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7-10-2025

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, July 16, 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 June 18, 2025
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 5. PUBLIC HEARING**

A. **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. **Staff:** Mark Moffett for Andy Blondell.
- 6. BUSINESS FROM STAFF**

A. **AUGUST HOUSE TOUR.** Just a reminder that we'll be doing 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). A reminder will be sent with the August Agenda.
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – Wednesday August 20, 2025 (*no commission business, tour only*).**
- 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 July 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.

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
June 18, 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, Marilyn Aller, Jim DeLap, Nick Lehrbach, and Bentley Gilbert

Absent: Lisa Gogal

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

Others in the audience: None

APPROVAL OF MINUTES -

Commissioner Aller moved to approve the minutes of May 21, 2025, meeting as presented. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Williams and Commissioners Aller, Giles, 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-24-034 (continued from the May 21, 2025 hearing) - Historic Review for exterior alterations to the historic (1905) W. B. Hammitte House at 947 SE Stephens Street with findings added at Commissioner direction to delist this property from the City of Roseburg Historic Resource Inventory (non-National Register).

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

Jaime Covarrubias, applicant and property owner, had requested 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. It was stated that work including exterior replacement doors and windows, window re-sizing, and exterior siding, trim, roof and back porch replacement had already been completed, and contractor-grade vinyl windows and horizontal siding have been applied over the original exterior.

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 had lost essential historic character and materials, Commissioners had asked staff about potentially delisting the home instead of approving or denying the changes and passed a motion continuing the hearing to this meeting, with a request of staff to bring information about delisting the resource from the historic inventory. Moffett stated that the revised staff report for this review includes findings for the proposed delisting and an updated recommendation and suggested motion.

Staff felt that guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110.G applied to the project. Testimony from 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. Mark Moffett stated that staff now recommends 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. In addition and based on state law within the Oregon Administrative Rules as identified in staff findings, he said the property warrants delisting which would moot the historic review aspect of the original application thus proceeding as a standard house-to-triplex site review under the original HR-24-034 case file number.

Commissioner Gilbert moved to approve the 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), based on the applicant's proposal and changes already made to the building. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Williams and Commissioners Aller, Giles, DeLap, Gilbert and Lehrbach voted yes. No one voted no.

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

BUSINESS FROM STAFF - AUGUST HOUSE TOUR - Mark Moffett announced that a Commission tour of the historic (1895) Queen Anne style Judge James Watson Hamilton House at 759 SE Kane Street would be conducted in lieu of the August 20, 2025 meeting of the Historic Resource Review Commission. Commissioners thanked Chair Williams for arranging this tour. Commissioner Gilbert apologized and stated he would not be able to take part in the tour due to a scheduling conflict and went on to say that August 20, 2025, is his birthday and he is disappointed he cannot tour the lovely home in celebration.

BUSINESS FROM COMMISSION – None

ADJOURNMENT – The meeting adjourned at 4:08 p.m. The next Historic Resource Review Commission meeting is scheduled for July 16, 2025

Respectfully submitted,

A handwritten signature in black ink that reads "Kristin Martin". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Kristin Martin,
Department Technician



CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

HRRC Review No. HR-25-014**Meeting Date: July 16, 2025**

Prepared for: Historic Resource Review Commission

Staff Contact: Andy Blondell, Associate Planner

Request: Historic Review Alteration Request for an Accessory Dwelling Unit (ADU) at 1126 SE Pine Street

ISSUE STATEMENT AND SUMMARY:

Jason Vaughn, property owner, has requested approval for an Accessory Dwelling Unit (ADU). The property is located inside the boundaries of the Mill-Pine Historic District. The primary residence, known as the "Osburn House," was originally constructed in 1901 and is classified by the City as a Secondary Contributing historic resource. The structure is an example of vernacular architectural style, featuring horizontal board siding consistent with its period of construction.

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

The exterior of the ADU has been 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. 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.

CONCLUSION/RECOMMENDATION:

With the conditions of approval as noted in the findings and included below, the relevant exterior alteration guidelines can be met. Staff recommends the Historic Resource Review Commission **approve** the Historic Review application 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.

SUGGESTED MOTION:

I MOVE 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.

**IN THE MATTER OF THE REQUEST
FOR PROJECT APPROVAL AT 1126 SE PINE STREET**

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

I. NATURE OF APPLICATION

The applicant, Jason Vaughn, is requesting Historic Review approval for the conversion of an existing accessory structure into an Accessory Dwelling Unit (ADU) on a property located within the Mill-Pine Historic District. The proposed ADU is approximately 248 square feet and is located at the rear of the property.

The structure was placed on the site and outfitted with plumbing and electrical systems without prior permit approval. The applicant is now seeking retroactive approval through the City's Historic Review process to bring the unpermitted work into compliance with applicable local regulations and historic district standards.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on July 16, 2025. During that hearing, the Commission reviewed historic application number HR-25-014 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 24DA, Tax lot 06500; Tax ID# R72523.
- iii. The property is zoned MR14 (Limited Multi-family Residential) and is surrounded by MR14 zoned properties.
- iv. The primary residence on the site, historically known as the Osburn House, was constructed in 1901 and is classified by the City of Roseburg as a Secondary Contributing historic resource within the Mill-Pine Historic District. The home is a vernacular-style dwelling featuring horizontal board siding characteristic of its period. As a contributing resource, it is regulated under RMC 12.04.110(B). The subject of this Historic Review (HR-25-014) is a detached accessory structure located at the rear of the lot that was placed and converted into an Accessory Dwelling Unit (ADU) without permits. This accessory structure is not a contributing historic resource but is subject to design review under RMC 12.04.110(H) due to its location within the district.
- v. The accessory structure is a single-story, gable-roofed building with vertical panel siding (T1-11 or similar engineered wood), minimal architectural detailing, and a modest footprint. It includes horizontally oriented windows and a standard white exterior door with trim, located on the north elevation. The structure is painted to match the primary residence, improving visual cohesion. Located at the rear of the property with primary access from the alley, the structure has limited visibility from SE Pine Street and does not occupy a prominent position within the historic streetscape. Its placement, scale, and subdued design help ensure that it remains subordinate to the primary historic resource on site and compatible with the surrounding historic context.

B. AGENCY COMMENTS

This application was reviewed by the Roseburg Public Works Department, Roseburg Urban Sanitary Authority (RUSA), and the Roseburg Fire Department. Comments are summarized below:

Public Works Department:

The Public Works Department confirmed that water service is available to the site. Any work within the public right-of-way will require a permit. All parking and access areas must be paved with durable, dust-free materials. Driveways must meet minimum setback and depth requirements. Drainage from the site must be properly managed and directed to approved locations. Backflow prevention is required for any irrigation systems. The applicant is responsible for maintaining a clean site, protecting the right-of-way, and paying applicable system development charges prior to permit issuance.

Roseburg Urban Sanitary Authority (RUSA):

RUSA determined that the addition of a second dwelling unit will require one additional system development charge. The existing sewer connection may be reused if it is in good condition and meets code; otherwise, a new line will be required. All sewer work must be inspected, tested, and approved prior to backfill, and must comply with applicable plumbing and agency standards.

Roseburg Fire Department:

The Fire Department had no objections. Existing access and water supply were found to be adequate to serve the proposed development.

C. ANALYSIS

Applications for new construction or additions to non-historic resources must comply with the standards set forth in RMC 12.04.110.H.1-6.

D. REVIEW CRITERIA: RMC 12.04.110.H.1-6: NEW CONSTRUCTION/ADDITIONS TO NON-HISTORIC RESOURCES

This section applies non-historic, non-contributing, secondary, ineligible or similarly classified property, including "compatible". The goal is to ensure the project can enhance the existing historic character of the site and surrounding area, and to be compatible with the distinctive character of the district. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. **Siting New and Relocated Buildings.** New, added or relocated buildings are sited according to features of the surrounding neighborhood and the overall character of the historic area in terms of orientation, distance to adjacent buildings, traditional setbacks, and retention of important site features per the requirements of the Secretary of Interior's Standards of Historic Preservation Project and the Historic Preservation League of Oregon's Rehab Oregon Right manual and as follows:
 - a. **Orientation.** The new or relocated building is oriented in a manner to maintain the traditional pattern of the block.
 - b. **Distance.** The distance between the new or relocated building and the adjacent historic resource is compatible with the spacing between existing resources on the same street.
 - c. **Setback.** The setback of the new or relocated building is consistent with the setback of adjacent historic resources on the street.
 - d. **Design.** The overall character of the new construction or relocated building is compatible with existing site features (landscaping, garages and driveways, if applicable) and the traditional character of the surrounding area.

Findings: The converted accessory structure, while originally installed without permits, is situated and oriented in a manner that is generally consistent with the siting patterns, setbacks, and spatial relationships characteristic of the Mill-Pine Historic District. Provided that any proposed exterior

modifications align with historic preservation guidelines, the structure may be considered compatible with the district's character under the applicable standards.

2. **Height.** The proportion of the new or relocated building is compatible with the average height of the traditional character of the surroundings.

Findings: The height of the accessory structure is typical of a garden shed and remains significantly lower than the primary residence and other principal structures in the vicinity. Its modest scale ensures that it does not visually compete with or detract from the surrounding historic resources.

Located at the rear of the property, the structure's height does not disrupt established sightlines or draw undue attention from the public right-of-way. Its low profile is consistent with the traditional character of outbuildings commonly found throughout the Mill-Pine Historic District.

The structure's minimal height and subordinate presence are in keeping with historic patterns of development and meet the standard for height compatibility within the district.

3. **Bulk and Scale.** The bulk and/or proportions (size, mass, and/or volume) of any new or relocated building are compatible with the traditional character of the surrounding. Examine the massing of nearby buildings (whether symmetrical or asymmetrical, central block or L-shape), and design the new building with similar bulk.

Findings: The accessory structure, at approximately 248 square feet, is modest in size and clearly subordinate to the primary dwelling (the Osburn House) and other principal structures in the Mill-Pine Historic District. Its single-story height, narrow width, and simplified rectangular footprint are consistent with the traditional massing of historic outbuildings and secondary structures commonly found throughout the district.

The structure's form and volume do not compete visually with the larger, more detailed primary structures on surrounding lots and are appropriate for a building intended to serve an accessory residential function. Located at the rear of the lot and screened from the street, the building's massing does not disrupt the visual rhythm or architectural integrity of the district.

The bulk, scale, and massing of the structure are compatible with the traditional development pattern of the Mill-Pine Historic District and meet the applicable design guidelines for non-historic accessory buildings.

4. **Materials.** The materials are consistent with the predominant materials and finishes found on other resources in the surrounding area. Examine the color, texture, pattern, composition, and scale of neighboring historic resources.

Findings: The accessory structure is clad in T1-11 panel siding, which is not a historically accurate material and is generally discouraged within the Mill-Pine Historic District due to its modern, panelized appearance and lack of period authenticity.

However, in this instance, the siding is painted to match the primary residence, which helps visually integrate the structure into the overall site and minimizes contrast. Additionally, the structure is located at the rear of the property and is not readily visible from the public right-of-way. Its limited scale and placement reduce its visual impact on the historic streetscape and character-defining features of the district.

While not historically appropriate, the use of T1-11 siding on this subordinate accessory structure may be considered acceptable given its inconspicuous location, compatible paint treatment, and

supporting context. Any future exterior modifications should prioritize the use of materials more consistent with the district's historic fabric.

Although T1-11 siding is not period-appropriate, its application on this rear-yard accessory structure—combined with matching paint and limited visibility—renders it sufficiently compatible with the surrounding historic context. As stated, the structure does not detract from the character of the Mill-Pine Historic District.

5. **Width.** The proportion of the new or relocated buildings is compatible with the average width and mass of the neighboring buildings. If a building is wider than other buildings on the block, the facade should be broken up into narrower bays that reflect the common historic widths.

Findings: The width and mass of the accessory structure are compatible with the traditional scale of outbuildings in the district and do not disrupt the visual continuity or architectural character of the surrounding historic resources.

6. **Specific Design Elements.** Design elements need to be compatible with the existing character of the surroundings with consideration for, but not limited to:
 - a. **Roof Form.** Visually, the roof form is the most important element in the overall building form. Keep roof forms consistent with the shapes traditionally used.
 - b. **Windows and Doors.** Keep the proportions and pattern of window and door opening similar to neighboring historic buildings. Keep the rhythm of solids (walls) and voids (windows and doors) consistent with the dominant pattern set in the area.
 - c. **Exterior Siding.** Select siding material that is compatible with the historic materials used in the neighborhood. Only use substitute siding materials if similar in style to those used historically.
 - d. **Architectural Details.** Architectural features are to complement the details and style of the neighboring historic buildings. Architectural elements such as eave details, window trim, water tables, and cornices help new buildings blend in with surrounding resources.

Findings: The subject structure is a small accessory building located at the rear of the property with primary access from an alley. Its location significantly reduces its visibility from the public right-of-way and minimizes its impact on the character of the surrounding historic streetscape. While not all design elements are fully consistent with historic guidelines, the structure's scale and location allow for a more flexible interpretation of compatibility standards.

The structure utilizes a simple gable roof form, which is compatible with the traditional roof shapes commonly found throughout the district. Although the roof lacks detailed articulation, its form is appropriate and contributes to a recognizable residential typology. Roof form is consistent with traditional shapes used in the district and is appropriate for an accessory structure.

The structure features modestly sized, horizontally oriented windows and a standard white exterior door with white trim, located on the long (north-facing) elevation. While the window proportions differ from the vertical emphasis typical of historic buildings in the district, and the door lacks ornamental detailing, both elements are simple and utilitarian—appropriate for an accessory structure. The door and windows are trimmed in a clean, neutral style that does not compete visually with the more detailed façades of primary historic buildings. Importantly, the structure is located in the rear yard with limited visibility from SE Pine St, further reducing any potential impact on the district's established rhythm of openings. The window and door styles are modest and non-historic in detailing but are contextually appropriate for an accessory structure with low public visibility and do not detract from the district's character.

The structure features vertical panel siding (likely T1-11 or engineered wood), which is not historically consistent with the horizontal lap siding prevalent in the district. Nonetheless, due to the structure's subordinate scale, rear-yard location, and residential color scheme, the material does not

significantly disrupt the historic character of the site or surrounding properties. The siding material is not traditional but is acceptable given the building's accessory use and low visibility from the street.

The building has minimal architectural detailing and lacks the historic trim, cornices, and skirting typical of contributing structures in the district. However, this simplicity is common in accessory buildings, and the visual impact is minimal due to its position away from the main streetscape. Further detailing could be encouraged, but not required, as a condition for compatibility. Architectural detailing is limited but contextually appropriate for a non-primary structure with restricted public visibility.

IV. CONCLUSION

The converted accessory structure, while not constructed with historically appropriate materials or detailing, is located at the rear of the property with primary access from the alley and limited visibility from SE Pine Street. Its location, scale, and subordinate presence reduce its visual impact on the historic streetscape and contribute to a contextually appropriate relationship with the surrounding built environment.

The building's simple gable roof is consistent with traditional roof forms in the Mill-Pine Historic District, and although the windows and doors are of modest, non-historic design, they are appropriately placed and proportioned for an accessory structure. The use of vertical panel siding (T1-11) does not align with historic materials but is mitigated by compatible paint color and the building's unobtrusive rear-yard placement. Similarly, while architectural detailing is minimal, the lack of ornamentation is acceptable given the structure's function and location.

The project meets the intent of RMC 12.04.110.H.1-6, which allows for a more flexible application of design standards for non-historic, secondary, or ineligible structures. By maintaining traditional siting patterns, compatible height and massing, and a low-impact presence within the district, the structure does not detract from the historic integrity of the Mill-Pine area. Instead, it provides a compatible and subdued addition to the site.

As conditioned and situated, the structure can be considered compatible with the distinctive character of the Mill-Pine Historic District, and approval is recommended under the applicable design review criteria.

The above approval for the placement of the shed and conversion thereof to an accessory dwelling unit is granted based on 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.

V. ORDER

I MOVE 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.

Stuart Cowie, Community Development Director

Date

Katie Williams, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

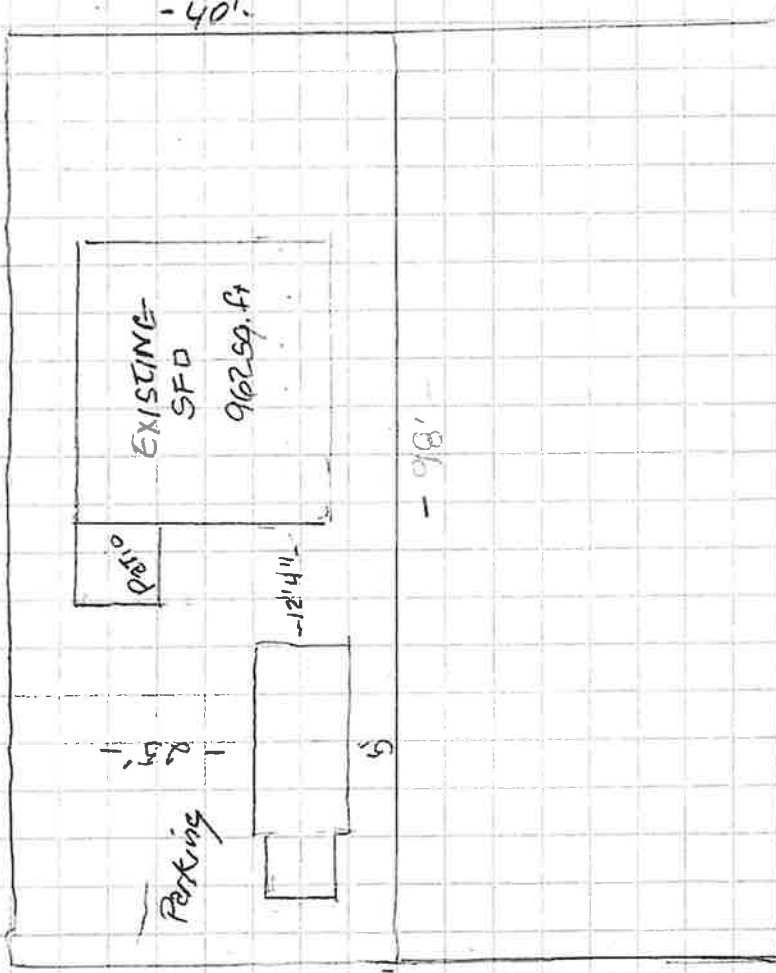
Katie Williams, Chair	Lisa Gogal, Vice Chair	Marilyn Aller	
Bentley Gilbert	Nick Lehrbach	Stephanie Giles	James De Lap

Attachments:

- 1) Site Plan
- 2) Floor Plan
- 3) Exterior Elevations (4 Photos)
- 4) Applicant's Narrative

1126 SE PINEST, ROSEBURG, OR.

SITE PLAN



LOT SIZE
3,920 SQ. FT.

PINE STREET

SE FLOED AVE.



1 SQ = 5 ft.



Northwest Elevation



Northeast Elevation



Southwest Elevation



Southeast Elevation

Dear Planning Commission,

In 2023 my son, Jason Vaughn Ahlstedt, tried pursuing an ADU for his sister, who had suffered a traumatic brain injury, when it became clear she would need him as her caretaker, probably for the rest of her life. When that endeavor was cost prohibitive for him he abandoned that idea. He then decided to rent her one of his bedrooms.

Around that same time, late 2023, we hired Don Howard to build us a storage shed on our property. He came recommended from our neighbor who had him build her a shed. It appeared a much sturdier shed than any we had looked at. Our only concern was the fact that he had built it right against our adjoining property fences. When we talked to Don about building us a shed, we voiced our concern about him building without any set back on the side. He assured us he had built many sheds throughout the county and neither the city nor the county had any complaints. In fact he said, "They have much better things to do than drive around looking where the sheds were located." So, he built us a nice little storage shed, located in a place where set backs weren't an issue.

Then, this last year, my conversations with Jason and my daughter made it clear that she needed a place (she shed) where she could continue with her Diamond Art, which had taken over their house. We decided if she couldn't have her own small house to live in we could at least give her a place to do her Diamond Art. So naturally I hired Don Howard to build a 200 sq. ft shed on my son's property at 1126 SE Pine.

My son, Jason, was out side when Don delivered the shed. Don asked if we wanted it right up against the side fence to give more yard out in front of it. My son told him no, we wanted it placed in accordance with the proper setbacks. He built the shed and we were happy with it and later added electricity and finished off the inside with sheet rock and paint.

That is where our trouble with Don Howard began. It became clear our daughter, who lost almost complete control of her bowels after her injury, could not utilize the shed for her art, as it was too far from Jason's bathroom. So I asked Don what I needed to do to get a bathroom added onto the shed. At the same time we were looking at getting a pole barn built to cover our camp trailer. He assured us he could do both projects, telling us again, "The City has much better things to do than drive around looking for units not built to code." He also pointed out all the neighbors surrounding us had houses, sheds and fences not to code. Unfortunately, and shame on us, we let him convince us that it was no big deal. We contracted with him to build the pole barn and the bathroom addition.

After Don had completed the pole barn, and had been paid, but hadn't quite finished the bathroom addition, we discovered Don had measured wrong and our trailer wouldn't fit under the pole barn. He then proceeded to use his son's tractor and dig out 6-8 inches, thinking that would give him the height clearance he needed. When we learned of this we voiced our concerns about him creating a mud hole. He assured us he was laying down a heavy weed guard then gravel. Our concerns were not necessary as our trailer still didn't fit. Then he lifted the roof

6" and put in spacers along. Our trailer fit, barely, with much careful finessing.

Imagine our surprise when, a few days later, we saw our pole barn listing 15-20 degrees onto the neighbor's fence. Don's idea to address this was to ratchet strap it back up level and, *"Wait for dry weather at which time the memory of where the post should be would be established."* We may have been stupid to listen to him but we are not that crazy. We sent him a request to not do anything more to the pole barn and in fact, not to be on our property.

He was just finishing up the bathroom addition, which by the way, he once again measured wrong and required modifications which cost us the loss of 1' of space on the main unit. In the mean time we had contacted a pole barn builder to give us an estimate on removing or repairing the pole barn. When Don contacted me for payment for the bathroom, which was \$800 more than our agreement, I told him I would pay him, minus the difference between the agreed amount for the bathroom, minus the cost of repairing or removing the pole barn. That is when Don became very angry and threatened to turn us in to the Compliance Officer. In fact he said, "I can make things very bad for you." Now here we are, hoping to resolve this issue as economically as it can feasibly be done.

Although no one is living in the shed at this time, nor were we planning such, after talking to Andy Blondell, he encouraged us to go ahead and apply for using it as a living unit if there was ever a possibility that we would want to use it as such in the future. After talking with my son, Jason, we decided to move forward with the application for using the shed as a ADU.

Please forgive my lack of brevity in my hope for clarity, and my over use of commas, in explaining how we got here.

Respectfully submitting,

Jody Mitchell