CITY OF ROSEBURG

HISTORIC RESOURCE REVIEW COMMISSION

Roseburg City Hall – City Council Chambers, 900 SE Douglas Avenue Wednesday, December 17, 2025 at 4:00 pm



Public Access: - Facebook Live at www.Facebook.com/CityofRoseburg

AGENDA

- 1. CALL TO ORDER
- 2. ROLL CALL
 Chair Jason Tate

Marilyn Aller

James DeLap

Lisa Gogal

Bentley Gilbert

Stephanie Giles

Nick Lehrbach

3. APPROVAL OF MINUTES

A. Historic Resource Review Commission Minutes from September 17, 2025

- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse
- 6. BUSINESS FROM STAFF
 - A. Newberry's/UCC Building Briefing, Stuart Cowie, Director. Stuart will brief Commissioners on a request from Rachel Pokrandt, UCC President, on delaying some of the façade improvements associated with the previously-approved changes to the historic Newberry's Building at 729 SE Jackson. Please see attached memorandum and copy of related HR-24-004 approval.
- 7. BUSINESS FROM THE COMMISSION
- NEXT MEETING Wednesday January 21, 2026.
- 9. ADJOURNMENT
- 10. (Following adjournment of the meeting) Newberry's/UCC Building Tour, Rachel Pokrandt, UCC President. Rachel Pokrandt will take Commissioners on a tour of the new UCC Building interior at the former J. J. Newberry's store (729 SE Jackson Street). City staff arranged for a vehicle at City Hall to transport some commissioners, although Commissioners may also take their own vehicles or walk.

NOTE: No decision or formal commission business will be conducted during the UCC Building tour. Decisions on the reconfiguration of exterior features on the building will be discussed, if necessary, after presentation of any revised proposal by UCC at a future date and time.

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the City Administration Office at least 48 hours prior to the scheduled meeting date if you need accommodations in accordance with the Americans with Disabilities Act.

TDD users, please call Oregon Telecommunications Relay Service at 800-735-2900.

CITIZEN PARTICIPATION

Comments can be provided via email to the Commission at cdd@roseburgor.gov or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on the day of the hearing. Comments must include the person's name and address, including whether or not they are a resident of the City of Roseburg, for the record. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

The Community Development Director will provide any comments received prior to 12:00 p.m. on Wednesday December 17, 2025 to the Commission, but the comments will not be read out loud during the meeting.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail kmartin@roseburgor.gov.

CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION MINUTES September 17, 2025

CALL TO ORDER – Chair Williams called the meeting of the Historic Resource Review Commission to order at 4:00 p.m. in the Roseburg City Hall Council Chambers.

ROLL CALL - Katie Williams, Marilyn Aller, Jim DeLap, Nick Lehrbach, Bentley Gilbert

Absent: Stephanie Giles and Lisa Gogal

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

Others in the audience: None

APPROVAL OF MINUTES -

Commissioner Lehrbach moved to approve the minutes of the August 20, 2025, meeting as presented. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Williams and Commissioners Aller, DeLap, Lehrbach and Gilbert voted yes. No one voted no.

AUDIENCE PARTICIPATION - None

PUBLIC HEARING -

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

HR-25-016, HR-25-017, HR-25-018, Historic Review for rooftop solar facility on three buildings currently occupied by Oregon Linen Company in the Roseburg Downtown Historic District. Buildings include the (1928) New Service Laundry building at 608 SE Lane, the (1946) Umpqua Tractor and Implement building at 743 SE Pine, and the (1946) Joivin Brake Supply building at 735 SE Pine.

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

Moffett gave the staff report. The applicant proposed a new rooftop solar facility spread across three distinct buildings, which are listed as two contributing resources in the Roseburg Downtown Historic District. After incorporation of staff concerns regarding maintaining the historic character of the buildings when viewed from the street level by passersby and others in the district, including removal of panels on the southernmost street-facing roof plane along SE Lane Street and providing setbacks from the roof edges along SE Pine Street, staff felt that the proposal was able to meet the relevant historic review guidelines and should be approved.

Discussion of solar panels in general ensued.

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

Commissioner DeLap moved to approve the proposed rooftop solar facility and accessory equipment for the 1928 New Service Laundry Building at 608 SE Lane Avenue, (HR-25-016), the 1946 Umpqua Tractor and Implement Building at 743 SE Pine Street, (HR-25-017) and the 1946 Joivin Brake Building at 735 SE Pine Street, (HR-25-018) based on the applicant's proposal. The motion was seconded by Commissioner Lerhrbach and approved with the following votes: Chair Williams and Commissioners Aller, DeLap, Gilbert and Lehrbach voted yes. No one voted no.

BUSINESS FROM STAFF – Mark Moffett presented information about the online survey for the Oregon Heritage Plan Outreach Program that State Preservation Coordinator Kuri Gill hopes All-Star Community members will complete. He reported that staff would bring additional information about the program to future meeting of the Historic Resource Review Commission.

Moffett introduced and the Commission welcomed Gabe Baracker, the recently hired Associate Planner for the Community Development Department.

BUSINESS FROM COMMISSION - None

ristin Martin

ADJOURNMENT – The meeting adjourned at 4:13 p.m. The next meeting is scheduled for Wednesday October 15, 2025, at 4:00 p.m.

Respectfully submitted,

Krístín Martín,

Department Technician



CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPARTMENT 900 SE DOUGLAS AVENUE (3rd Floor) ROSEBURG, OR 97470 541-492-6750

MEMORANDUM

Date:

December 10, 2025

To:

Historic Resource Review Commission

From:

Stuart Cowie, Director

Subject:

Delayed Exterior Siding, etc. at 729 SE Jackson Street (HR-24-004)

Umpqua Community College (UCC) President Rachel Pokrandt has requested a delay in completing the exterior alteration work at the new UCC building downtown, located in the former J. J. Newberry's store. President Pokrandt submitted the following statement for this agenda item:

Umpqua Community College President and CEO, Rachel Pokrandt will present an update on the renovation project at 729 Jackson Street. The project is complete and staff and students will begin operations in the building in January. This is a very exciting project for downtown and a driver of economic development in the downtown core and Dr. Pokrandt is excited to share the project outcomes with you.

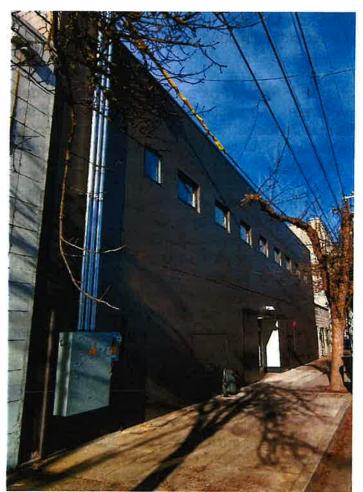
Staff has been working with UCC on how to address the remaining exterior changes needed to comply with the prior approval under HR-24-004 (attached). Specifically, the replacement metal siding has not been installed, storefront windows along SE Main Street were covered over, and the decorative metal sill trim below the storefront windows along SE Jackson Street has not been installed. Staff is allowing the project to obtain occupancy in order to start classes in January, with the understanding that UCC will return at a later date to complete the exterior details. If changes are proposed that do not align with our prior approval in 2024, a separate Historic Review and public hearing on the matter will be required.

President Pokrandt has also offered to give Commissioners a tour of the new building, after the briefing on December 17th, 2025 at our regular meeting.

Photographs of the existing building as constructed are included on the following page. A copy of the original HRRC approval is attached.



Jackson Street View



Main Street View

IN THE MATTER OF THE REQUEST FOR HISTORIC RESOURCE REVIEW APPROVAL AT 729 SE JACKSON STREET

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

I. NATURE OF APPLICATION

Nick Lovemark, applicant, requests historic resource review approval to make modifications to the historic (1955, Secondary Contributing) Newberry's building in downtown Roseburg. Changes are proposed on both the SE Jackson and SE Main Street facades, as well as on the north and south exterior walls facing adjacent buildings on the same block. The applicant proposes to remove both awnings on Jackson and Main, install new window openings, and remove/replace the exterior metal wall cladding system, storefront windows and doors.

This application was submitted on January 25, 2024. Staff sent an incomplete letter on February 9, 2024, and the applicant responded with a partial completeness response on February 16, 2024. The application was made complete with payment of the review fees on February 21, 2024. Therefore, the 120-day deadline for a final decision in this application, including any continued hearings and local appeals, expires on June 20, 2024.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing was held on the application before the Roseburg Historic Resource Review Commission on March 20, 2024. During that hearing, the Commission reviewed historic application number HR-24-004 and it was made part of the record.

III. FINDINGS OF FACT

EXISTING CONDITIONS A.

The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may

have been amended from time-to-time.

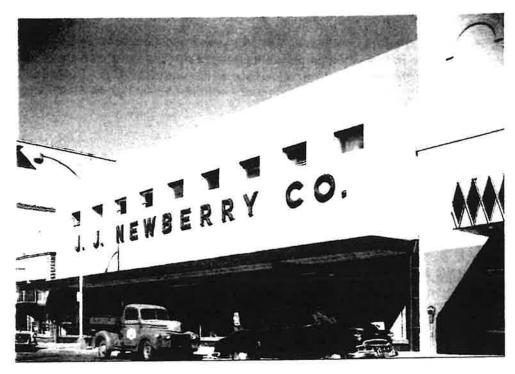
- ii. The subject site may be described as Township 27 South, Range 05 West, Section 19BC, Tax Lot 15500, Tax Lot 15500, Willamette Meridian; R70696.
- iii. The property is zoned CBD (Central Business District) and abuts other CBDzoned properties. The site is within the Roseburg Downtown Historic District.
- iv. The site has an existing two-story building with commercial basement, and inset original entry bays on the two main facades facing SE Jackson and SE Main Streets. Original swinging entry doors and terrazzo entry



Roseburg Downtown Historic District 729 SE Jackson #159

bay flooring face the street just behind the lot line at both existing inset entry bays. The terrazzo flooring spells out "Newberry's" in green cursive font against a buff-pink background. The structure was built in 1955 and is classified as a Secondary Contributing Historic Resource in the Roseburg Downtown Historic District.

v. Historic district documents note that the structure is a brick two-story building with full length display windows running the entire length of the building. Both windows and doors are constructed of sturdy metal framing. The façade includes two colors of metal tile, an orange-umber tone above a ruddy burgundy color below, with nine windows on the Jackson Street façade that are the same size of an individual tile. Large lettering spelling J. J. Newberry Co. was originally located below the row of windows facing SE Jackson Street but has been removed: one can still see the original letter mounting pins on the upper Jackson façade. Large flat projecting canopies are located on both facades, with the original roll-up awnings still found on the Main Street side. The building is done in midcentury modern commercial style, with impressive full-height transparent glazing and metal trim on the main storefront windows. An image showing this original character along Jackson Street is below.



vi. In 2023, under file #HR-23-004, a suite of exterior changes to the building were conditionally approved by the Historic Resource Review Commission. These changes included restoring an inset entry bay along the north end of the Jackson Street façade with a modern entry door, sidelight and transom window, and removal of two of the original swinging entry doors along SE Main Street, replacing them with a single modern entry door and sidelight. Conditions of approval included a requirement to retain or replace in-kind the metal storefront base trim along SE Jackson Street, and to store the original two entry doors being removed on-site in perpetuity, including any accessory hinges and hardware for the doors.

B. AGENCY COMMENTS

Staff from the Roseburg Public Works Department, Roseburg Fire Department, and the Roseburg Urban Sanitary Association (RUSA) have reviewed the proposal and responded with recommendations of approval. Specific comments in these agency responses were as follows:

 Public Works – Street rights-of-way cannot be used for stockpiling or storage of construction materials. Applicant must maintain minimum pedestrian access of 4' on the

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sidewalk during construction;

- Fire Original conditions of approval from HR-23-004 are still applicable to this project (standard fire-related inspections, safety requirements, reporting standards, etc.); and
- RUSA Exterior changes in this application do not appear to affect the sanitary sewer system.

C. ANALYSIS

The historic Newberry's Department Store was originally constructed to serve the people of Roseburg in 1955, and the building has status as a Secondary Contributing structure in the Roseburg Downtown Historic District. As a contributing resource, exterior alterations to the building require consideration before the Historic Resource Review Commission (HRRC) prior to approval, with publication of a staff report before the hearing. The appropriate guidelines are those found at RMC 12.04.110.G.1-7.

The applicant has the burden of proof to show that all the relevant historic review guidelines have been met, and that the proposal complies with all applicable criteria of the Roseburg Municipal Code (RMC 12.10.010.0.1.a). For this application, staff has used the written statements provided by the applicant without supplementation for the findings, other than to briefly paraphrase and include the written comments provided on the annotated photographic survey and inventory of existing building conditions, which is attached to this document. While it is unfortunate that so much of the original exterior building material is being removed, the renovation of the building generally preserves the original midcentury architectural spirit of the structure, and filling the building with activity again will be a welcome change to the downtown environment. The applicant is encouraged to retain original material on-site in perpetuity, especially the doors, in the event that a future historic restoration project takes place.

REVIEW CRITERIA: RMC 12.04.110.G.1-7: EXTERIOR ALTERATIONS/ADDITIONS TO D. HISTORIC RESOURCES

This section applies to all contributing, significant, primary, historic, eligible or similarly classified historic resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Retention of original construction. All original exterior materials and details shall be preserved to the maximum extent possible.

Findings for 1: The proposal recognizes the importance of retaining original construction and seeks to do so where the material is salvageable. The original terrazzo at both the Jackson and Main Street doors will be retained and restored. Additionally, the brushed metal trim that sits beneath the storefront and defines a strong horizontal band can be repaired and replaced where missing on both the Jackson and Main Street storefronts. Unfortunately, the entire metal façade is in a state where repair and restoration/limited replacement in place is not achievable. Therefore, the proposal seeks approval to replace the Jackson and Main Street exterior walls with a similar metal façade, with the same rhythm, scale, and grid as the original design. Additionally, the change in panel color would occur at the same vertical datum as the original construction. Since the facades require complete replacement and cannot be restored in place or by limited replacement of panels, the application seeks approval to use an alternative color scheme as noted on the drawings. The application also includes the replacement of the original remaining exterior doors to match those approved in application HR-24-003. These existing doors and hardware would be carefully removed and stored on site.

The applicant has submitted a 10-page photographic inventory of the existing building with written notes describing the condition of the exterior metal panels, caulking, awnings, drainage system and

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fascia panels. This document is attached for reference. Based on the applicant's arguments, this criterion is met.

- 2. Height. Additional stories may be added to historic building and zoning codes.
 - The added height complies with requirements of the building and zoning codes.
 - b. The added height does not exceed that which was traditional for the style of the building.
 - c. The added height does not alter the traditional scale and proportions of the building style.
 - d. The added height is visually compatible with adjacent historic resources.
- 3. Bulk. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - The addition is visually compatible with adjacent historic resources.

<u>Findings for 2 and 3:</u> There are no changes proposed to the height or bulk of the building. Therefore, these guidelines are not relevant to the current proposal.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

<u>Findings:</u> There are no significant changes to the lines of columns, piers, spandrels or other primary structural elements. Awnings and storefront windows are accessory elements within the overall structural system. This criterion is met.

5. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (window to wall) shall be visually compatible with traditional architectural character of the historic building.

Findings: Seven additional window openings are proposed. Six are located on the CMU walls at the interior lot lines and do not feature prominently in the character of the building from the street. The additional window on Main Street completes and balances the composition and rhythm of the existing windows. Removal of the elevator entrance on the Main Street side and replacement with a single solid door matching the color of the surrounding metal panels maintains the solid/void relationship at the street level. Therefore, this criterion is met.

6. Materials and Texture. In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Historic Preservation League of Oregon's Rehab Oregon Right manual.

Findings: All proposed doors and storefront at the street level will be replaced with an anodized aluminum finish to match the original construction. The existing façade includes two colors of metal tile, some of which have been painted over. A darker burgundy color was originally used from the ground up to the top of the awning, with a lighter orange-umber tone above. Unfortunately, the façade requires complete replacement, so limited replacement and repair of individual metal tiles that match the original colors is not an option. The color of the original tiles was related to the original Newberry's brand across a variety of department stores. Since replacement of the entire façade is proposed, the proposal seeks to pay homage to the original mid-century lines and sensibility, but with a more neutral color palette of grays and charcoals. This color scheme would be more adaptable and harmonious to the green hues that would be part of the interior build-out by the owner that would be seen through the transparent band of glazing. Therefore, this criterion is met.

7. Signs, lighting, and other appurtenances. Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic resource.

Findings for 2 and 3: No signs, lighting or other appurtenances are shown on the submitted drawings or included in the current application. Therefore, this guideline does not apply.

IV. CONCLUSION

The applicant has proposed the wholesale replacement of the original exterior façade of the Newberry's Department Store building, including replacement siding, removal of the awnings, replacement doors and windows, and new window openings as indicated on the proposed drawings attached to this report.

Based on the above findings, the Historic Resource Review Commission APPROVES Historic Resource Review application #HR-24-004 for alterations as depicted in the plans attached to this report.

V. ORDER

BASED ON THE APPLICANT'S PROPOSAL, PHOTOGRAPHIC INVENTORY AND SUBMITTED DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-24-004 FOR EXTERIOR ALTERATIONS TO THE HISTORIC NEWBERRY'S DEPARTMENT STORE AT 729 SE JACKSON STREET IN THE ROSEBURG DOWNTOWN HISTORIC DISTRICT.

3/20/24 Date nunity Development Director

mmel, Historic Resource Review Commission Chair

Historic Resource Review Commission Members:

Kylee Rummel, Chair Bentley Gilbert

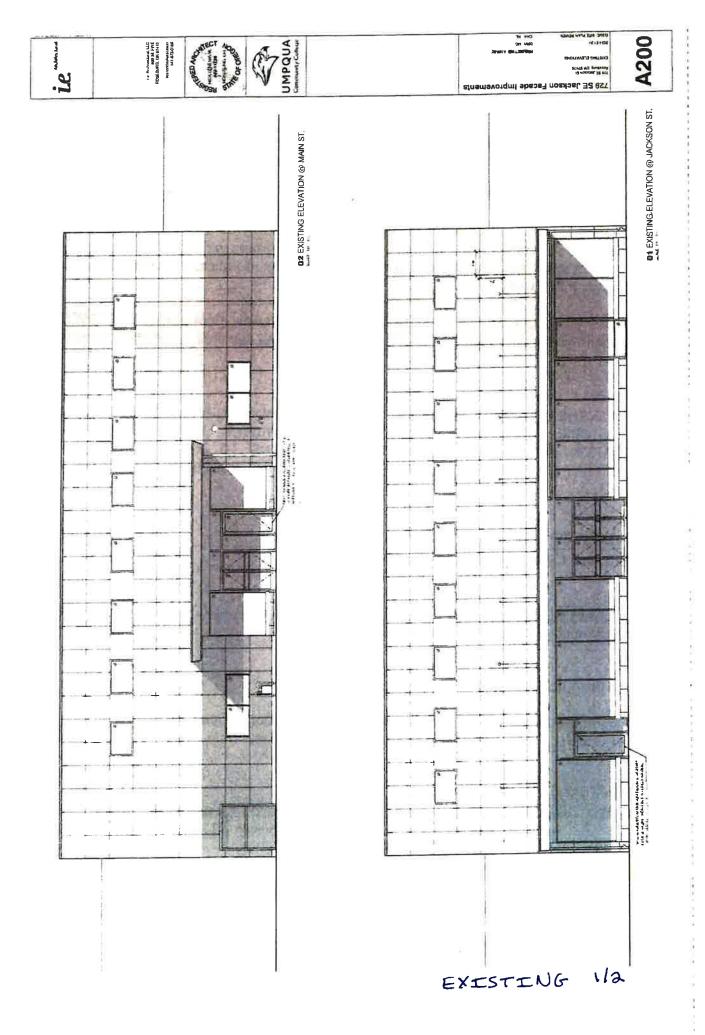
Lisa Gogal, Vice Chair

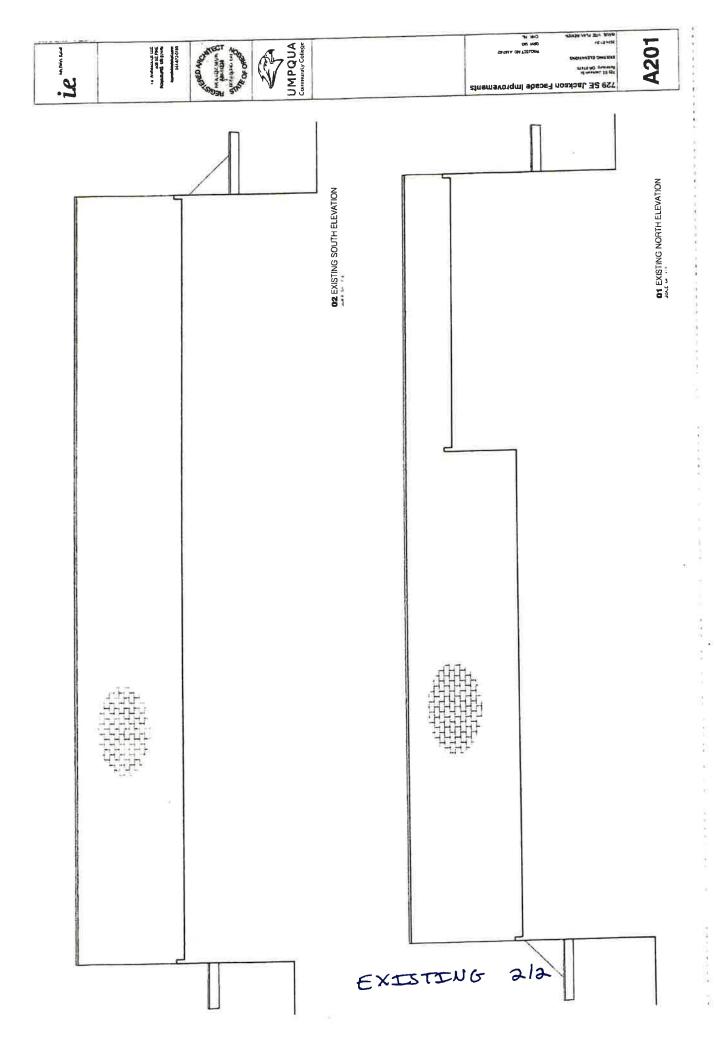
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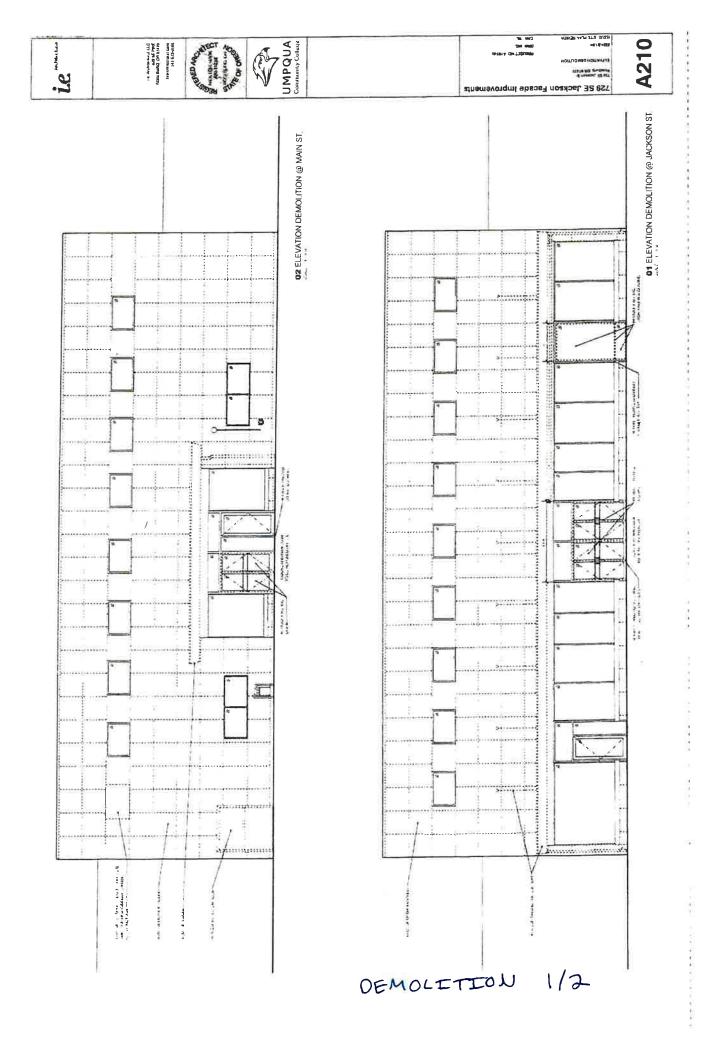
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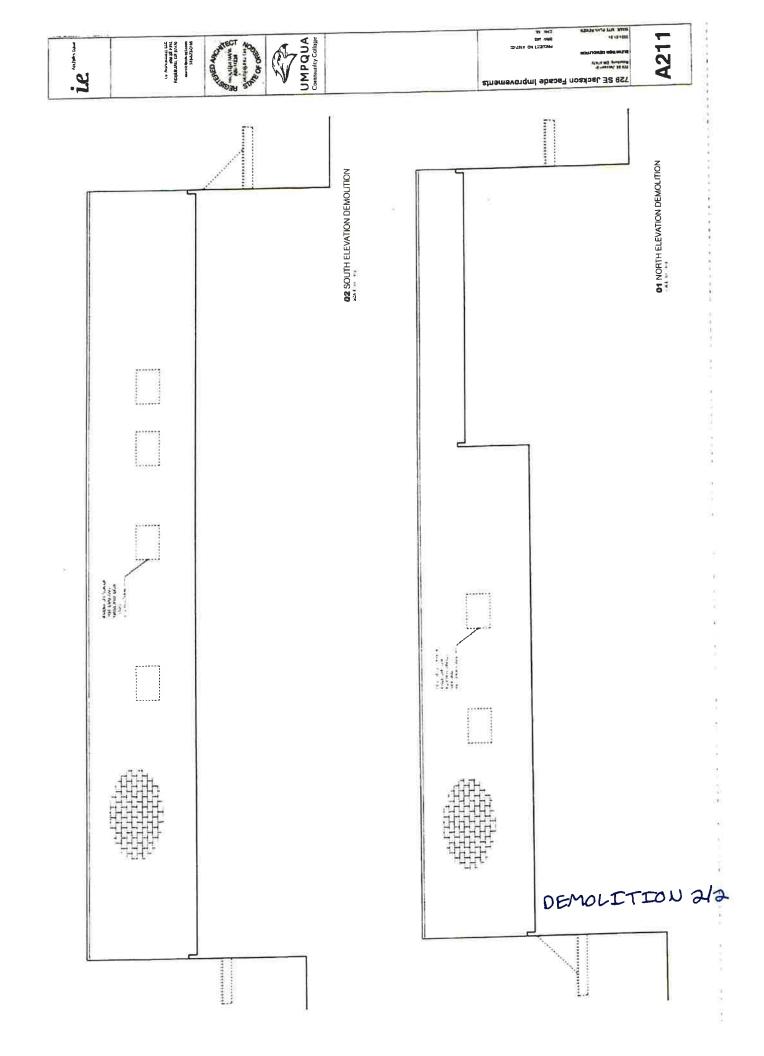
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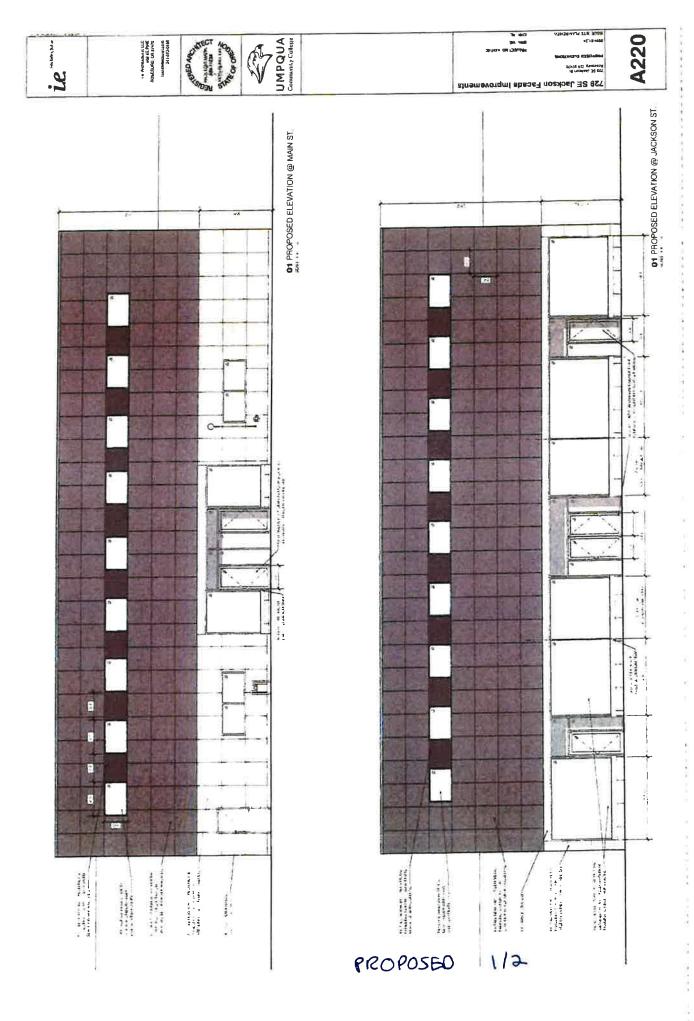
Approved Drawings (existing, demolition, proposed - 6 pages total) Applicant photographic inventory of existing conditions (10 pages total)

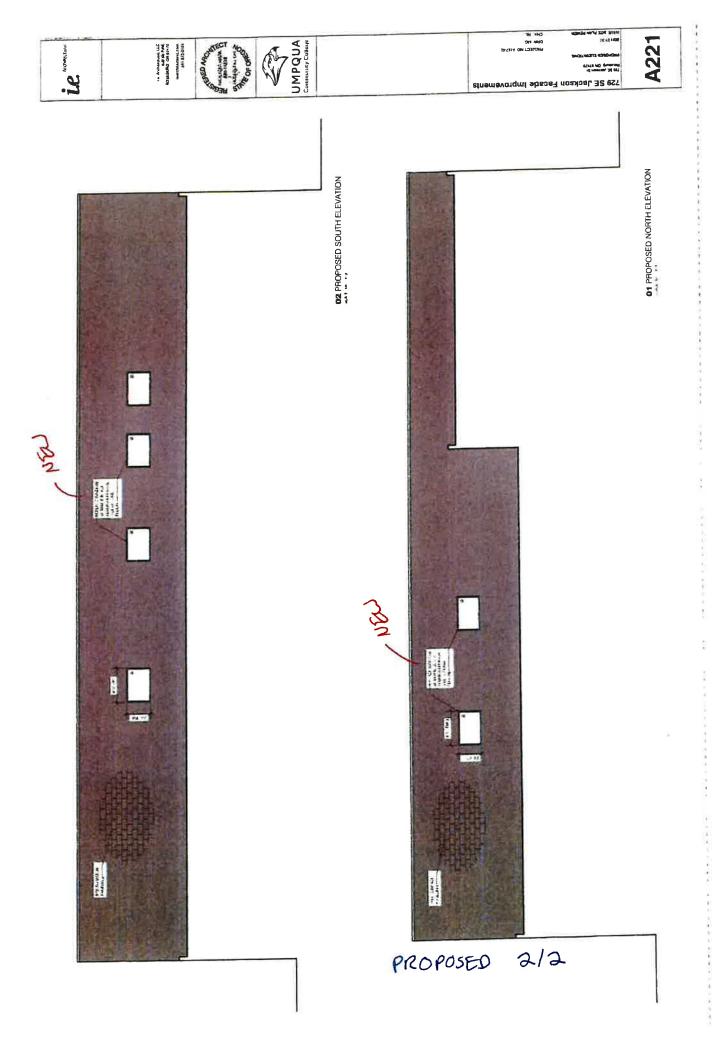








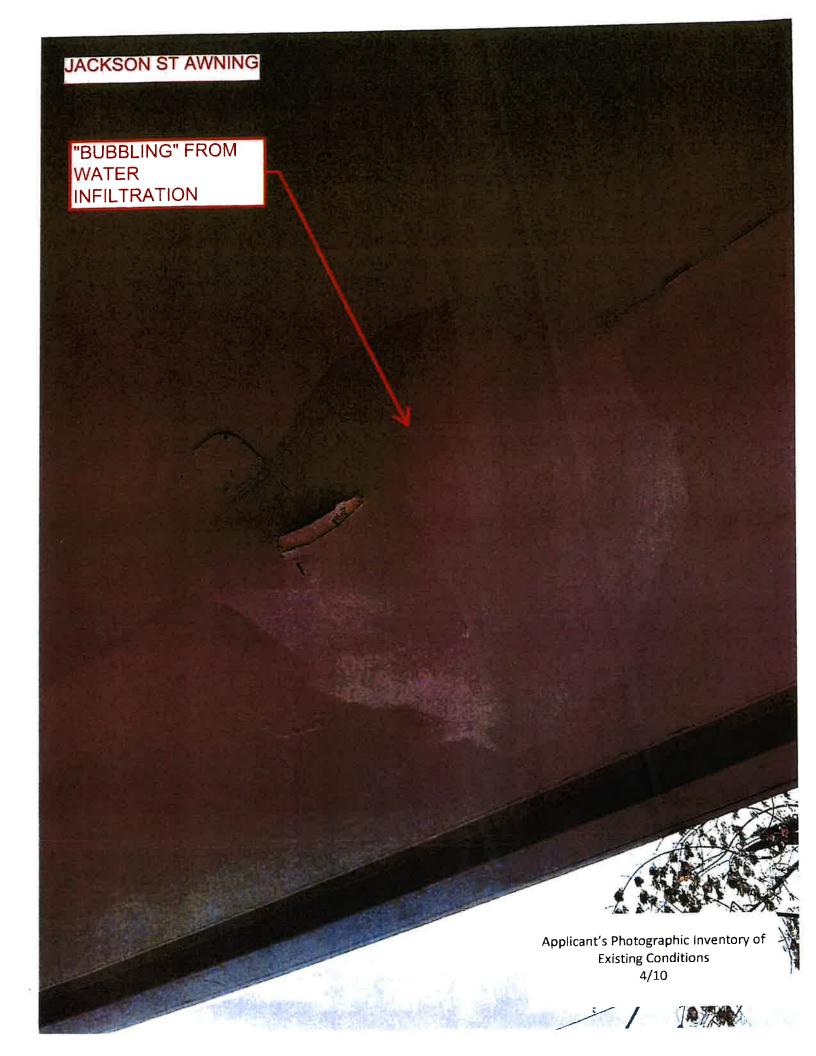


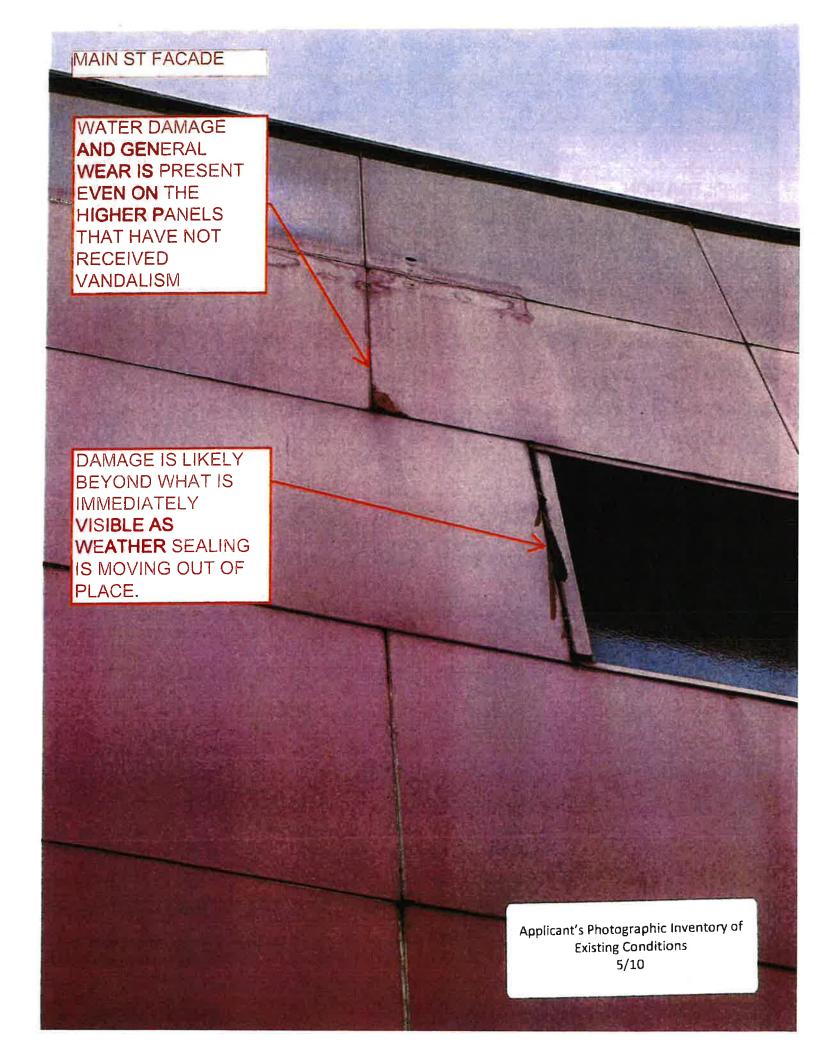




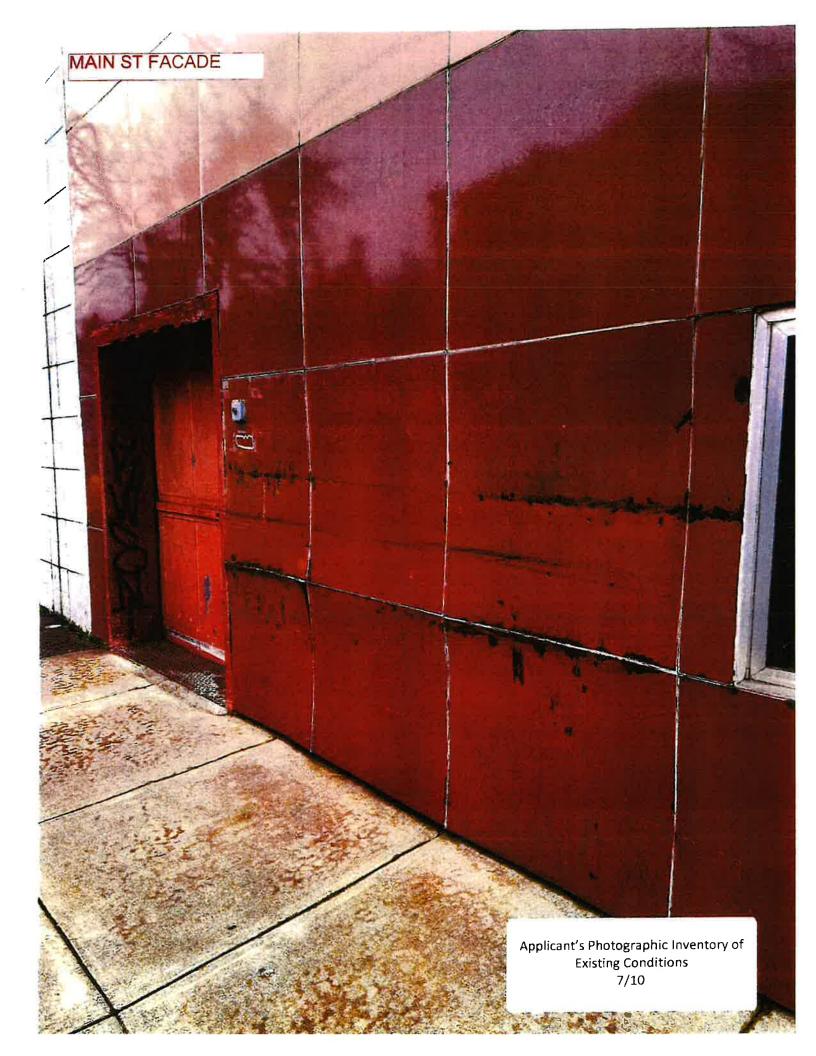


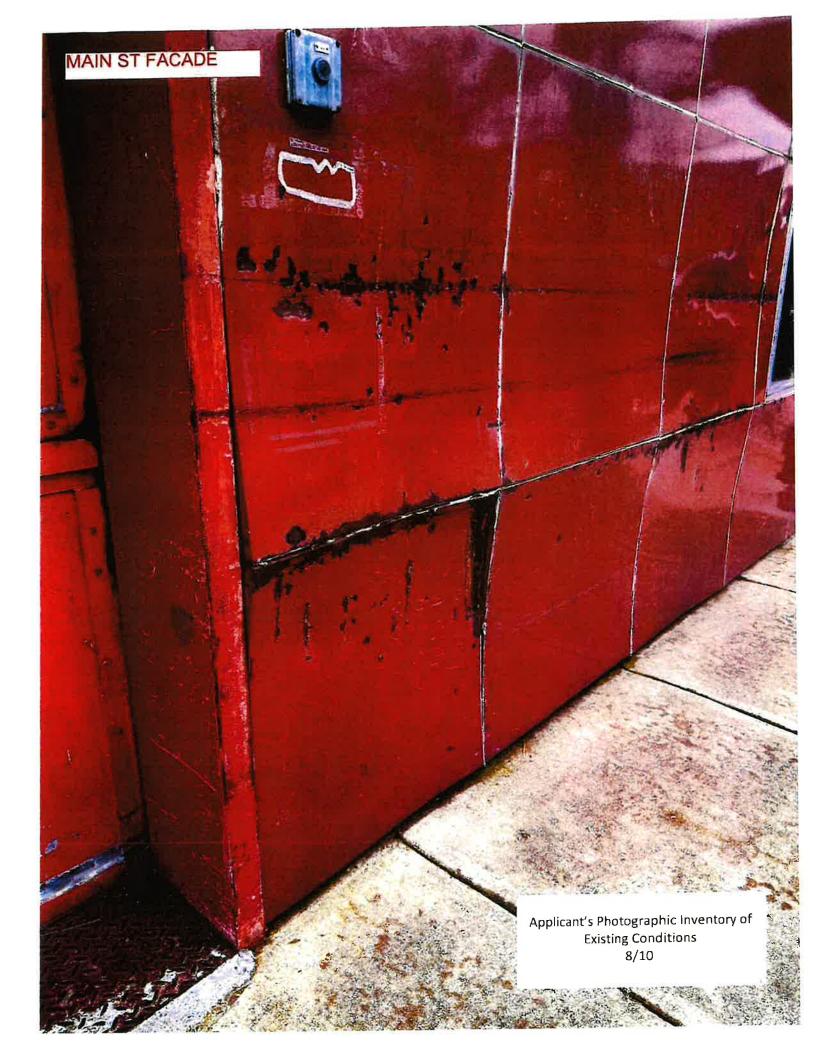




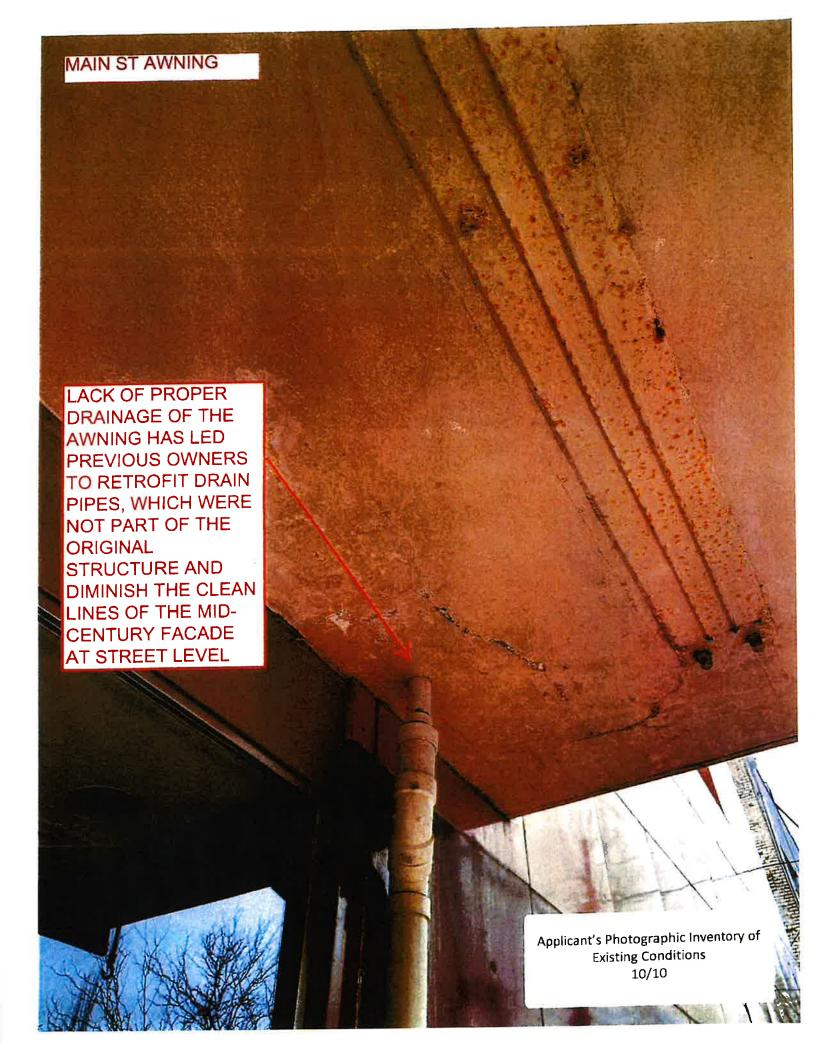














AFFIDAVIT OF MAILING

I, Kristin Martin, affirm that I am on the staff of the City of Roseburg Community Development Department. On March 22, 2024, I mailed a true copy of the Order of Approval for applicant I.E. Engineering, LLC on behalf of Umpqua Community College for property at 729 SE Jackson Street (R70696), Roseburg to the persons listed in File No. HR-24-004.

Kristin Martin, Department Technician

State of OREGON County of Douglas

This record was acknowledged before me on Much 22-2024 by Kristin Martin, Department Technician.

Notary Public - State of Oregon

UMPQUA COMMUNITY COLLEGE 1140 UMPQUA COLLEGE ROAD ROSEBURG, OR 97470

I.E. ENGINEERING ATTN: NICK LOVEMARK **809 SE PINE STREET** ROSEBURG, OR 97470

