

1-21-2026

CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Roseburg City Hall – City Council Chambers, 900 SE Douglas Avenue
** Special Hearing Date to replace January 21, 2026 session **
Wednesday, January 28, 2026 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 December 17, 2025
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered/See Information on the Reverse**
- 6. BUSINESS FROM STAFF**
 - A. Briefing on Roseburg Main Street Organization from Board President **Sarah Everman**. An update for Commissioners on the in-process re-launch of a local Main Street organization (preservation-based downtown revitalization program). Sarah will provide an update and answer any questions.
 - B. Amended HR-24-004 at 729 SE Jackson Street (UCC @ Historic Newberry's Building), **Stuart Cowie, Director**. Stuart will brief Commissioners on a request from Rachel Pokrandt, UCC President, as noted in a revised analysis and findings for this hearing. Please see attached memorandum and copies of related HR-24-004 approval (Exhibit A) and revision request from UCC (Exhibit B).
 - C. Annual election of HRRC Vice Chair for 2026. Stu Cowie will facilitate a discussion and vote for the Vice Chair position for this calendar year.
- 7. BUSINESS FROM THE COMMISSION**
- 8. NEXT MEETING – Wednesday February 18, 2026.**
- 9. ADJOURNMENT**

The agenda packet is available on-line at:
<http://www.cityofroseburg.org/your-government/commissions/historical-resource-review/>

AMERICANS WITH DISABILITIES ACT NOTICE

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

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

CITIZEN PARTICIPATION

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

The Community Development Director will provide any comments received prior to 12:00 p.m. on Wednesday January 28, 2026 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
December 17, 2025

CALL TO ORDER – Chair Tate 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 – Jason Tate, Marilyn Aller, Jim DeLap, Nick Lehrbach, Bentley Gilbert

Absent: Stephanie Giles (excused), Lisa Gogal

Others Present: Community Development Director Stuart Cowie, Associate Planner Gabe Baracker, Department Technician Kristin Martin

Others in the audience: Rachel Pokrandt, UCC President

Director Cowie introduced Jason Tate, the new Historic Resource Review Commission Chair.

APPROVAL OF MINUTES -

Commissioner Lehrbach moved to approve the minutes of the September 17, 2025, meeting as presented. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Tate and Commissioners Aller, DeLap, Lehrbach and Gilbert voted yes. No one voted no.

AUDIENCE PARTICIPATION – None

BUSINESS FROM STAFF –

Director Cowie briefed Commissioners about the request from Rachel Pokrandt, UCC President, to delay some of the façade improvements associated with the previously approved changes related to Historic Resource Review HR-24-004, for the historic Newberry's Building at 729 SE Jackson. He reminded Commissioners that no formal decision on this topic would be required at this meeting, but they would have an opportunity to discuss and reevaluate the project at a later date.

Cowie stated that staff has been working with UCC on ways to address the remaining exterior changes needed to comply with the prior approval under HR-24-004; more 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. He added that staff is allowing the project to obtain occupancy to facilitate the start classes in January, with the understanding that UCC would return later to complete the exterior details according the 2024 approval. He went on to say that if the changes proposed do not align with the prior 2024 approval, a separate Historic Review and public hearing on the matter will be required due to the historical significance of the building.

Director Cowie introduced Rachel Pokrandt, UCC President who was in attendance to clarify any information or answer questions that the Commissioners have about the project. Pokrandt

thanked the Commission for allowing her to attend the meeting, gave a brief history of the project to date and explained various ways the project had exceeded expected costs thus resulting in a deviation from the 2024 Historic Review approval. She asked Commissioners to keep an open mind as they toured the building after the meeting and as they determined whether an additional Historic Review and public hearing on the matter would be required. She added that she felt the improvements to the building thus far, regardless of the historical significance, were a vast improvement over what the building looked like before the project began. Discussion ensued and Commissioners asked additional questions for clarification.

BUSINESS FROM COMMISSION – None

ADJOURNMENT – The meeting adjourned at 4:17 p.m. The next meeting is scheduled for Wednesday January 21, 2026, at 4:00 p.m.

Following adjournment of the meeting, Rachel Pokrandt, UCC President conducted a tour for Commissioners, of the new UCC Building interior at the former J. J. Newberry's store at 729 SE Jackson Street (HR-24-004).

No decisions or formal Commission business were conducted during the UCC Building tour. It was acknowledged that decisions on the reconfiguration of exterior features on the building would be discussed, if necessary, after presentation of any revised proposal by UCC at a future date and time

Respectfully submitted,



Kristin Martin,
Department Technician



CITY OF ROSEBURG

HISTORIC RESOURCE REVIEW COMMISSION

AGENDA ITEM REPORT

HRRC Review No. HR-24-004

Meeting Date: January 28, 2026

Prepared for: Historic Resource Review Commission

Staff Contact: Stuart Cowie, Director

Request: Amended Historic Review Exterior Alteration Request at 729 SE Jackson Street.

PROPOSAL SUMMARY:

UCC, applicant, is requesting to no longer replace the original metal wall cladding with a similar in-kind material, remove the windows along SE Main St., and discontinue the decorative metal sill trim below the storefront windows along SE Jackson St. as submitted in their original plans and approved by the HRRC. The applicant is now proposing to leave the building as finished with the concrete underneath the original metal paneling painted a grey charcoal color to match UCC brand colors as the finish to the exterior of the building. UCC is requesting the HRRC amend its approval provided March 20, 2024, no longer requiring the replacement of the metal paneling and approving the exterior changes to the building as now completed.

CONCLUSION AND RECOMMENDATION:

Guidelines for the exterior remodeling or alteration of a historic resource are provided in Roseburg Municipal Code 12.04.110(G). Based on the information provided by the applicant and the findings in this report, staff recommend that the Historic Resource Review Commission approve this proposal.

SUGGESTED MOTION:

I MOVE TO AMEND THE HISTORIC RESOURCE REVIEW APPLICATION #HR-24-004 APPROVAL FOR THE HISTORIC NEWBERRY'S DEPARTMENT STORE AT 729 SE JACKSON ST., NO LONGER REQUIRING THE REPLACEMENT OF THE METAL PANELING AND APPROVING THE EXTERIOR CHANGES TO THE BUILDING AS COMPLETED.

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

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

I. ANALYSIS

On March 20, 2024, Umpqua Community College was granted historic resource review approval by the HRRC to make exterior modifications to the historic (1955, Secondary Contributing) Newberry's Department Store building in downtown Roseburg. Changes included alterations to both the SE Jackson and SE Main Street facades, as well as the north and south exterior walls facing adjacent buildings on the same block. The applicant was given specific approval to remove both awnings on Jackson and Main, install new window openings, remove and replace the exterior metal wall cladding system, and storefront windows and doors.

Approval consisted of findings adopted by the HRRC indicating conformance with Roseburg Municipal Code (RMC) 12.04.110(G)(1-7). Findings were based upon submitted plans and a written narrative provided by the applicant. See attached findings dated March 20, 2024, as Exhibit A to this document.

On December 17, 2025, UCC President, Dr. Rachel Pokrandt presented an update to the HRRC indicating that the project was complete and that UCC staff and students would begin operations in the building in January of 2026. Completion of the exterior of the building deviated from the plans submitted and the original approval HRRC authorized. Specifically, the replacement metal wall cladding was not installed, windows along SE Main St. were covered over, and the decorative metal sill trim below the storefront windows along SE Jackson St. was not installed. Instead, once the original metal cladding was removed the concrete underneath the metal paneling was painted over to finish the exterior of the building.

Dr. Pokrandt is requesting that the Commission approve the façade as completed and enable UCC to amend their HRRC approval by not requiring the replacement of the metal panels. UCC has indicated that escalating project costs has made this part of the project cost prohibitive and unnecessary use of public funds.

A written memo from Dr. Pokrandt with this request has been submitted and is included within the HRRC packet for your review. See attached memo dated December 22, 2025, as Exhibit B to this document.

As stated within RMC 12.040.110(A), the purpose of historic preservation is to, "preserve, protect, maintain, and enhance those historic resources which represent or reflect elements of the cultural, social, economic, political, and architectural history. Historic resources are the sites, buildings, structures, objects, natural features, or specific districts that relate to events or conditions of our past. Protected resources will provide educational value, enjoyment, and economic diversification as well as beautification of the City and enhancement of property values."

Proposals for the exterior remodeling or alteration of a historic resource must adhere with seven different requirements identified in RMC 12.04.110(G). Criteria #1, 5 and 6, specifically apply to

the request from Dr. Pokrandt to approve the building as completed and amend the submitted plans no longer replacing the original metal cladding with a new in-kind metal clad façade. Criteria #2, 3, 4, and 7, do not apply to the applicants amended request.

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

As Dr. Pokrandt indicated within her memo and as provided in the March 20, 2024, findings the original 1950's-era metal paneling was unsalvageable, making it impractical to retain the exterior material.

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

The scale and proportion of the building including the relationship of voids to solids (window to wall) as required in criteria #5 of RMC 12.04.110(G) will remain consistent with the original design along the building adjacent to SE Jackson St. The original inset entry bays facing the street just behind the lot line along both SE Main and SE Jackson Streets continue to exist. The terrazzo flooring in these entry ways have been preserved in which the flooring spells out "Newberry's" in green cursive against a buff-pink background.

6. Materials and Texture. In-kind material 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.

As the original metal panels were unsalvageable, UCC sought approval to replace the exterior walls with a similar metal façade as the original design. Coloring would differ from the orange and burgundy panels that were used in the Newberry's brand, but would represent UCC and match the change in color of paneling from the ground up to the top of the original awning or now the top of the new street level windows.

When staff was initially presented with the proposal to not replace the metal paneling, discussion with the project designer occurred concerning challenges with continuing to adhere with criteria #6 outlined in RMC 12.04.110(G). Staff provided the applicant with possible grant funding information/programs that could provide help with the project. Providing this information is consistent with code provisions offered in RMC 12.04.110(C)(3)(c), which directs the HRRC when a project is non-compliant to provide the applicant with information concerning local, state, and federal preservation programs so that the applicant may understand possible alternatives available to them. After reviewing some of these alternatives UCC has indicated that even with possible grant funding, costs associated with replacing the metal paneling are simply too expensive.

Within her memo, Dr. Pokrandt provides justification for allowing UCC to amend their plans and no longer require the metal clad façade. Reference to the building maintaining its original height, bulk, and visual integrity concerning primary structural elements is provided. No changes to the building are occurring in these regards.

This justification, in conjunction with the fact that UCC has chosen to make a strategic investment in downtown Roseburg by locating its student housing program in the heart of the city rather than

on campus, staff recommend the HRRC approve UCC's request amending their original approval. UCC's choice to invest in downtown reflects a dual commitment to increase local housing opportunity and to strengthen economic activity in the downtown area. This effort to help revitalize downtown has had a positive effect on our community and has been recognized by City Council.

II. CONCLUSION

The applicant is proposing to no longer replace the original metal wall cladding with a similar in-kind material, remove the windows along SE Main St., and discontinue the decorative metal sill trim below the storefront windows along SE Jackson St. The applicant is now proposing to leave the building as finished with the concrete underneath the original metal paneling painted a grey charcoal color to match UCC brand colors as the finish to the exterior of the building.

UCC is requesting the HRRC amend its approval provided March 20, 2024, no longer requiring the replacement of the metal paneling and approving the exterior changes to the building as completed. Based on the above findings, the HRRC amends its original approval to Historic Resource Review application #HR-24-004 to allow for the exterior façade renovations as completed.

III. ORDER

THE HRRC AMENDS THE HISTORIC RESOURCE REVIEW APPLICATION #HR-24-004 APPROVAL FOR THE HISTORIC NEWBERRY'S DEPARTMENT STORE AT 729 SE JACKSON ST., NO LONGER REQUIRING THE REPLACEMENT OF THE METAL PANELING AND APPROVING THE EXTERIOR CHANGES TO THE BUILDING AS COMPLETED.

Stuart Cowie, Community Development Director

Date

Jason Tate, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

Jason Tate, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

Marilyn Aller
Stephanie Giles

James De Lap

ATTACHMENTS:

Exhibit A – March 20, 2024, Original HRRC Findings
Exhibit B – December 22, 2025, UCC Memo Request

**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

A. EXISTING CONDITIONS

- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Township 27 South, Range 05 West, Section 19BC, Tax Lot 15500, Tax Lot 15500, Willamette Meridian; R70696.
- iii. The property is zoned CBD (Central Business District) and abuts other CBD-zoned properties. The site is within the Roseburg Downtown Historic District.
- iv. The site has an existing two-story commercial building with full 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
#159 729 SE Jackson

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

- 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 (HRC) prior to approval, with publication of a staff report before the hearing. The appropriate guidelines are those found at RMC 12.04.110.G.1-7.

The applicant has the burden of proof to show that all the relevant historic review guidelines have been met, and that the proposal complies with all applicable criteria of the Roseburg Municipal Code (RMC 12.10.010.O.1.a). 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.

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

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

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

Findings 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

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

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

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

Findings: 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.



Stuart Cowie, Community Development Director

3/20/24

Date



Kylee Rummel, Historic Resource Review Commission Chair

3/20/24

Date

Historic Resource Review Commission Members:

Kylee Rummel, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

Marilyn Aller
Stephanie Giles

James De Lap

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

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14 Architectural LLC
1000 Davis Ave #100
Eugene, Oregon
97401-2016

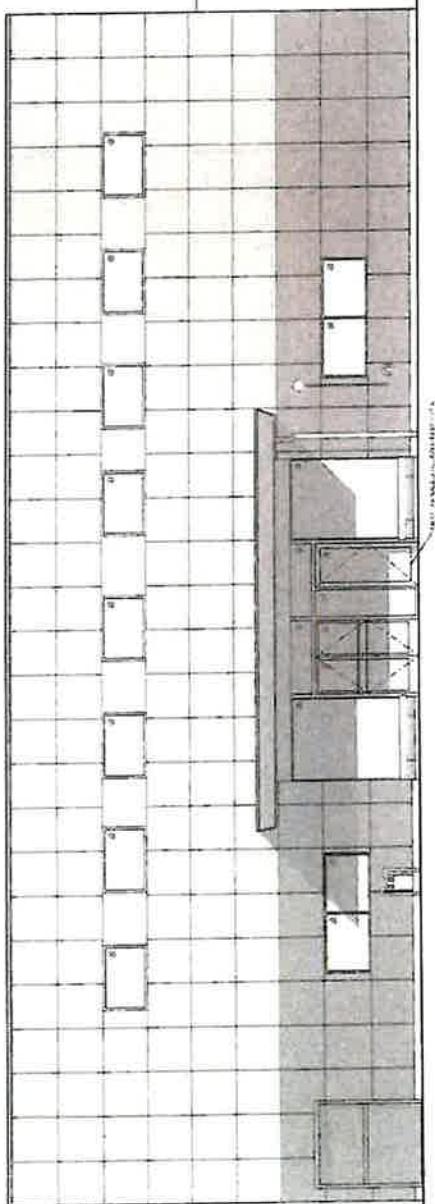
REGISTERED ARCHITECT
STATE OF OREGON
REGISTRATION NO. 200
LICENSURE DATE: 01/13/2016

UMPQUA
Community College

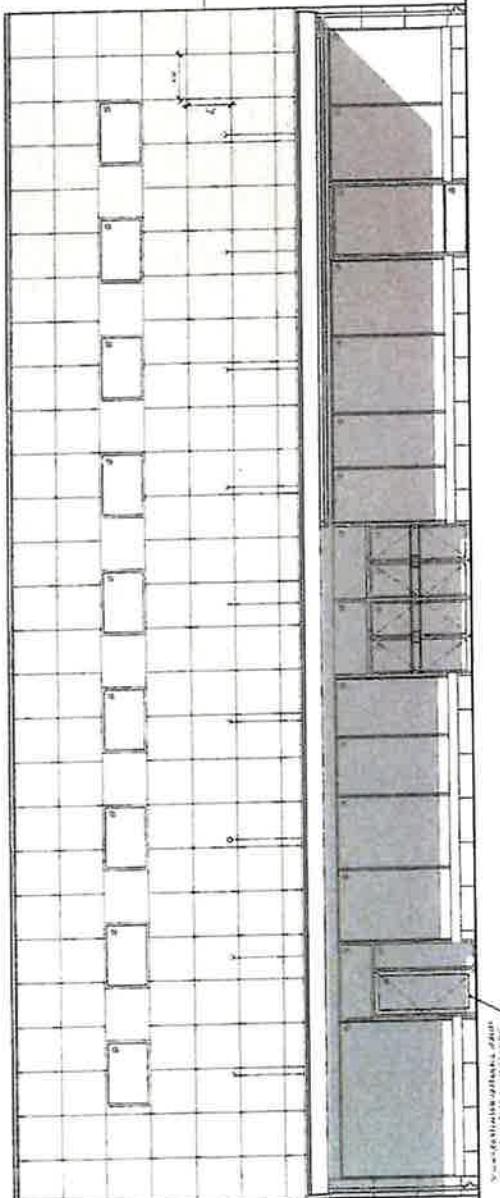
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SHEET NUMBER: 01
DRAWING NUMBER: 01
DRAWING DATE: 01/13/2016
SHEET SIZE: 24" x 36"
SCALE: 1/4" = 1'-0"

A200

02 EXISTING ELEVATION @ MAIN ST.
Scale: 1/4" = 1'-0"



01 EXISTING ELEVATION @ JACKSON ST.
Scale: 1/4" = 1'-0"



EXISTING 1/2

12

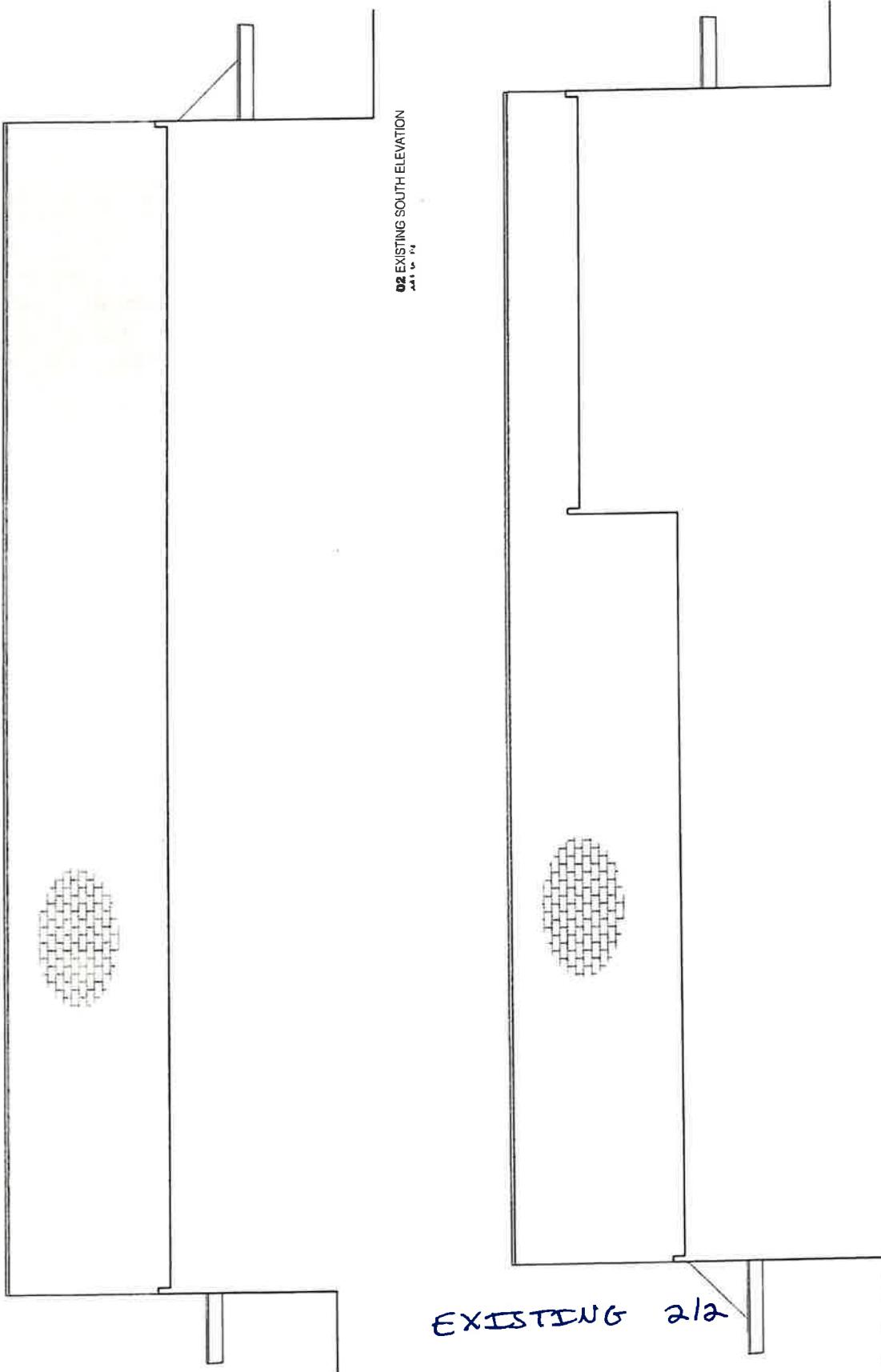
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A201

02 EXISTING SOUTH ELEVATION

01 EXISTING NORTH ELEVATION



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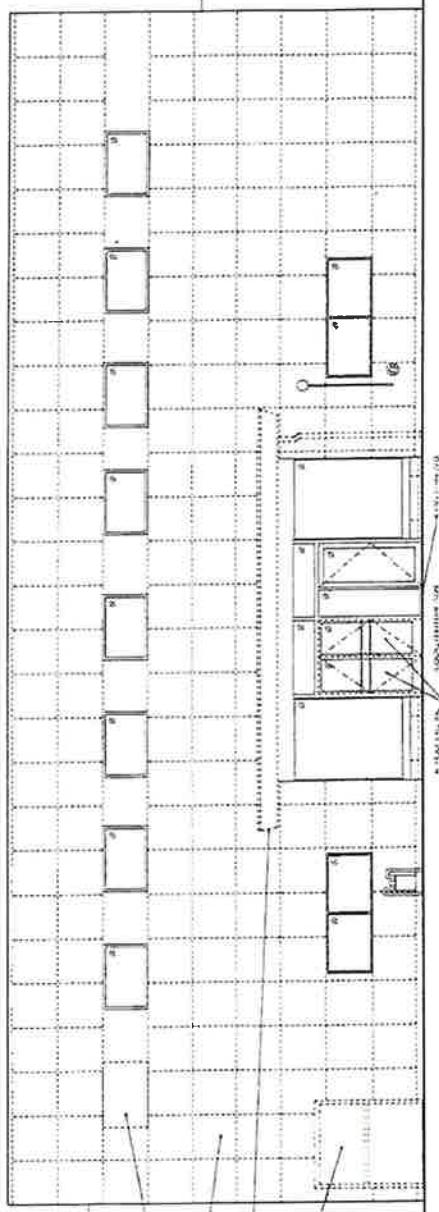
RENDERING
BY
HILLMAN
ARCHITECTURE
AND
DESIGN
INC.

REGISTERED ARCHITECT
STATE OF OREGON
NO. 100-10000
VERIFIED
10/20/2010

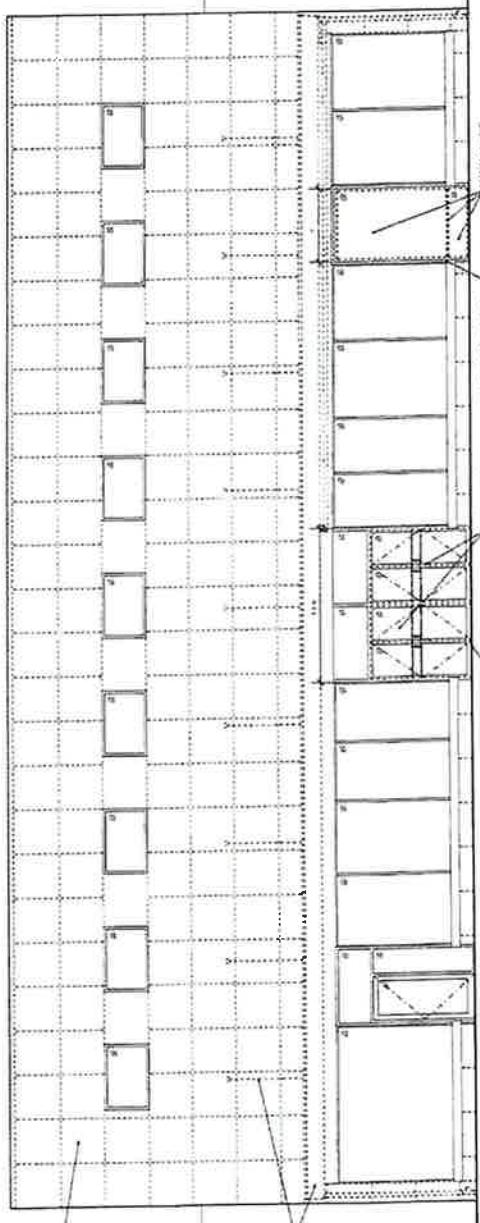


729 SE Jackson Cascade Improvements
PROJECT NO. 100-10000
DRAWING NO. 100-10000
SHEET NO. 100-10000
DATE 10/20/2010
TIME 10:00 AM
SHEET SIZE 11x17
SCALE 1:100
DRAWN BY: J. HILL
CHECKED BY: J. HILL
APPROVED BY: J. HILL
RENDERED BY: J. HILL

A210



02 ELEVATION DEMOLITION @ MAIN ST.

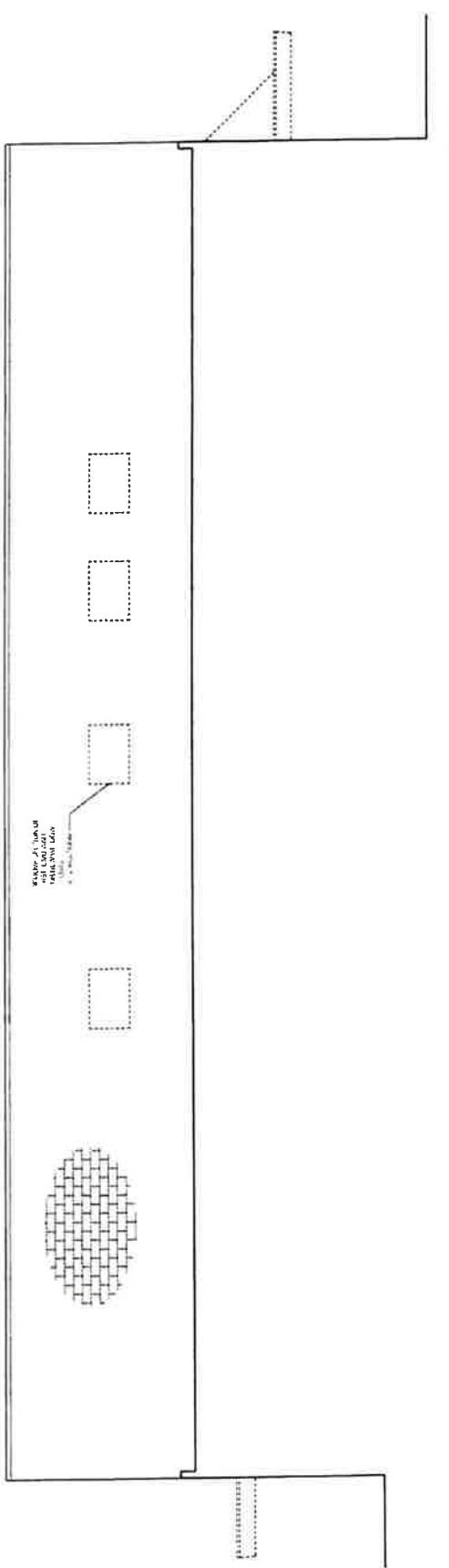


01 ELEVATION DEMOLITION @ JACKSON ST.

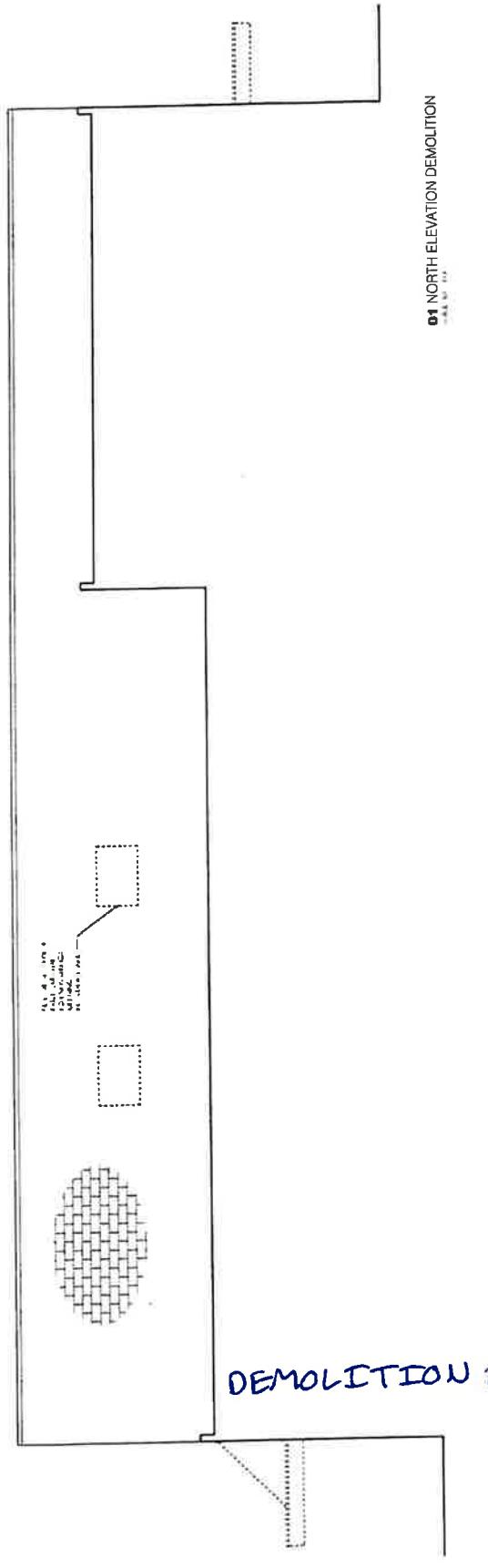
DEMOLITION 1/2



A211



02 SOUTH ELEVATION DEMOLITION



DEMOLITION 2/2

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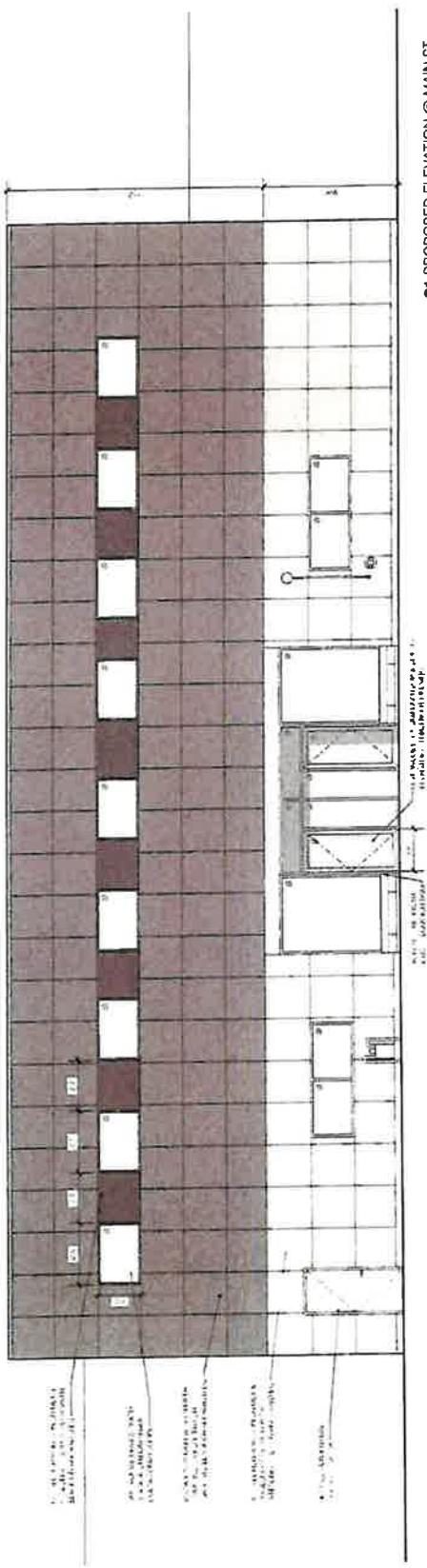
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Architectural, LLC
WORKS OF PINE
ROUNDED ON EARTH
Incorporated 2004
341452416

REGISTERED ARCHITECT
STATE OF OREGON
REGISTRATION NO. 200-100
EXPIRED 04/2016

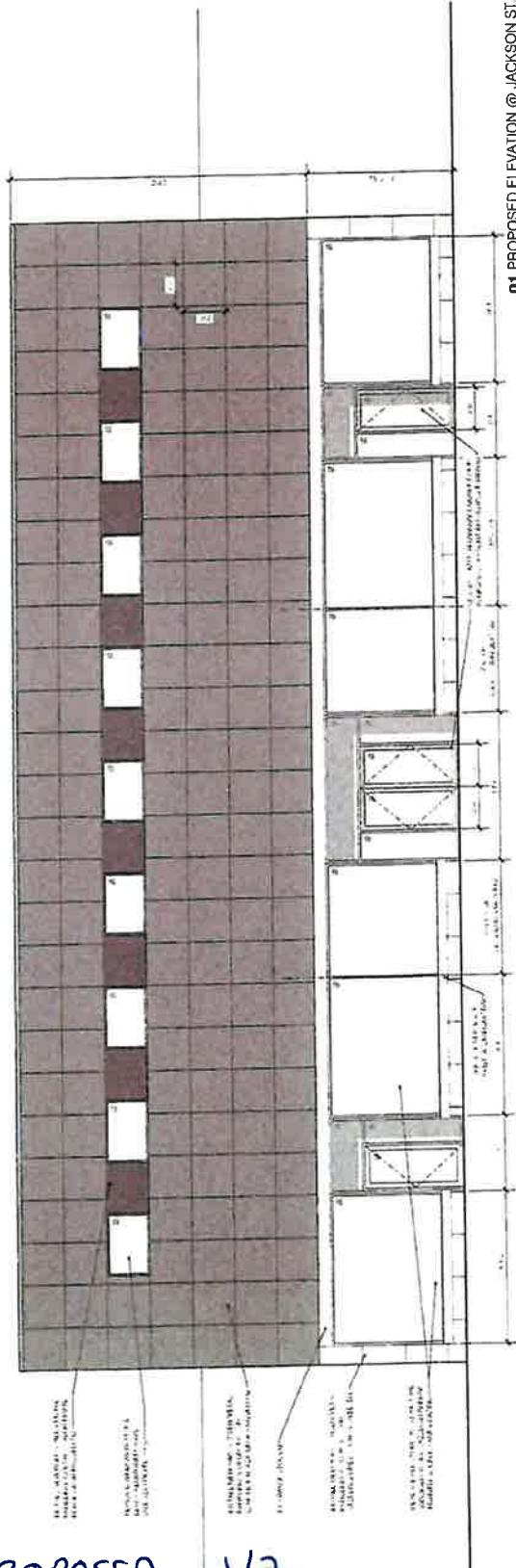
UMPQUA
Community College

725 SE JACKSON Facade Improvements
PROJECT NUMBER
DATE 02/28/2016
TIME 10:00 AM
PROJECT ADDRESS
725 SE JACKSON ST.
CITY 2525 JACKSON
STATE OREGON
ZIP 97401

A220

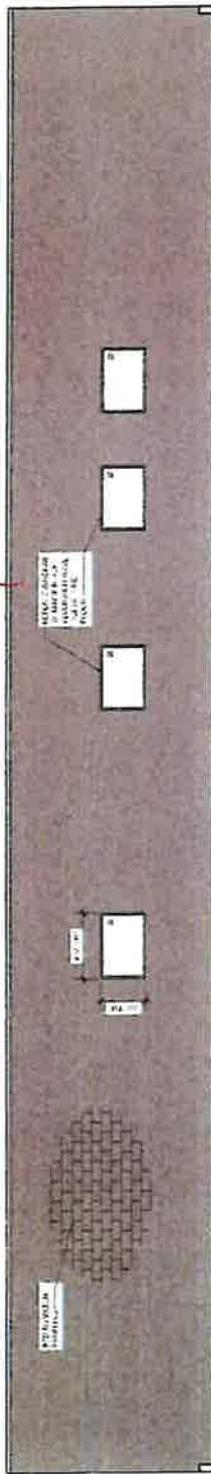


01 PROPOSED ELEVATION @ MAIN ST
SCALE 1:48

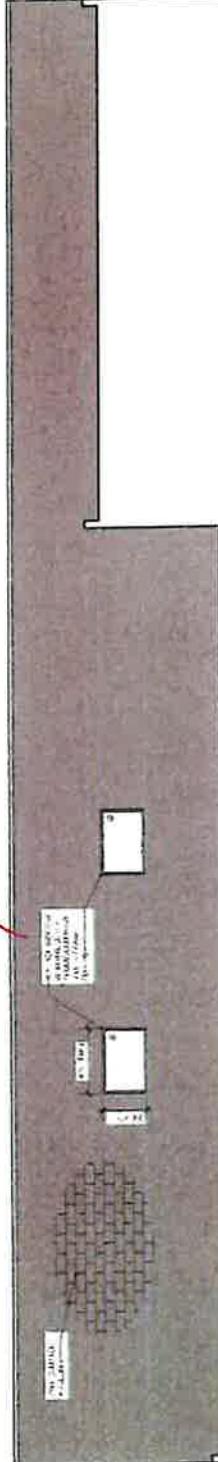


PROPOSED 1/2

A221



02 PROPOSED SOUTH ELEVATION



PROPOSED 2/2

01 PROPOSED NORTH ELEVATION

JACKSON ST FAÇADE

EXTENSIVE CAULKING HAS DIMINISHED THE ORIGINAL VISUAL INTEGRITY OF THE PANELS

PANEL DAMAGE FROM REMOVAL OF ORIGINAL SIGNAGE

ORIGINALLY CANTILEVERED, AWNING HAS BEEN SHORED UP WITH ANCHORS

PANELS HAVE BEEN PAINTED OVER

JACKSON ST AWNING

Applicant's Photographic Inventory of
Existing Conditions
2/10

RESTORATION OF
THE ORIGINAL
CANTILEVERED
AWNING WOULD
REQUIRE
SIGNIFICANT
STRUCTURAL
INTERVENTION TO
THE INTERIOR OF
THE BUILDING TO
CREATE A PROPER
BACKSPAN

ORIGINAL METAL
FASCIA HAS BEEN
PAINTED OVER

EXTENSIVE WATER
DAMAGE

ORIGINAL ROLL-
DOWN HAS BEEN
PREVIOUSLY
REMOVED



JACKSON ST AWNING

WATER DAMAGE
FROM LACK OF
PROPER DRAINAGE

METAL PANELS HAVE
BEEN PAINTED OVER

Applicant's Photographic Inventory of
Existing Conditions
3/10

JACKSON ST AWNING

"BUBBLING" FROM
WATER
INFILTRATION



Applicant's Photographic Inventory of
Existing Conditions

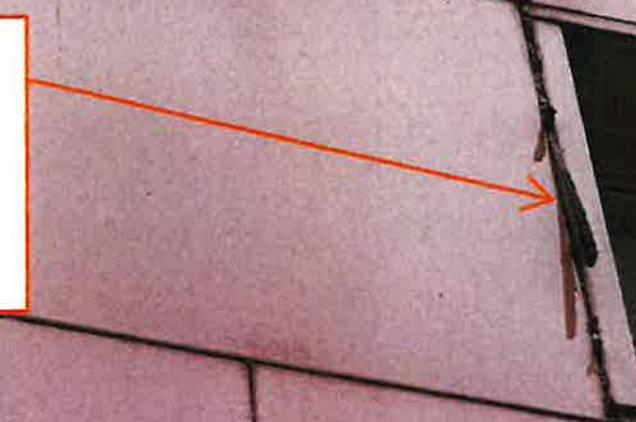
4/10

MAIN ST FAÇADE

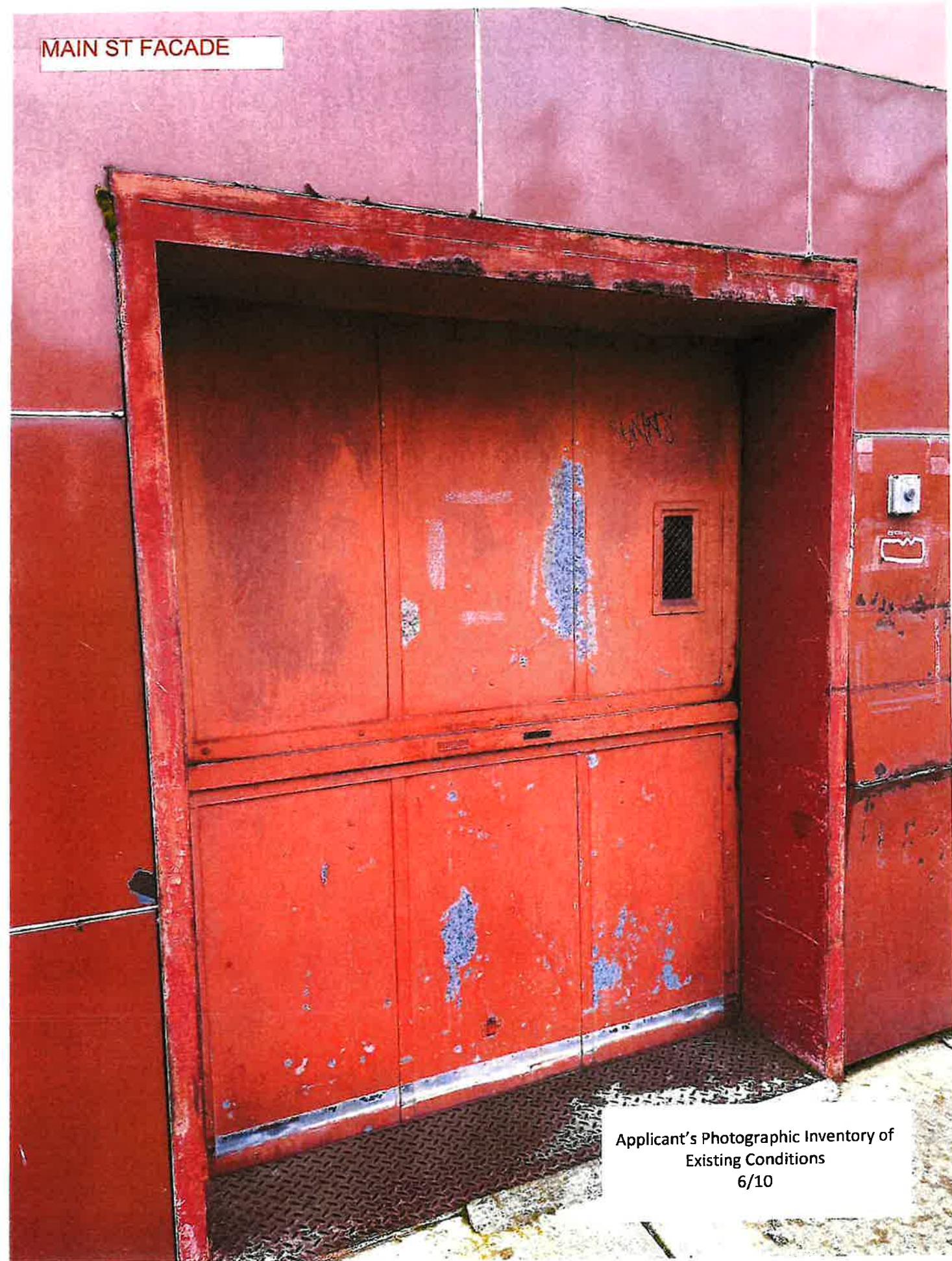
WATER DAMAGE AND GENERAL WEAR IS PRESENT EVEN ON THE HIGHER PANELS THAT HAVE NOT RECEIVED VANDALISM



DAMAGE IS LIKELY BEYOND WHAT IS IMMEDIATELY VISIBLE AS WEATHER SEALING IS MOVING OUT OF PLACE.



MAIN ST FAÇADE



Applicant's Photographic Inventory of
Existing Conditions
6/10

MAIN ST FAÇADE



Applicant's Photographic Inventory of
Existing Conditions
7/10

MAIN ST FAÇADE



Applicant's Photographic Inventory of
Existing Conditions
8/10

MAIN ST AWNING

WHILE THE ORIGINAL PAINT COLOR REMAINS, LACK OF MAINTENANCE AND WATER DAMAGE OVER TIME RESULT IN A MATERIAL THAT WOULD NEED TO BE COMPLETELY REPLACED RATHER THAN PRESERVED AND RESTORED.

APPLICANT INTENDS TO PRESERVE THE ORIGINAL ROLL-DOWN HARDWARE TO THE EXTENT POSSIBLE AS HISTORIC FABRIC ON SITE IN ADDITION TO THE ORIGINAL DOORS AND HARDWARE

Applicant's Photographic Inventory of
Existing Conditions
9/10

MAIN ST AWNING

LACK OF PROPER DRAINAGE OF THE AWNING HAS LED PREVIOUS OWNERS TO RETROFIT DRAIN PIPES, WHICH WERE NOT PART OF THE ORIGINAL STRUCTURE AND DIMINISH THE CLEAN LINES OF THE MID-CENTURY FAÇADE AT STREET LEVEL

Applicant's Photographic Inventory of
Existing Conditions
10/10



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 March 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



Memo



To: Chair Tate and Members of the Roseburg Historic Resource Review Commission

From: Dr. Rachel Pokrandt, President, Umpqua Community College

cc: Stu Cowie, Community Development Director

Date: 12/22/2025

Re: 729 Jackson Street, Roseburg Oregon 97470

Thank you for your continued commitment to preserving and enhancing the historic character of downtown Roseburg. Your work helps ensure that projects such as ours not only honor the city's heritage but also contribute to its ongoing revitalization.

Umpqua Community College is requesting the Commission's approval of the completed façade renovation at 729 SE Jackson Street, as presented during the meeting on December 17, 2025.

Background

In 2022, Umpqua Community College made the strategic decision to invest in downtown Roseburg by locating its student housing program in the heart of the city rather than on campus. This choice reflected a dual commitment—to increase local housing opportunities and to strengthen economic activity along the downtown corridor.

Today, twenty-eight students already reside in the upper floors of the Jackson Street building, and we are now moving faculty and staff into the renovated ground and basement floors - completing a key step in our shared vision for a revitalized downtown.

Historic Considerations

The property at 729 Jackson Street is classified as a secondary contributing resource within downtown Roseburg's historic inventory. Throughout renovation, we took care to maintain the building's essential characteristics while addressing the realities of safety, functionality, and fiscal responsibility.

Preserved elements include:

- Original height, bulk, and proportion of the façade.
- Window openings and profiles consistent with historical form.
- The "Newberry's" mosaic inlay in the entryway.
- Façade returned to painted concrete congruent with the original design of the building and with the facades prevalent on Jackson Street.

Request for Approval

UCC respectfully requests that the Commission approve the façade design as completed, removing the condition requiring installation of replacement metal panels.

The deteriorated 1960s-era metal panels were unsalvageable, and while the college initially considered a design that including replacing them with new metal cladding, escalating project costs made this cost prohibitive and an unnecessary use of public funds. Adding modern black panels would neither enhance the building's historic integrity nor provide a public benefit proportional to the \$500,000 cost.

Rationale for Approval:

- The completed renovation restores the building to its historically appropriate painted concrete finish, consistent with the original Newberry's Department Store.
- The project preserves essential historic characteristics while adapting the building for long-term community use.
- The expenditure of public funds should prioritize public benefit—housing, safety, accessibility, and community investment—over nonessential decorative elements.
- The current finish does not preclude future installation of panels should funding or priorities change.
- The project fulfills the Commission's mission to preserve, beautify, and enhance Roseburg's historic district by bringing a prominent downtown property back to life.

Conclusion

This renovation demonstrates what can be achieved through thoughtful stewardship of historic assets, balanced with accountability to public resources. We invite the Commission to affirm its support for this project by approving the façade renovation as presented.

Thank you for your time, dedication, and partnership in helping regenerate the beauty and vibrancy of downtown Roseburg.