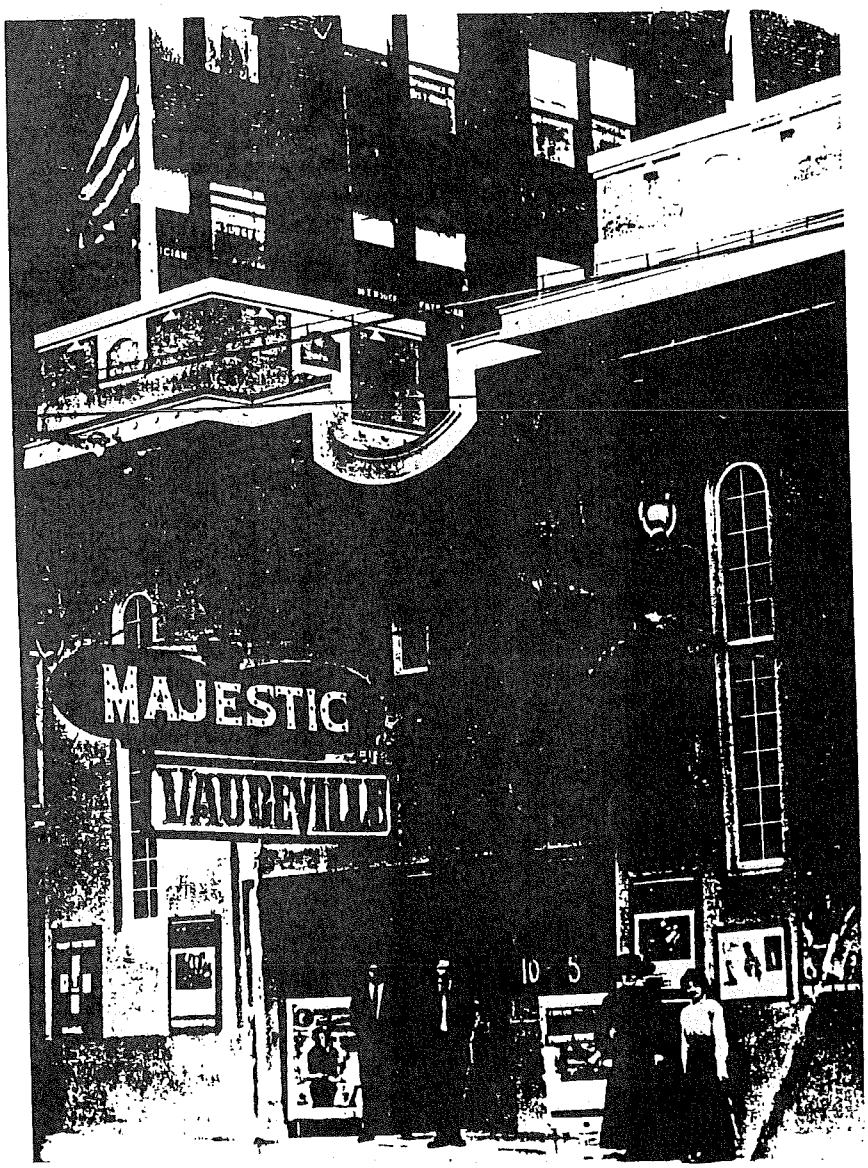
ROSEBURG BUSINESS DISTRICT HISTORIC CONTEXT

and

CULTURAL RESOURCE INVENTORY

for

The City of Roseburg



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CULTURAL RESOURCE INVENTORY

Prepared for the City of Roseburg, Oregon

by
Marianne Kadas
Marianne Kadas Consulting
Portland, Oregon

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The City of Roseburg

City Manager	Randy Wetmore
Community Development Director	John Stutesman
Planning Staff Co-ordinator	Jeff Smith
Project Manager	Marianne Kadas

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TABLE OF CONTENTS

SECTION I - Historic Overview

Themes 1
Temporal Boundaries (1851-1941) 2
Spatial Boundaries 2
Historical Background 3
Selected Bibliography 9

SECTION II - Identification

Methodology 11
Previous Surveys 12
Resource Types 12

SECTION III - Themes

Commercial Architecture 13
Fraternal Architecture 19
Government Architecture 21
Church Architecture 23

SECTION IV - Evaluation

Standards 25
Process 28

SECTION V - Treatment and Recommendations

Treatment 29
Recommendations 29

SECTION VI - MAPS 31

SECTION VII - PROMINENT INDIVIDUALS 35

SECTION VIII - SURVEY AND EVALUATION FORMS 39

HISTORIC CONTEXT
FOR THE
BUSINESS DISTRICT OF ROSEBURG, OREGON

SECTION I

HISTORIC OVERVIEW

THEMES

The historic context of the Business District of Roseburg, Oregon is a geographically oriented study which will be used in the preparation of city policies pertaining to the historic resources in the area. The project area includes the historically developed downtown business district of Roseburg which has grown gradually and logically from its beginning in 1851. Historic contexts serve to:

(1) Identify the historic themes which have played an important role in the development of the area, and the individuals associated with them;

(2) Identify and describe the resources associated with these themes;

(3) Discuss the distribution of these resources;

(4) Establish evaluation standards, and;

(5) Develop treatment strategies.

The first three phases of the project were completed before the survey; evaluation and treatment were completed after the survey. Historic contexts have been prepared for the following themes:

(1) Commercial Architecture in Roseburg's business district;

(2) Fraternal Architecture in Roseburg's business district;

(3) Government Architecture in Roseburg's business district, and;

(4) Church Architecture in Roseburg's business district.

TEMPORAL BOUNDARIES (1851-1941)

Roseburg's settlement begins with the arrival of Aaron Rose in 1851 and his acquisition of property in the subject area. Mr. Rose a businessman, promoted settlement by setting up a store and providing services for travelers on the already-established north-south transportation route. Growth continued with the arrival of the railroad in 1872 and the diversification of resources over the years. The end date of 1941 was selected to comply with the National Register 50 year old criterion for evaluation and eligibility for the National Register of Historic Places.

SPATIAL BOUNDARIES

The project area is located in downtown Roseburg, Douglas County, Oregon, and encompasses eight whole city blocks and eight half city blocks. The area is part of the first recorded plat surveyed in 1857 by J. A. Burnett. The northeast corner of the study area abuts the "public square," so designated in 1857 and the site of four Douglas County courthouses, the latest and present courthouse being constructed in 1929.

Main Street is a major north-south avenue in the project area and was also the route of the Hooker Military Road, surveyed c.1857 by Colonel Joe Hooker, later renowned in the Civil War as General "Fighting Joe" Hooker. The Military Road stretched from Scottsburg, 20 miles upriver from the coast on the Umpqua River to the gold fields of Jacksonville and Northern California. For some years Main Street, the route chosen for the Military Road, was the major commercial street in Roseburg; in later years Jackson Street, one block west, became the major commercial thoroughfare and remains so today.

Deer Creek, a small stream flowing west and uniting a few blocks away with the South Umpqua River, forms the northern boundary of "old" Roseburg. From Deer Creek, the land gradually rises to the south, forming a fairly level area well above the floodplain. To the West, the South Umpqua River meanders north and west to its confluence with the North Umpqua River some miles away. Sharp hills rise to the east and just across the river to the west, Mt. Nebo, a stone outcropping of 1,100 feet, dominates the skyline before it stops abruptly giving way to a natural floodplain and valley to the north and west.

Specifically, the project area is a north-south oriented rectangle measuring 725 feet by 1542 feet encompassing approximately 25.6 acres. The north-south section of blocks bordered by Jackson and Main Streets measures 100 feet by 320 feet; other blocks measure 220 feet by 320 feet. All streets are 60 feet wide. Lots were originally 80 feet by 100 feet, later property lines divided them into 20, 25, 40, or 50 foot sections, usually 100 or 110 feet deep.
The commercial district in Roseburg extends to the west five to six blocks from the study area. The study area is bordered on all sides by mixed commercial and early residential

stock. In general the residential resources have retained their original integrity to a greater degree than the commercial resources, due partly to damage inflicted by a destructive blast in 1959.

HISTORICAL BACKGROUND

Roseburg, Oregon is situated on an ancient North-South transportation-travel route used for centuries. Through rough countryside that offered few easy routes, this path was chosen first by native Americans as the least treacherous. As early as 1846 Jesse Applegate led bands of settlers along the trail coming from the south through the legendarily-dangerous Canyon Creek passage.

Aaron Rose arrived in the Roseburg area in 1851; he was a native of Michigan and had traveled across the plains with his wife Sarah. He purchased the Raimey brothers squatters's rights at the confluence of Deer Creek and the South Umpqua River, then filed for a Donation Land Claim on land to the south, providing himself with a commendable future town site. Rose was a merchant selling to travelers, teamsters, and packers from his store, tavern, butcher shop, and horse sales business. A grist mill on the north side of Deer Creek and operated by William Perry and his partner named Danseth was in use as early as 1851-52. A mill continued in operation at this site for several decades and was owned later by the Rast and Criteser families; their brand of flour ground at the mill was called "Royal Rose." A brewery at this site and in connection with the grist mill was also a Rast-Criteser family enterprise. Ferry service across the South Umpqua River in Roseburg began in 1854 with Thomas Owens in charge of the landing at the foot of Douglas Street.

The settlement at this area was at that time called Deer Creek and was of secondary importance in the area to the town site of Winchester, another small settlement four or five miles north on the banks of the North Umpqua River. The town site at Deer Creek offered a fairly large area of above-floodplain land for future growth and available water power from Deer Creek; with some manipulation by Aaron Rose, in 1854 citizens voted to move the county government from Winchester to Deer Creek. (The site was renamed Roseburgh in 1857 and finally Roseburg in 1891). Rose donated three acres of land and $1,000 for a new courthouse to encourage the move.

The original survey of a small plat in Roseburg reportedly was done in 1853. The first official plat was done in 1857 by J. A. Burnett at the request of Aaron Rose; Burnett used the grid system and set aside three acres for a public square.

Early businesses in the Roseburg area profited from the Indian Wars of 1855 which brought many men into Southern Oregon. Travelers through the area could find accommodations at the Eagle Hotel, built in 1857 on the southwest corner of Jackson and Washington Streets. This structure was later called the Metropolitan Hotel and was

destroyed by fire in 1884. That year (1857) saw the construction of the county's first courthouse, a wooden building which later became a storeroom and tinshop for R. S. and J. C. Sheridan. In 1858 the three-story wood frame American Hotel was constructed just to the west of the courthouse square on Main Street. This hostelry was later called the McClallen Hotel and had a substantial and handsome brick addition in later years.

Several "firsts" occurred in Roseburg in 1859: the Roseburg Academy, a large three-story wooden building, was built on property donated by Aaron Rose on Rose and Washington Streets. The building was much larger than needed to accommodate school-age children, so it served also as a lodge hall and general meeting place. This school building was in use until 1888 when it was declared unsafe and a new school was built.

Celebrations enlivened the rather isolated areas in Oregon and in 1859 Roseburg had a grand Fourth of July festivity with Colonel Joe Hooker, surveyor of the Hooker Military Road as honored guest. A Goddess of Liberty with children representing the states of the Union was a highlight of the parade. The site of the celebration was an oak grove at the northeast corner of Rose and Washington Streets, for many years the location for traveling circuses and other entertainments.

The first Roseburg newspaper, the Roseburg Express, began publication in November of 1859, however, it survived for only a short time.

Thomas P. Sheridan, an early Roseburg merchant, built the first brick building in Roseburg in 1859 to house his hardware store. The building was located at the north end of Jackson Street. A second brick structure was constructed in 1866 at the southeast corner of Jackson and Washington Streets by Dr. Salathiel Hamilton to serve as a drugstore. Most commercial buildings at this time were of wood construction and many were destroyed in a major fire in 1884.

In addition to the heavily-traveled Military Road, transportation was somewhat enlivened with the completion of the Coos Bay Wagon Road in 1872. This venture was in the hands of local businessmen and included the logical placement of the eastern terminus in Roseburg and at least gave the appearance of a reasonable route to the coast. The north-south Military Road which passed through Roseburg on Main Street was for many years the main route through Roseburg.

Early Roseburg residents included Dr. Salathiel Hamilton, (1824-1914), who arrived in Oregon in 1852 and took up a Donation Land Claim west of Roseburg near present-day Melrose. Dr. Hamilton moved to Roseburg in 1855 and practiced medicine there until 1893.

Joseph Lane, Oregon's first Territorial Governor, and his wife Polly, settled east of Roseburg in 1846 and in 1851 took up a Donation Land Claim north of present-day Roseburg.

John and Clara Rast settled in Roseburg in 1864 and were owners of the Roseburg Brewery which was situated on the banks of Deer Creek.
Addison R. Flint, owner of a book a music store, was another early Roseburg merchant.

Roseburg's most influential early newspaper was the Plaindealer, which started publication in 1870 and was the voice of the Democrat party in Roseburg, headed by former territorial governor Joseph Lane. This newspaper was in competition with the Ensign, voicing the Republican point of view; a much-publicized public altercation between the editors of the newspapers took place in 1871 resulting in the death of one of the combatants.

Roseburg's biggest growth impetus in the 19th century occurred in 1872 when the Oregon and California Railroad Company, constructing from the north, completed its track to Roseburg. This much-awaited event linked Roseburg with northern cities and markets and for the ten years that Roseburg served as the southern terminus, putting Roseburg in an important position as depot and warehouse for crops, good, and passengers from Southern Oregon. To quote from A. G. Walling's 1883 chronicle:

> *"She (Roseburg) was, as it might be said a perfect electrical machine, complete in all its parts, with the poles of her battery not joined. But when the iron rails were laid and the shrill whistle of the locomotive waked the echoes in her mountain fastnesses, the connection was made and all the machinery felt the influence and moved in perfect harmony. Roseburg became a center of commerce for the country."*[1]

Aaron Rose donated ten acres of land for the railroad right-of-way and for a depot site. In 1873 a turntable and roundhouse were built to service the trains and Roseburg was well on its way to becoming "a railroad town."

As commerce increased, the Roseburg business district on Jackson Street kept pace; the local economy was also fueled by Roseburg's position as county seat and the site for federal agencies including the General Land Office which had been moved bodily from Winchester to Roseburg in 1859, the U. S. Signal Service (the Weather Bureau), and the Old Soldier's Home located in West Roseburg and built in 1896.

Roseburg incorporated as a city in 1872, the date coinciding with the arrival of the railroad. Roseburg continued to flourish as a transportation center after the railroad was

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[1] Walling, A. G. History of Southern Oregon: Comprising Jackson, Josephine, Douglas, Curry and Coos Counties. Portland Ore.: A. G. Walling, 1884. p 411, 412.

completed through to California in 1881. County and federal offices generated stable jobs and agriculture also played an important role in the economy.

Again quoting from Walling in 1883:

> *"There are, taken all together, seven general mercantile houses, two hardware stores, each having a tin shop attached, two flouring mills, three hotels, one bank, three blacksmith shops, two drug stores, four variety stores, two jewelers, three millinery shops, two butcher shops, two livery stables, two cabinet shops, three grocery stores, two restaurants, twelve saloons, two barber shops, two bakeries, six physicians, two dentists, ten lawyers, one foundry, one brewery, one photograph gallery, two shoe-maker shops, one marble cutter, and several wash houses. The above is not a bad record of business for a city containing but one thousand inhabitants, all told."*[2]

H. C. Stanton, Post Master in Roseburg from 1868 to 1883, was also a merchant and builder of an 1874 brick structure to house the Post Office; Stanton's wife was named Jennie.

George Kohlhagen was another Roseburg merchant making a significant contribution to downtown architecture. Kohlhagen came from Rochester, N. Y. in 1892 and opened a meat market. He later built several commercial structures including a two-story cream-colored brick building. The Kohlhagens lived in an elaborate house on South Jackson Street near downtown and a three-story apartment house.

Byron Strong operated a furniture store in Roseburg from 1889 to 1918, and was an officer in the Valley State Bank from 1910 through the 1930s. The Strongs built two distinctive houses on South Main.

Isadore Abrahams immigrated to the United States from Germany. He established a dry goods business in Roseburg in the 1890s. In 1907 the Abrahams storefront was destroyed by a nitroglycerine charge placed by burglars trying to open the safe.

Frank Churchill, in partnership with Wooley and McKenzie, purchased the Sheridan Brothers Hardware Store in 1893. At that time it was reported to be the second largest hardware store between San Francisco and Portland.

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[2] Ibid., 413.

In 1908 Douglas County voted to "go dry." This was a blow to the saloons in Roseburg and other towns where drinks such as "near beer" soon became available. In 1910 the State Women's Christian Temperance Union held its state convention in Roseburg.

Paving of Roseburg's streets began in 1909 and by 1911, there were seven miles of paved streets in the city.

Early agricultural crops in the Roseburg area included grain and wool. In 1883, 573,910 pounds of wool and 125,703 bushels of grain were shipped from Roseburg.[3] Around the turn of the century hops were a popular cash crop; when that market declined, prunes came on the scene and provided a salable product in the form of dried prunes. A variety of fruit and vegetable crops including berries, broccoli and melons have been successfully grown in Douglas County with Roseburg often serving as a center for canning, storage, and distribution.

Some major buildings constructed in Roseburg in the early part of this century included the Kohlhagen Building on Jackson Street between Oak and Rose Streets. This building, faced with cream-colored brick, was built in three parts in 1906, 1908 and 1912. The building is two stories high with an impressive cornice and brick work. It housed the Kohlhagen Meat Market and the Commercial Club, forerunner of the Chamber of Commerce.

The Perkins Building on the southwest corner of Rose and Cass streets was designed by Portland architect Emil Schacht and built in 1912. This four-story office and storefront building is faced with buff-colored pressed brick on its main (Cass Street) facade. Professional offices and a small hospital occupied the upper floors of the building while businesses including the Chester Morgan grocery store, the Red and White store, and the Fullerton and Richardson Drug Store occupied the street level spaces.

In 1922 Highway 99, the major North-South highway route was completed insuring a paved road from Seattle to Los Angeles and providing the beginning of an ever-expanding road system used for transport of goods and passengers and heralding the beginning of the auto-tourist business.

After 54 years as the Southern Oregon railroad center, in 1926 Roseburg found itself in a declining situation. In 1927 Southern Pacific finished construction of a new north-south route across the Cascades from Eugene and continuing south on the east side of the Cascades. This route was called the Natron Cut-off and had the advantages of more gradual grades and curves than the Roseburg-Ashland route. The railroad division point was moved from Roseburg to Eugene and rail traffic gradually declined cutting all

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[3] Ibid., 414.

passenger trains from Roseburg and drastically reducing freight trains. The roundhouse was demolished and Roseburg's importance as a rail center disappeared.

Roseburg suffered during the Depression along with many small Oregon cities; however the economy was bolstered by the construction of the large Veterans' Administration facility begun in 1932-33 and involving many construction and long-term employment opportunities. Beginning in the 1930s and increasing in tempo after World War II, the lumber industry heralded a period of unforeseen prosperity for many Douglas County residents, both as owners of mills and workers in the woods and mills. This industry became the main source of income for many families and businesses.

Some of the citizens receiving recognition for their contributions to the community during these years included Guy Cordon who was appointed to fill Senator Charles McNary's position in the United States Senate in 1944. He is remembered as the sponsor of a Congressional Act that shifted monies from the Oregon and California Railroad lands to counties in Oregon. Senator and Mrs. Cordon lived on Lane Street in Roseburg in a modest bungalow.

Dr. George Houck was a Roseburg physician who combined his medical career with political activities serving on the State Board of Health and also as Mayor of Roseburg from 1924 to 1929.

Walter Singleton was a builder and carpenter, son of a pioneer family, who in his long career, built over 40 structures in the Roseburg area including the First Presbyterian Church and the First Christian Church.

While the historic overview officially ends in 1941, an event of major importance and having a drastic effect on the study area occurred in 1959 and must be mentioned briefly. In August of that year an explosion, known locally as "the Blast," leveled approximately five city blocks near the intersection of Pine and Oak Streets. The damage to structures diminished in a concentric ring pattern extending many blocks. Some buildings were damaged beyond repair; others were damaged mainly on the top stories. Some of the facing material on commercial buildings in downtown Roseburg dates from this event and the attempt to stabilize the structures and make them safe for occupancy. Other facade remodeling were following the "urban renewal" trend, a movement that destroyed many buildings and left many more with a bland, undistinguished facade.

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SECTION II

IDENTIFICATION

This portion of the Roseburg Business District Survey and Inventory combines material from the 1983 Survey and Inventory and recently compiled material regarding resources not covered in the earlier surveys. An expanded narrative section is also included.

METHODOLOGY

Completion of the project was best served by a four-part process:

(1) A literary search and draft of the historic context statement;

(2) Survey and inventory of previously unsurveyed downtown resources;

(3) Evaluation, and;

(4) Final historic context statement and conclusions.

Literary search/Historic context statement: The literary search began with a review of historic materials including A. J. Walling's 1888 chronicle. Local histories, Sanborn maps, City Directories, The Plaindealer newspaper, and the Douglas County Museum files and photograph collection were utilized in the preparation of the draft version of the historic context statement.

Survey and Inventory: Twenty-nine (29) downtown Roseburg properties were investigated, twenty-eight (28) commercial structures and one (1) church. Property records including a title search were completed with material from the Douglas County Clerk's office, Commercial Title Company, and Douglas Abstract Company. Local historians were interviewed along with property owners. Sanborn maps, City Directories, and the Douglas County Museum files and photograph collection were invaluable.

Evaluation: The evaluation criteria (form included) allowed a possible forty (40) points under the Historic category, thirty-five (35) points under Architecture, and eleven (11) points under Environment. Evaluation was complicated by the fact that most buildings have received extensive remodeling, both interior and exterior. Of the twenty-nine (29) surveyed buildings, all but the two (2) structures built in 1938, #1197 and #1198, have been altered to some degree. Three buildings constructed 1905-1909, #1214, #1215, and #1216, have been only slightly remodeled at the street level with the second story retaining integrity. Other buildings have been left undisturbed on the rear elevation; some examples are #1205, #1208, #1209, #1212, and #1218. Two buildings, #1203 and

#1204, were given consideration for the 1940s remodeling, almost in the historic period and definitely speaking of the 1940s era and thus valuable in that light.

PREVIOUS SURVEYS

Major buildings in the downtown Roseburg business district were surveyed in 1983. At that time, buildings deemed of lesser importance or sustaining major changes were omitted. These buildings form the basis of this 1991 survey. Material from the earlier survey was used in the preparation of the context statement.

RESOURCE TYPES

Twenty-eight (28) buildings in the study area have a commercial use and were originally constructed for that purpose. A single church was constructed in the study area in 1938 and still functions as such. Twelve (12) buildings predate 1900, the earliest date is c.1883; fourteen (14) date from 1900-1919; and three form 1920-1941. Most of the two-story retail buildings were constructed with office space or living quarters on the second floor; two buildings, L#1200 and #1218, had an open space on the second floor to accommodate dancing and social activities. Both hotels in the study area. #1194 and #1201, were remodeled early with the addition of two (2) floors; each also received a stuccoed exterior.,

A common thread runs through the early commercial buildings; they were modest in size and scale, they were of brick construction with segmental-arched windows and doors, and a simple corbelled cornice was sometimes present. Only traces of these features remain, either on the alley side or rear elevation.

SECTION III

THEMES

THEME

COMMERCIAL ARCHITECTURE IN ROSEBURG'S BUSINESS DISTRICT

HISTORIC OVERVIEW

Roseburg's first commercial buildings were constructed of wood; even the first courthouse was a modest wooden structure. Since the study area encompasses most of the early and present-day downtown, it was the site of many of these buildings which gradually have succumbed to fire, demolition, or a change of site.

These early structures were usually one or one and a half story frame construction with gable roof and false fronts. A simple band of trim sometimes decorated a modest cornice. Siding was usually shiplap.

The early brick buildings in Roseburg were also of a simple style, one or two stories, with a roof sloping to the rear. Often there was a simple, stepped cornice and sometimes cast iron pilasters or other ornaments were used. Windows were double-hung, multipane in the early buildings giving way to single pane in the later years. Lot widths dictated the size of buildings; many are 20 to 25 feet wide and 75 to 100 feet deep. An early brick factory was located upriver from the Owens ferry landing on the east bank of the South Umpqua River; the kiln was operated by Aaron and William Rose.

Residences were sprinkled throughout the downtown; the earliest were simple one or two story dwellings in the vernacular style with few embellishments, perhaps some window or gable end trim. Roofs were gable or hipped with steep to medium pitches. These buildings were sometimes used for business purposes, as in the case of the four-square style house on the northeast corner of Jackson and Cass which housed the photo studio of Omega Oakes and later that of H. D. Graves. The building was later moved a block east where it served as a parish hall for the Episcopal Church.

By the mid 1880s commercial architecture in Roseburg had become much more sophisticated. There were more two story buildings and cornices and trim became more elaborate; arched windows appeared. A good example is the Sheridan Brothers Hardware Store on the northwest corner of Jackson and Oak Streets. This one-story brick structure has four blind arches under the cornice and originally had transoms over the display windows on the Jackson Street facade. Cast iron pilasters marked the doorway. The modestly-sized Kohlhagen Meat Market on Cass Street between Rose and Jackson Streets is another example. Constructed of manufactured stone, the building has an important cornice that is undisturbed.

In the teens and twenties Roseburg was still a transportation center and since travel was at a slower pace than today, hotels were common. The Marsters Block, constructed in 1911, was partially devoted to the Grand Hotel and housed shops on the street level. The five-story Umpqua Hotel, built in 1913, served as a community center for many years until it was mostly destroyed by fire in 1973. The hotel was of frame construction and one of several downtown structures with a cream pressed brick veneer.

RESOURCES

1851-1865

Most early commercial structures in the study area were of wood frame construction; any domestic buildings in the area at that time were also of frame construction. Very early travelers reportedly slept on the floor of Aaron Rose's tavern making it the first place with overnight lodgings.

The American Hotel on the northwest corner of Main and Douglas Streets was constructed in 1853-57 and was the first proper hotel in Roseburg. The original two-story building was probably built by Aaron Rose who either sold it or leased it. The building had one-over-one double-hung windows and a one-story veranda. This hostelry was operated by Addison Gibbs and a partner named Spencer in 1858. In 1859 it was operated by D. W. and Almira Fay Stearns and J. T. Brown. A three-story wood frame addition to the south of the original structure had double-hung windows with a cross bar trim and also had a one-story veranda. A wooden addition was built on the north end of the building in later years. Around the turn of the century the hotel came to be called the McClallen House and the original two-story building was moved. A three-story brick structure was built on the site and continued in use as the McClallen House and later the Douglas Hotel. This building boasted octagonal towers with peaked roofs on southwest and southeast corners covering the diagonal entryways. Segmental arched window openings featured one-over-one double-hung sash. The Douglas Hotel building suffered extensive damage in the 1959 Blast and was demolished.

More modest frame buildings were constructed on Roseburg's narrow (25' by 100') lots. A common feature was a front-facing gable roof with a false front. Siding was usually shiplap. Wood frame double-hung windows were multi-light, later changing to single lights.

The first brick building in Roseburg was constructed in 1859 by Thomas Sheridan for use as a hardware store and tin shop. It was located on the east side of Jackson Street about two lots south of the intersection with Douglas Street. This 20' by 40' two-story building had a simple cornice and six over six double-hung windows. A full-width one-story hipped roof porch was supported by modest posts. An exterior stairway gave entrance to the second floor.

1866-1883

This period in commercial architecture saw the development of the simple brick storefront utilized to a great extent and the use of some wooden residences for commercial ventures.

Dr. Salathiel Hamilton constructed the second brick building in Roseburg in 1868 to house a drug store. The one-story building was located on the southeast corner of Jackson and Washington. This was the location for the Hamilton Drug Store for ten years at which time Hamilton built another brick storefront building one door south. The earliest Hamilton building at 507 SE Jackson was 25' by 100', the rear of the store opening onto Main Street. This building originally had cast iron pilasters, some are remaining, and different display windows. Later tenants of the building included Josephson's New York Cash Store in 1877. In 1892 Watson's Dry Goods purchased the building; it was later owned by Noble Goettel who had a variety store in the building.

The Abraham-Wheeler building, dating 1878 was located on the southwest corner of Jackson and Oak Streets. It was of dressed stone construction with a shallow arcaded front with round arches decorated by a surround of carved stone topped with a shell and grape motif. Five arches faced on to Jackson Street, the front of the building with one matching arch opening onto Oak Street. A decorative belt course separated the two stories. Upper windows were also arched and were topped by more carved decorative stone. The cornice supported a center pediment with the name "Abraham Wheeler & Co. 1878". This is the site of the Umpqua Hotel built in 1913.

The second Hamilton Drug Store, built in 1878 at 509 SE Jackson, was a 25' by 100' one-story brick building. Its display windows have been altered and it has a wood-slat facade covering the original brick; however, some cast iron ornamentation is still present and visible.

The brick storefront at 528 SE Jackson, a one-story 20' by 60' structure, was built sometime before 1884 and survived the fire of that year. Its primary facade is covered; however, the south side is an exposed common bond brick wall. An opening in the interior now connects this building with the adjacent structure to the north. Earliest records indicate a dry goods, clothing, and food store operated here from 1884 to c.1892. It is more generally remembered as the Monogram Cigar Store from 1903 to 1938.

1884-1905

This era in Roseburg's architectural history saw the construction of many of the remaining historic buildings in downtown Roseburg. Styles became more sophisticated with the addition of arched windows, more elaborate cornices and bricks of colors other than the traditional red. The size of buildings also increased culminating in the five-story Umpqua Hotel built in 1913.

The Sheridan Brothers Hardware Store building, 562 SE Jackson, was constructed in 1885 on the northwest corner of Jackson and Oak Streets. The 32' by 100' one-story building has four blind arches beneath a modest cornice on the front (east) facade. Three large display windows had transoms and the entry door was marked by cast iron pilasters. This building has had alterations to the front facade, but the south wall is as built. R. S. and J. C. Sheridan were sons of pioneer merchant Thomas Sheridan, builder of Roseburg's first brick building in 1859.

There are several approximately 25' by 100' brick storefront structures on the west side of Jackson Street in the 500 Block that were built between 1884 and 1890. These storefronts, along with numerous others in downtown Roseburg, were covered with various camouflage materials in the hope of modernizing and stabilizing them after the 1959 Blast. As these buildings are gradually released from their 50s facades, the often little-changed original facade appears. They are usually of fairly simple construction with some cast iron ornamentation remaining; however, often, the cornice will have been removed to accommodate the new covering.

Two buildings which have had facade renovation are Goodman's Billiards and Cigar Store at 514 SE Jackson and Wilder and Agee Men's Clothing, 516 SE Jackson. Goodman's Cigar Store was built with a single bay window. B. F. Goodman operated a billiards and cigar store here from 1891 to 1923. It was one of nine billiard rooms in Roseburg.

The Wilder and Agee Men's Clothing Store was operated by A. A. Wilder for many years. Mr. Wilder was a member of the Roseburg school board and retired from the store in 1945. Roy Bellows owned the store later.

The third Hamilton Drug Store, 517 SE Jackson , was constructed in 1890 on the east side of Jackson Street. It is a one and one-half story brick building 27' by 100' opening onto Main Street in the rear; most original fabric is gone. It was operated by members of the Hamilton family for several years and in 1909 was one of five drugstores in Roseburg. In 1927 Harold McKay purchased the business and operated a pharmacy here for many years.

The one-story brick structure at 518 SE Jackson is one of the few remaining buildings with the original cornice. In 1938 the Wilder Men's Clothing Shop moved into this space from its former location one door south.

The 14' by 75' one-story brick storefront at 546 SE Jackson was constructed c.1889. The cornice has been removed and there is one remaining cast iron pilaster. The north elevation is not a common wall and has been stuccoed on the upper one-half portion. This building was constructed as a telegraph office, and was so occupied from c.1889 to c.1912 except for one five year period. It is also remembered as housing the Wells Fargo office.

Another long, narrow storefront structure was the B. F. Strong Furniture Store 550 SE Jackson, a 30' by 100' one-story brick building dating from c.1890. The original brick facade is covered; one cast iron pilaster is visible. Byron F. Strong operated a furniture store here from 1891 to 1918.

In 1890 the Taylor Building (later called the Valley Hotel) was constructed at the northeast corner of Jackson and Washington Streets. A red brick building of two stories, the original structure had a corner entry and arched windows and a cornice. A 1930s remodel added a third floor, the entire building was stuccoed, and the windows were altered. There are now two bays of tripartite double-hung sash, multi-light over one, on the front (west) facade; fenestration is regular on the south-facing long facade. The rear of the building opened onto Main Street; at one time the Main Street entrance served as Roseburg's bus depot. Upper floors of this building have not been fully utilized for some time.

The Rice and Rice storefront in the 800 Block of Cass Street was constructed in c.1892; a remodeling took place in 1902. The two-story brick building measuring 20 by 80 feet had a street-level storefront and two double-hung windows on the second floor. An impressive brick cornice with corner brackets topped the front (north) facade. At the present time the building is covered with a stuccoed expanded metal facade plus a row of wood slats; the original building, stuccoed and minus its cornice, rises above the slats. Street level storefront have been altered.

The Samuel Sykes Hardware Store building at 445 SE Jackson is a larger example, 40 by 100 feet, of the storefront style. The two-story red brick building, constructed in 1897, has replacement display windows at street level; the original one-over-one double-hung sash in single and double bays survive on the second floor. The window surrounds feature an arched wooden trim with small cut-outs on the lintels. Pilasters and a modest cornice are also original. The upper floor of this building has a hardwood floor and was used as a skating rink.

In the early 1890s, manufactured stone buildings began to appear in Roseburg. Pat Patterson, a local builder, had a small factory where the stone was manufactured. Among these buildings are the Kohlhagen Meat Market, built in 1892 at 841 SE Cass Street. This one-story 20 by 80 foot structure is a good example of the stone with its extended cornice and suggestion of battlements and dentil trim. The lower portion of the facade has been altered.

Two sizeable buildings of manufactured stone outside the study area are the Baker and Palzlaf Garage, the former Buick Agency, at 308 SE Jackson, c.1910, which has the characteristic festoons and garlands embellishing the front facade and the Rapp Brothers Garage, c.1910, at 621 E. Cass Street. This two-story commercial building has only a front facade of manufactured stone, the remainder of the building is concrete.

1906-1941

The George Kohlhagen Building at 630 SE Jackson was one of Roseburg's first buildings to use pressed brick in a color other than red and to feature an impressive, over-scaled cornice. The building was built in sections, the first, a one-story section at the north end in 1906 to house the Kohlhagen meat market. In 1908 Kohlhagen added the adjoining southern two-story section to house the Commercial Club, forerunner of the Chamber of Commerce. In 1912 he completed the facade over the north section, tying the two parts together. Slightly different colored brick clearly shows the addition. The wide cornice is supported by brackets and has a wide frieze. A smaller cornice slightly above the second story windows adds a further decorative touch. Street level storefronts have been altered. Second story windows are the same in height, but vary in width and placement; most are one-over-one double-hung. There is a small auditorium on the second floor, plus office space; this was occupied for some years by Mrs. Heinline's Conservatory of Music, and later by The Merely Players.

The year 1911 saw the completion of the Marsters Block on the northwest corner of Cass and Rose Streets. Known as the Grand Hotel, the building was originally three stories tall and housed businesses on the street level including the Western Union office. Two more stories were added to this building in 1916. The building has been stuccoed; the windows are one-over-one.

In 1912 another substantial structure was constructed in Roseburg, the four-story Perkins Building, designed by Portland architect Emil Schacht. This professional building at the southwest corner of Rose and Cass Streets features sand-colored pressed brick on the two street sides, Cass and Rose, and red brick on the remaining two. The Cass Street main entry is marked by a large terra cotta arch in the center of the building. The lobby has marble walls and tile floor. The 80 by 102 foot building has a wide belt course marking the first floor and narrow courses tied in with the lintels on each succeeding floor. The building is crowned with a cornice with modillions and a brick balustrade. Large keys decorate the corners just under cornice level. Windows were originally one-

over-one; they have been replaced by aluminum sash in a similar configuration. The street level storefronts have been altered. The building originally housed many professional offices and a small hospital.

The Umpqua Hotel, Roseburg's last major hotel building, was built in 1913. It occupied a prominent place in downtown Roseburg, the southwest corner of Jackson and Oak Streets replacing the Abraham-Wheeler building which was moved west on to Oak Street. The five-story buff pressed brick over wood frame construction was U-shaped with its main entrance on Jackson Street.

The Medical Arts Building, built in 1932, occupies the northeast corner of Main and Oak Streets. The cast-in-place concrete building is U-shaped on the second and third floors, creating a large light well. Pilasters on corners and dividing window bays accentuate the verticality of the structure and end in miniature battlements at the roof line. The street level houses businesses while the upper floors are occupied by professional offices. A centered, arched entryway on Oak Street is recessed with the words "Medical Arts" above the doorway. This building was built by and for the medical community and provided offices for them. Original stockholders included Dr. George Houck, Dr. A. C. Seely, Dr. E. B. Stewart, Dr. Charles Waite, Dr. E. J. Wainscott, Dr. C. H. Bacher, and Dr. Clair K. Allen.

THEME

FRATERNAL ARCHITECTURE IN ROSEBURG'S BUSINESS DISTRICT

HISTORIC OVERVIEW

Fraternal organizations were an important part of nineteenth-century lifestyle providing social networks where by members could step into if they moved to new communities. They also offered an opportunity for social and non-business-related companionship outside of church membership in the community. Structures built by these organizations were often large and imposing, adding significantly to the overall architectural picture in growing towns. The Masons, Laurel Lodge No. 13, A.F. & A.M. was chartered in Roseburg in 1857. In 1883 they had 50 members. Another early lodge chartered in 1859 was the Philetarian Lodge No. 8, I.O.O.F.; in 1883 their membership numbered 30. Later lodges incorporated were the Royal Arch Masons, Chapter No. 1 in 1874, and having 50 members in 1883. Women's counterpart organizations, the Eastern Star and Rebekahs, were also chartered and played a role in the community.

RESOURCES

Of the remaining lodge buildings in downtown Roseburg, the Odd Fellows Hall built for Philaterian Lodge No. 8, has the earliest construction date, 1892. Located on the southeast corner of Jackson and Cass Streets, the brick building was originally constructed as a two-story structure with large round-arched windows and entryway outlined in contrasting stone. Gothic embellishments included two towers on northeast and northwest corners. In extensive remodeling in 1924 a third story was added, the arched windows were replaced with paired double-hung sash with projecting lintels and sills. A cornice with dentil trim marks the top of the building. The exterior is stucco. A common feature of fraternal buildings was the presence of commercial space on the ground floor providing added income for the owner, and this building follows that pattern.

Another fraternal organization constructing a substantial building in downtown Roseburg Brotherhood of Patriotic Order of the Elks, #326, chartered in 1897 with 55 members. By 1905 the lodge had 300 members and contracted with John Hunter to build their new meeting place for $14,925. The structure is situated on the northeast corner of Jackson and Lane Streets, with the rear of the building opening onto Main Street. The two-story building is of wood construction in the Mission Revival style with large, paired arched windows with projecting lintels in balanced bays. There is a belt course on south and west elevations. The exterior is now stuccoed. This building has been drastically altered and shorn of almost all its exterior decoration. Windows have been permanently blocked from with outside or inside and the main entrance has been modified by blocking the double doors. The ground floor of this building served as the National Guard Armory from 1905 until 1914. The Elks now occupy the entire structure.

A third fraternal organization building occupies an even more prominent place in downtown Roseburg, the Masonic Temple at the northeast corner of Jackson and Cass Streets and extending through to Main Street. The four-story structure was designed in the Italianate style by architect A. W. Straw in 1909. Elements of the style are the projecting cornice supported by paired and single console "S" brackets with pilasters descending from the brackets to the belt course above the first story. Windows on the upper floors are paired double hung with arched transoms on the fourth floor. The street level commercial spaces have most of their original features including decorative lights in the upper one/fourth of the display windows. The main entrance to the upper floors is recessed on the south elevation and marked with a small pediment. The main commercial space entrances are on the east and west elevations. The building is stuccoed and is in good condition retaining most of its original exterior features. When first constructed, the Masonic Temple was furnished in solid oak furniture "in the golden oak style" manufactured by J. T. Flook Co. of Roseburg.

The Knights of Pythias two-story cast-in-place concrete building was constructed c.1910. The general contractor was Elmer Metzker. It is located at 638 Rose Street and measures 50 by 100 feet. Pilasters separate the three-bay front (east) facade which has

the original one-over-one double-hung windows in double and triple bays on the second floor; the storefront openings at street level have been altered. The original cornice is in place; the words "KNIGHTS OF PYTHIAS" are incised and painted on the front facade just under the cornice. Second level entry is via a stairway at the south end of the building.

THEME

GOVERNMENT ARCHITECTURE IN ROSEBURG'S BUSINESS DISTRICT

HISTORIC OVERVIEW

The Roseburg area, as the largest population center in Douglas County, has been the traditional site for government buildings beginning with the first county courthouse in 1855. The General Land Office, serving the southern portion of the state of Oregon regarding Donation Land Claim, Homesteads, and other government land contracts, was originally located in Winchester in the early 1850s. It was moved to Roseburg in 1857. Other early federal structures included the Old Soldier's Home on Harvard Avenue in west Roseburg, dating 1896. More recently the former U. S. Postal building, 1916-17, and the U. S. Veterans Hospital, 1932-1933, survive and add to Roseburg's architectural heritage. These important structures attest to the strong presence of Federal agencies in Roseburg. Both are outside the study area and have been discussed in other publications.

The National Guard Armory, built in 1913, and the State Soldiers Home Hospital, 1917, are other examples of distinctive government buildings that serve as landmarks in the community. The United States Postal Building constructed in 1916-17 on SE Cass Street is another outstanding example of the government's interest in fine-quality, lasting architecture in small communities. The Armory and the Postal Building, which remain basically as built, are particularly valuable assets considering that much of Roseburg's downtown architecture was so severely compromised in the 1959 Blast.

RESOURCES

The Douglas County Courthouse is adjacent to the study area. The "public square" concept was a successful attempt to keep to the seat of county government near the commercial heart of the city, acting as a boon to both commerce and government. The present Courthouse, built in 1929, has been thoroughly documented; this survey will briefly cover the history of previous courthouses that also occupied the public square beginning with the wooden structure built in 1855 by Aaron Rose for $1,200.00.

After the division of Umpqua County in 1852 and the removal of the Douglas County county seat to Roseburg, the county court first met in the settlement of Deer Creek, May 15, 1854. The Court rented a room which was used by the District Court, Probate Court and County Court until completion of the second courthouse in 1870.

On April 3, 1855 the court ordered the clerk to issue notices for sealed proposals for erection of a county jail. On July 3, 1955, the Court agreed to build a courthouse rather than a jail.

In October of 1855, Aaron Rose, William Perry and Matthew Ruckles, together, donated $1,000.00 to build a courthouse. This first courthouse, a modest two-bay wooden building with a false front, served as a courthouse until 1870; it later served as a storage shed.

Roseburg's second courthouse was built and dedicated in 1870; the contractor was Dennis Howe. The courthouse was a two-story wood and brick structure with a medium-pitched gable roof and a pedimented front gable. A square tower was crowned by a belfry and dome-topped cupola. The three-bay symmetrical structure faced west onto Main Street. Between 1885 and 1888 full-length steps were added to the main entryway on the west end of the building.

In 1890 the county contracted with the California Bridge company to build an addition to the 1870 brick and wood structure. The contract was for $30,950.00 and resulted in a nearly new and much more elaborate courthouse appearing to utilize the old structure for the back of the building with a major addition on the front. This building was square with two slightly projecting rear wings (the old structure) in the Italianate style with a low-pitched hipped roof. A wide fascia board, brackets, and a centered belvedere with cresting and a cupola with a bell cast roof crowned the structure. The two-story building had two over two windows. A one-story portico marked the entryway. The orientation had been changed and the building now faced south onto Douglas Street.

This courthouse burned in 1898; most of the county records were stored in the nearby jail and were not destroyed.

The third courthouse, built in 1899, was designed by a Salem architect, Charles Burggroff; the contractor was H. Snook who completed the work for $11,500. This building was also of brick construction and while utilizing the foundation and walls of the previous courthouse, was in an entirely different style of architecture and presented a distinct change in the courthouse square. It was a two and one-half story structure with a medium-pitched roof, both hipped and gabled in various configurations. A large round-arched entryway marked the front of the building over which ran a wide belt course. Irregular massing with dormers, gables, and roof projections characterized the exterior of the building; however the interior followed much the same plan as the previous building. An impressive four-story extravagantly-decorated corner tower topped by a

squared-off onion dome crowned the entire edifice. Double-hung windows in double and triple bays, some with arched transoms and a variety of surrounds were another feature of the building. This courthouse was replaced by the present structure in 1929.

THEME

CHURCH ARCHITECTURE IN ROSEBURG'S BUSINESS DISTRICT

HISTORIC OVERVIEW

The Episcopal Church is the only church situated in the study area; however several others of note are on adjacent property.

The first church in Roseburg having a congregation apparently was the Baptist, however, their mission was short-lived for in 1883 Walling reports no Baptist Church.

The Methodists formed a church in 1856, having already established a church and school in Wilbur in 1854 under the guidance of Reverend J. H. Wilbur. The Methodist Church, adjacent to the study area, was destroyed in the 1959 Blast.

The Methodist Episcopal South congregation began meeting in Roseburg in 1865 and was a large and active church until 1939 when the two divisions of the Methodist Church united, to be called the United Methodist Church. The Methodist Episcopal South Church building is a well-preserved example of the Gothic style and is on the National Register. It no longer serves as a church.

The Presbyterian congregation first met in Roseburg in 1873 with Reverend W. E. Smick in charge of the service. Reverend Smick remained as pastor until 1893. The Presbyterian Church in Roseburg, built by Walter Singleton in 1909, is an outstanding example of the Victorian Gothic style and is on the National Register.

The Roman Catholic Church was established in 1860 or perhaps earlier. At least three different churches served the congregation in Roseburg. A school was operated in conjunction with the church.
Their early church was outside the study area, but was of importance to the downtown area.

RESOURCES

The Episcopal Church became active in Roseburg in 1860 under the guidance of Reverend Thomas Hyland. Their first church in Roseburg was built on land purchased from Aaron Rose for $50.00. It was the first church building constructed in Roseburg and is the only early church in Roseburg to still occupy the site of their original building.

The first Episcopal Church building was a small rectangular building with wood siding, reminiscent of a New England church. This building served the congregation for many years; it was extensively remodeled in 1910, covered with brown shingles and given a crenelated tower and pointed arched windows. The bell in this church was given to the congregation by an Episcopal Sunday School in New Jersey. It was shipped around the Horn in the 1860s. Also in 1910 the church acquired a Parish Hall; a house that had been used as a photo studio by H. D. Graves and was located on the northeast corner of Cass and Jackson was moved to the Episcopal Church property.

Perry Smith served the church as Vicar from 1930 - 1942 and it was during his tenure that the decision was made to build a new church; at that time the church also received a large bequest that enabled the building to go forward. Medford architects Frank Clark and Robert J. Keeney designed the building and work was completed in 1939. In 1944 the Parish was incorporated and consecrated; its status changed from a Mission to a Parish.

The Tudor style building with brick bearing walls is a variation of the cruciform plan with three extensions, the nave extending to the west, the sacristy to the north, and a library to the south. It has a cross gable steeply-pitched roof covered with wood shingles. There are paired casement windows on each side of the sanctuary; some are stained and leaded glass. The church seats 150 people with the chancel seating 15-20 additional people. The steep, open ceiling has cross braces and a wood finish. Six original six-sided, hanging light fixtures still illuminate the sanctuary.

In 1951 when Father A. Tyson was Rector, work began on the Parish Hall and Rectory, both designed by local designer Roy Cornwell. The Parish Hall was constructed of brick. The Rectory is a one and one-half story structure with gable roof and simple lines and is located on the northwest corner of Cass and Kane Streets. Construction continued with completion of the Parish Hall Addition, designed by Portland architects Hayslip, Tuft, Hewett, and Jamison in 1959.

SECTION IV

EVALUATION

STANDARDS

ARCHITECTURE

A. Style: Significance as an example of a particular architectural style, building type, or convention.

10 Especially fine or extremely early example if many survive; excellent if few survive.
5 Excellent or early example if many survive good example if few survive.
3 Good example if many survive.
0 Of little particular interest.

B. Design/Artistic Quality: Significance because of quality of composition, detailing and craftsmanship.

4 Excellent.
3 Very good.
2 Good.
1 Fair or poor.

C. Materials/Construction: Significance as an example of a particular material of method of construction.

4 Especially fine or extremely early example if many survive; excellent example if few survive.
3 Excellent or early example if many survive; good example if few survive.
2 Good example if many survive.
1 Of little particular interest.

D. Integrity: Significance because it retains its original design features, materials, and character.

7 No apparent changes.
5 Minor changes which do not destroy the overall character.

3 Major changes but character recoverable through rehabilitation.
0 Substantially altered (may include extreme deterioration).

E. Rarity: Significance as the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction.

10 One of a kind.
5 One of a few remaining.
3 One of several.
0 One of many.

HISTORY

A. Person: Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

10 Particularly strong association with the life of a person, group, organization, or institution.
7 Strong association with the life of a person, group, organization, or institution.
5 Some association with the life of a person, group, organization, or institution.
0 No notable association with the life of a person, group, organization, or institution.

B. Event: Associated with an event that has made a significant contribution to the community, state, or nation.

10 Particularly strong association with an event that has made a significant contribution to the community, state, or nation.
7 Strong association with an event that has made a significant contribution to the community, state, or nation.
5 Some association with an event that has made a significant contribution to the community, state, or nation.
0 No notable association with an event that has made a significant contribution to the community, state, or nation.

C. Patterns: Associated with and illustrative of broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation.

10 Particularly strong association with broad patterns of cultural, social, political, economic, or industrial history in the community, state or

nation.

7 Strong association with broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation.

5 Some association with broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation.

0 No notable association with broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation.

D. Information: Resource has yielded, or may be likely to yield, information important in prehistory or history.

10 Yielded, or may be likely to yield, information that is important in prehistory or history.

7 Yielded, or may be likely to yield, information that is important in prehistory or history.

5 Yielded, or may be likely to yield, some information important in prehistory or history.

0 Is unlikely to yield any important information regarding prehistory of history.

ENVIRONMENT

A. Landmark: Significance as a visual landmark.

10 May be taken as a symbol for the community or region as a whole.

7 Conspicuous and/or well-known in the context of the community or county.

5 Conspicuous and/or well-known in the context of the neighborhood.

0 Not conspicuous or well-know.

B. Setting: Significance because the current land-use surrounding the property contributes to the integrity of the pertinent historic period.

4 Excellent.

3 Very good.

2 Good.

1 Fair to poor.

C. Continuity: Significance because the property contributes to the continuity or character of the street, neighborhood, or community.

7 Establishes the character of an area.
5 Important in establishing or maintaining the character of an area.
3 Compatible to the character of the area.

PROCESS

Inventory forms, including the statement of significance, were evaluated separately by the project manager and the members of the Roseburg Historic Resource Review Committee. A meeting was held to discuss the evaluations and with comments and contributions from all parties, a consensus was taken and is the final evaluation.

SECTION V

TREATMENT AND RECOMMENDATIONS

TREATMENT

Survey research needs: Some areas that would benefit from further study include:

(1) Research of the early Chinese population in Roseburg. Many Chinese were present with the construction of the railroad in the 1870s and 1880s. In the Douglas County area they were involved in the mining industry and digging of canals and irrigation ditches. China Sam was a merchant in Roseburg, c.1910, offering "Japanese and Chinese goods" in his store on South Jackson Street.

(2) Research of the early Jewish population. The early Roseburg business district included many prominent Jewish merchants.

(3) Research into the possibility of archeological evidence of Native American habitation along the banks of Deer Creek.

(4) Research into the details of the series of Douglas County courthouses and related buildings built in Roseburg from 1855 to 1977. This would provide an interesting architectural progression of successively-constructed buildings serving a similar purpose and of their movement and orientation on a particular site.

(5) Research into the Hooker or Military Road going from Scottsburg to Jacksonville and surveyed in 1855-1858. This road, following early transportation routes, played a vital role in Roseburg's development.

RECOMMENDATIONS

(1) This survey completes the Downtown Roseburg Business District Survey. With each succeeding historic preservation project Roseburg's rich heritage grows. The information in this survey should be used in meeting planning goals and in preservation projects.

(2) The City of Roseburg should work with property owners of two-story downtown buildings with regard to productive use and re-use. The available space in such buildings represents possible income and revitalization for property owners, future tenants, and the City. Possible uses include office space, retail space, large spaces for dance or exercise

classes, residential quarters, and meeting and reception rooms. The downtown ambience could be promoted with an emphasis on unusual features of historic buildings, convenience of accessibility, and such aspects as the superb view from the upper floors of some of the older structures. Financial incentives would greatly enhance the program.

(3) The City of Roseburg should continue to encourage the removal of non-historic facades and renewal of historic or more appropriate facades, perhaps with low interest loans or other financial incentives.

(4) The City of Roseburg should provide information and educational material for property owners who wish to renovate their buildings. Staff, consultants, and the Historic Resource Review Committee could work with citizens to encourage sensitive restoration with specific examples of good planning. In connection with this the City should begin or continue their efforts to compile a library of restoration and preservation reference materials that would be available to interested citizens.

(5) The City of Roseburg and Douglas County could work together to sponsor "Rehab Right" workshops.

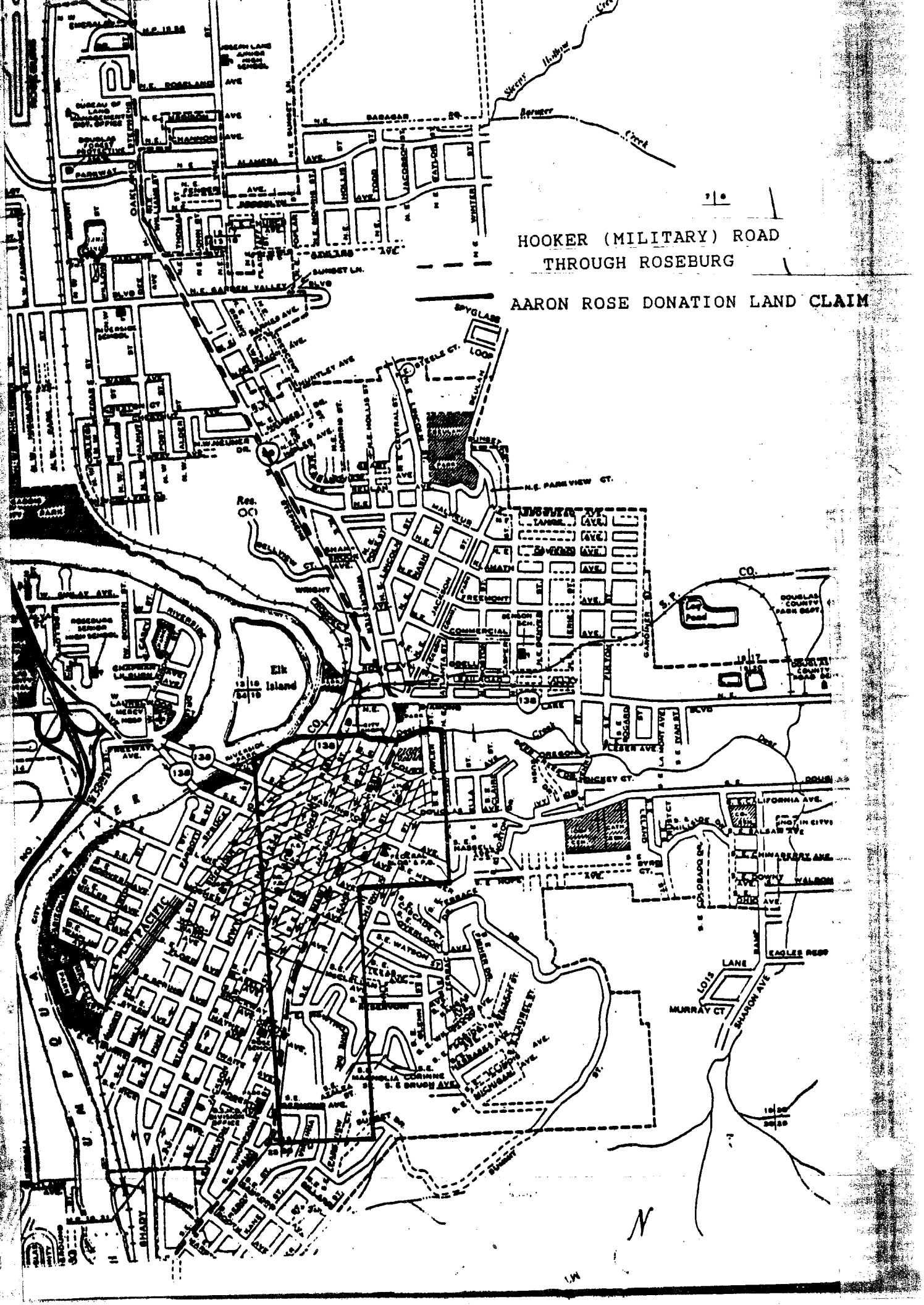
(6) The City of Roseburg should have an up-dated sign ordinance with incentives for sign restoration.

(7) The City of Roseburg should encourage continued citizen interest in early history of properties; this almost always results in better management of property.

(8) The City of Roseburg should consider a "Landmark" designation for distinguished properties. This could be a local designation that would enrich local history and act as an incentive to adherence to sound preservation practices. Special recognition would make this designation an honor.

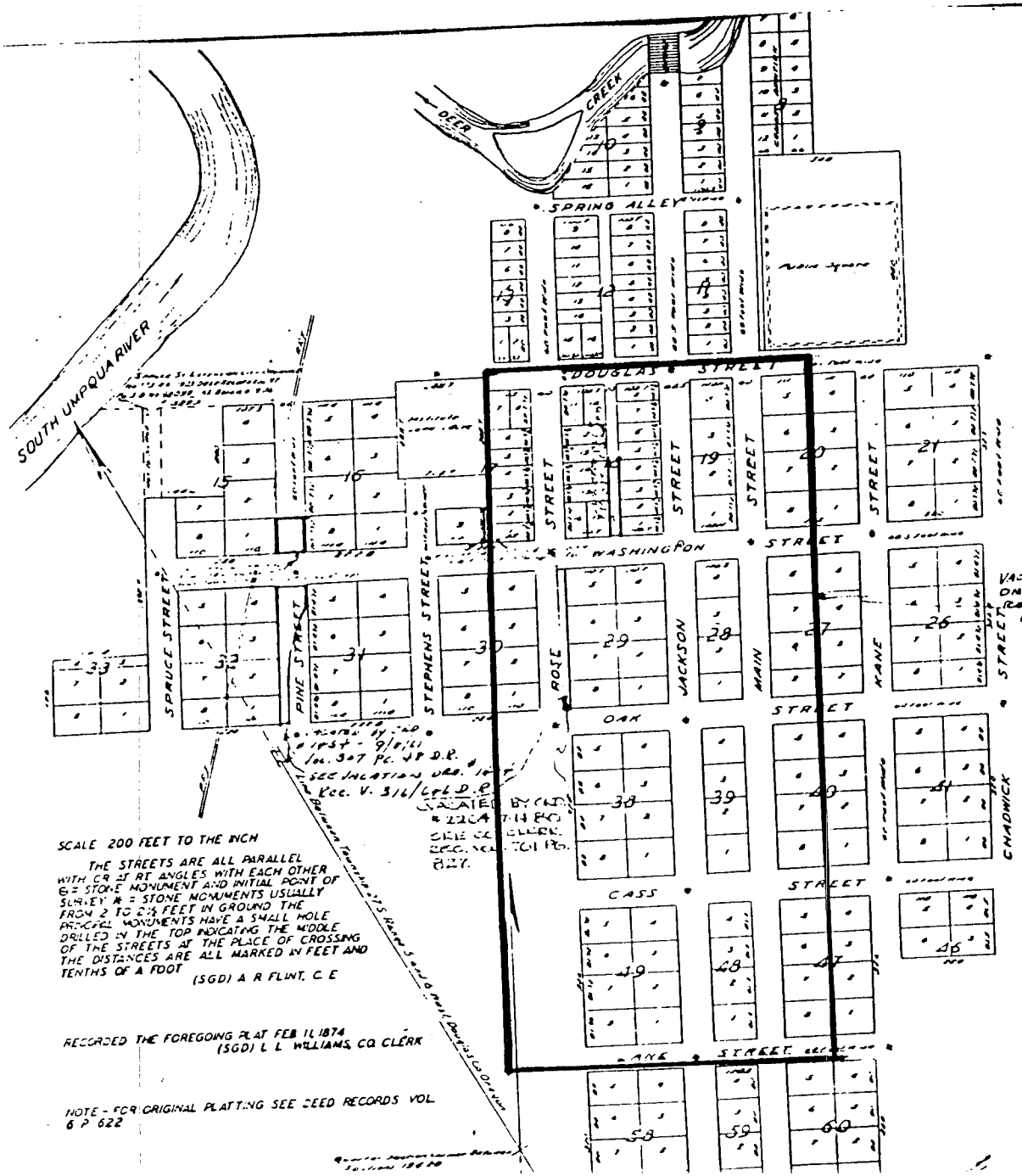
SECTION VI

MAPS


HOOKER (MILITARY) ROAD
THROUGH ROSEBURG
AARON ROSE DONATION LAND CLAIM
Elk Island
Res.
N.E. PARKVIEW CT.
SPYGLASS LOOP
N.E. BARBAGAR RD.
N.E. ROSELAND AVE
N.E. GARDEN VALLEY BLVD
S.E. WATSON ST
S.E. MAGNOLIA
S.E. CORINNE
S.E. BRUSH AVE
S.E. CALIFORNIA AVE.
S.E. CHINABERRY AVE
S.E. DOWNY AVE
S.E. WALDRON
S.E. OHIO AVE.
EAGLES REST
LOIS LANE
MURRAY CT
SHARON AVE
DOUGLAS COUNTY PARK DEPT.
Pond
138
UMPQUA RIVER
PACIFIC
N

ROSEBURG

AS RESURVEYED BY A. R. FLINT 1873



AARON ROSE TO CITY OF ROSEBURG

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS THE SURVEY AND PLAT OF THE CITY OF ROSEBURG MADE BY A R FLINT IN PURSUANCE OF AN ORDER OF THE BOARD OF TRUSTEES OF THE CITY WHICH SAID ORDER IS DATED FEBRUARY 21ST 1873, SUBSTANTIALLY CONFORMS IN THE SIZE AND LOTS AND BLOCKS, WIDTH OF STREETS AND ALLEYS WITH THE SURVEY AND PLAT OF SAID TOWN HERETOFORE BURNETT AND ON FILE IN THE CLERKS OFFICE OF DOUGLAS CO. OREGON.
NOW THEREFORE
WE AARON ROSE AND FRANCES E. HIS WIFE OF DOUGLAS COUNTY OREGON DO HEREBY FOREVER DEDIC FREE USE OF THE PUBLIC ALL THE LAND DESCRIBED IN SAID SURVEY AND MAP AS STREETS AND ALLEYS A THE FIELD NOTES AND THE SAID PLAT OF THE SAME THIS DEDICATION IS MADE SUBJECT TO ALL CONVEYANCE MADE BY THE SAID AARON ROSE UNDER AND IN ACCORDANCE WITH THE PLAT OF SAID TOWN MADE BY J. A. L ON FILE IN THE CLERKS OFFICE OF DOUGLAS COUNTY OREGON
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 27- DAY OF JANUARY
(SGD) AARON ROSE
(SGD) FRANCES E. ROS
IN PRESENCE OF
L F LANE
P C MC GUIRE
WM FRIEDLANDER

STATE OF OREGON } SS
COUNTY OF DOUGLAS }
ON THIS 27 DAY OF JANUARY A D 1874 PERSONALLY CAME BEFORE ME A NOTARY PUBLIC IN AND FOR COUNTY OREGON AARON ROSE AND FRANCES E. HIS WIFE TO ME KNOWN TO BE THE IDENTICAL PERSONS NAME EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED THEY EXECUTED THE SAME, AND THE S ON EXAMINATION SEPARATE AND APART FROM HER HUSBAND ACKNOWLEDGED SHE EXECUTED THE SAME FRE WITHOUT FEAR OR COMPULSION WHATEVER.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR L
(SGD) L F LANE, NOTA
WRITTEN
(SEAL)

RECORDED FEB 11, 1874 (SGD) L. L. WILLIAMS, CO. CLERK

NOTE THE DEDICATION SHOWN HEREON IS A COPY THEREOF AS SHOWN IN VOL 6, PAGE 622 DEED RECORDS COUNTY OREGON.

VACATED 11/22/86
ORD. #2457
REC. CO. CLERK
VOL. 366 PG. 865

STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, BEN B IRVING COUNTY SURVEYOR OF DOUGLAS COUNTY OREGON DO HEREBY CERTIFY THAT THIS "ROSEBURG" IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE AND IS MADE IN COMPLIANCE WITH CHAPTER 92 OREGON LAWS 1953 SEE 92.130

COUNTY SUR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF ____ 1953.

COUNTY C

ROSEBURG, OREGON
DOWNTOWN BUSINESS DISTRICT
STUDY AREA

STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, CHAS DOERNER COUNTY CLERK OF DOUGLAS COUNTY ORE
I CHAS DOERNER COMPARED WITH THE ORIGINAL THEREOF
PLAT HAS BEEN BY ME COMPARED WITH THE ORIGINAL FILE
AND OF THE WHOLE THEREOF AS THE SAME APPEARS ON FILE
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF ____

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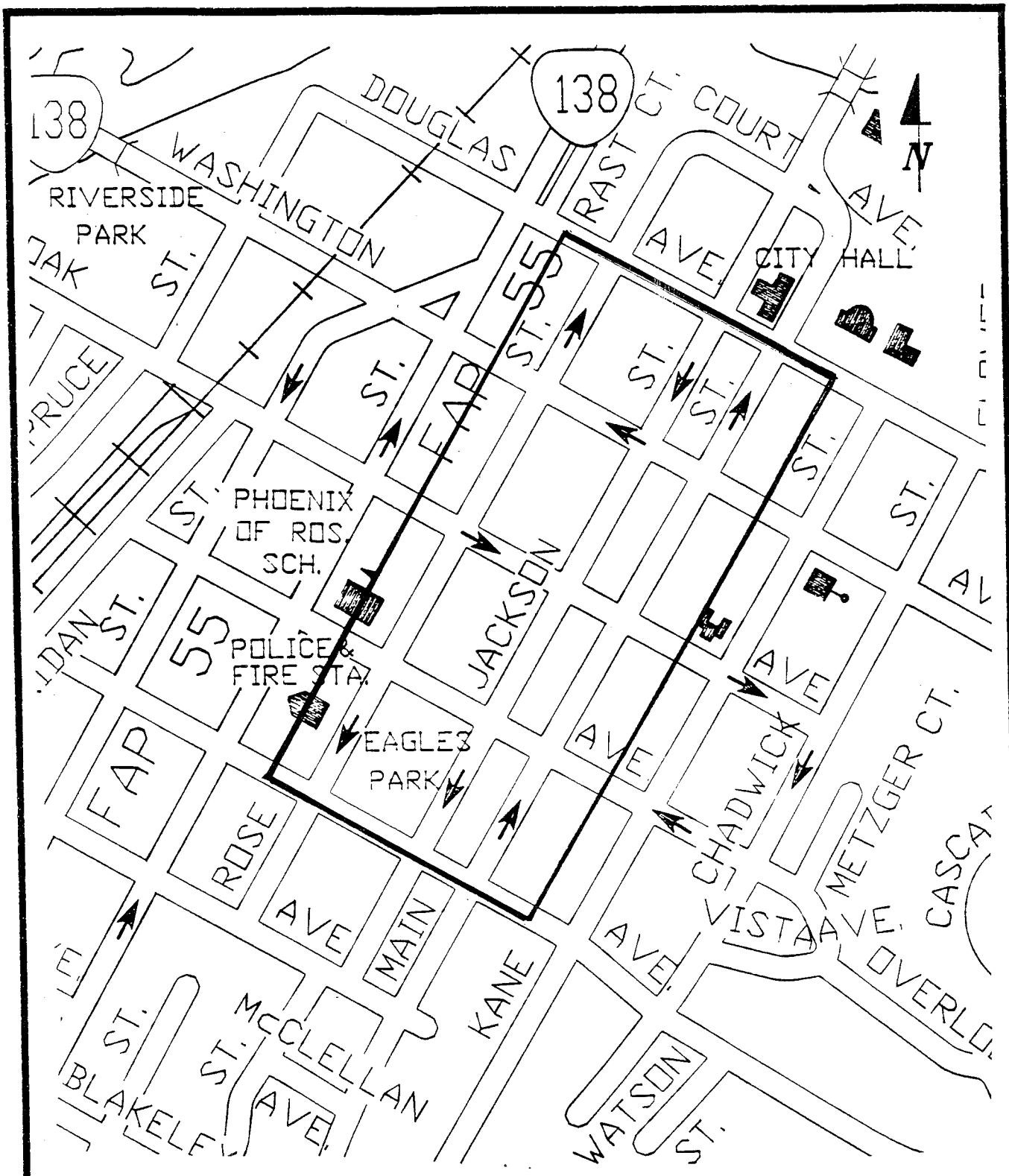
19

COUNTY



City of Roseburg

ROSEBURG, OREGON

DOWNTOWN BUSINESS DISTRICT

STUDY AREA

SECTION VII

PROMINENT INDIVIDUALS

Booth, Robert Asbury -- (1858-1944) was a founder and director of the 1902 Douglas County Bank, later the Douglas National Bank. He was a major landowner and a partner in the Booth-Kelley Lumber Company.

Cordon, Guy -- (1890-1969) moved to Oregon from Texas as a child around 1895. Guy Cordon served as County Assessor in 1917-18 and again in 1929-1932. In 1944 he was appointed U. S. Senator to replace Charles McNary who had died in office. As a Senator, Cordon was instrumental in the passage of legislation that gave a portion of the funds from O & C timber sales back to the counties where the timber was produced.

Coshow, Oliver Perry (O. P.) -- (1863-1937) was a prominent Roseburg attorney in the early part of the century. He was born in Browns-ville, Oregon and was admitted to the bar in 1890. He moved to Roseburg in 1897. In 1924 he was appointed a Justice of the Supreme Court. Mr. Coshow was active in the Baptist Church.

Ellsworth, Harris -- (1899-1972) was editor of the Roseburg News-Review and founder of Roseburg's first radio station, KRNR. In 1944 he was elected U. S. Congressman for the newly-apportioned Fourth District.

Fisher, William H. (Bid) -- (1863-1936) was a Roseburg merchant and proprietor of Fisher's Department Store (later Miller's Department Store). He was also president of the Douglas Abstract Company.

Hamilton, Salathiel -- (1826-1914) was born in West Virginia and came to Douglas County via the Applegate Trail in 1852. He first took up a Donation Land Claim near Melrose and in 1855 moved to Roseburg. He was a surgeon in the Indian Wars of 1855-56 and practiced medicine until 1893. He was a member of the group of businessmen who were responsible for the construction of the Coos Bay Wagon Road and was a Regent of the University of Oregon for 24 years, 1877-1907. Dr. Hamilton built the first drugstore in Roseburg in 1866.

Hermann, Binger -- (1843-1926) was a Southern Oregon teacher and politician. He studied law in Roseburg under Stephen Chadwick and was admitted to the bar in 1866. He also served in the State Legislature in 1866. In 1886, when Oregon had only one (1) Representative in the U. S. Congress, Hermann was elected to that position and served for twelve (12) years. After four (4) years, Oregon was entitled to two Representatives; Mr. Hermann was one of these two. In 1896 he was appointed Commissioner of the General Land Office in Washington D.C., a position he held for six (6) years. He later again ran for Congress and was elected for two more terms.

Houck, Dr. George -- (1865-1937) was a Roseburg physician coming to Roseburg in 1898. Dr. Houck was noted for his forward-looking medical philosophy, i,e. he was the first surgeon in Southern Oregon to own and use an X-ray machine. He served as Mayor of Roseburg from 1924-1928 and was active in state medical circles.

Kohlhagen, George -- (1868-1944) came to Oregon from Rochester, N.Y. in 1892 and established a butcher shop. He was also involved in ranching and food merchandising. George Kohlhagen built several notable buildings in Roseburg including the Kohlhagen Building and the Kohlhagen Apartments. He also served on the Board of Directors of several financial institutions.

Lane, Joseph -- (1801-1881) was appointed Oregon's first Territorial Governor in 1848 after fighting in the Mexican War. The Lanes took out a Donation Land Claim about one (1) mile north of present-day Roseburg in 1851. General Lane served as Territorial Delegate to Congress from 1850-1859, and as a U. S. Senator from 1859-1861. In 1860 Lane ran for Vice-President of the United States on a Southern ticket with John Breckenridge; their campaign was not successful and Lane retired from public life. He spent the remainder of his life in the Roseburg area.

Marsters, A. C. -- (1859-1945) came to Roseburg from Minnesota in 1881; his father was Dr. Stephen C. Marsters. The Marsters Pharmacy was owned by this father and son team. Marsters joined the Douglas County Bank in 1902 and the Roseburg National Bank in 1907. He was a state Legislator and was active in the group promoting a better road from Roseburg to Diamond Lake. A bridge on the North Umpqua Highway near Illahae was dedicated to A. C. Marsters in 1939.

Marsters, Horace -- (1868-1961) was a Roseburg entrepreneur and owner of the Grand Hotel, constructed in 1912.

McClintock, J. E. (1869-1950) was a Roseburg businessman who was president of the Commercial Abstract Company.

Micelli, Vincent -- son of attorney Frank Micelli, was born in Roseburg and graduated from Columbia University in Portland (later University of Portland). He was a co-founder of the Roseburg First State and Savings Bank and active in banking activities.

Orcutt, A. N. -- (1878-1957) was a prominent Roseburg attorney who came to Roseburg in 1903 to study law. He was also a teacher at Central Oregon State Normal School at Drain. He was a law partner with Dexter Rice and served on the Oregon State Bar Board of Governors.

Patterson, F. F. (Pat) -- (1849-1933) was a Roseburg builder and contractor in the early part of this century. Mr. Patterson was the owner of a manufactured stone factory, a product which was a popular building material used for many commercial buildings, a few

residential buildings, and many foundations for residences in Roseburg.

Perkins, Julian -- (1879-1957) came to Roseburg after a profitable venture in fruit orchards in the Medford and Sutherlin areas. He later worked for the Federal Government recording pioneer histories. Mr. Perkins was owner of the Perkins Building, a downtown Roseburg office building and the Majestic Theater. He also served as a Representative in the State Legislature.

Rice, Dexter -- (1873-1953) was born at Rice Hill; his parents were Mr. and Mrs. Ira F. Rice. He graduated from the University of Oregon Law School in 1897 and practiced law for 56 years in Roseburg. He served as Douglas County Judge and in the State Legislature in 1901 and on the State Game Commission.

Rice, Moses F. -- (1871-1934) was a Roseburg merchant and co-proprietor with his cousin Napoleon Rice of Rice and Rice Furnishings situated on Cass Street. In the 1890s their business was one of the largest furniture stores in Southern Oregon.

Rice, Napoleon -- (1859-1947) was a Roseburg merchant and co-proprietor with his cousin Moses F. Rice of Rice and Rice Furnishings. He served on the Roseburg City Council from 1912 to 1918 and as Roseburg's Mayor from 1922 to 1924.

Stewart, Dr. Earle B. -- (1881-1974) was a Roseburg physician practicing here for 54 years. He was instrumental in securing the placement of the United States Veterans' Facility in Roseburg in 1932. He was also a baseball fan and had a Roseburg baseball team and park named in his honor.

Strong, Byron W. -- (1862-1941) came to Oregon from Connecticut. In Roseburg he operated the B. W. Strong Furniture Company from 1899-1918. In 1910 in conjunction with John Throne, he established the Valley State Bank which merged with another local bank in 1930.

Wimberly, Lee -- (1866-1943) the son of Enoch and Nancy Wimberly, was born in Roseburg and in 1906 was editor of the Roseburg Review.

Wollenberg, Heyman -- (1838-1932) was born in Prussia in 1838 and came to Roseburg in 1883 after arriving in Scottsburg, Oregon in 1860. He is listed as "capitalist" in the 1909-10 Roseburg City Directory. Mr. Wollenberg was a merchant and land owner.

SECTION VIII

SURVEY AND EVALUATION FORMS
April 1991

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: MAJESTIC THEATER
COMMON NAME: Rich Building
ADDRESS: 715 SE Cass
CITY: Roseburg
OWNER: Joy Rich
1885 NW Oerding, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 13200
ADDITION: Roseburg RR Addition
BLOCK: 50 LOTpt 9 & 10QUAD:Rsbg.
Tax Acc.t # 52394.01

DATE OF CONSTRUCTION: 1914
ORIGINAL USE: Vaudeville theater
PRESENT USE: Office building
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE

PLAN TYPE/SHAPE: Rectangular, 35' x 80' NO. OF STORIES: 1
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): yes
ROOF FORM & MATERIALS: Sloping, with parapet. Composition
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Front, stucco; sides, brick, east el., concrete, west el
DECORATIVE FEATURES: Altered and removed
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Central ticket office and adjacent walls tiled to height of 4', large marquee added, 1931; Removed in late 1950s; entry changed.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces north onto SE Cass Street in downtown Roseburg. An alley runs down the east side of the building. The structure occupies the entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

The subject building was constructed in 1914 by Julian Perkins, owner of the Perkins Building, and was originally called the Perkins Annex. It was built to house a vaudevill theater and called the Majestic Theater. Tall, narrow multi-pane arched windows flanked the centered ticket booth. Large hanging lights were positioned near each of the two windows. The stuccoed exterior rose on each side above the windows and was trimmed with dentil mol in square, decorative box-like projections rested on each of the two front corners. The mol in dipped to a "U" shape over the ticket booth. A 1930s remodel into a movie theater included extensive use of tile around the ticket booth and a large overhanging v-shaped marquee. Subsequent remodeling in the late 1950s and early 1960s leaves the building with picture windows, two entrances near the corners and a flat facade. Julian Perkins was a Roseburg entrepreneur who also served as a Representative in the Oregon Legislature.

SOURCES: Joy Rich, Edith Radabaugh Dondero, former manager of the Rose-theater; Douglas County Museum files; Sanborn fire maps.

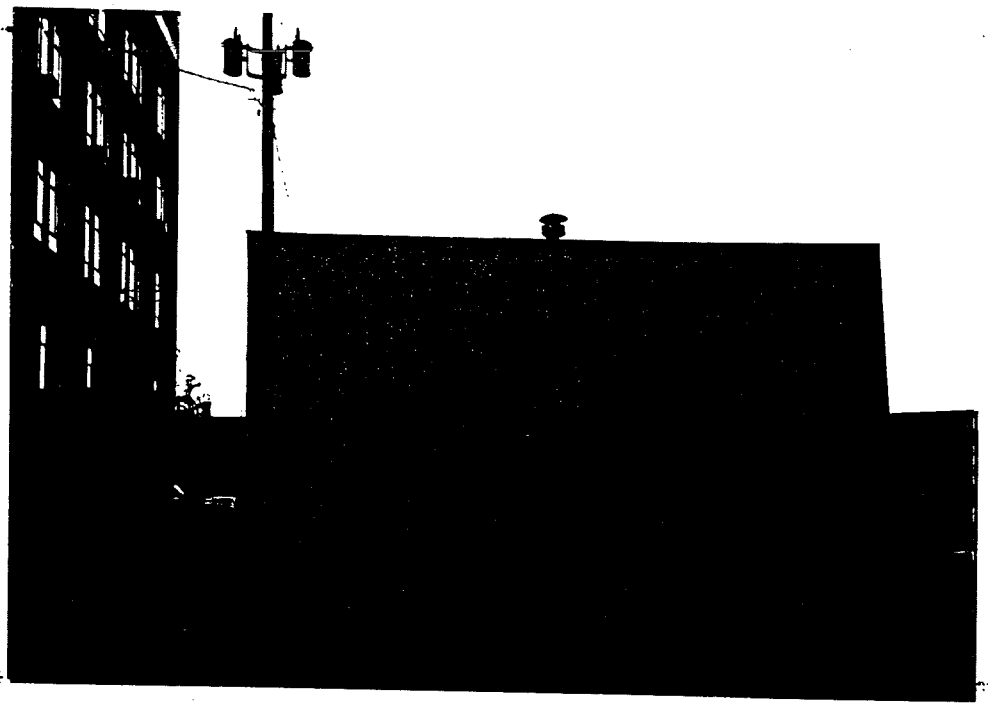
NEGATIVE NO.:
SLIDE NO.: 2
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1193

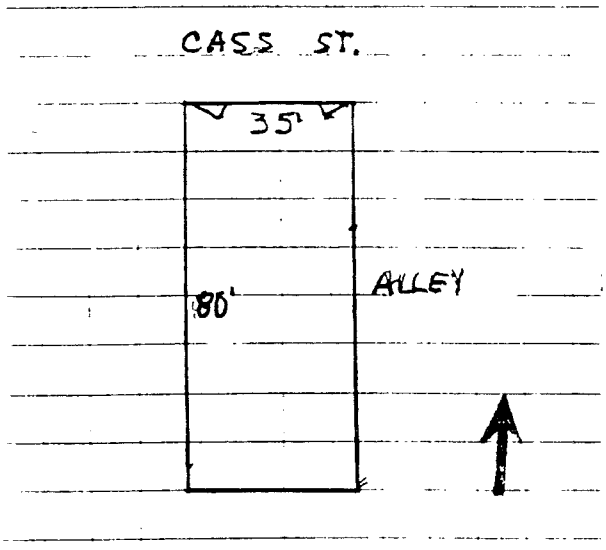
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

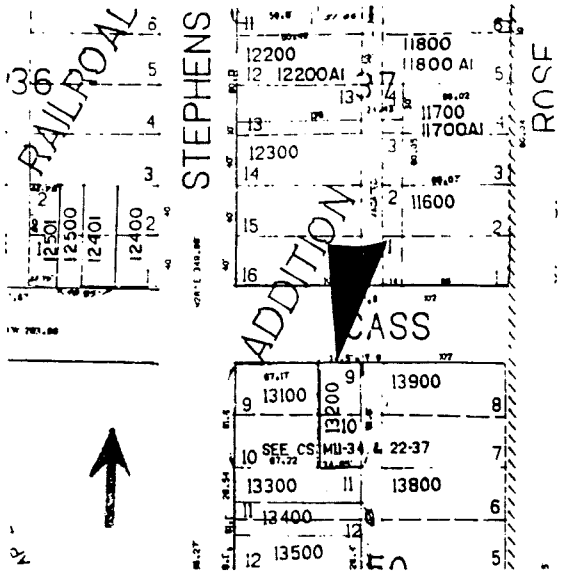
NAME: Rich Building - MAJESTIC THEATER
ADDRESS: 715 SE Cass
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 13200
QUADRANGLE: Roseburg



NEGATIVE NO.: _____ SLIDE NO.: 2





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1193

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: GRAND HOTEL
COMMON NAME: Grand Hotel
ADDRESS: 732 Cass
CITY: Roseburg
OWNER: Victory Builders
Azalea, OR
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 11600
ADDITION: Roseburg R R
BLOCK: 37 LOTpt L 1&2 QUAD: Rsbg.
Tax Acc.t # 52305.01

DATE OF CONSTRUCTION: 1910
ORIGINAL USE: Hotel
PRESENT USE: Vacant
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Square NO. OF STORIES: 5
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: Flat with parapet
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Double-hung, one/one
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES: Applied belt course and cornice
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Two additional floors added, 1916; windows altered, 1916 and 1960; exterior stuccoed, 1916
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces south with main entrance onto Cass Street, minor entrance east onto Rose Street; building occupies entire lot; a partial alley is on the west side.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

The Grand Hotel was constructed by Horace Marsters in 1910. Marsters was engaged in railroad work, real estate, logging, and teamster activities. The raised words MARSTERS BLOCK were centered beneath the cornice on the south elevation. Marsters sold the building in 1912 to D. R. Shambrook. W. D. and Bessie Clinger bought the hotel in 1922 and operated it through 1940. Later owners were Anna Mae Seemes, Paul and Helen Ryan, and C. D. and [illegible]ic Albright. The present owner is Victory Builders of Azalea. The Grand Hotel has always had a restaurant on the street level; other businesses included the Western Union office in the late 1930s through the 50s, a barber shop, a taxi stand, and a bar. The upper floors are now vacant. The Grand Hotel was originally constructed as a three-story building; in 19[illegible] two more floors were added and the entire building was stuccoed. Belt course trim and cornic[illegible] were added. The Grand Hotel was one of three or four major hotels that prospered in the 20s 30s, and 40s in Roseburg before a downword slide culminating in abandonment or alternati[illegible]u

SOURCES: Lillian Schmidt, manager; Celia Rankin,"Marsters Clan History", 1972; Douglas County Museum files; Sanborn fire maps; Douglas County Courthouse records.

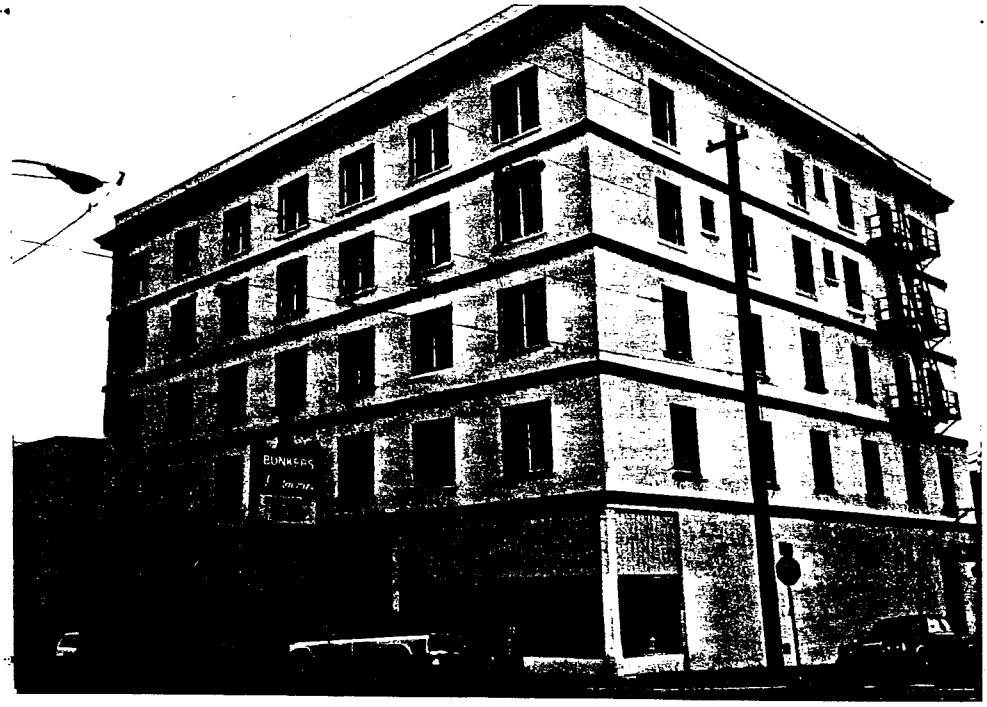
NEGATIVE NO.: Roll A, 2A
SLIDE NO.: 3
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1194

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: GRAND HOTEL
ADDRESS: 732 SE Cass
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 11600
QUADRANGLE: Roseburg



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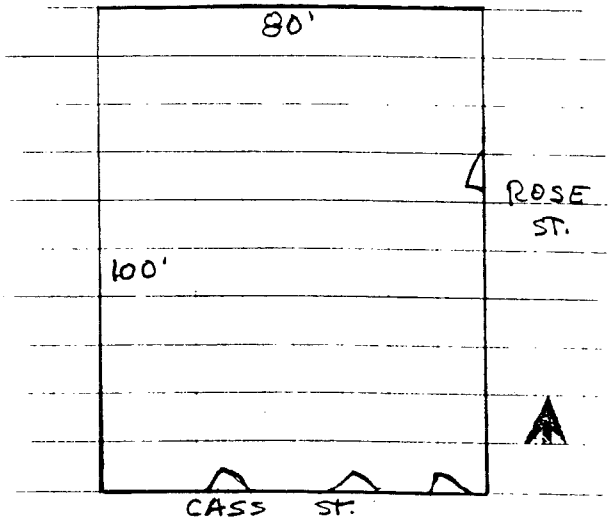
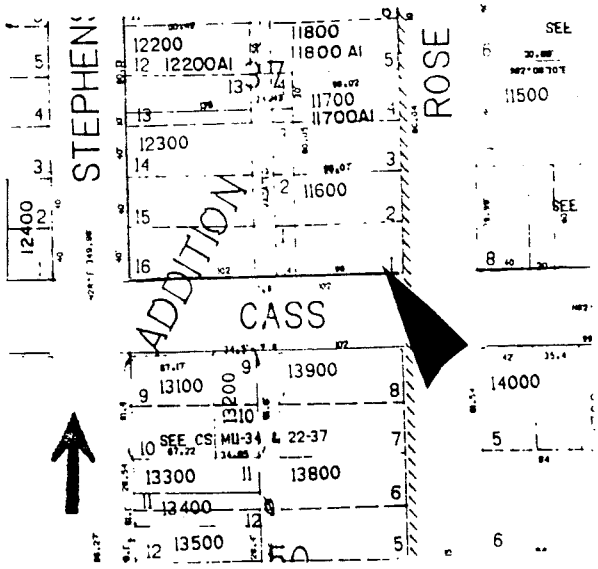




GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1194

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: RICE AND RICE ANNEX
COMMON NAME: Radio Station KTBR
ADDRESS: 827-829 Cass
CITY: Roseburg, OR 97470
OWNER: Twenty Investors
6200 Upper Olalla Rd. Winston, OR 97496
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 14700
ADDITION: Roseburg
BLOCK: 49 LOT pt. 5 &6 QUAD: Rsbg.
Tax Acc.t # 52381.05

DATE OF CONSTRUCTION: 1902
ORIGINAL USE: Furniture store
PRESENT USE: Radio station & gift shop
ARCHITECT:
BUILDER: E. E. "Pat" Patterson
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 35' x 80' NO. OF STORIES: 1
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet. Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES:
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows altered; entrances altered
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES: Built as an addition to the building to the east, but now acting as a separate structure.
KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces north iwht main entrances onto Cass Street; adjacent to City Parking Lot to the west; building occupies entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This one-story brick structure was built in 1902 as an addition to the original two-story Rice and Rice House Furnishings Company building to the east. After the Rices went out of business, the building was sold to Lilburn and Son Furniture, then to B. W. Strong Furn. tu both businesses occupied the space briefly. In c.1925-26 the building was sold to the furniture company of McKean, Darby, and Baldwin; in 1931 Darby left the business and it continued at this location as McKean and Baldwin until c.1940 at which time it was sold to Carstens Furniture. Carstens occupied the space through the mid-1950s after which the building was occupied by successive radion stations including Roseburg's only FM station, KRSB. While the building was constructed as a one-story structure, it has been divided horizontally into a two-story space with low ceilings. It is now stuccoed and has replacement windows. Three entry doors open onto Cass Street; street level spaces are occupied by radio station KTBR and a gift shop.

SOURCES: Elliot Motschenbacher, radio station manager; Douglas County Museum files; Sanborn fire maps; Douglas County Courthouse records.

NEGATIVE NO.: Roll B, 10A RECORDED BY: Marianne Kadas
SLIDE NO.: 4 DATE: March 1991

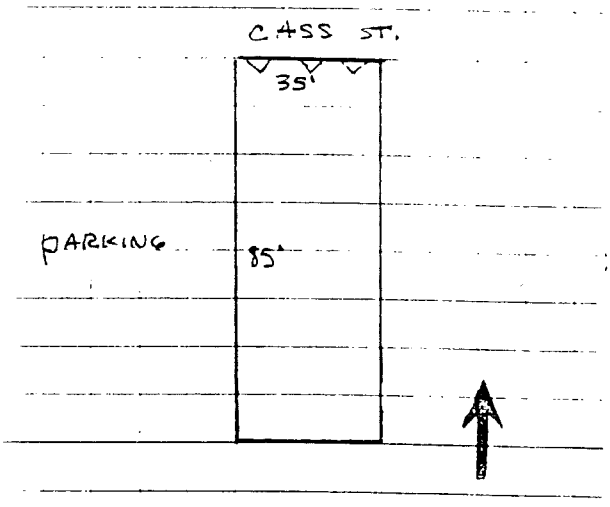
SHPO INVENTORY NO.: 1195

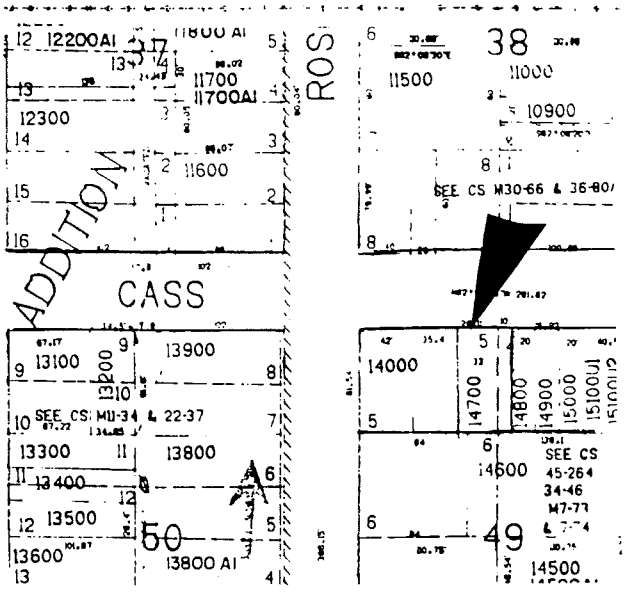
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Radio Station KTBR - RICE & RICE ANNEX
ADDRESS: 827-829 SE Cass
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 14700
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll B, 10A SLIDE NO.: 4





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1195

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: OLD SAFEWAY BUILDING
COMMON NAME: Western Auto Building
ADDRESS: 1019 SE Cass
CITY: Roseburg, OR 97470
OWNER: Roger Helliwell
Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 15800
ADDITION: Roseburg
BLOCK: 47 LOT pt.5 &6 QUAD: Rsbg.
Tax Acc.t # 52370.01

DATE OF CONSTRUCTION: 1938
ORIGINAL USE: Grocery store
PRESENT USE: Vacant
ARCHITECT:
BUILDER: Safeway Corporation
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 50' x 150' NO. OF STORIES: 1
FOUNDATION MATERIAL: Poured concrete BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Bowstring truss, Composition roofing
WALL CONSTRUCTION: Reinforced poured concrete STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Storefront
EXTERIOR SURFACING MATERIALS: Painted concrete
DECORATIVE FEATURES: Square corner columns with decoration and side pilasters
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Unaltered, however, front window openings are covered with plywood
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The building faces north on SE Cass Street on the periphery of the business district. Parking lots associated with the building are located on both east and west sides.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

The Old Safeway Building was constructed c.1938 and operated as a grocery story until purchased by Jack and Treva Davis who operated a Western Auto Store there from 1964-1978. The building has been vacant for nine years. Before construction of this building, the lot was occupied by a garden of the adjacent Churchill residence; in the garden was a large redwood tree that had been planted as a memorial to the Roseburg soldiers who died in World War I.

SOURCES: A. Knudston, former owner; Roseburg Telephone Books and City Directories, Douglas County Museum files, Douglas County Courthouse records.

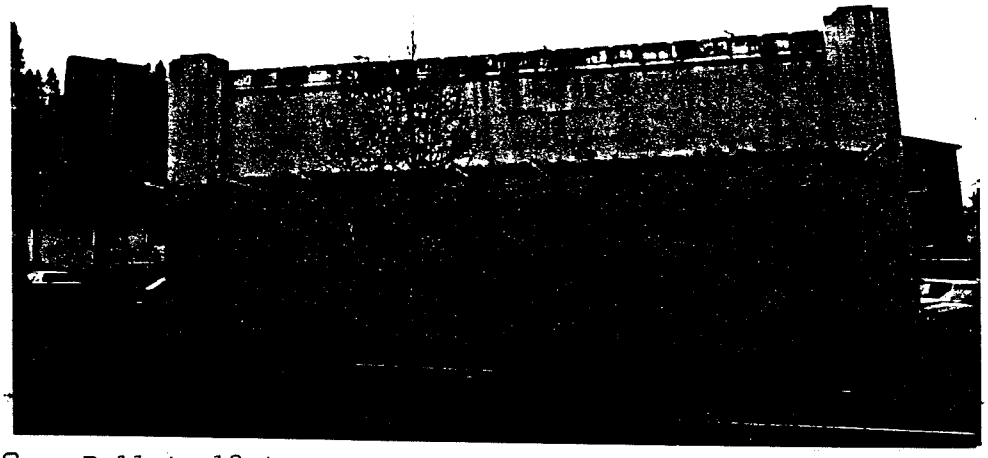
NEGATIVE NO.: Roll A, 12A
SLIDE NO.: 5
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1196

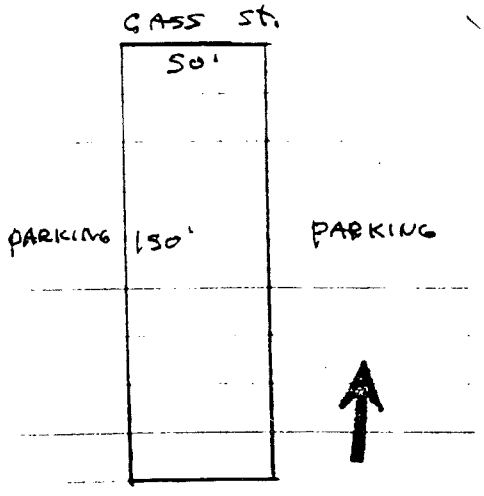
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

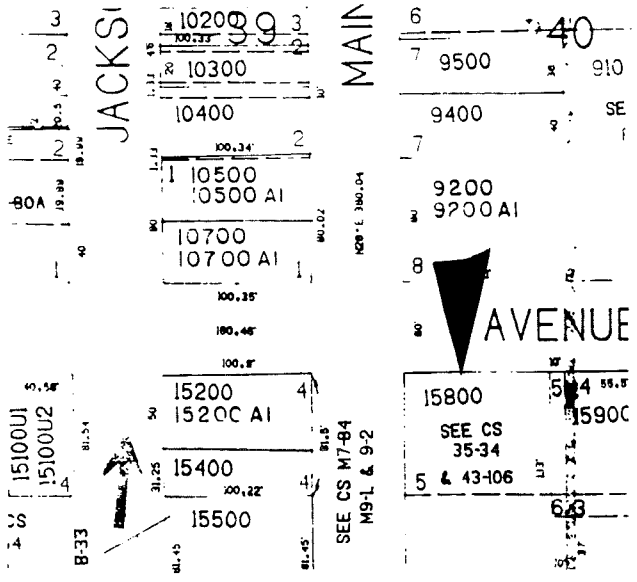
NAME: OLD SAFEWAY BUILDING
ADDRESS: 1019 SE Cass
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 15800
QUADRANGLE: Roseburg



NEGATIVE NO.: Roll A, 12 A SLIDE NO.: S





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1196

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: ST. GEORGE'S EPISCOPAL CHURCH
COMMON NAME: same
ADDRESS: 1024 SE Cass
CITY: Roseburg, OR 97470
OWNER: St. George's Episcopal Church
1024 SE Cass, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 9200
ADDITION: Roseburg
BLOCK: 40 LOT: 1 & 8 QUAD: Rsbg.
Tax Acc.t # 52333.01

DATE OF CONSTRUCTION: 1938
ORIGINAL USE: church
PRESENT USE: church
ARCHITECT: Frank Clark & Robert J. Keeney
BUILDER:
THEME: Religion
STYLE: Tudor
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Cross-shaped
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete
BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Gable and cross gables; Wood shingles
WALL CONSTRUCTION: Brick with brick bearing walls
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Multi-pane and stained glass casement; one round stained glass
EXTERIOR SURFACING MATERIALS: Brick
DECORATIVE FEATURES: Cast stone buttresses and Tudor-arched entry door
OTHER: Vertical board doors;
CONDITION: GOOD x FAIR__ POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED):

NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES: Rectory and Parish Hall, 1951; Parish Hall addition, 1960

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Church faces west near the downtown business district of Roseburg one lot purchased by Episcipal Church in 1860. Property extends from Main Street east to Kane Street and includes Church, Parish Hall and Addition; Rectory and garage.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts) USE ADDITIONAL SHEETS IF NECESSARY:

The first Episcopal Church in Roseburg, which was the first church in Roseburg, was built on this lot in 1860 under the leadership of Rev. Thomas Hyland. The congregation had purchased the land from Aaron Rose for $50.00. Roseburg residents of many faiths contributed to the building. The earliest building was a white new England style structure. In 1910 it was extensively remodeled and covered with brown shingles. At that time the Parish Hall was moved to the east part of the lot; that building had formerly served as a photo studio on the corner of Cass and Jackson Streets. In 1938 when Perry Smith was Vicar, a new church designed by Medford architects Frank Clark and Robert J. Keeney was built; a large bequest specifically for the construction of a new building made the project feasible. In 1950 the present rectory and new Parish Hall were built under the leadership of Rector Alfred Tyson; in 1960 the Parish Hall Addition was completed.

SOURCES: St. Geroge's Episcipal Church records; church blueprints and other church literature; Douglas County Courthouse records.

NEGATIVE NO.: Roll C. 9
SLIDE NO.: 6
RECORDED BY: Marianne Kadas
DATE: March 1991

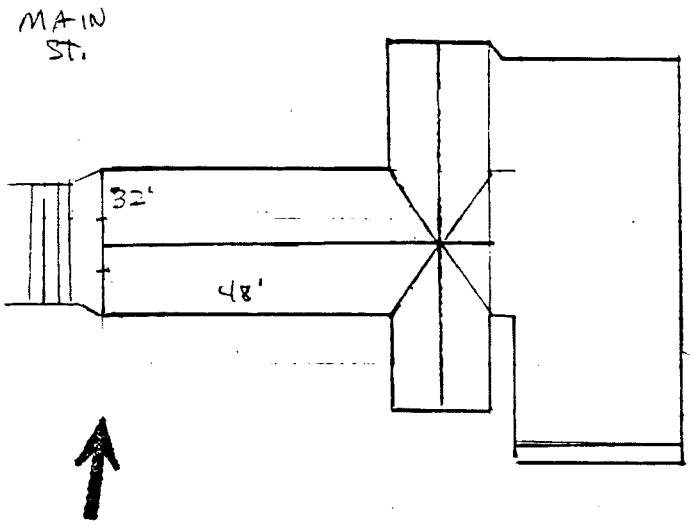
SHPO INVENTORY NO.: 1197

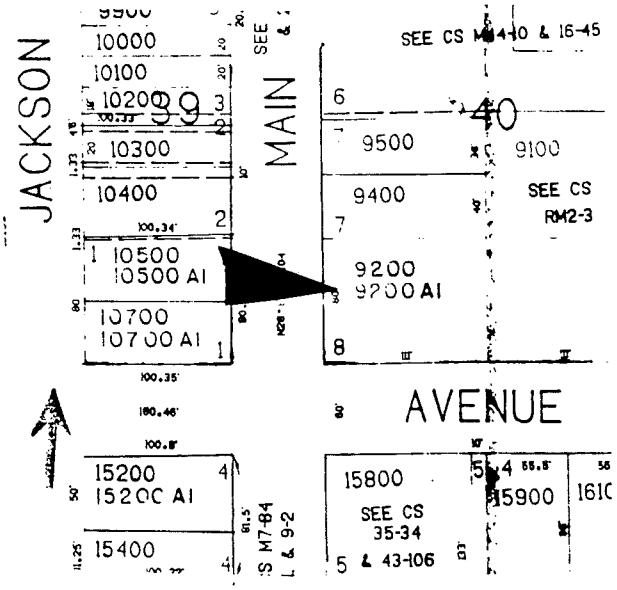
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: ST. GEORGE'S EPISCOPAL CHURCH
ADDRESS: 1024 SE Cass
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 9200
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll C, 19 SLIDE NO.: 6





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1197

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME:
COMMON NAME: Special Olympics office
ADDRESS: 410 SE Jackson
CITY: Roseburg, OR 97470
OWNER: M. Lehman, V. Von Schriltz, N. Backen, PP Box 4064, Medford, OR 97501
T/R/S: 27 05 19
MAP NO.: BB TAX LOT: 6300
ADDITION: Roseburg
BLOCK: 18 LOT: pr. L ZQUAD: Rsbg.
Tax Acc.t # 52142.02

DATE OF CONSTRUCTION: c.1885
ORIGINAL USE: Grocery store
PRESENT USE: Special Olympics Office
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 15' x 60'
NO. OF STORIES: 1
FOUNDATION MATERIAL: Brick
BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping with parapet; Composition roofing
WALL CONSTRUCTION: Brick
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered. Rear window, segmental arched, double-hung one/one
EXTERIOR SURFACING MATERIALS: Front, random rubble, Rear, original brick
DECORATIVE FEATURES: Altered and removed, one door with segmental arch in rear
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Random rubble stone facade continuing to building to south.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces east onto S. Jackson Street. The street at this point slopes downhill to the north. The rear of the building opens onto an alley; the rear or the lot is not landscaped.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This 15'x45' one-story building was constructed c.1885, probably in conjunction with a similar sized space to the south. It was extended approximately fifteen feet to the rear sometime before 1910. Early occupants of the building were a cleaning and pressing establishment in 1909-10; similar businesses operated here for many years. From 1938 through 1954 the "Imperial Cleaners" owned by Mrs. S. B. Spencer occupied the space. It is now used as office space.

SOURCES: The Plaindealer, 1/2/1888, 3/3/1902; Roseburg City Directories; Mrs. Jo Slocum; Douglas County Museum files, Sanborn Fire maps; Douglas County Courthouse records

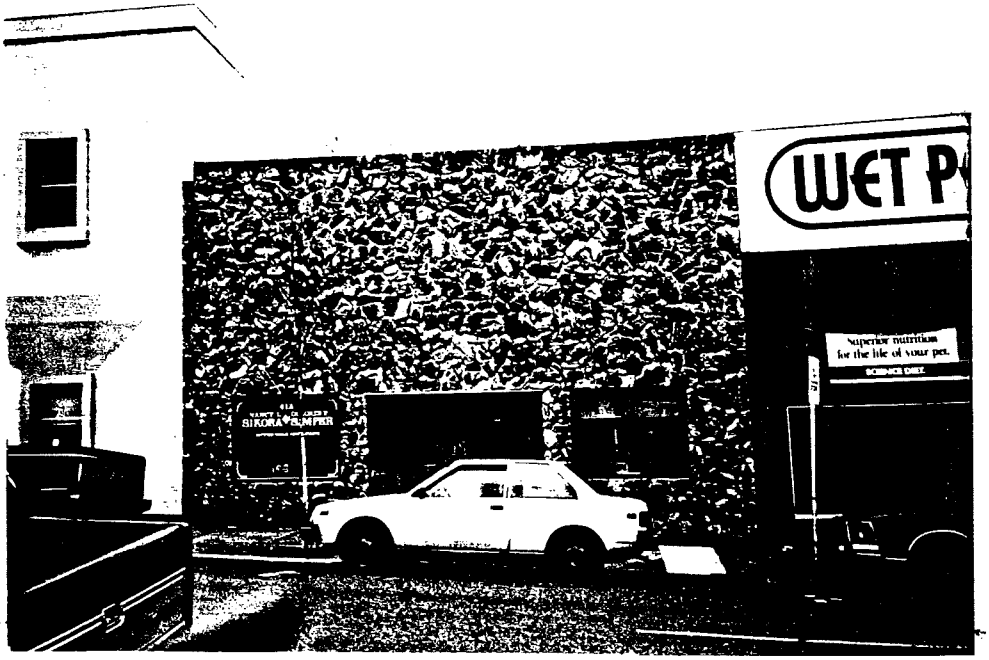
NEGATIVE NO.: Roll B, 21A
SLIDE NO.: 30
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1198

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Special Olympics office
ADDRESS: 410 S Jackson St.
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BB TAX LOT: 6300
QUADRANGLE: Roseburg



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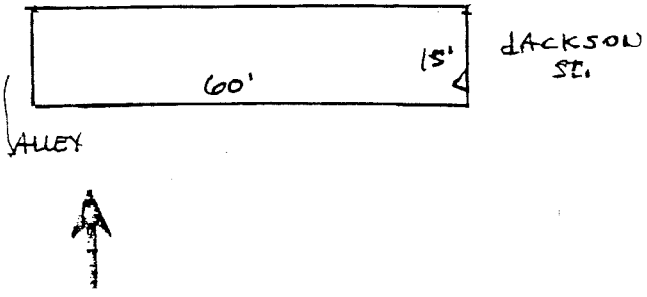
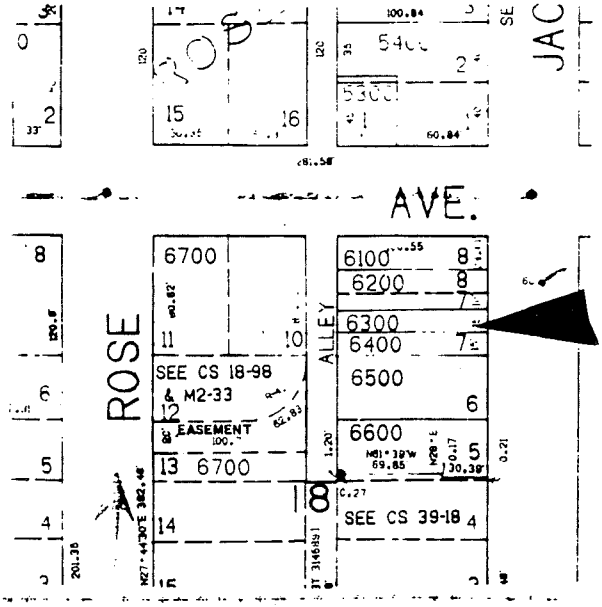




GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1198

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: _____
COMMON NAME: Sekora & Simper, Accountants
ADDRESS: 412 SE Jackson
CITY: Roseburg, OR 97470
OWNER: Robert & Mary Cameron
155557 North Bank Rd., Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BB TAX LOT: 6400
ADDITION: Roseburg
BLOCK: 18 LOT: pt. L 7 QUAD: Rsbg.
Tax Acc.t # 52142.01

DATE OF CONSTRUCTION: c.1885
ORIGINAL USE: Restaurant
PRESENT USE: Office
ARCHITECT: _____
BUILDER: _____
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 15' x 100' NO. OF STORIES: 1, 2 in rear add.
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME: _____
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Random rubble
DECORATIVE FEATURES: Altered and removed
OTHER: _____
CONDITION: GOOD__ FAIR x POOR__ MOVED____ (DATE) _____

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Random rubble stone facade continuing to building to north; two-story concrete block addition in rear
NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHEOLOGICAL FEATURES: _____

SETTING: Building faces east onto S. Jackson Street. The street at this point slopes downhill to the north. The cement block two-story addition in the rear covers almost all of the lot; the remainder is not landscaped.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This 15x45' one-story building was constructed c.1885, probably in conjunction with a similar sized space to the north. It was extended approximately fifteen feet to the rear sometime before 1910. In 1888 it was occupied by a restaurant run by James and Molly Moore. In 1912 it was occupied by a business selling gas stoves; the Oregon Gas and Electric Company occupied the building in 1910-21. In 1949 the building was purchased by Royd Bruton who had a shoe repair shop here for many years. Randolph Slocum purchased the building in 1970 at which time it was remodeled for an attorney's office.

SOURCES: The Plaindealer, 3/3/1902, Roseburg City Directories, Douglas County Museum Files, Sanborn Fire maps.

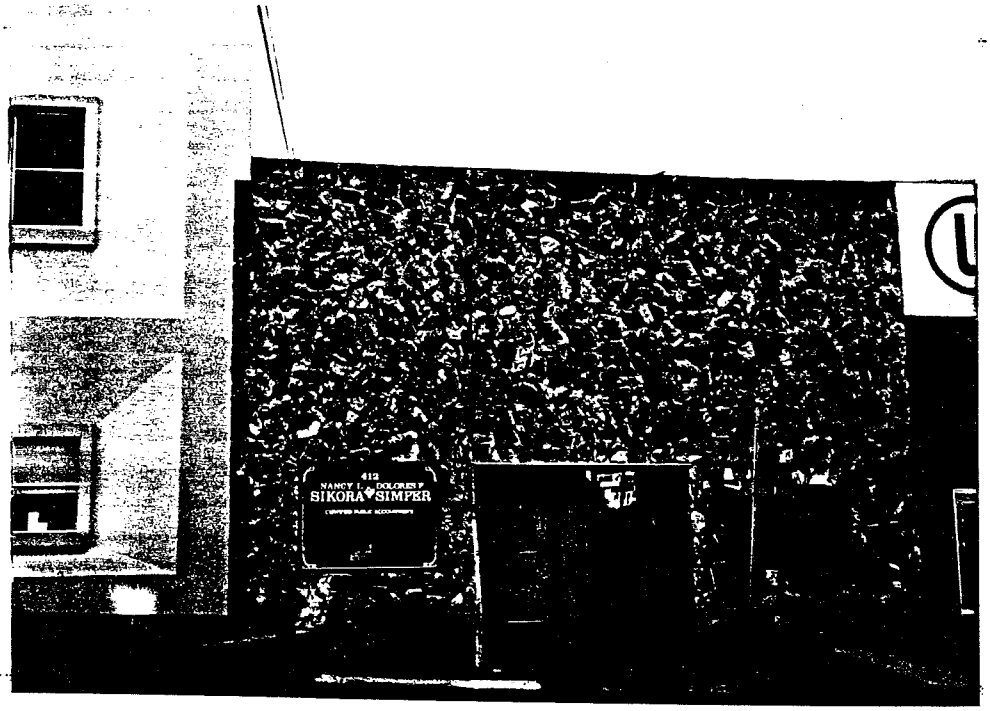
NEGATIVE NO.: Roll B, 21A
SLIDE NO. 29
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1199

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Sekora & Simper, Accountants
ADDRESS: 412 S. Jackson St.
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BB TAX LOT: 6400
QUADRANGLE: Roseburg



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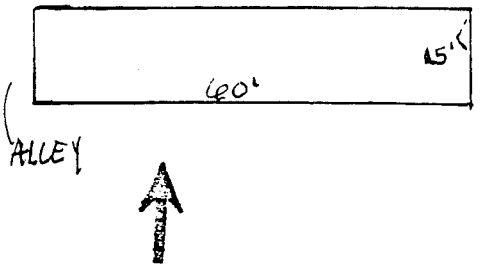
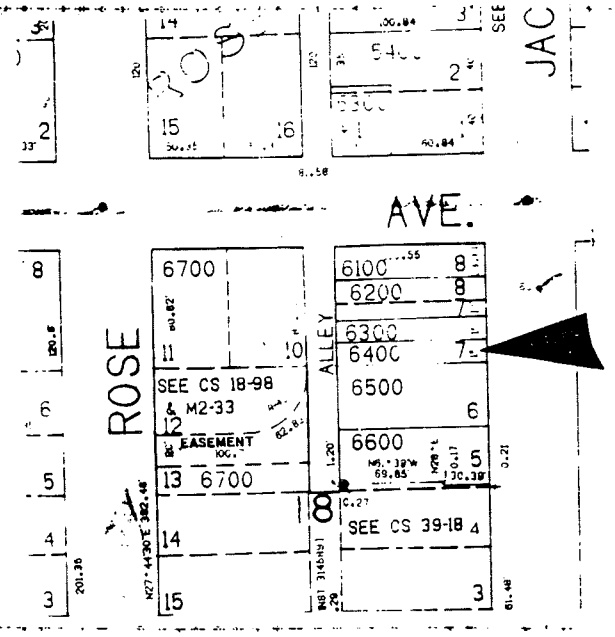




GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1199

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME:
COMMON NAME: Bedell's & Coin Shop
ADDRESS: 424-432 S. Jackson St.
CITY: Roseburg, OR 97470
OWNER: Dallas W. Horn
PO Box 964, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BB TAX LOT: 6600
ADDITION: Roseburg
BLOCK: 18 LOT: pt. L 5 QUAD: Rsbg.
Tax Acc.t # 52140.00

DATE OF CONSTRUCTION: 1902
ORIGINAL USE: Bakery and book store
PRESENT USE: Retail stores
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 40' x 100' NO. OF STORIES: 1
FOUNDATION MATERIAL: slab floor BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping,
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco, front; rear, concrete block
DECORATIVE FEATURES:
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Small glazed tile at entryway, 1930s; Concrete block addition in rear
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The building faces east onto S. Jackson St. toward the northern edge of the Roseburg business district. The rear of the building is on an alley. The street at this point slopes downhill slightly to the north. The building occupies the entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This one-story 50'x55' building was constructed c1902 by Mrs. Nancy Party and was occupied by a bakery on the north one-half and a boot and shoe shop on the south side. The bakery had a brick oven extending back from the rear of the building; traces of this oven are present today. August Heck operated a bakery here in 1921 before moving to his location at Weber's Bakery. In 1938 Hunt's Ice Cream, owned by Max Hunt, occupied the north one-half. Harold and Mildred Horn bought the building in 1943 and used part for it for Horn's Appliances and part for Horn's Ice Cream Shop selling Horn's Super Creamed Ice Cream. It is still owned by the Horn family and houses a frame shop in the north two-thirds and a coin shop in the south one-third.

SOURCES: Dallas Horn, owner of the building; Sanborn Fire maps, Douglas County Museum files and photos, Roseburg City Directories; Douglas County Courthouse records

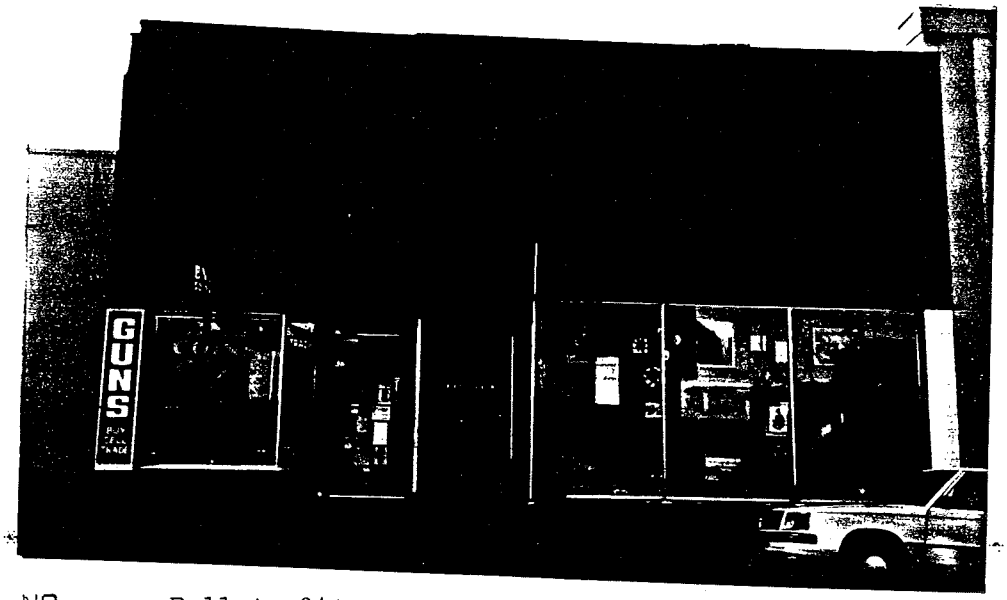
NEGATIVE NO.: Roll A, 34A
SLIDE NO.: 31
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1200

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Bedell's & Coin Shop
ADDRESS: 424-432 S. Jackson St.
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BB TAX LOT: 6600
QUADRANGLE: Roseburg



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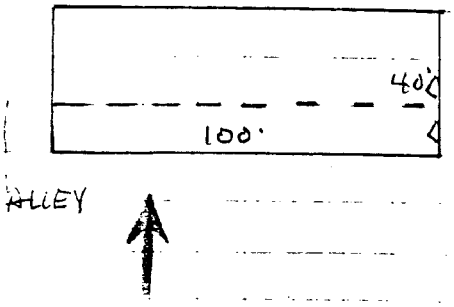
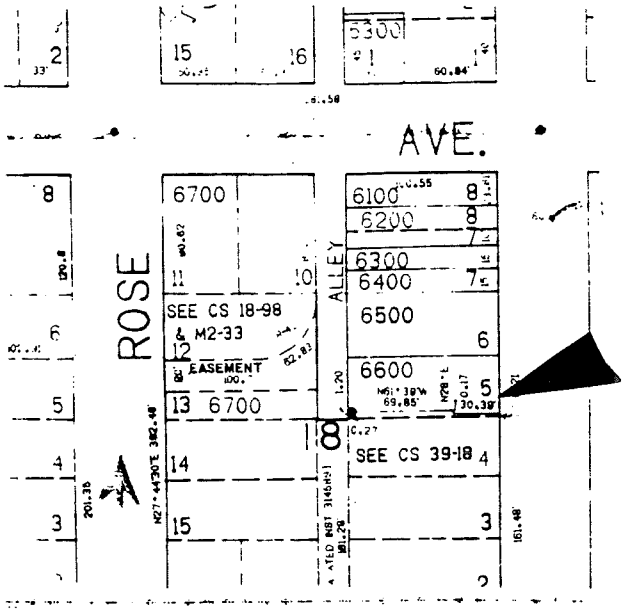




GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1200

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: VALLEY HOTEL
COMMON NAME: Valley Hotel
ADDRESS: 468 S. Jackson
CITY: Roseburg, OR 97470
OWNER: H. E. & H. J. Backen
PO Box 657, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 2600
ADDITION: Roseburg
BLOCK: 19 LOT: Pt. L 1 QUAD: Rsbg.

Tax Acc.t #52151.01

DATE OF CONSTRUCTION: 1890
ORIGINAL USE: Hotel
PRESENT USE: Vacant
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

LAN TYPE/SHAPE: Rectangular, 40' x 100' NO. OF STORIES: 3
OUNDATION MATERIAL: Concrete BASEMENT (Y/N): Yes, partial
OOF FORM & MATERIALS: Sloping, with parapet, Composition roofing
ALL CONSTRUCTION: Brick and concrete STRUCTURAL FRAME:
RIMARY WINDOW TYPE: Double hung, multi-pane/one, in groups of three
XTERIOR SURFACING MATERIALS: Stucco
ECORATIVE FEATURES:
THER:
ONDITION: GOOD__ FAIR__ POOR x MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Third floor added and entire building stuccoed, windows altered, c.1916.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

ETTING: The main entrance of the building faces west onto Jackson Street; entrances to small shops and offices are on the south and east sides. The structure occupies the entire lot. It is situated near the north end of the business district.

TATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, vents, persons, contexts)

This building, known as the Taylor Building, was constructed in 1890 and was owned by George and Eva Taylor. The two-story structure with arched windows and colorful awnings housed a restaurant on the street level and apartments above. A diagonal entryway opened on the Jackson and Washington Street corner; the building replaced a popular watering hole called the Red Front. Charles Thom and C. K. Sykes purchased the building in 1902 for $12,000. One of the businesses here in 1904 was "The Office", a saloon. In 1909-10 the Rose Cafe occupied the restaurant space. Around 1915 the name was changed to the Terminal Hotel, one of severel in Oregon that served as bus depots. The bus stop in this buildin was under a part of the Jackson-Main Street corner, with the buses driving into a diagon l space for passengers to disembark. In 1916 the building was sold to A. J. Warnack, a third story was added and the entire building stuccoed. Management was turned over to a Warnack relative, Crystal Johnson, who upgraded the hotel in general with . (con.t)

OURCES: Jack Adair, former owner; Roseburg City Directories; Douglas County Museum files; Douglas County Courthouse records; The Plaindealer, 1/20/1888 ane 3/3/1902

NEGATIVE NO.: Roll C,0 RECORDED BY: Marianne Kadas
SLIDE NO.: 27 DATE: March 1991

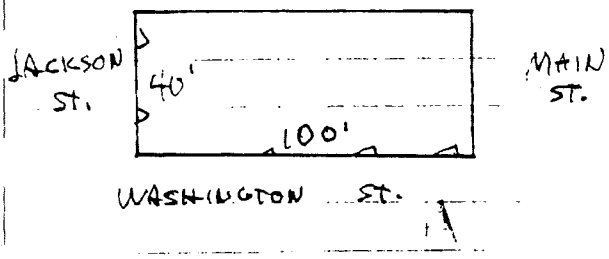
SHPO INVENTORY NO.: 1201

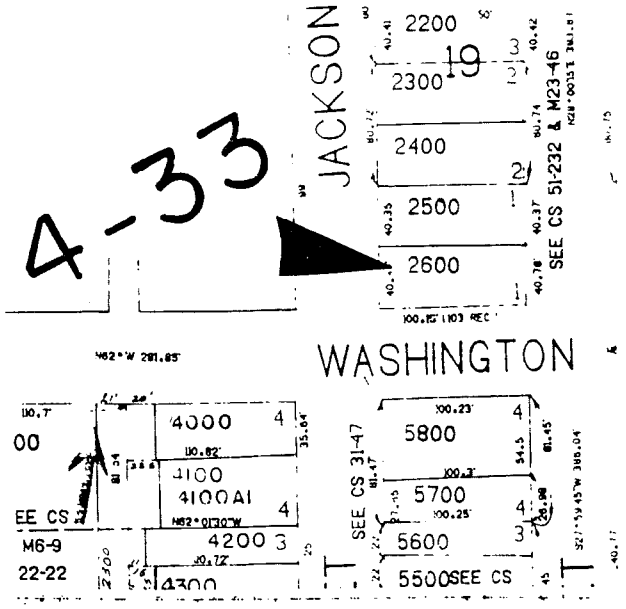
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: VALLEY HOTEL
ADDRESS: 468 S. Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 2600
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll C. 0 SLIDE NO.: 27





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1201

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: CARO BUILDING
COMMON NAME: Sport Haus
ADDRESS: 504-508 S. Jackson St.
CITY: Roseburg, OR 97470
OWNER: Roger & Janet Hartman
PO Box 926, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 4000
ADDITION: Roseburg
BLOCK: 29 LOT: pt.L.4 QUAD: Rsbg.
Tax Acc.t #52224.02

DATE OF CONSTRUCTION: c.1885
ORIGINAL USE: Dry goods store
PRESENT USE: Retail store
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 35' x 90'
NO. OF STORIES: 1 & 1/2
FOUNDATION MATERIAL: Manufactured stone
BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: Sloping, Composition roofing
WALL CONSTRUCTION: Brick
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES: One small remnant of a cornice remains on the north exterior wall
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Second story removed, flat roof sloped to L & 1/2 stories; cast iron columns and arched doorway removed from front, all trim removed after 1959 Blast.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces east on S. Jackson Street in the heart of downtown Roseburg. The plain north side of the building is the long part of the rectangle. The rear of the building opens onto a bricked alleyway, an extension of an alley walkway.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This structure, built c.1885 for the Caro brothers, was a highly-embellished two-sto y building with cast iron columns and pilasters, an arched, centered doorway, and an elab ra belt course divided the building horizontally. Arched windows were on both first and second floors. It housed a dry goods store at street level and had a dance floor on th second floor that was used for dances and other social occasions. Access to this space was via a stairway opening onto Jackson St., and located on the south side of the building. Hyman Wollenberg bought the building in 1911; at this time the U. S. Land Office was located here; other tenants included the Douglas Abstract Company in 1920-21 The Outdoor Store occupied the space in 1954. The 1959 Blast damaged this building extensively and most of the top floor was removed leaving enough space for a mezzanine-balcony arrangement. Little trace of the original building remains. It is now occupie by a sporting goods store.

SOURCES: Roger Hartman, owner, Sanborn Fire maps, Douglas County Museum files, Douglas County Museum photo files, Roseburg City Directories, Douglas County Courthouse records.

NEGATIVE NO.: Roll A, 17A
SLIDE NO. 26
RECORDED BY: Marianne Kadas
DATE: March 1991

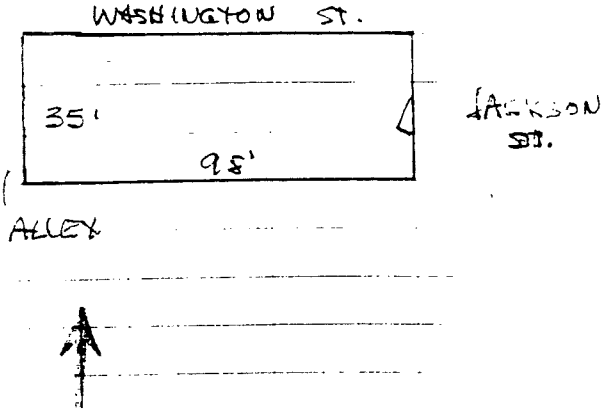
SHPO INVENTORY NO.: 1202

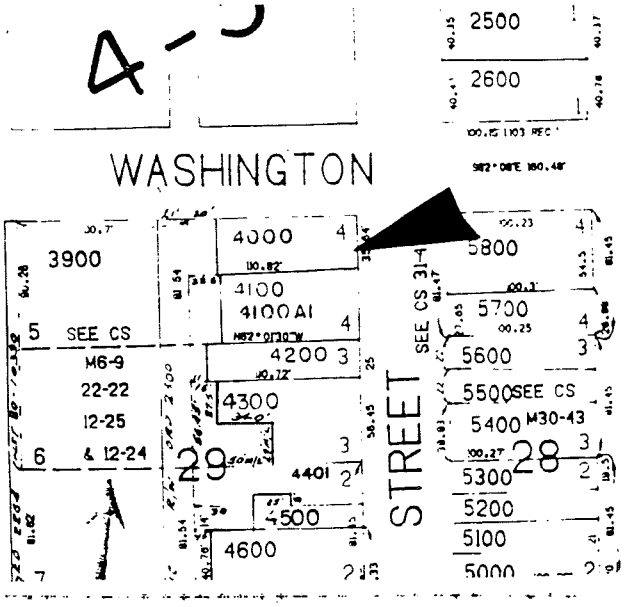
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: The Sport Haus - CARO BUILDING
ADDRESS: 504-508 S Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 4000
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll A, 17A SLIDE NO.: 26





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1202

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: MABEL LEWIS DRESS SHOP
COMMON NAME: Formally Yours
ADDRESS: 519 S. Jackson St.
CITY: Roseburg, OR 97470
OWNER: Ramon & Rosa Comellas
PO Box 375, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5600
ADDITION: Roseburg
BLOCK: 28 LOT: pt. L 3 QUAD: Rsbg.
Tax Acc.t # 52219.03

DATE OF CONSTRUCTION: c.1885
ORIGINAL USE: Retail store
PRESENT USE: Clothing rental store
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 22' x 100'
NO. OF STORIES: 2, partial
FOUNDATION MATERIAL: Brick
BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Marble
DECORATIVE FEATURES: Bronze frame surround, door and window.
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Exterior renovated in 1948, travertine marble; one-story addition in back 2/5s to Main Street, 1948.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces west on S. Jackson Street in the heart of downtown Roseburg. The rear opens onto Main Street. Building occupies entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

The earliest known tenent of this building was Jacob Jaskulek, a watchmaker, who also sold cigars and varieties from this location in 1886. In 1909-10 one-half of the space was occupied by A. Salzman, jeweler, the other half by G. L. Prior, electrician. In 1935 the tenants were Goldie's Booterie and the Mabel Lewis Dress Shop. The rear two-fifths of the building was at that time a woodshed storing wood for many of the shops on Jackson Street. The woodshed had earlier been used as a daytime stable for Dr. Salathiel Hamilton's horse, should he be called on an emergency. Mrs. Lewis bought the building in 1946 and began extensive renovations including adding a second floor, replacing the woodshed with a continuation of the store and covering the original brick facade with marble in the front. The Comellas bought the store in 1984 from Mrs. Lewis' daughter, Jane LeBeau.

This building was recognized as significant for its intact 1940s facade.

SOURCES: Jane Lebeau. Plaindealer, 1/20/1888 and 3/3/02. Sanborn Fire maps, Douglas County Museum files, Roseburg City Directories.

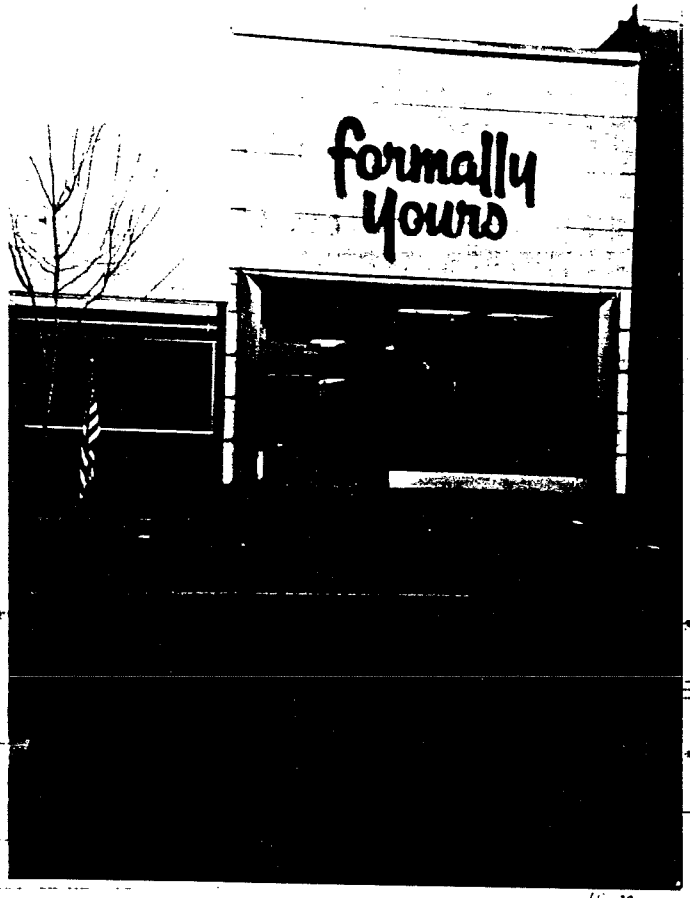
NEGATIVE NO.:
SLIDE NO.: 25
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1203

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

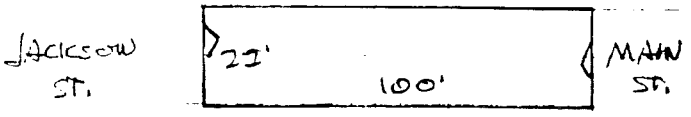
NAME: Formally Yours - MABEL LEWIS DRESS SHOP
ADDRESS: 519 S. Jackson
Roseburg, OR 97470

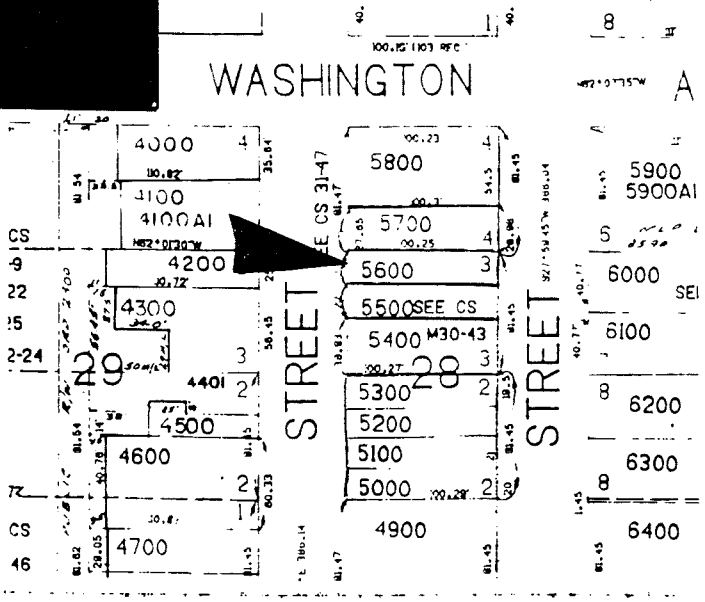
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5600
QUADRANGLE: Roseburg



NEGATIVE NO.

SLIDE NO. 25





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1203

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: WEBER'S BAKERY
COMMON NAME: Weber's Bakery
ADDRESS: 527 S Jackson Street
CITY: Roseburg, OR 97470
OWNER: Robert A. Hartman
1715 Dalton Dr., Eugene OR 97404
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5500
ADDITION: Roseburg
BLOCK: 28 LOT: pt. L 3 QUAD: Rsbg.
Tax Acc.t # 52219.02

DATE OF CONSTRUCTION: c.1893
ORIGINAL USE: Retail store
PRESENT USE: Bakery & coffee shop
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 22' x 100' NO. OF STORIES: 2
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES: Altered and removed
OTHER: The original "Weber's Bakery" neon sign is still on the front of the building
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front and rear of building have been stuccoed. Date, unknown. Front entry and below window, tiled with 4" tiles.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The front of the store opens onto S. Jackson in the heart of downtown Roseburg. The rear opens onto Main Street. The building occupies the entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

Louis Langenberg apparently owned this property in 1893 when this building was constructed; Mr. Langenberg had a boot and shoe shop in the building. The Roseburg Book Company operated by R. H. C. Wood had its store here in 1910. In the 1920s August Heck operated the Oregon Bakery here and also resided here. Mr. Heck sold the bakery to Maurice and Henry Weber in 1929 and the name was changed to Weber's Oregon Bakery; it was later changed to Weber's Bakery. In 1940 Henry Weber left the bakery and Maurice was the sole owner until 1947. Chuck Brundage was one of the later owners. It is still functioning as a bakery with Sherry M. Ison now owning the business. This building was recognized as significant for its intact 1940s facade and sign.

SOURCES: Sherry Ison, present owner of business; The Plaindealer, 1/20/1888, 3/3/1907. Ruth Paul, former employee, Douglas County Museum files and photos. Roseburg City Directories.

NEGATIVE NO.: Roll C, 3
SLIDE NO.: 24
RECORDED BY: Marianne Kadas
DATE: March 1991

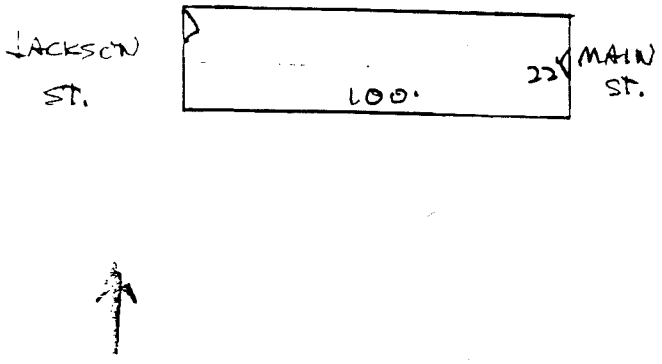
SHPO INVENTORY NO.: 1204

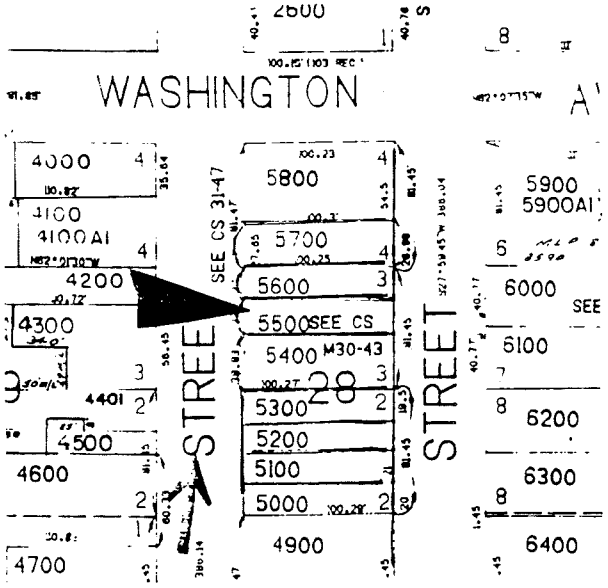
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: WEBER'S BAKERY
ADDRESS: 527 S. Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5500
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll C. 3 SLIDE NO.: 24





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1204

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: REVIEW BUILDING
COMMON NAME: Sewing Bee & Los Dos Amigos
ADDRESS: 529 S. Jackson
CITY: Roseburg, OR 97470
OWNER: Reuel G.Jr. & Wilma Phillips
529 S. Jackson St., Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5400
ADDITION: Roseburg
BLOCK: 28 LOT: pt. L 3 QUAD: Rsbg.
Tax Acc.t # 52219.09

DATE OF CONSTRUCTION: 1885
ORIGINAL USE: Grocery store
PRESENT USE: Retail store and restaurant
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 39' x 100' NO. OF STORIES: 2
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES: Cast iron cornice
OTHER:
CONDITION: GOOD__ FAIR_x_ POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Wood frame oriel windows removed, c.1940; Building stuccoed at two different times
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The front of the store opens onto Jackson Street to the West in the heart of downtown Roseburg; rear entrance onto Main Street. Access to second floor is from Main Street.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This building was first occupied as a grocery story operated by H. E. Barker and O. L. Willis. Tenants around 1900 were Alden Candies and Bell's Candies. The building was enlarged both at street level and with a 2nd floor around 1900. Two wood-framed oriel window extending over the sidewalk were features of the front (west) facade. Offices occupied the upper floors; some early tanants were Attorney O.P. Coshow and Scottish stock broker E.N. and James Ewart. Access to the upper story is from Main Street. The Review Publi..i Co., Lee Wimberly, president, published the Roseburg Review in the north section of the building in 1910-11; a grocery occupied the south portion. Later tenants were The Alco a confectionery owney by E.A. Petty, 1920-21; Huddleston's Shoe Store and Sanders Shoes and The Firestone Store occupied the North half in later years. The south half was the site of the Silver Nook Grill operated by Edith Damewood for many years. Since 1974 The Sewing Bee has occupied the north half; Los Dos Amigos occupies the south half.

SOURCES: Reuel Phillips, owner; Roseburg City Directories; Douglas County Museum files;

NEGATIVE NO.: Roll C, 4
SLIDE NO. 23
RECORDED BY: Marianne Kadas
DATE: March 1991

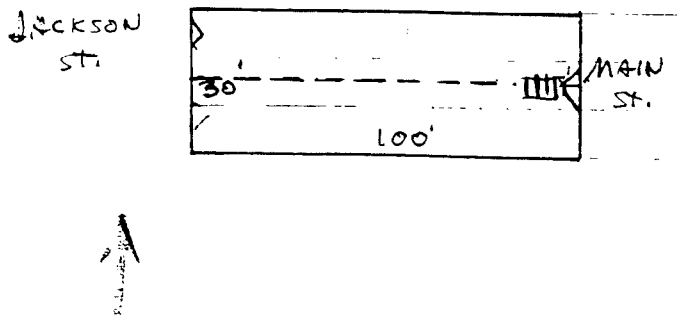
SHPO INVENTORY NO.: 1205

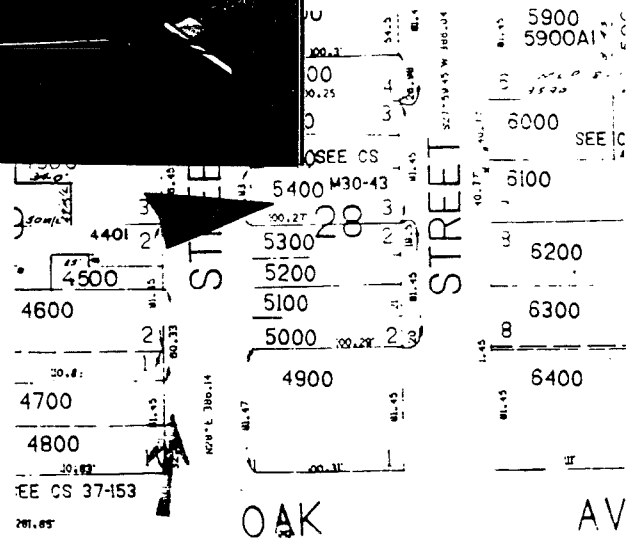
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Sewing Bee & Los Dos Amigos - REVIEW BUILDING
ADDRESS: 529 S. Jackson St.
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5400
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll C, 4 23





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1205

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME:
COMMON NAME: Birkenstock Building
ADDRESS: 539 S Jackson
CITY: Roseburg, OR 97470
OWNER: Wayne & Judith Robinson
544 SE Main, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5300
ADDITION: Roseburg
BLOCK: 28 LOT: pt. L 2 QUAD: Rsbr.
Tax Acc.t # 52218.04

DATE OF CONSTRUCTION: c.1895
ORIGINAL USE: Bank
PRESENT USE: Retail store
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 19 1/2' x 100' NO. OF STORIES: 1
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Roman brick, stucco over wood frame, front; stucco, rear
DECORATIVE FEATURES: Cast iron pilaster at each end of the building
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED__ .(DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front completely changed with remodel of Roman brick and multi-pane windows c.1945; second story removed after 1959 Blast
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Front of the building opens onto Jackson Street in the heart of downtown Roseburg. The rear storefront and business open onto Main Street. The structure occupied the entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

The first business to occupy this building was a bank that had been started in 1883 by W. S. Humphrey and S. C. Flint. This was the first bank in Roseburg and evolved into the 1902 Douglas County Bank. The building was one of the few on Jackson Street to be divided into two stores with entrances on both Jackson and Main Streets. In 1912 the Jackson Street side was occupied by a barber and the Main Street side by a grocer, Alton Frey. In the mid-1940s Dr. Bruce Tuck purchased the building, remodeled it, and occupied it as his optometry office. It now houses the Birkenstock Shoe Shop on the Jackson Street side and Missy's Stitchery on the Main Street side.

SOURCES: Wayne Robinson, owner; Plaindealer, 3/3/1902; Roseburg City Directories, Douglas County Museum, SAnborn fire maps.

NEGATIVE NO.: Roll A, 32A
SLIDE NO.: 22
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1206

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Birkenstock Building
ADDRESS: 539 S. Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5300
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll A, 32A SLIDE NO.: 22

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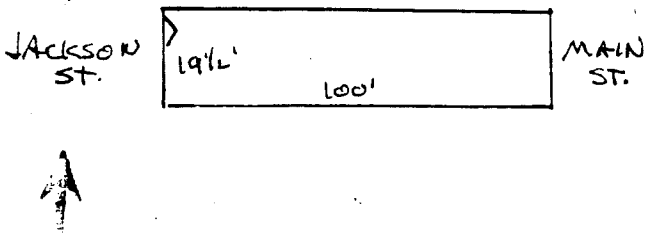
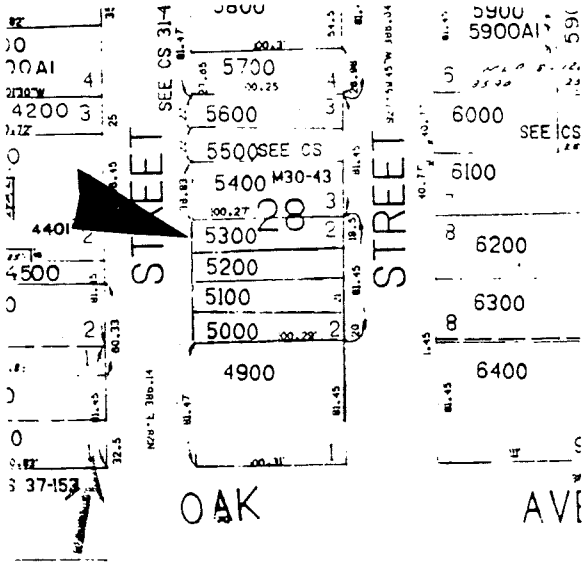




GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1206

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: Fisher's Dept. Store
COMMON NAME: Miller's Dept. Store
ADDRESS: 348 S. Jackson
CITY: Roseburg, OR 97470
OWNER: B E L Partnership % A. D. Bolt
2381 Whistler's Park Rd., Roseburg OR97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 4600
ADDITION: Roseburg
BLOCK: 29 LOT pr. L1&2 QUAD: Rsbg.
Tax Acc.t # 52221.03

DATE OF CONSTRUCTION: c.1893
ORIGINAL USE:
PRESENT USE: vacant
ARCHITECT:
BUILDER: R. C. and J. C. Sheridan
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 60' x 90' NO. OF STORIES: 2
FOUNDATION MATERIAL: Reinforced concrete BASEMENT (Y/N): yes
ROOF FORM & MATERIALS: Sloping with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME: concrete
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Concrete, front; Brick, rear
DECORATIVE FEATURES:
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Second floor added, 1947; basement added, 1948.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces east on S. Jackson in the heart of downtown Roseburg. There are two front entrances to the building. The rear entrance opens onto a bricked alley walkway.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This building was probably constructed by the Sheridan Brothers and rented out as three separate businesses. Tenants in 1910 were E.R. Da Motta, a barber; Lenox and Ott Confectionery; and J. T. Bryan, jeweler. Between 1912 and 1920 W. H. (Bid) Fisher opened a department store and continued in that business here until selling to Miller's in 1946. At that time there were three structures with arched openings between them. Miller's extensive remodeling included adding a second floor and mezzanine with pneumatic cash register system, a new roof, and enlarging and finishing the basement. Miller's also put an aluminum siding material on the front (east) facade. Miller's continued in business here until 1985. The building is now vacant.

SOURCES: Rod Nevue, manager of Miller's Dept. Store from 1946 to 1985; Sanborn Fire maps, Douglas County museum files and photos

NEGATIVE NO.: Roll A, 15A
SLIDE NO.: 19
RECORDED BY: Marianne Kadas
DATE: March 1991

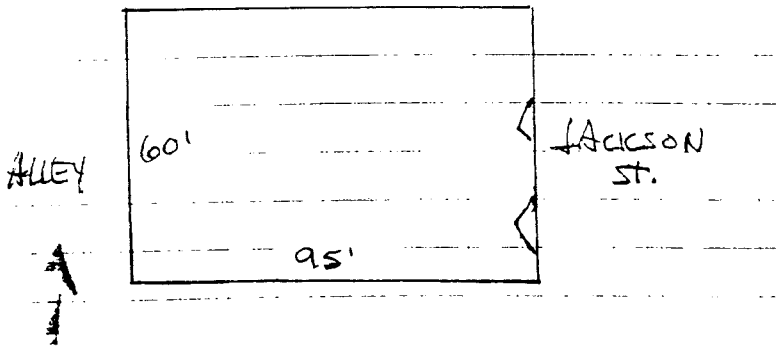
SHPO INVENTORY NO.: 1207

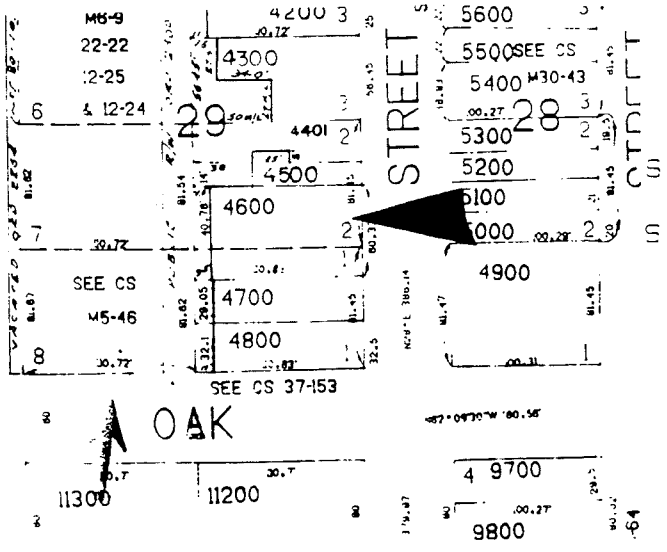
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Miller's Dept. Store - FISHER'S DEPT. STORE
ADDRESS: 348 S. Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: 3C TAX LOT: 4600
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll A, 15A SLIDE NO.: 18





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1207

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: MARSTERS BUILDING
COMMON NAME: Roseburg Book & Stationery
ADDRESS: 549 S. Jackson
CITY: Roseburg, OR 97470
OWNER: Leta M. and David S. Morgan
PO Box 1367, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5200
ADDITION: Roseburg
BLOCK: 28 LOT pt. L 2 QUAD: Rsbg.
Tax Acc.t # 52218.03

DATE OF CONSTRUCTION: 1888
ORIGINAL USE: Retail store
PRESENT USE: Retail store
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 20' x 100'
NO. OF STORIES: 2
FOUNDATION MATERIAL: Brick
BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered in front, one/one double-hung wood sash in rear
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES:
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows changed, 1970s; metal awning spanning the three now-connected storefronts.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Front of the building now a display window facing Jackson Street in the heart of downtown Roseburg. Building occupies entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This building was constructed by A. C. Marstes in 1888. Marsters and his father, Dr. Stephen Marsters, operated a drug store here before he (A.C. Marsters) became involved in banking in Roseburg. A drug store occupied this space until it was purchased by the Morgans in 1960; other pharmacists here were Harold McKay and A. G. "Mike" McLain. The upper floor once housed offices, with access from Main Street. Now a part of the Roseburg Book and Stationery Store, this section of the building was purchased by the Morgans in 1970 and incoporated with the sections of the store to the south. Access to the second floor is now from inside the building. In 1990 the floor level of this space was raised approximately one foot to be on the same level as the adjacent part of Roseburg Book.

SOURCES: Vera Wilson, Roseburg Book Store employee for 54 years; Roseburg City Directories; Douglas County Museum files; Sanborn fire maps; Plaindealer, 1/2/1888 & 3/3/1902

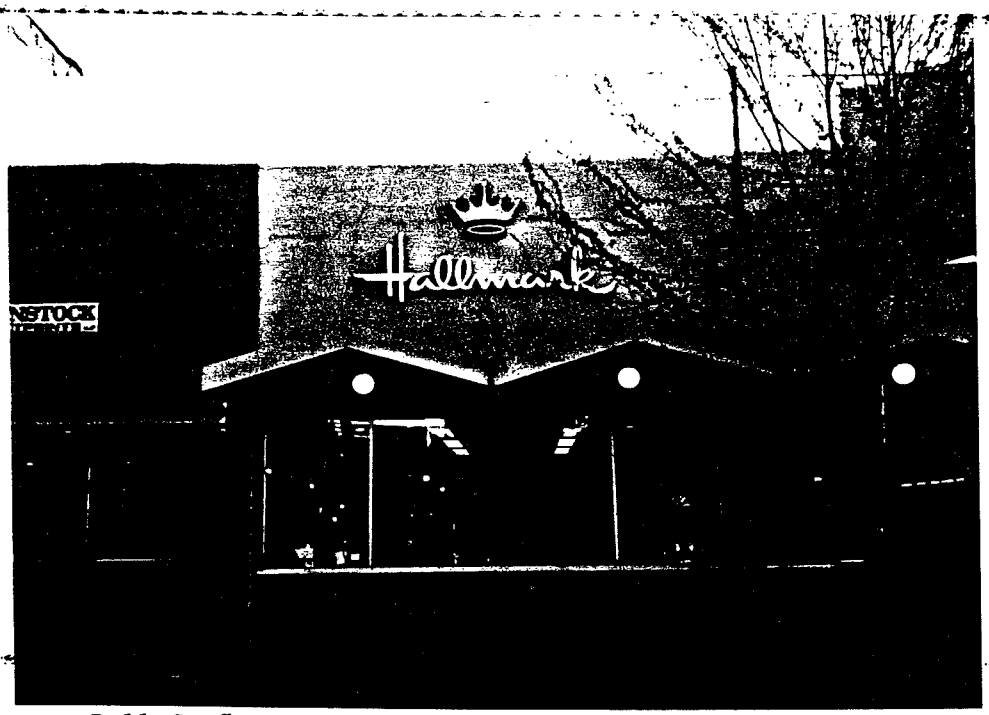
NEGATIVE NO.: Roll C.5
SLIDE NO.: 21
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1208

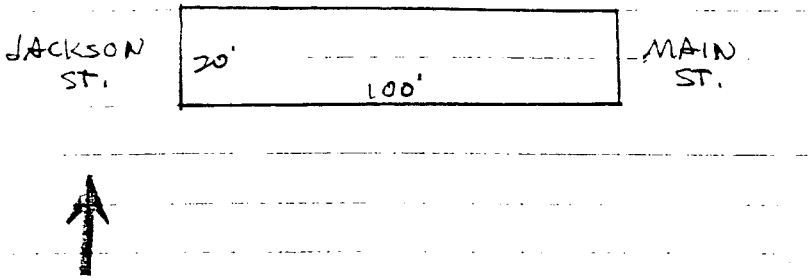
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

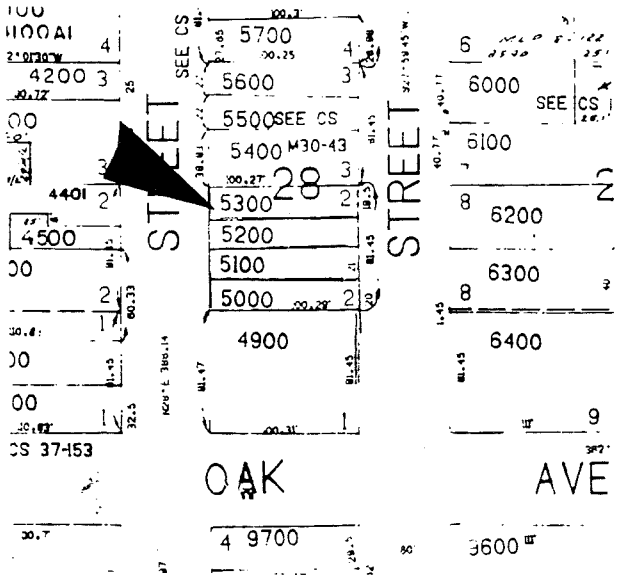
NAME: Roseburg Book - MARSTERS BUILDING
ADDRESS: 549 S Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5200
QUADRANGLE: Roseburg



NEGATIVE NO.: Roll C, 5 SLIDE NO.: 21





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.1208

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: ROSEBURG BOOK STORE
COMMON NAME: Roseburg Book & Stationery
ADDRESS: 549 S. Jackson St.
CITY: Roseburg, OR 97470
OWNER: Lesta Jertson
1800 NW Hughwood #216, Roseburg, OR97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5100
ADDITION: Roseburg
BLOCK: 28 LOT: pt. L 2 QUAD: Rsbg.
Tax Acc.t # 52218.02

DATE OF CONSTRUCTION: 1888
ORIGINAL USE: Retail store
PRESENT USE: Retail store
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 21' x 100'
NO. OF STORIES: 2
FOUNDATION MATERIAL: Brick
BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered in front, rear has 2 paired one/one double hung with curved
EXTERIOR SURFACING MATERIALS: Stucco and carved lintels
DECORATIVE FEATURES: Cast iron pilaster at each end of building; fan-shaped cast iron
OTHER: decoration above entryway.
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows and entryway changed, 1970; awning spanning the three now-connected storefronts.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The building faces west in the heart of downtown Roseburg. This central portion of the three-bay Roseburg Book Store is the front entrance to the store. The rear part of the store is on Main Street. The entire lot is occupied by the building.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

In 1902 this building was occupied by the Post Office. Post Master was Charles W. Parks who owned the building. In 1910 a clothing and variety store operated by Simon Caro was in business here. R. H. C. Wood moved his book store here between 1911 and 1920 when he sold it to Sam Shoemaker. Shoemaker continued the business here until 1946 when he sold it to Chester and Leta Morgan. The Morgans were later joined in the business by their son David. The business expanded to the south in 1965 and to the north in 1970.

SOURCES: Vera Wilson, Roseburg Book Store employee for 56 years; Plaindealer, 1/20/1888 and 3/3/1902; Roseburg City Directories; Douglas County Museum files and photos and Sanborn Fire maps

NEGATIVE NO.: Roll C, 6
SLIDE NO.: 20
RECORDED BY: Marianne Kadas
DATE: March, 1991

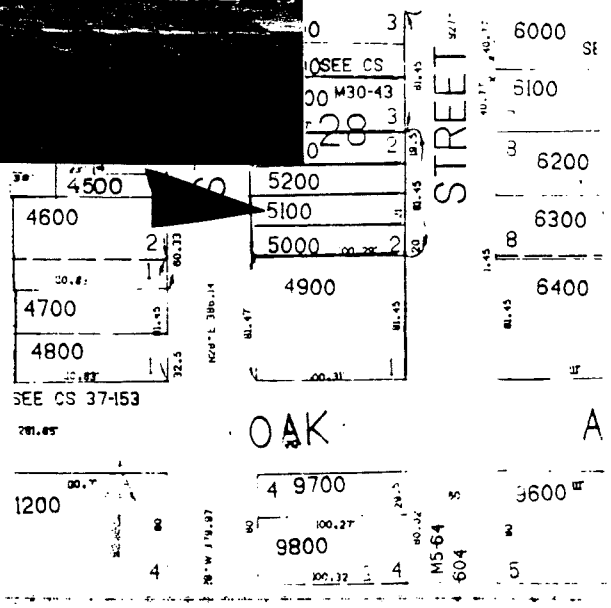
SHPO INVENTORY NO.: 1209

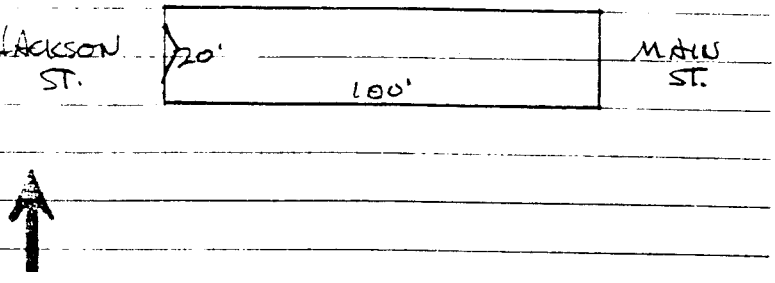
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Roseburg Book ROSEBURG BOOK STORE
ADDRESS: 549 SE Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5100
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll C, 6





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1209

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME:
COMMON NAME: Roseburg Book & Stationery
ADDRESS: 549 S. Jackson
CITY: Roseburg, OR 97470
OWNER: Leta M. & David S. Morgan
PO Box 1367, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5000
ADDITION: Roseburg
BLOCK: 28 LOT: pt. L 2 QUAD: Rsbg.
Tax Acc.t # 52218.01

DATE OF CONSTRUCTION: c.1885
ORIGINAL USE: Boot and shoe shop
PRESENT USE: Retail store
ARCHITECT:
BUILDER: Parrott brothers
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 20' x 100'
NO. OF STORIES: 2
FOUNDATION MATERIAL: Brick
BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES: One Cast iron pilaster, south end
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows changed; awning spanning the three now-connected storefronts, 1970.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building fronts onto S. Jackson St. in the heart of downtown Roseburg. The rear entrance to the Roseburg Book Store is in this portion of the store and opens onto Main Street. The building occupies the entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

The south one-third of the Roseburg Book and Stationery Store was built c.1885 by the Parrott brothers, W. H., C. W., and E. L. for their boot and shoemaking shop. In 1910 R. L. Stephens had a shoe shop here. Later tenants included the Bellows Clothing Store. The building was sold to the Morgans in 1965. Access to the second floor is from the interior.

SOURCES: Vera Wilson, Roseburg Book Store employee for 56 years; Plaindealer, 1/20/1888 and 3/3/1902; Roseburg City Directories, Sanborn Fire maps, Douglas County Muse files and photos

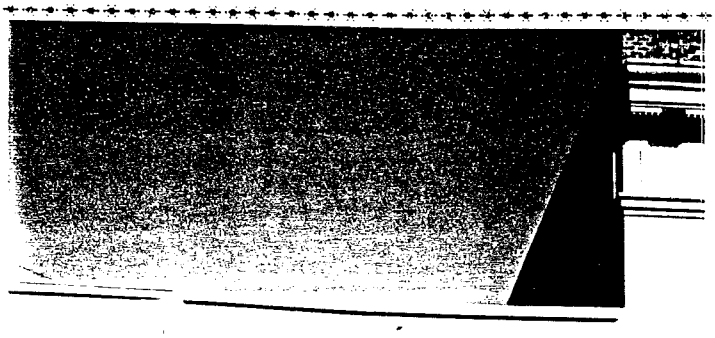
NEGATIVE NO.: Roll C, 7
SLIDE NO.: 19
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1210

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

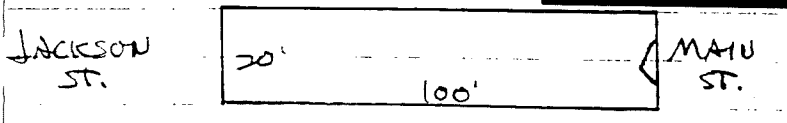
NAME: Roseburg Book
ADDRESS: 549 S. Jackson St.
Roseburg, OR 97470

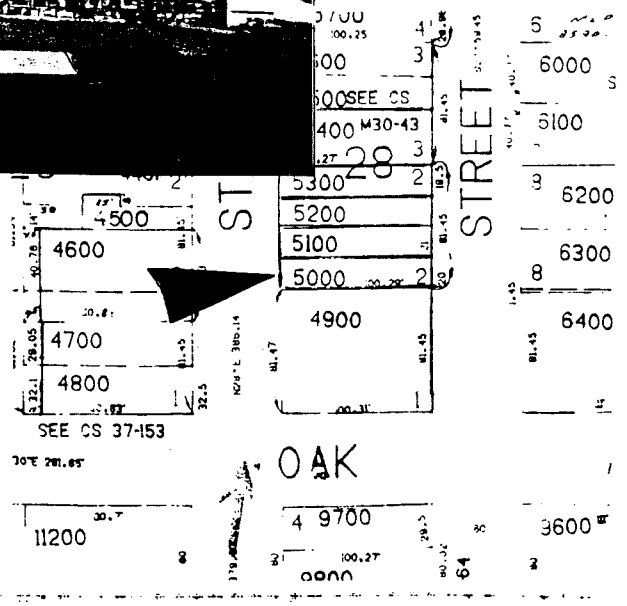
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 5000
QUADRANGLE: Roseburg



NEGATIVE NO.: Roll C. 7

19





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1210

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: _____
COMMON NAME: Party Time Rentals
ADDRESS: 567 S. Jackson
CITY: Roseburg, OR 97470
OWNER: Benj. Franklin Federal S & L
Po Box 2208, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 4900
ADDITION: Roseburg
BLOCK: 28 LOT: pt. L.1 QUAD: Rsbg.
Tax Acc.t # 52217.01

DATE OF CONSTRUCTION: c.1883
ORIGINAL USE: Retail store
PRESENT USE: Retail & rental store
ARCHITECT: _____
BUILDER: _____
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 40' x 100' NO. OF STORIES: 2
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): _____
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME: _____
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Brick
DECORATIVE FEATURES: Marble cornice with rosette and
OTHER: _____
CONDITION: GOOD x FAIR__ POOR__ MOVED___ (DATE) _____

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Decorative brick added along with marble cornice, front and 1/2 of rear; display windows and entry, 1960s
NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHEOLOGICAL FEATURES: _____

SETTING: Building faces west on S. Jackson St. in the heart of downtown Roseburg. The rear entrance opens onto Main Street.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

A. C. Marsters owned at least part of this lot in the 1880s and apparently constructed a two-story brick building on the north one-half in the 1880s. The street level shops were rented to a jewelry store operated by D. T. Pritchard and the second floor housed offices. Later occupants around 1910 were I. A. Dean selling musical instruments and J. A. Burr's Music Store. The Rose Confectionery occupied the north one-half. Len Mitchell's Men's Wear occupied the space in 1954. The exterior of this building was remodeled and covered with tan, striated bricks to match those of the adjacent bank building around 1935. When the bank building was further remodelled in the early 1960s, this portion was not changed; the brick, however, has received a coat of paint on both front and rear elevations. The modillioned marble cornice extends the full 80 feet of the front elevation of this building and the bank building. The rear elevation (Main Street) has four of the original multi-pane windows.

SOURCES: Plaindealer 1/2/1888 & 3/3/1902; Douglas County Museum files & photos; Roseburg City Directories; Douglas County Courthouse records.

NEGATIVE NO.: Roll C, 20
SLIDE NO.: 17
RECORDED BY: Marianne Kadas
DATE: March 1991

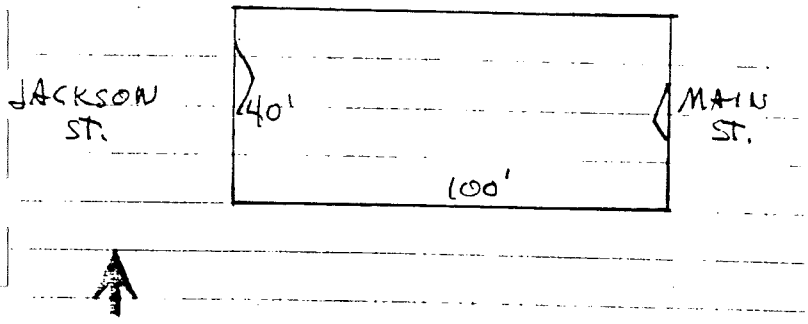
SHPO INVENTORY NO.: 1211

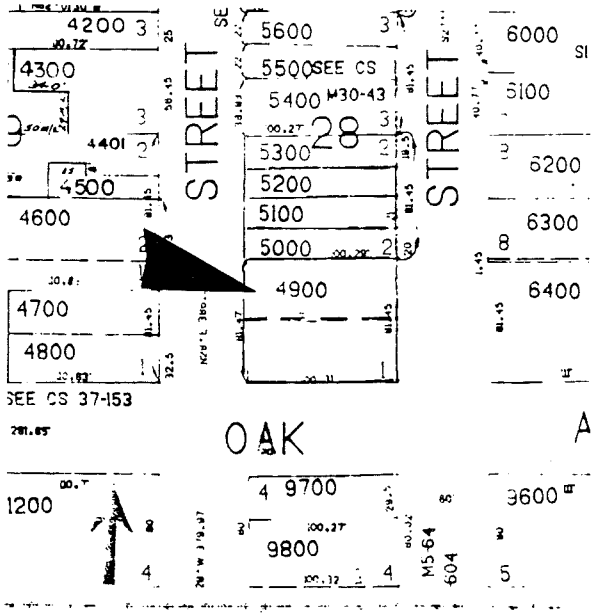
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Party Time Rentals
ADDRESS: 611-613 S. Jackson St.
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 4900, N 1/2
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll C, 20 SLIDE NO.: 17





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1211

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: BOOTH BANK
COMMON NAME: Bank of America
ADDRESS: 567 SE Jackson
CITY: Roseburg, OR 97470
OWNER: R. Franklin Savings & Loan
P.O. Box 2208, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 4900
ADDITION: Roseburg
BLOCK: 28 LOT: pt.11 QUAD: Rsbg.
Tax Acct. # 52217.01

DATE OF CONSTRUCTION: 1902
ORIGINAL USE: Bank
PRESENT USE: Bank
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 40' x 100' NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): yes
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Tan, striated brick
DECORATIVE FEATURES: two-story cast iron trees covering windows
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Tan brick covering, 1920-14; metal trees and alterations to brick, early 1960s.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building occupied prominent northeast corner of Jackson and Oak Streets in the heart of downtown Roseburg. Building occupies entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance. Dates events, persons, contexts)

Douglas County's first bank, organized in 1883, was located at 839 SE Jackson St, in Roseburg. W.E. Humphrey and S. C. Flint were the owners. Through several changes of management and ownership by 1901 the bank evolved to the Douglas County Bank with R.A. Booth of Eugene and J.H. Booth of Roseburg as owners along with several other investors. J.H. Booth was elected president of the bank, but resigned in December of 1902 with Frank Benson taking over that office. In 1905 J.H. Booth was elected cashier and continued in that position until 1909 when he was elected president, an office he held through the early 1940s. In 1902 a two-story brick building was constructed on the northeast corner of Jackson and Oak Streets. The first bank occupied only the southwest corner of the new building; the Board of Trade and later Chapman's Red Cross Pharmany occupied the northwest corner; offices utilized the east half. The building had a main corner entryway and an arched entry to the offices on the Oak Street side. Windows were double (cont.)

SOURCES: Brian Booth, Booth desdencant; Roy Ellis, U.S. Bank; City Directories, Douglas County Museum files and photos; Douglas County Courthouse records.

NEGATIVE NO.: Roll A, 20A RECORDED BY: Marianne Kadas
SLIDE NO.: 15 DATE: March 1991

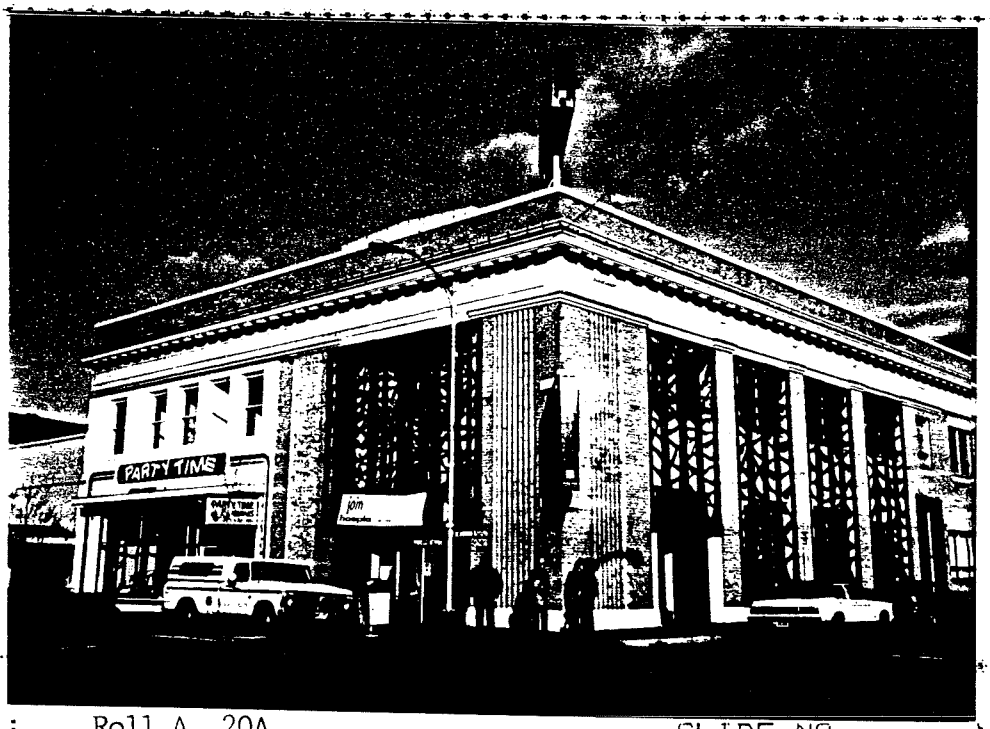
SHPO INVENTORY NO.: 1212

hung with diamond lights in the upper sash. The first expansion occurred in 1909 when the bank moved to utilize the entire west half and the name was changed to Douglas National Bank. Between 1920 and 1925 the bank building underwent a complete transformation. The result was a Classical building covered with tan, striated brick with a centered front entryway topped by a pediment. Flanking the entryway were colossal half columns rising to the frieze on which the name "Douglas National Bank" was carved. A modillioned cornice topped the structure. Windows were simple double-hung, multi-pane on the second story. An interior renovation also occurred at this time using several kinds of marble and generally upgrading the bank space. In the mid-1930s another expansion occurred when the building to the north was remodeled and covered with tan brick to harmonize with the main bank building. The frieze was continued forty (40) feet to the north on the front of the structure and twenty (20) feet to the north on the rear. The modillioned cornice with rosette trim was also continued. In 1936 U.S. Bank of Oregon (based in Portland) purchased Roseburg's only other bank, the Roseburg National Bank. In 1943 the two Roseburg banks merged under the name U.S. National Bank of Oregon, Roseburg Branch. At this time the words "U.S. National Bank of Portland" appear on the frieze. After the 1959 Blast another major architectural change took place. The original bank building was outfitted with two-story cast iron trees centered on the front facade and in between each of six pilasters on the south side. A large diagonal entry was carved out on the southwest corner and was emphasized by vertical bands of brick. The Classical cornice added in the 1920s was not altered. An interior renovation removed most of the marble, lowered the ceiling, and in general "modernized" the structure. The second floor continued to be used as office space in its original configuration and was opened to the second floor of the adjacent building to the north. The Benjamin Franklin Savings and Loan occupied the building for some years until taken over by Bank of America, the present occupants, in 1990.

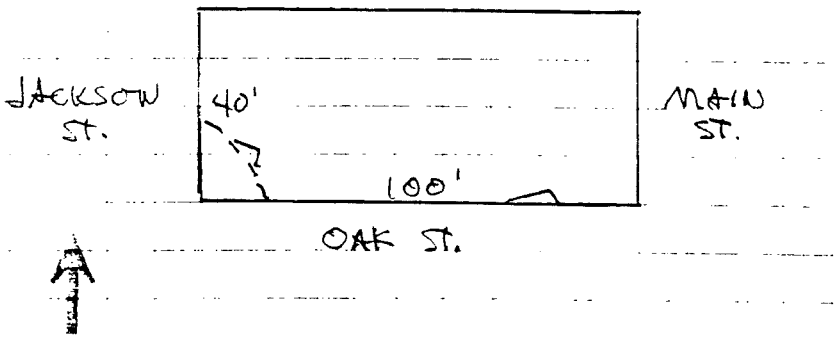
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

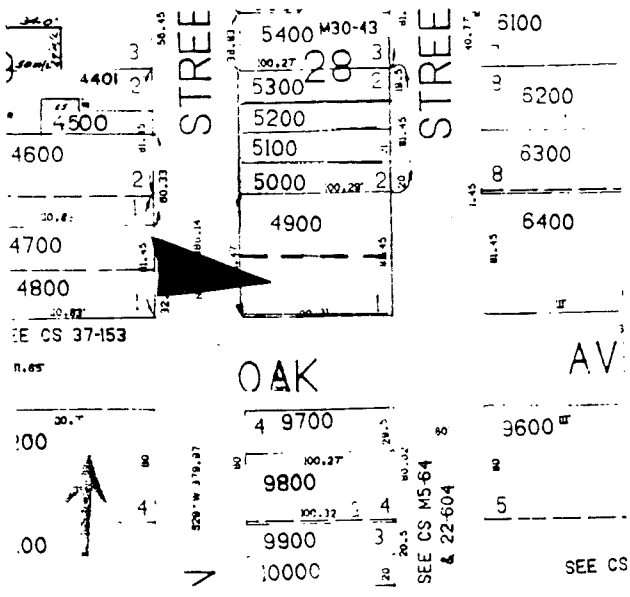
NAME: Bank of America - BOOTH BANK
ADDRESS: 613 SE Jackson
Roseburg OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 4900 S 1/2
QUADRANGLE: Roseburg



NEGATIVE NO.: Roll A. 20A SLIDE NO.: 15





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1212

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME:
COMMON NAME: Bottoms Up & Gimre's Shoes
ADDRESS: 611-613 S. Jackson St.
CITY: Roseburg, OR 97470
OWNER: Emil J. & J. M. Ramberg
1620 Fisher Rd., Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 9800
ADDITION: Roseburg
BLOCK: 39 LOT pt.L3&4 QUAD: Rsbg.
Tax Acc.t # 52331105

DATE OF CONSTRUCTION: c.1910
ORIGINAL USE: Retail store
PRESENT USE: Retail store
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 50' x 100' NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): Yes, und
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing north one/ il
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES:
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows and entryway altered, c.1965; front of building stuccoed, c.1965.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The building faces west and opens onto S. Jackson in the heart of the Roseburg business district. Each of two stores has display windows and an entry door. The rear entrance for both businesses is onto Main Street. The building occupies the entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

In 1877 Huldah E. Hoover bought this portion of Lot 4, Block 39 and probably owned it when the building was constructed in the 1890s. It was divided into three spaces and in 1910-12 was occupied by the Roseburg Pharmacy, N.D. Fry, manager; the Palace of Sweets, carl and Cecil Black, proprietors; and the Oregon Restaurant. It served as a Penneys store from the 1930s through the 1950s; during this time the dividing walls were removed and a mezzanine was added. Pay Less Drug occupied this space through the 1950s until they moved into their new space on Washington and Jackson in 1962. The building was vacant for three years and in 1965 Gimre's Shoes and LuVerne's Dress Shop divided the space. Gimre's Shoes still occupies the south half; the north half is occupied by Bottom's Up, a clothing store. Exterior renovations have destroyed much of the original building.

SOURCES: Loyd Hastings, proprietor, Gimre's Shoes; Roseburg City Directories, Douglas County Museum files and photos.

NEGATIVE NO.: Roll C, 18
SLIDE NO.: 14
RECORDED BY: Marianne Kadas
DATE: March 1991

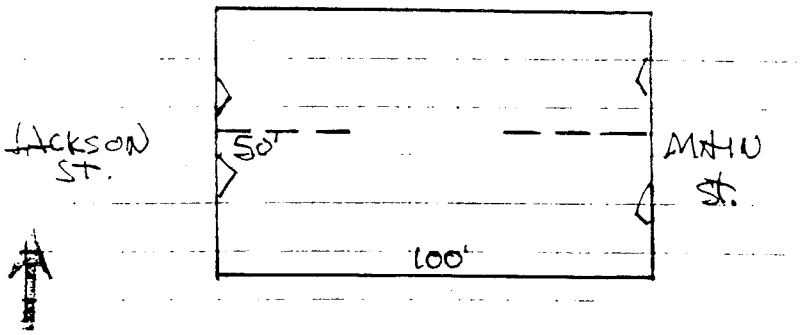
SHPO INVENTORY NO.: 1013

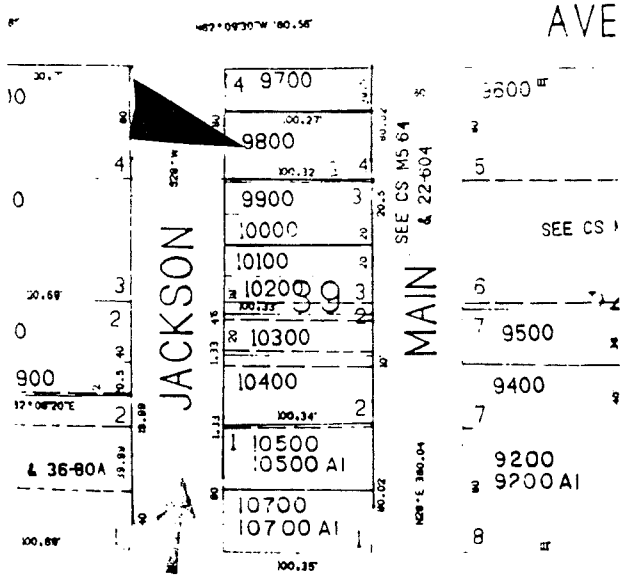
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Bottoms Up-Gimre's
ADDRESS: 611-613 SE Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 9800
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll C. 18 SLIDE NO.: 14





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1213

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: BELL SISTERS BUILDING
COMMON NAME: Sunrise Gift Shop
ADDRESS: 615 S. Jackson
CITY: Roseburg, OR 97479
OWNER: Noble B. Goettel Estate U.S.Bank
PO Box 10308, Eugene OR 97440
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 9900
ADDITION: Roseburg
BLOCK: 39 LOT: pt. L 3QUAD: Rsbg.
Tax Acc.t # 52331.04

DATE OF CONSTRUCTION: 1909
ORIGINAL USE: Retail store
PRESENT USE: Retail store
ARCHITECT:
BUILDER: Lesrer Bell
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 20' x 100' NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): yes, part a
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing in back
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered, street level, second story, one/one double hung with curved
EXTERIOR SURFACING MATERIALS: stucco and carved lintels
DECORATIVE FEATURES:
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front and read display windows and entryway altered
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces west and opens onto S. Jackson Street in the heart of downtown Roseburg. The rear entrance opens onto Main Street. The building occupies the entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

The Bell Sister's Building was constructed in 1909 to serve as their millinery shop. The two sisters, Minnie and Mineta, operated their store on the street level and lived in a second floor apartment that was accessed by an interior stairway. There was also office space on the second floor; the tenant in 1909 was the notorious dentist, Dr. Brumfield. The millinery shop continued in operation here until 1921. After that it was successively in 1927, the Ladies Shop; in 1931, the Smart Shop; and 1938, the Style Shop. It was later occupied in the 1960s by Howard's Men's Wear. It has most recently undergone extensive remodeling by Sunrise Industries including the removal of the interior stairway and the addition of a tin ceiling.

SOURCES: Phil Singleton, long-time Roseburg resident and owner of at least one building in this block; Sanborn Fire maps, Douglas County Museum files and photos

NEGATIVE NO.: Roll C, 22
SLIDE NO.: 13
RECORDED BY: Marianne Kadas
DATE: March 1991

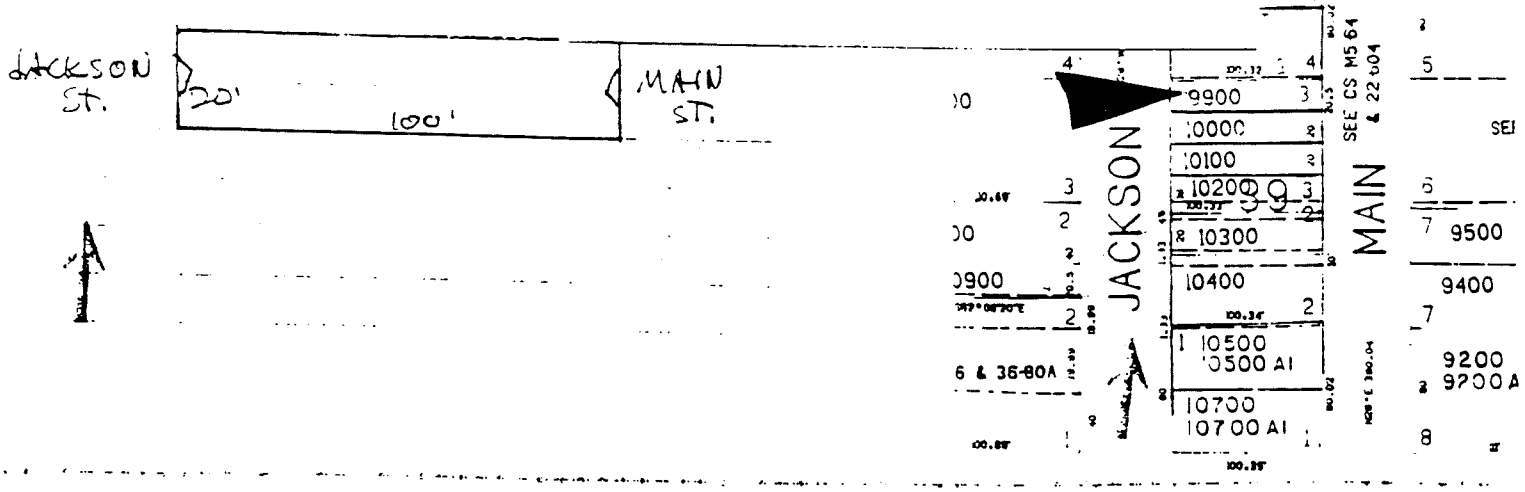
SHPO INVENTORY NO.: 1214

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Sunrise Gift Shop - BELL SISTER'S BUILDING T/R/S: 27 05 19
ADDRESS: 615 S. Jackson
Roseburg OR 97470 UT: 9900

NEGATIVE NO.: Roll C 22

A



GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1214

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME:
COMMON NAME: PAUL'S HOBBIES
ADDRESS: 625 S JACKSON
CITY: ROSEBURG OR 97470
OWNER: PHILIP R SINGLETON
PO BOX 1920, ROSEBURG OR 97470
T/R/S: 27 05 19
MAP NO: BC **TAX LOT:** 10000
ADDITION: ROSEBURG
BLOCK: 39 **LOT:** PT L 3 **QUAD:** RSBG
TAX ACCOUNT NUMBER: 52331.03

DATE OF CONSTRUCTION: 1905
ORIGINAL USE: RETAIL STO
PRESENT USE: RETAIL STO.
ARCHITECT:
BUILDER:
THEME: COMMERCE
STYLE: MODERN

BLDG: X **STRUC:** _ **DIST:** _ **SITE OBJ:** _

PLAN TYPE/SHAPE: RECTAGULAR 20' X 100'
NO. OF STORIES: TWO
FOUNDATION MATERIAL: BRICK
BASEMENT (Y/N): NO
ROOF FORM & MATERIALS: SLOPING
WALL CONSTRUCTION: BRICK
STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: STREET LEVEL ALTERED; SECOND STORY, PAIRED ONE/ONE DOUBLE HUNG WITH CURVED & CARVED LINTELS
EXTERIOR SURFACING MATERIALS: STUCCO FRONT, REAR, NEW BRICK
DECORATIVE FEATURES: MOTTLED STONE PILASTERS
OTHER:
CONDITION **GOOD:** X **FAIR:** ___ **POOR:** ___ **MOVED:** ___ **(DATE):**

EXTERIOR ALTERATIONS/ADDITIONS (DATED): DISPLAY WINDOW & ENTRYWAY ALTERED; REAR 2/5s OF BLDG ADDED & ENCLOSED, ONE-STORY ONLY, C 1940
NOTEWORTHY LAND:

ASSOCIATED STRUCTURES:

KNOW ARCHEOLOGICAL FEATURES:

SETTING: 1910 THIS PORTION OF THE BUILDING WAS OCCUPIED πMSALZMAN, SHOES IN 1954. IT IS NOW OCCUPIED BY PAUL'S GA. SALZMAN, JEWELER. IN SD1921-22; AND ARBUCKLE'S SHOES IN 1954. IT IS NOW OCCUPIED BY PAUL'S

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

THE BUILDING WAS CONSTRUCTED AS ONE 40'X60' STRUCTURE WITH THE INDENTICAL HALF TO THE SOUTH; THE SOUTH ONE-HALF WAS FIRST OCCUPIED BY A. SALZMAN, JEWELER. IN 1910 THIS PORTION OF THE BUILDING WAS OCCUPIED BY AN INSURANCE OFFICE. LATER TENANTS INCLUDED CLARK AND CLARK PHOTO, 1921-22; AND ARBUCKLE'S SHOES IN 1954. IT IS NOW OCCUPIED BY PAUL'S HOBBIES. THE BUILDING WAS DIVIDED INTO TWO SEPARATE 20' X 60' STRUCTURES IN THE LATE 1920s OR EARLY 30s. THE REAR TWO-FIFTHS OF THE LOT WAS USED AS A GARAGE WITH A SHED ROOF THROUGH THE 1940s. THE CURRENT OWNER PHIL SINGLETON PURCHASED THIS PORTION OF THE BUILDING IN 1986 TO BRING THE WHOLE BUILDING INTO SINGLE OWNERSHIP.

SOURCES: PHIL SINGLETON, OWNER OF THE BUILDING; SARBORN FIRE MAPS, DOUGLAS COUNTY MUSEUM FILES AND PHOTOS.

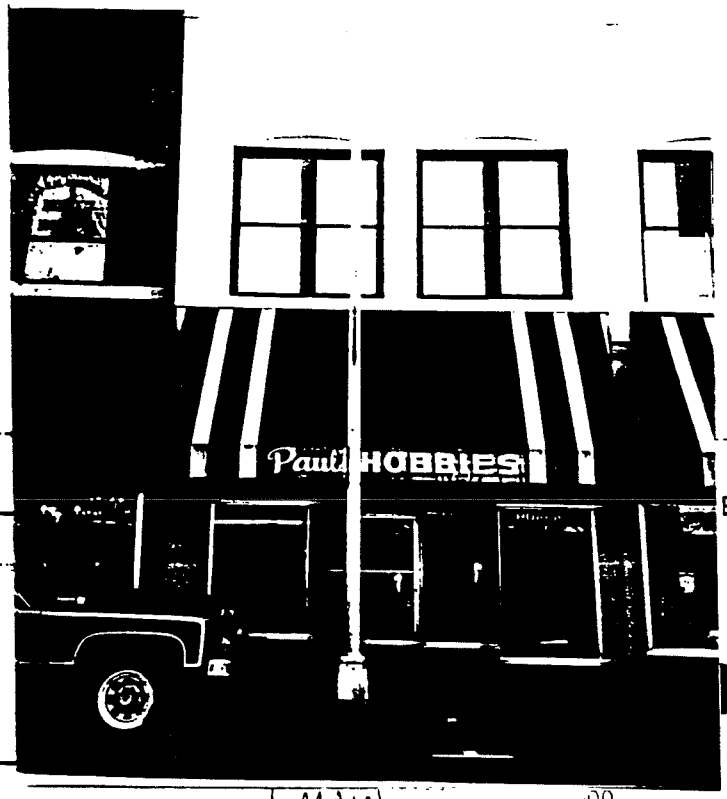
NEGATIVE NO: ROLL C. 15
SLIDE NO: 12
RECORDED BY: MARIANNE KADA
DATE: MARCH 1991

SHPO INVENTORY NO: 1215

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Paul's Hobbies
ADDRESS: 625 S. Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 10000
QUADRANGLE: Roseburg



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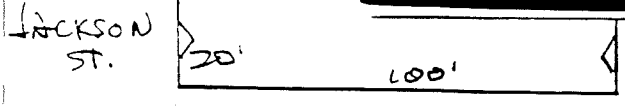
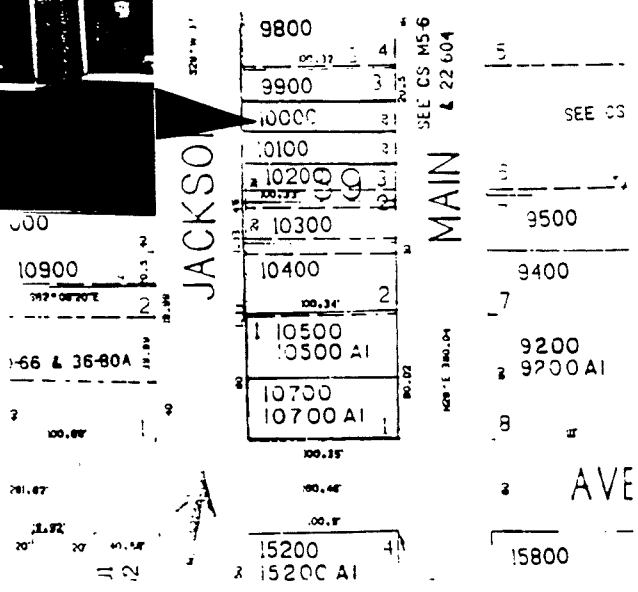




GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1215

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: SINGLETON BUILDING
COMMON NAME: PHOTO LAB
ADDRESS: 627 S JACKSON
CITY: ROSEBURG OR 97470
OWNER: PHILIP R SINGLETON
PO BOX 1920, ROSEBURG OR 97470
T/R/S: 27 05 19
MAP NO: BC TAX LOT: 10100
ADDITION: ROSEBURG
BLOCK: 39 LOT: PT L 3 QUAD: RSBG
TAX ACCOUNT NUMBER: 523311.02

DATE OF CONSTRUCTION: C. 1905
ORIGINAL USE: RETAIL STORES
PRESENT USE: RETAIL STORE
ARCHITECT:
BUILDER:
THEME: COMMERCE
STYLE: MODERN

BLDG: X STRUC: _ DIST: _ SITE OBJ: _

PLAN TYPE/SHAPE: RECTANGULAR, 20' X 100' NO. OF STORIES: TWO
FOUNDATION MATERIAL: BRICK BASEMENT (Y/N): NO
ROOF FORM & MATERIALS: SLOPING WITH PARAPET: COMPOSITION ROOFING
WALL CONSTRUCTION: BRICK STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: STREET LEVEL, ALTERED; SECOND STORY PAIRED ONE/ONE DOUGLE HUNG WITH CURVED & CARVED LINTELS
EXTERIOR SURFACING MATERIALS: FRONT - STONE: REAR - BRICK
DECORATIVE FEATURES: TWO CAST IRON PILASTERS
OTHER:
CONDITION GOOD: X FAIR: ___ POOR: ___ MOVED: ___ (DATE): ___

EXTERIOR ALTERATIONS/ADDITIONS (DATED): DISPLAY WINDOWS AND ENTRYWAY ALTERED; REAR 2/5 OF BLDG ADDED AND ENCLOSED, ONE STORY ONLY, C 1940
NOTEWORTHY LAND:

ASSOCIATED STRUCTURES:

KNOW ARCHEOLOGICAL FEATURES:

SETTING: BUILDING FACES WEST AND OPENS ONTO S JACKSON IN THE HEART OF DOWNTOWN ROSEBURG. THE REAR ENTRY OPENS ONTO MAIN STREET. THE BUILDING OCCUPIES THE ENTIRE LOT.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

THIS BUILDING WAS CONSTRUCTED AS ONE 40' X 60' STRUCTURE WITH INDENTICAL HALF TO THE NORTH AND WAS OCCUPIED IN 1910 BY THE R. B. MATTHEWS BILLIARDS AND TOBACCO SHOP. GEORGE BURCHARD HAD A READY-TO-WEAR SHOP HERE IN 1921-22. GEORGE SINGLETON BOUGHT THE BUILDING IN 1941 AT WHICH TIME IT WAS THE SITE OF ROSEBURG ELECTRIC. LATER CALLED SINGLETON ELECTRIC. JAY GOLDEN OPERATED THE PHOTO LAB HERE FOR MANY YEARS, UNTIL 1986. THE UPSTAIRS APARTMENT HAS ACCESS FROM EITHER JACKSON OR MAIN STREETS.

SOURCES: PHIL SINGLETON, OWNER OF THE BUILDING; SANBORN FIRE MAPS, DOUGLAS COUNTY MUSEUM FILES AND PHOTOS; DOUGLAS COUNTY COURTHOUSE RECORDS; ROSEBURG CITY DIRECTORIES

NEGATIVE NO: ROLL C 16 RECORDED BY: MARIANNE KADA
SLIDE NO: 11 DATE: MARCH 1991

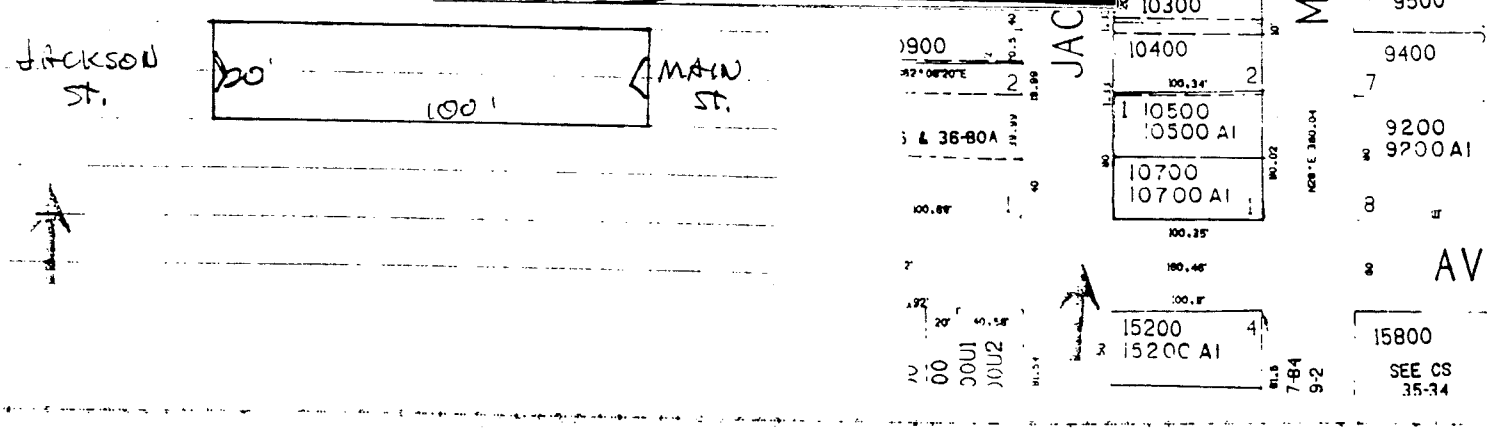
SHPO INVENTORY NO: 1216

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: The Photo Lab
ADDRESS: 635 S. Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 10100
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll



GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1216

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: _____
COMMON NAME: Touch of Class, Custom Jewelry
ADDRESS: 640, 644,646 S Jackson
CITY: Roseburg, OR 97470
OWNER: Marsters heirs
PO Box 1212, Longview, WA 98632
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 11000
ADDITION: Roseburg
BLOCK: 38 LOT: pt. L 2 QUAD: Rsbg.
Tax Acc.t # 52322.03

DATE OF CONSTRUCTION: c 1900
ORIGINAL USE: _____
PRESENT USE: Retail store
ARCHITECT: _____
BUILDER: H. L. Marsters
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 40' x 100' NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): Yes, partial
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME: _____
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco and brick
DECORATIVE FEATURES: _____
OTHER: _____
CONDITION: GOOD x FAIR__ POOR__ MOVED___ (DATE) _____

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows and entryway altered, c.1950; rear of building shows original wide door space, now concrete block
NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHEOLOGICAL FEATURES: _____

SETTING: Storefronts face east and open onto Jackson St. in the heart od downtown Roseburg; read opens onto open alleyway, undeveloped. Building occupies entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This one-story brick building was probably built by Horace Marsters c.1900. In 1910 the building housed two businesses, the Max Weiss grocery store in the south half and the W. J. Long Harness and Saddlery Shop in the north half. The north one-half of the building was further divided in the 1930s, the larger north section was occupied by LuVerne's Dress Shop and the south portion by successive optometrists Dr. H. C. Church, Dr. Dean Bubar, and Dr. Clinton. At the present time the north section is occupied by "Touch of Class" clothing store, the south space is occupied by "Roseburg Custom Jewelry". The south one-half of the store was occupied by Johnny's Toy Store in the 50s and 60s; it now houses the trophy section of "The Put On".

SOURCES: Sanborn Fire maps; Douglas County Museum files & photos, Roseburg City Directories; Douglas County Courthouse records.

NEGATIVE NO.: Roll A, 7A
SLIDE NO.: 9
RECORDED BY: Marianne Kadas
DATE: March 1991

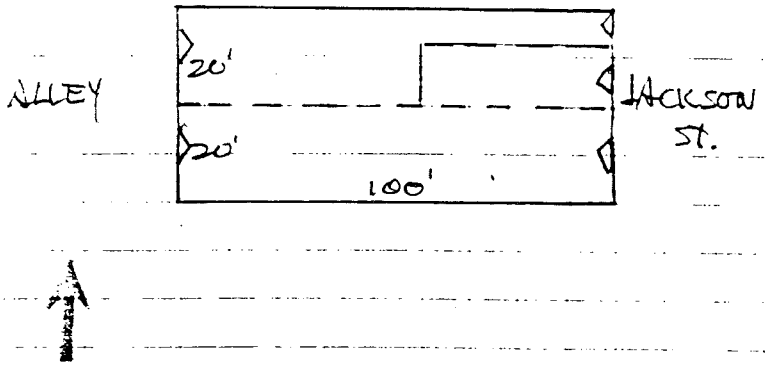
SHPO INVENTORY NO.: 1217

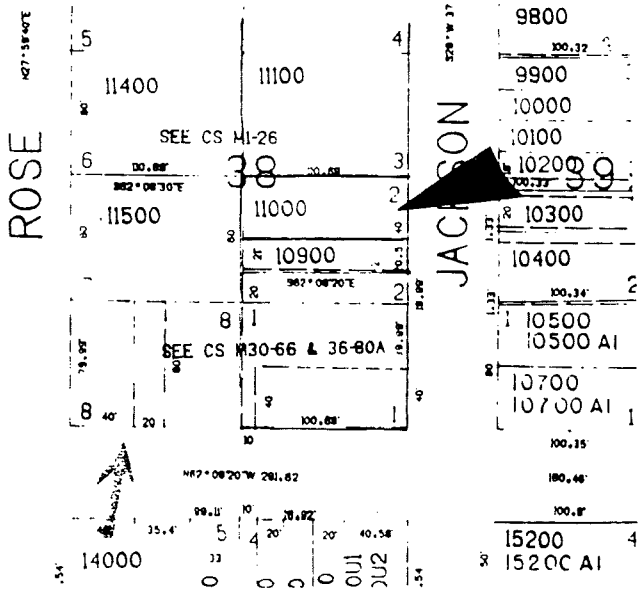
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Torch of Class, Put On, Custom Jewelry
ADDRESS: 640, 644, 646 SE Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 11000
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll A, 7A SLIDE NO.: 9





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1217

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: WOOLWORTH'S
COMMON NAME: Bryant's Clothing Store
ADDRESS: 645 S. Jackson
CITY: Roseburg, OR 97470
OWNER: Gordon Singleton
PO Box 1790, Roseburg, OR 97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 10400
ADDITION: Roseburg
BLOCK: 39 LOT: pt. L 2 QUAD: Rsbg.
Tax Acc.t # 52330.01

DATE OF CONSTRUCTION: c.1907
ORIGINAL USE: Retail store
PRESENT USE: Retail store (vacant)
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 50' x 100' NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: Sloping with low gable & parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered, rear, one triple-sash segmental-arched remaining
EXTERIOR SURFACING MATERIALS: Front, stucco & tile; rear, painted brick
DECORATIVE FEATURES:
OTHER:
CONDITION: GOOD x FAIR__ POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows and entryway altered, three segmental-arched windows in rear bricked in; various doorways bricked in, rear.
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces west and opens onto Jackson St. in the heart of downtown Roseburg. Rear opens onto Main St. Building occupies entire lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance. dates. events, persons. contexts)

This building was originally constructed for use as a dry goods store, The New York Store, selling clothing, boots, and shoes. The business continued in this location until c.1915. Records from 1920-21 show the Johnson Retread Shop and a car dealership, perhaps explaining some of the alterations to the rear doorway system. In 1932 the upper floor housed Green's Recreational Parlors featuring billiards, eating facilities, and an athletic club. It was later a dance hall call The Oriental Gardens; a few Oriental motifs are still visible on the walls. Woolworth's occupied the building from the early 1930s through the 1970s; the Bistrim's Variety operated here after Woolworth's. Later tenants were women's clothing shops. The building is now vacant.

SOURCES: Gordon Singleton, owner of building; Roseburg City Directories; Sanborn Fire maps; Douglas County Museum files & photos.

NEGATIVE NO.: Roll A, 5A
SLIDE NO.: 10
RECORDED BY: Marianne Kadas
DATE: March 1991

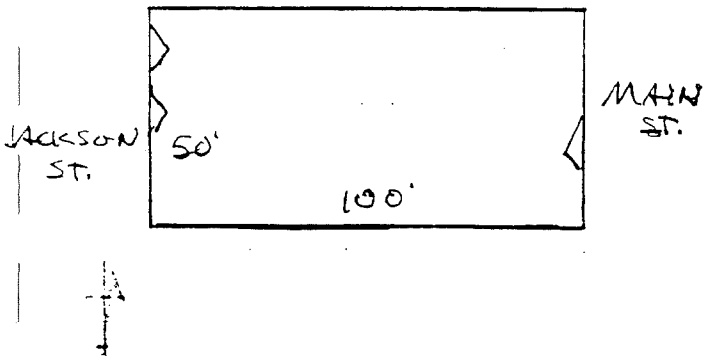
SHPO INVENTORY NO.: 1218

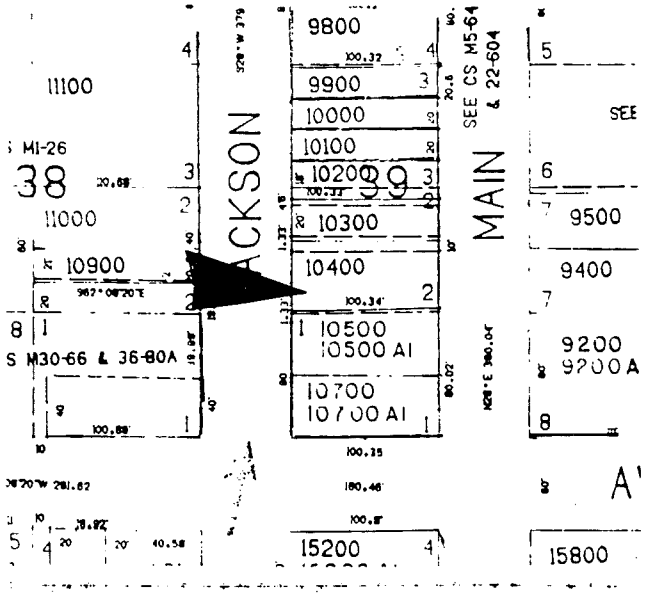
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Bryant's Clothing WOOLWORTH BUILDING
ADDRESS: 645 SE Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 10400
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll A, 5A SLIDE NO.: 10





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1218

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: _____
COMMON NAME: D. J.'s Jewelers
ADDRESS: 650 S. Jackson
CITY: Roseburg, OR 97470
OWNER: Viletta West
473 W. Riverside Dr., Roseburg, OR97470
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 10900
ADDITION: Roseburg
BLOCK: 38 LOT: pr. L 2 QUAD: Rsbg.
Tax Acc.t # 52322.02

DATE OF CONSTRUCTION: c.1915
ORIGINAL USE: Retail store
PRESENT USE: Retail store
ARCHITECT: _____
BUILDER: _____
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 20' x 90' NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: Sloping, with parapet; Composition roofing
WALL CONSTRUCTION: Brick STRUCTURAL FRAME: _____
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Front, new brick & metal sheathing; rear, old brick
DECORATIVE FEATURES: _____
OTHER: _____
CONDITION: GOOD x FAIR__ POOR__ MOVED____ (DATE) _____

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Brick facade & windows, c1970

NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHEOLOGICAL FEATURES: _____

SETTING: Building faces east and opens onto Jackson St. in the heart of downtown Roseburg. Rear opens onto open alleyway. Building occupies nearly all of lot.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance. dates. events, persons, contexts) USE CONTINUATION SHEET IF NECESSARY

This building was probably constructed by Martha Smith or G. W. Young, c.1915. The Bubar brothers bought the structure in 1920, Paul Bubar was a jeweler and watchmaker, Dr. Dean Bubar was an optometrist; the two brothers shared a place of business for many years. Other jewelry stores to occupy the space were Morgan Lawson, Arnstein's, and Weinstein's. D. J. Jewelers are the present tenants.

SOURCES: Jack West, owner of building; Pauline Bubar McKillop; Roseburg City Directories Douglas County Museum files & photos; Sanborn Fire maps.

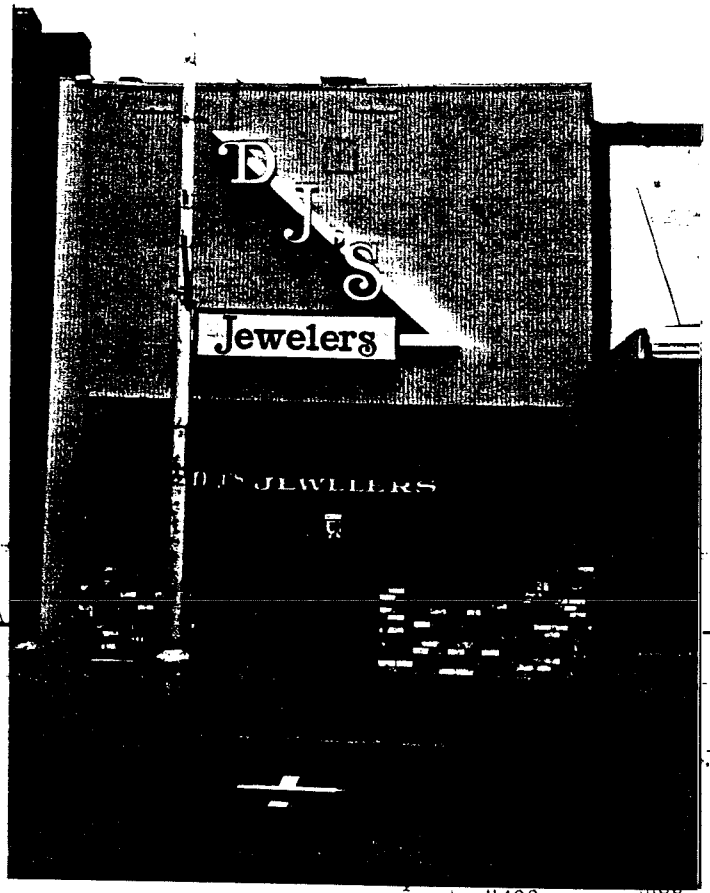
NEGATIVE NO.: Roll A, 6A
SLIDE NO.: 3
RECORDED BY: Marianne Kadas
DATE: March 1991

SHPO INVENTORY NO.: 1219

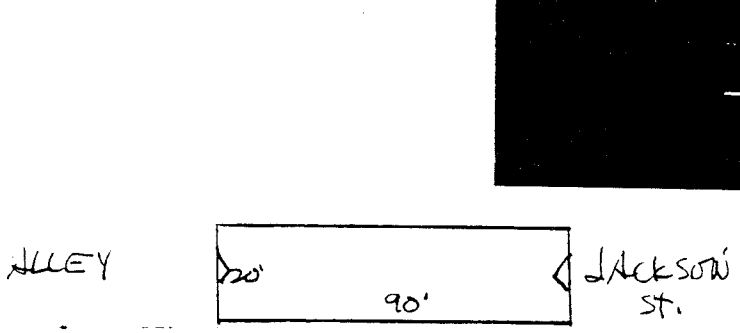
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

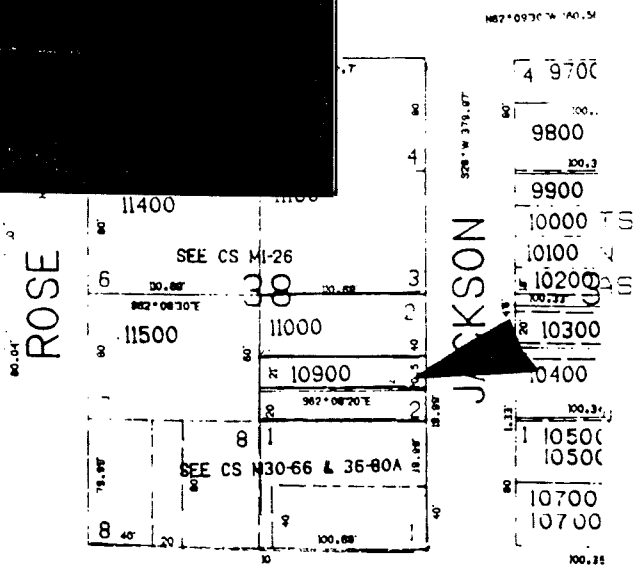
NAME: D. J. Jewelers
ADDRESS: 650 S. Jackson
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 10900
QUADRANGLE: Roseburg



NEGATIVE NO.: Roll A, 6A





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1219

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME: STEPHEN'S GARAGE
COMMON NAME: Clemons Boot Shop
ADDRESS: 439 Se Main
CITY: Roseburg, OR 97470
OWNER: W. Adair, Jr., and Amy Adair
2350 S. Marion, Albany, OR 97321
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 1500
ADDITION: Roseburg
BLOCK: 20 LOT: pt. L 7 QUAD: Rsbg.
Tax Acc.t # 52161.02

DATE OF CONSTRUCTION: 1904
ORIGINAL USE: Carriage repository
PRESENT USE: Boot Shop
ARCHITECT:
BUILDER:
THEME: Commerce
STYLE: Modern
(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 40' x 90'
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete floor
BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Gable roof with false front; Composition roofing
WALL CONSTRUCTION: Wood frame with stucco
STRUCTURAL FRAME: Wood frame
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES:
OTHER: Lubrication pit
CONDITION: GOOD__ FAIR_X_ POOR__ MOVED___ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Rear addition concrete block, 1940s.

NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The building faces west on Main Street on the edge of the Roseburg business district. The street slopes downhill somewhat at this point. The building occupies most of the lot; the remainder is undeveloped.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This one-story building was constructed as a carriage repository, probably in conjunction with J. F. Barker's Farmer's Livery, Feed and Sale Stables directly to the south. In 1915 the property was owned by Roseburg dentist, Dr. Clarence Pearson. In the early 1930s through the 1950s it was the site of Ialo Stephens' Auto Company and Garage. Mr. Stephens was Fire Chief in Roseburg. In 1954 Emery Williams Key Shop was in business here and the building later housed the Service Center. The present occupants are a boot manufacturing service.

SOURCES: Jack Adair, owner of the building; Sanborn Fire maps; Roseburg City Directories; Douglas County Museum files & photos; Douglas County Courthouse records.

NEGATIVE NO.: Roll
SLIDE NO.: 23
RECORDED BY: Marianne Kadas
DATE: March 1991

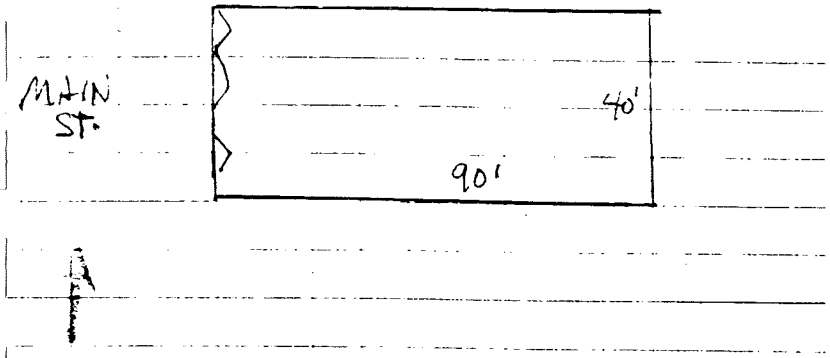
SHPO INVENTORY NO.: 1220

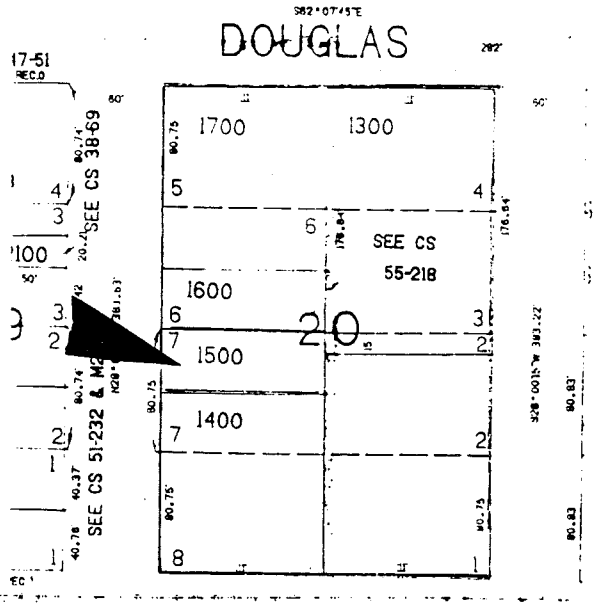
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Clemm's Boot
ADDRESS: 439 SE Main
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 1500
QUADRANGLE: Roseburg

NEGATIVE NO.: SLIDE NO. 28





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO. 1220

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: DOUGLAS

HIST. NAME:
COMMON NAME: Roseburg Resale
ADDRESS: 648-658 SE Rose St.
CITY: Roseburg, OR 97470
OWNER: H. M. & M. M. Bauer
4556 Maupin Rd. Oakland, OR 97462
T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 11700
ADDITION: Roseburg Railroad
BLOCK: 37 LOT: pt L.3&4 QUAD: Rsbg.
Tax Acc.t # 52307.01

DATE OF CONSTRUCTION: 1912
ORIGINAL USE: Garage
PRESENT USE: Second-hand store
ARCHITECT:
BUILDER: F. F. "Pat" Patterson
THEME: Commerce
STYLE: Modern

(BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)

PLAN TYPE/SHAPE: Rectangular, 80' x 100' NO. OF STORIES: 1
FOUNDATION MATERIAL: Manufactured stone BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Sloping with low gables and parapet; Composition roofing
WALL CONSTRUCTION: Manufactured stone STRUCTURAL FRAME:
PRIMARY WINDOW TYPE: Altered
EXTERIOR SURFACING MATERIALS: Stucco
DECORATIVE FEATURES: Small cornice brackets and trim
OTHER:
CONDITION: GOOD__ FAIR x POOR__ MOVED__ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Display windows & entryway altered.

NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: Building faces east on Rose Street in the Roseburg business district. Rear opens onto alleyway.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts)

This early garage was built by Pat Patterson for A. C. and Ida Marsters. It had a capacity of 40 cars. Owners in the 1940s were A. J. and Mary Hochradel. In the 1950s the Umpqua Valley Appliance Store was in operation here. It is now a second hand store.

SOURCES: Douglas County Museum files & photos; Sanborn Fire maps; Roseburg City Directories.

NEGATIVE NO.: Roll A, 1A
SLIDE NO.: 1

RECORDED BY: Marianne Kadas
DATE: March 1991

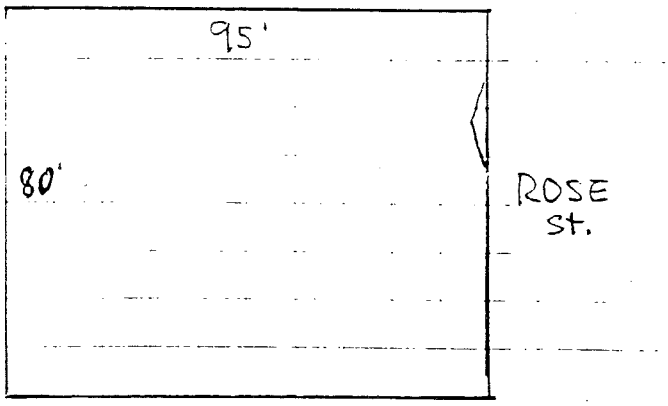
SHPO INVENTORY NO.: 1221

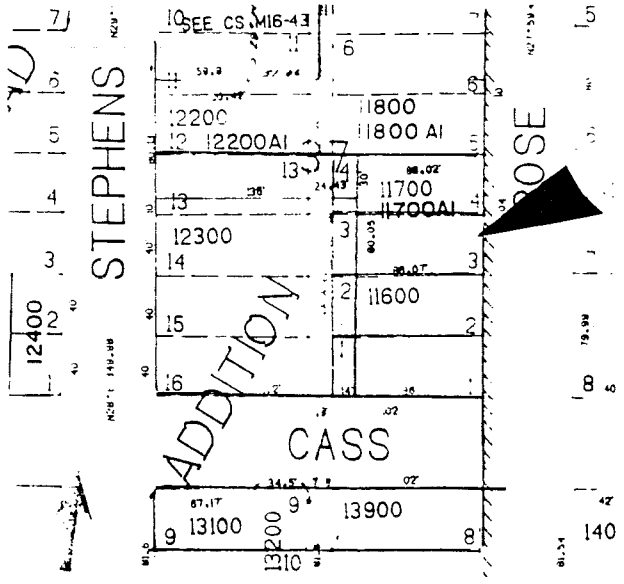
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Roseburg Resale
ADDRESS: 648-658 SE Rose St.
Roseburg, OR 97470

T/R/S: 27 05 19
MAP NO.: BC TAX LOT: 11700
QUADRANGLE: Roseburg

NEGATIVE NO.: Roll A, 1A SLIDE NO.: 1





GRAPHIC & PHOTO SOURCES: Roseburg City Hall

SHPO INVENTORY NO.: 1221