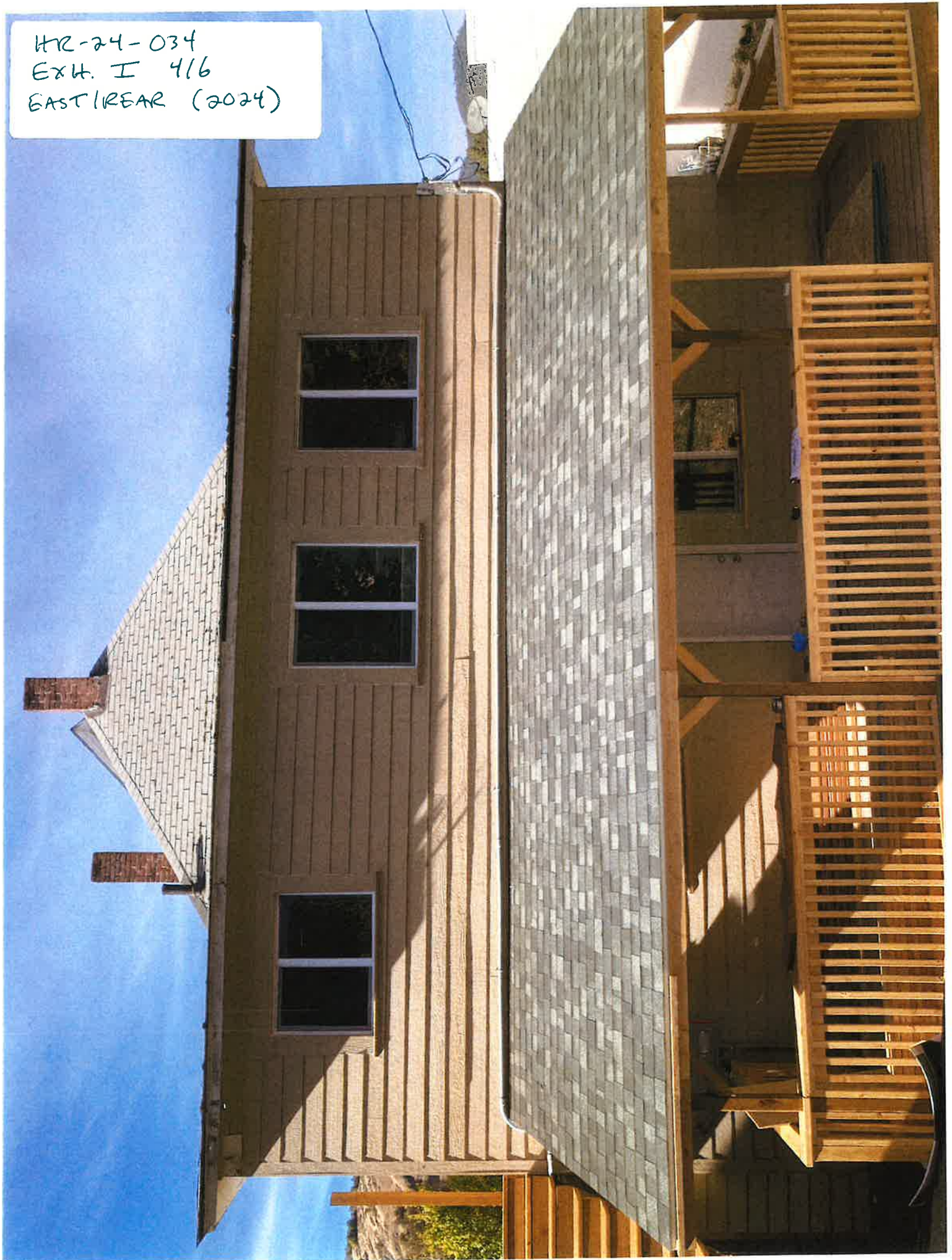


HR-24-034
EXT. I 2/6
NORTH/SIDE (2024)



HR-24-034
EXH. I 316
EAST/REAR AND NORTH/SIDE
(2024)

HR-24-034
EXH. I 4/6
EAST/REAR (2024)





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(2024)



HR-24-034
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WEST/FRONT AND SOUTH SIDE
(2024)

APPENDIX A – OAR 660-023-0200

The Oregon Administrative Rules contain OARs filed through July 15, 2017

DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

DIVISION 23

PROCEDURES AND REQUIREMENTS FOR COMPLYING WITH GOAL 5

660-023-0200

Historic Resources

(1) For purposes of this rule, the following definitions apply:

(a) “Demolition” means any act that destroys, removes, or relocates, in whole or part, a significant historic resource such that its historic, cultural, or architectural character and significance is lost. This definition applies directly to local land use decisions regarding a National Register Resource. This definition applies directly to other local land use decisions regarding a historic resource unless the local comprehensive plan or land use regulations contain a different definition.

(b) “Designation” is a decision by a local government to include a significant resource on the resource list.

(c) “Historic context statement” is an element of a comprehensive plan that describes the important broad patterns of historical development in a community and its region during a specified time period. It also identifies historic resources that are representative of the important broad patterns of historical development.

(d) “Historic preservation plan” is an element of a comprehensive plan that contains the local government’s goals and policies for historic resource preservation and the processes for creating and amending the program to achieve the goal.

(e) “Historic resources” are those buildings, structures, objects, sites, or districts that potentially have a significant relationship to events or conditions of the human past.

(f) “Locally significant historic resource” means a building, structure, object, site, or district deemed by a local government to be a significant resource according to the requirements of this division and criteria in the comprehensive plan.

(g) “National Register Resource” means buildings, structures, objects, sites, or districts listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966 (PL 89-665; 16 U.S.C. 470).

(h) “Owner”:

(A) Means the owner of fee title to the property as shown in the deed records of the county where the property is located; or

(B) Means the purchaser under a land sale contract, if there is a recorded land sale contract in force for the property; or

(C) Means, if the property is owned by the trustee of a revocable trust, the settlor of a revocable trust, except that when the trust becomes irrevocable only the trustee is the owner; and

(D) Does not include individuals, partnerships, corporations or public agencies holding easements or less than fee interests (including leaseholds) of any nature; or

(E) Means, for a locally significant historic resource with multiple owners, including a district, a simple majority of owners as defined in (A)-(D).

(F) Means, for National Register Resources, the same as defined in 36 CFR 60.3(k).

(i) “Protect” means to require local government review of applications for demolition, relocation, or major exterior alteration of a historic resource, or to delay approval of, or deny, permits for these actions in order to provide opportunities for continued preservation.

(j) “Significant historic resource” means a locally significant historic resource or a National Register Resource.

(2) Relationship of Historic Resource Protection to the Standard Goal 5 Process.

(a) Local governments are not required to amend acknowledged plans or land use regulations in order to provide new or amended inventories, resource lists or programs regarding historic resources, except as specified in section (8). Local governments are encouraged to inventory and designate historic resources and must adopt historic preservation regulations to protect significant historic resources.

(b) The requirements of the standard Goal 5 process in OAR 660-023-0030 through 660-023-0050, in conjunction with the requirements of this rule, apply when local governments choose to amend acknowledged historic preservation plans and regulations.

(c) Local governments are not required to apply the ESEE process pursuant to OAR 660-023-0040 in order to determine a program to protect historic resources.

(3) Comprehensive Plan Contents. Local comprehensive plans should foster and encourage the preservation, management, and enhancement of significant historic resources within the jurisdiction in a manner conforming with, but not limited by, the provisions of ORS 358.605. In developing local historic preservation programs, local governments should follow the recommendations in the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, produced by the National Park Service. Local governments should develop a local historic context statement and adopt a historic preservation plan and a historic preservation ordinance in conjunction with inventorying historic resources.

(4) Inventorying Historic Resources. When a local government chooses to inventory historic resources, it must do so pursuant to OAR 660-023-0030, this section, and sections (5) through (7). Local governments are encouraged to provide opportunities for community-wide participation as part of the inventory process. Local governments are encouraged to complete the inventory in a manner that satisfies the requirements for such studies published by the Oregon State Historic Preservation Office and provide the inventory to that office in a format compatible with the Oregon Historic Sites Database.

(5) Evaluating and Determining Significance. After a local government completes an inventory of historic resources, it should evaluate which resources on the inventory are significant pursuant to OAR 660-023-0030(4) and this section.

(a) The evaluation of significance should be based on the National Register Criteria for Evaluation, historic context statement and historic preservation plan. Criteria may include, but are not limited to, consideration of whether the resource has:

(A) Significant association with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;

(B) Significant association with the lives of persons significant to local, regional, state, or national history;

(C) Distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

(D) A high likelihood that, if preserved, would yield information important in prehistory or history; or

(E) Relevance within the local historic context and priorities described in the historic preservation plan.

(b) Local governments may delegate the determination of locally significant historic resources to a local planning commission or historic resources commission.

(6) Designating Locally Significant Historic Resources. After inventorying and evaluating the significance of historic resources, if a local government chooses to protect a historic resource, it must adopt or amend a resource list (i.e., “designate” such resources) pursuant to OAR 660-023-0030(5) and this section.

(a) The resource list must be adopted or amended as a land use decision.

(b) Local governments must allow owners of inventoried historic resources to refuse historic resource designation at any time during the designation process in subsection (a) and must not include a site on a resource list if the owner of the property objects to its designation on the public record. A local government is not required to remove a historic resource from an inventory because an owner refuses to consent to designation.

(7) Historic Resource Protection Ordinances. Local governments must adopt land use regulations to protect locally significant historic resources designated under section (6). This section replaces OAR 660-023-0050. Historic protection ordinances should be consistent with standards and guidelines recommended in the Standards and Guidelines for Archeology and Historic Preservation published by the U.S. Secretary of the Interior, produced by the National Park Service.

(8) National Register Resources are significant historic resources. For these resources, local governments are not required to follow the process described in OAR 660-023-0030 through 660-023-0050 or sections (4) through (6). Instead, a local government:

(a) Must protect National Register Resources, regardless of whether the resources are designated in the local plan or land use regulations, by review of demolition or relocation that includes, at minimum, a public hearing process that results in approval, approval with conditions, or denial and considers the following factors: condition, historic integrity, age, historic significance, value to the community, economic consequences, design or construction rarity, and consistency with and consideration of other policy objectives in the acknowledged comprehensive plan. Local jurisdictions may exclude accessory structures and non-contributing resources within a National Register nomination;

(b) May apply additional protection measures. For a National Register Resource listed in the National Register of Historic Places after the effective date of this rule, additional protection measures may be applied only upon considering, at a public hearing, the historic characteristics identified in the National Register nomination; the historic significance of the resource; the relationship to the historic context statement and historic preservation plan contained in the comprehensive plan, if they exist; the goals and policies in the comprehensive plan; and the effects of the additional protection measures on the ability of property owners to maintain and modify features of their property. Protection measures applied by a local government to a National Register resource listed

before the effective date of this rule continue to apply until the local government amends or removes them; and

(c) Must amend its land use regulations to protect National Register Resources in conformity with subsections (a) and (b). Until such regulations are adopted, subsections (a) and (b) shall apply directly to National Register Resources.

(9) Removal of a historic resource from a resource list by a local government is a land use decision and is subject to this section.

(a) A local government must remove a property from the resource list if the designation was imposed on the property by the local government and the owner at the time of designation:

(A) Has retained ownership since the time of the designation, and

(B) Can demonstrate that the owner objected to the designation on the public record, or

(C) Was not provided an opportunity to object to the designation, and

(D) Requests that the local government remove the property from the resource list.

(b) Except as provided in subsection (a), a local government may only remove a resource from the resource list if the circumstances in paragraphs (A), (B), or (C) exist.

(A) The resource has lost the qualities for which it was originally recognized;

(B) Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing;

(C) The local building official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.

(10) A local government shall not issue a permit for demolition or modification of a locally significant historic resource during the 120-day period following:

(a) The date of the property owner's refusal to consent to the historic resource designation, or

(b) The date of an application to demolish or modify the resource if the local government has not designated the locally significant resource under section (6). [Amended, effective 2/2018]

(11) OAR 660-023-0200(1)(a) and (1)(h) are effective upon filing of the rule with the Secretary of State.

(12) OAR 660-023-0200(8) is effective upon filing of the rule with the Secretary of State and applies directly to local government permit decisions until the local government has amended its land use regulations as required by OAR 660-023-0200(8)(c).

(13) OAR 660-023-0200(9) is effective upon filing of the rule with the Secretary of State and applies directly to local government decisions until the local government has amended its land use regulations to conform with the rule.

(14) OAR 660-023-0200(10) is effective upon filing of the rule with the Secretary of State and applies directly to local government permit decisions.