

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Powers, Ira F., Warehouse and Factory Mill-Pine Neighborhood HQ (BD)

other names/site number Powers Dormitory; Crossroads Square; Convention Center Plaza

2. Location

street & number 123 NE 3rd Avenue

☐ not for publication

city or town Portland

☐ vicinity

state Oregon code OR county Multnomah code 051 zip code 97232

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Christina Curran

7-18-11

Signature of certifying official/Title; Deputy State Historic Preservation Officer

Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Mill-Pine Neighborhood Historic District, Amendment
Name of Property

Douglas Co., OR
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only one box.)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
116	52	buildings
		district
		site
		structure
		object
116	52	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

1, Mill Pine Neighborhood Historic District

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Gothic; Italianate; Queen Anne

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Craftsman/Bungalow

Materials

(Enter categories from instructions.)

foundation: WOOD; CONCRETE

walls: WOOD; BRICK; STONE; STUCCO;

ASBESTOS

roof: ASPHALT; METAL

other: N/A

Mill-Pine Neighborhood Historic District, Amendment

Douglas Co., OR

Name of Property

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Mill-Pine Neighborhood Historic District is a residential neighborhood located southwest of Roseburg's central downtown, centered on the parallel streets SE Pine Street and SE Mill Street. Laid out in a mostly gridiron pattern of streets and alleys with sidewalks and tree lawns, the district includes 157 parcels with 168 resources covering an area of 29 acres. Of these, 116 contribute to the district's historic character and 52 are non-contributing, built after the period of significance, or are vacant. There are seven vacant lots, which are not counted in the total property count. Buildings in the district are primarily modest single-family residences, with some multi-family housing, constructed in between 1872 and 1927 in the Rural Gothic, Italianate, Queen Anne, and Craftsman styles. Most properties have small front and side yards and relatively large rear yards planted with ornamental lawns and mature shrubs and trees, and many have period garages set behind the main building facing the alleyways.

Narrative Description

The following is excerpted from the original nomination listed in 1985. Where needed, information has been changed to reflect the new district boundary or edited for clarity.

The Mill-Pine Neighborhood Historic District is a predominantly residential area southwesterly of the central business district of Roseburg, county seat of Douglas County, Oregon. The district consists of six full city blocks and ten fractional blocks in the First, Second, Third and Fourth Southern Additions to the City of Roseburg. It also contains two lots of Block 16 of Waites Addition and a triangular area south of the city's numbered blocks which is not part of any platted subdivision. From the point of view of the pedestrian, the district may best be seen as a six to eight-block stretch of two parallel streets, Mill and Pine, in an area of level terrain.

The district is generally bounded by Mosher Street on the north, Short Street on the West and the alley between Pine and Stephens Streets on the east. Certain irregularities in the east and west boundary are drawn to exclude blocks or half-blocks that have been entirely taken over by commercial or industrial development in the non-historic past. Just beyond the district to the west are the Southern Pacific Railroad and the South Umpqua River. The district is bounded by railroad right-of-way at its southwest corner. Stephens Street, just to the east of the district, forms the north-bound section of old State Highway 99 (Pacific Highway). Thus, the neighborhood is bordered by areas of commercial and industrial character on three sides. Beyond the neighborhood to the south, the houses adjacent to the unimproved extension of Mill Street are widely separated and irregular sited. In other words, the southern boundary is marked by a distinct change in plat characteristics and building density.

The Mill-Pine Neighborhood includes 157 separately-held parcels on which are situated 168 buildings and structures. The area is almost entirely built up, but it does contain 7 vacant lots. Of the total number of buildings and structures 116 are contributing and 52 are non-contributing. The classification of these properties is based on building date, condition, degree of alteration, and conformity to the traditional pattern of building in the neighborhood. Following are descriptions of the four classifications as they apply to the Mill-Pine Neighborhood District.

- 1) Primary Significant: Structures built before 1900. These buildings represent the initial period of development of the area, during which the land was annexed to the City of Roseburg and the railroad assumed its position of importance in the community.
- 2) Secondary Significant: Structure built between 1901 and 1927. By the end of the period the neighborhood was more or less entirely developed. The year 1927 marks the time when the railroad's regional division point was removed from Roseburg and the neighborhood lost a significant part of its population. Houses built before 1900 but extensively altered have also been classified Secondary Significant.

Mill-Pine Neighborhood Historic District, Amendment

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Name of Property

County and State

3) Compatible: Structures built after 1927 and which conform in scale and general type with the older houses of the neighborhood. Houses built within the period of Secondary Significant but significantly altered have also been classified as Compatible.

4) Non-Compatible: Those buildings, usually commercial in function, which were recently erected in a style at variance with the neighborhood context.

Most of Mill-Pine Neighborhood is laid out in a gridiron pattern. Mill and Pine are parallel streets running roughly north-south. There are six cross streets in the District. City blocks typically measure 220 feet by 320 feet and each was originally divided into 16 lots, 40 feet by 102 feet. Sidewalks are provided throughout the neighborhood except for a few sections on the east-west streets (avenues). On both Mill and Pine Streets are grass parking strips between the streets and sidewalk. Alleys, running north-south through the center of the blocks, are also an important system of circulation.

Most of the individual properties within the neighborhood contain one house and some accommodation for automobiles. The exceptions to this are a handful of boarding houses/apartments, and a few commercial operations. As a whole the neighborhood has a homogeneous quality resulting from the consistently modest scale of its residential architecture. Most of the houses are small cottages. Individually, they are of minor significance, but as a group they form an integrated collection of late-nineteenth and early-twentieth-century worker's homes.

There are four early styles of traditional architecture represented in the Mill-Pine Neighborhood: Rural Gothic (the simple rectangular box of 1 ½ stories have been loosely termed "gothic" in reference to its vertical proportions, steep roof, and slender windows), Italianate, Queen Anne, and Bungalow. In almost all cases the houses of the neighborhood are "scaled down" versions of the large and elaborate dwellings usually thought of as examples of these styles. In these smaller houses, however, distinct characteristics of the particular styles can be seen as the square footage decreases.

Maintenance of the houses in the neighborhood varies greatly. Most owners seem to have made some effort to preserve the character of the buildings, and only a few houses have been extensively altered. Those most frequent structural changes are lean-to addition at the back of the structure and the enclosure of all or part of the front porch. A number of houses have undergone such alterations as the addition of fire retardant siding and picture windows.

Throughout the neighborhood the houses are spaced closely and set close to the street. Thus both front and side yards are generally small. There are a number of picket fences, reflecting the early style of property enclosure. Plantings in the neighborhood vary from formal, well-tended yards to some that are sparsely planted and poorly maintained. Many of the yards contain plants popular at the time the houses were constructed. Some of these "Victorian" plantings include English holly, flowering quince, camellia, forsythia, spirea, and rose of sharon. There are also many and various types of trees. Most of the street trees have been removed; however, those that remain are set in the parking strips along a short section of Pine Street.

The backyards of the neighborhood have always served for utilitarian functions. They have undergone more dramatic changes, largely as a result of the need for parking space for automobiles. Thus the original woodsheds, outhouses, and stables along the alleys have disappeared or been converted into garages. Occasionally small apartments have been constructed along the alley. Most of these changes, however, are only apparent from the alleys and have little or no impact from the street.

Listed in 1985, the district originally encompassed approximately 33 acres and included 122 contributing resources and 60 non-contributing resources. In 2011 the boundary was amended to remove several now vacant lots and non-contributing resources that are separated from the main district by public streets and alleys.

The following properties have been removed from the district:

1000 SE Mill Street – Property inventory number 25

The building at this site was previously noted as a contributing resource. That building was removed and the site is currently an unimproved property surrounded by a chain-link fence. The property is located at the western edge and separated from the rest of the district by the Short Street Alley on the east.

435 SE Spring Avenue – Property inventory number 74

This property is separated from the district by the Short Street Alley and is developed with a non-contributing out-of-period warehouse.

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Douglas Co., OR

Name of Property

County and State

1325 SE Short Street – Property inventory number 75

This property is developed with a single non-contributing out-of-period warehouse and is separated from the rest of the district by the Short Street alley.

1345 SE Short Street – Property inventory number 76

1347 SE Short Street – Property inventory number 77

1355 SE Short Street – Property inventory number 78

426 SE Sykes Avenue – Property inventory number 79

The contributing properties at 1347 and 1355 SE Short Street and non-contributing properties at 1345 SE Short Street and 426 SE Sykes Avenue have been removed and the lot is now vacant. The Short Street alley and SE Spring and Sykes Avenues separate the lots from the district.

415 SE Burke Avenue – Property inventory number 138

The non-contributing resource has been removed from the lot and the now vacant site is separated from the district by the Short Street Alley to the east and SE Burke Street to the north.

1523 SE Short Street – Property inventory number 139

The non-contributing building at this site is separated from the district to the east by the Short Street Alley, is developed with a non-contributing resource, and is flanked on either side by vacant industrial sites.

1533 SE Short Street – Property inventory number 140

1553 SE Short Street – Property inventory number 141

455 SE Rice Avenue – Property inventory number 142,

The contributing resource at 1533 SE Short Street and non-contributing properties at 1553 Short Street and 455 SE Rice Avenue have been demolished and replaced with a truck storage lot that is accessed from SE Short Street which terminates at the property. The properties are separated from the district by the Short Street Alley.

Vacant Lot – Rice Court – Property inventory number 142a

This lot remains vacant and is being removed from the district to create a more cohesive and justifiable boundary.

637 SE Rice Avenue – Property inventory number 166

629 SE Rice Avenue – Property inventory number 167

The contributing properties on these two adjoining lots were demolished in 2000 and paved and used by an automobile dealership to display cars. The lots are located at the southeast boundary of the district separated from the district by SE Rice Street to the north and SE Pine Street to the west.

Mill-Pine Neighborhood Historic District, Amendment
Name of Property

Douglas Co., OR
County and State

10. Geographical Data

Acreage of Property 29

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	10	471128	4783237	3	10	471691	4783861
	Zone	Easting	Northing		Zone	Easting	Northing
2	10	471503	4783962	4	10	471307	4783134
	Zone	Easting	Northing		Zone	Easting	Northing

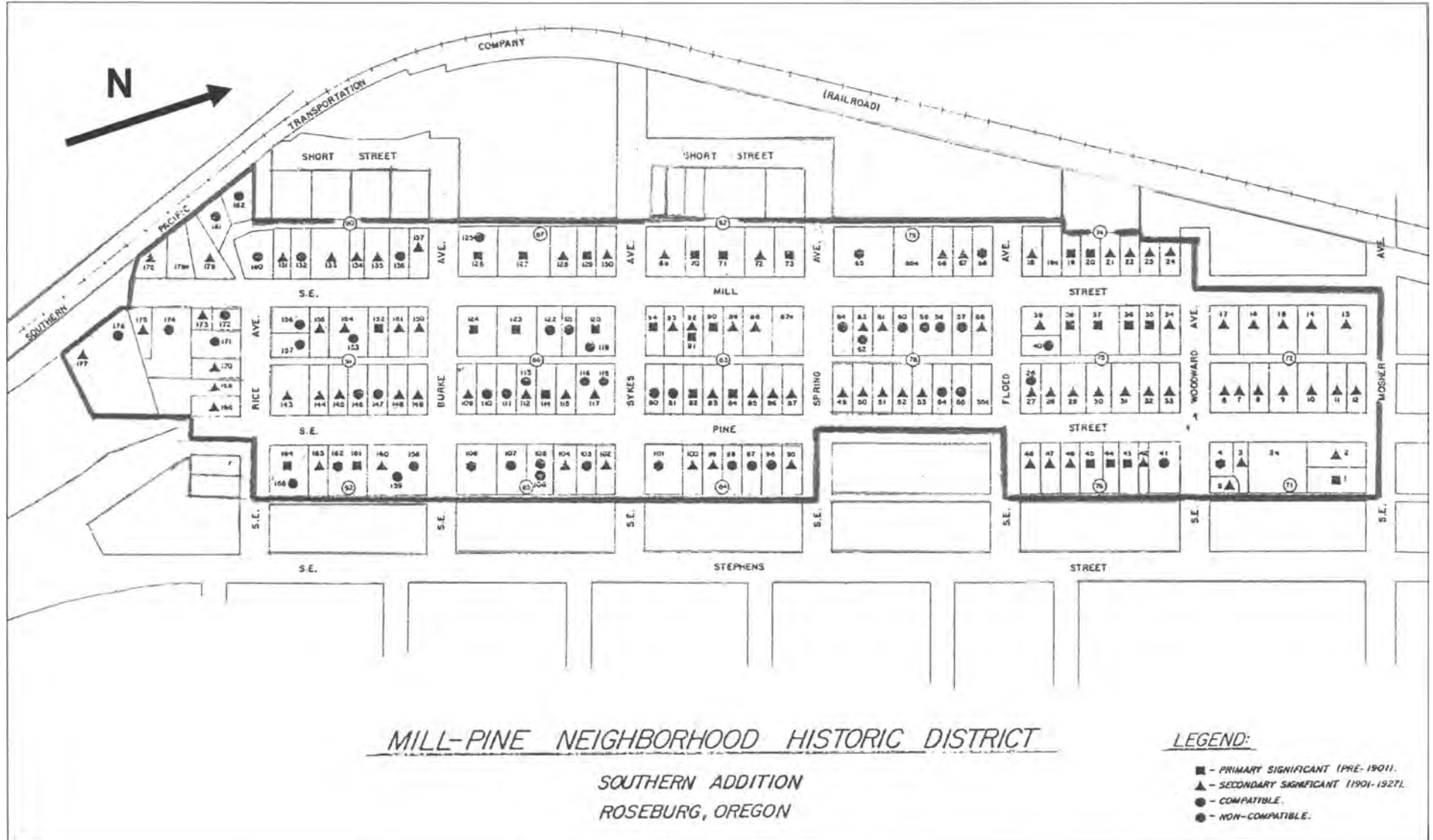
Verbal Boundary Description (Describe the boundaries of the property.)

The Mill-Pine Neighborhood Historic District is real property in the City of Roseburg, Douglas County, Oregon, being portions of Rose's First Addition to Roseburg as recorded in Volume 2, Page 11, County Clerk's Records; Rose's Second Addition to Roseburg as recorded in Volume 2, Page 12, County Clerk's Records; the Third Southern Addition to the City of Roseburg as recorded in Volume 1, Page 35, County Clerk's Records; and Waite's Addition to the City of Roseburg as recorded in Volume 1 Page 43, County Clerk's Records, Douglas County, Oregon.

This district is bound by SE Mosher Avenue to the north; the alley between SE Stephens Street and SE Pine Street to the east, with the boundary jogging one-half block west to exclude properties on the east side of SE Pine Street between SE Floed and SE Spring Avenues; Rice Avenue to the south, but including properties on both sides of the street and those fronting SE Mill Street south of Rice; and the alley behind SE Mill Street to the south. See district boundary map.

Boundary Justification (Explain why the boundaries were selected.)

The Mill-Pine Neighborhood is a cohesive residential district physically demarcated from the surrounding area by commercial and industrial uses including the railroad tracks along the westerly edge and old Highway 99 (SE Stephens Street) along the easterly edge. The district border is comprised of a large section laid out by the city's founder Aaron Rose. As shown on the exhibit, the district is bounded on the west by out-of-period or vacant industrial development. The alley along the east edge separates this residential district from the commercial activity fronting old Highway 99. Development north of Mosher Street represents development that occurred after the Mill-Pine neighborhood period of significance.



BOUNDARY DECREASE
2011

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mill--Pine Neighborhood Historic District (Boundary Decrease)

MULTIPLE
NAME:

STATE & COUNTY: OREGON, Douglas

DATE RECEIVED: 7/22/11 DATE OF PENDING LIST: 8/15/11
DATE OF 16TH DAY: 8/30/11 DATE OF 45TH DAY: 9/06/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000624

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ☒ RETURN ___REJECT 9/1/11 DATE

ABSTRACT/SUMMARY COMMENTS:

send new cover sheet & resource count.

RECOM./CRITERIA Return

REVIEWER W. B. L.

TELEPHONE _____

DISCIPLINE _____

DATE 9/1/11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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1. Name of Property

historic name N/A

other names/site number Mill-Pine Neighborhood Historic District

2. Location

street & number Paralleling SE Pine and SE Mill Streets, from SE Mosher to SE Rice
Avenue.

☐ not for publication

city or town Roseburg

☐ vicinity

state OR code 41 county Douglas code 019 zip code 97470

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

7-18-11

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

9/26/11

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Mill-Pine Neighborhood Historic District
Name of Property
Douglas Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number 1-2, 5-7, 10 Page Amendment

Mill Pine Neighborhood Historic District

Douglas Co., Roseburg, OR

NRIS # 85001348

Listed Date: 6/20/1985

The purpose of this continuation sheet is to amend the boundary of the Mill-Pine Neighborhood Historic District to exclude 14 buildings and a single vacant lot at the westerly edge and at the southeasterly corner of the district that were demolished since the district was listed or were previously identified as non-contributing. These properties are individually identified in the attached continuation sheets. Properties to be removed are separated from the rest of the district by public streets or alleys, thereby creating easily discernible and justifiable boundaries, while increasing the percentage of contributing properties within the district.

The amendments to the Mill Pine Neighborhood Historic District are summarized below:

SECTIONS 1 through 6

Sections 1 through 6 are resubmitted with updated information including the level of significance, property classification, and function or use, which are not included in the 1985 nomination. The total number of properties identified in Section 5 changed from 182 to 168, the number of contributing properties were reduced from 122 to 116, and the number of non-contributing properties from fell from 60 to 52.

SECTION 7

A new summary paragraph is submitted and the first three pages of the original nomination are revised to reflect the proposed boundary adjustment, including identifying the properties to be removed and providing justification for the action.


SECTION 10

The boundary description and justification are rewritten to exclude the properties at the edge of the district that are demolished or were previously identified as non-contributing to the significance of the district. The total acreage of the new district has been changed from 33 acres to 29 acres, and new UTM references are submitted.

OTHER DOCUMENTATION

Revised district, tax lot, and 7.5 minute USGS maps illustrating the revisions described above are included with this documentation to replace those originally submitted with the 1985 nomination.

Signatures



for Roger Roper, Deputy State Historic Preservation Officer

7-18-11
Date

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Mill--Pine Neighborhood Historic District (Boundary Decrease)

MULTIPLE
NAME:

STATE & COUNTY: OREGON, Douglas

DATE RECEIVED: 9/08/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/24/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000624

DETAILED EVALUATION:

☒ ACCEPT ☐ RETURN ☐ REJECT 9/26/11 DATE

ABSTRACT/SUMMARY COMMENTS:

Corrected historic name & resource count.

RECOM./CRITERIA Amendment

REVIEWER W. B. Davis

DISCIPLINE Historic

TELEPHONE _____

DATE 9/26/11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

Missing Core Documentation

Property Name

Mill-Pine Neighborhood Historic
District (Boundary Increase)

County, State

Douglas, OR

Reference Number

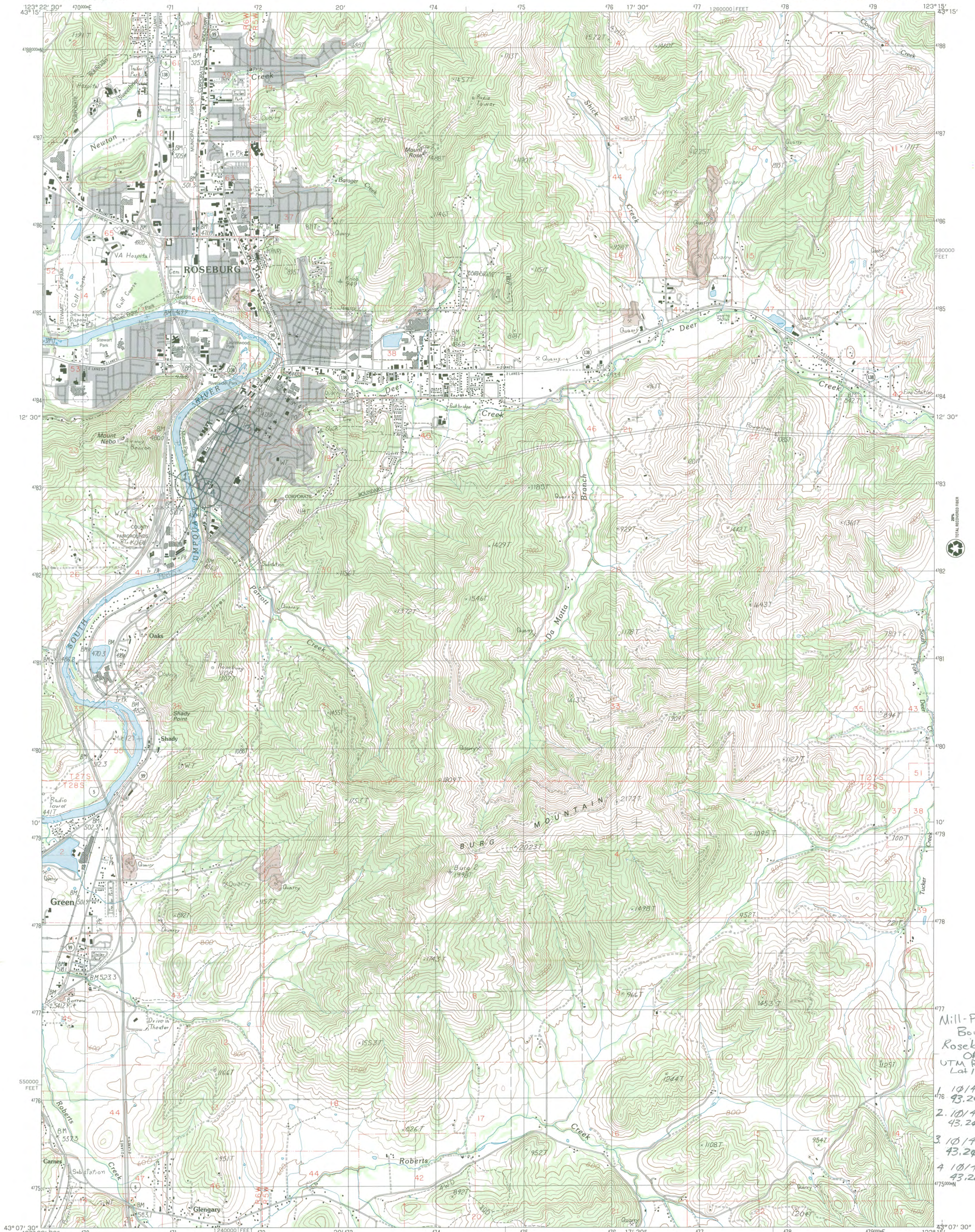
11000624

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs

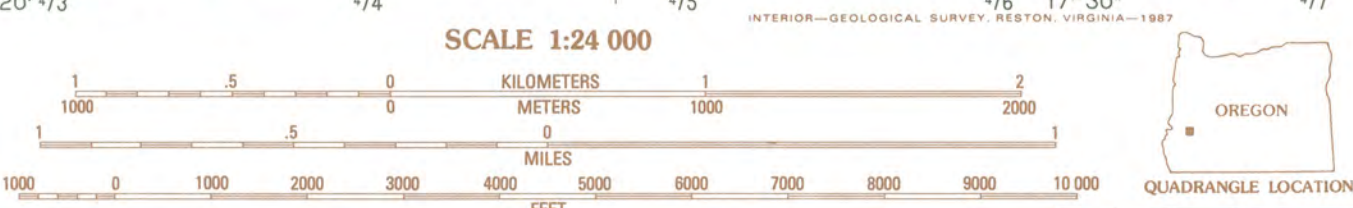
☐ USGS Map



Mill-Pine Neighborhood
Boundary Decrease
Roseburg, Douglas Co,
OR
UTM References &
Lat/Long Coordinates
1 10/471128/4783237
43.241361/-123.35538
2. 10/471503/4783962
43.24794/-123.35081
3 10/471691/4783861
43.24744/-123.34879
4 10/471307/4783134
43.24044/-123.35517

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY USGS NOS NOAA STATE OF OREGON
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1982
FIELD CHECKED 1985. MAP EDITED 1987
PROJECTION LAMBERT CONFORMAL CONIC
GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR ZONE 10
10,000-FOOT STATE GRID TICKS OREGON, SOUTH ZONE
UTM GRID DECLINATION 1913 WEST
1980 MAGNETIC NORTH DECLINATION 1913 WEST
VERTICAL DATUM 1927 NORTH AMERICAN DATUM
HORIZONTAL DATUM 1927 NORTH AMERICAN DATUM
To place on the predicted North American Datum of 1983,
move the projection lines as shown by dashed corner ticks
(21 meters north / 96 meters east)
There may be private inholdings within the boundaries of any
Federal and State Reservations shown on this map
No distinction made between houses, barns, and other buildings
Gray tint indicates area in which selected buildings are shown

PROVISIONAL MAP
Produced from original
manuscript drawings. Infor-
mation shown as of date of
photography.



1	2	3	Garden Valley
4	5	6	Winchester
7	8	9	Oak Creek Valley
10	11	12	Roseburg West
13	14	15	Dixonville
16	17	18	Winston
19	20	21	Myrtle Creek
22	23	24	Dodson Butte

ROAD LEGEND
Improved Road.....
Unimproved Road.....
Trail.....
Interstate Route U.S. Route State Route

ROSEBURG EAST, OREG.
PROVISIONAL EDITION 1987

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

43123-B3-TF-024





Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office
725 Summer St NE, Ste C
Salem, OR 97301-1266
(503) 986-0671
Fax (503) 986-0793
www.oregonheritage.org



Ms. Carol Shull
National Register of Historic Places
USDOH National Park Service - Cultural Resources
1201 "Eye" Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation (SACHP), I hereby request that the boundary of the following listed historic district be reduced:

MILL-PINE NEIGHBORHOOD HISTORIC DISTRICT (BOUNDARY DECREASE)
ROSEBURG, DOUGLAS COUNTY

The new boundary excludes previously identified non-contributing properties and buildings that were demolished since the district was established, thereby establishing easily discernible and justifiable boundaries.

Also at the advice of the SACHP, I propose that the following property be listed in the National Register of Historic Places:

POWERS, IRA F., WAREHOUSE AND FACTORY
PORTLAND, MULTNOMAH COUNTY

We appreciate your consideration of these documents. If questions arise, please contact Ian Johnson, National Register & Survey Coordinator, at (503) 986-0678.

Sincerely,


for Roger Roper
Deputy State Historic Preservation Officer

Encl.