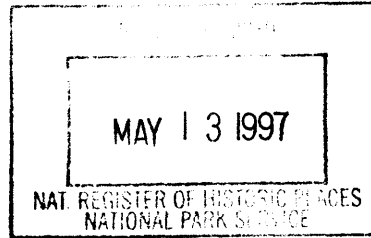


United States Department of the Interior  
National Park Service



509

### 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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name KOHLHAGEN BUILDING

other names/site number Roseburg Commercial Club

#### 2. Location

street & number 630 SE Jackson Street N/A not for publication

city or town Roseburg N/A vicinity

state Oregon code OR 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  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James Hamrick April 30, 1997  
Signature of certifying official/Title Deputy SHPO Date  
Oregon State Historic Preservation Office  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Edson R. Beall  
Signature of the Keeper

Date of Action

6-13-97

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   3   Page   1  

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**KOHLHAGEN, GEORGE, BUILDING (1906, 1908, 1912)**

630 SE Jackson Street

Roseburg, Douglas County, Oregon

**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE**

The two-story brick commercial block in Roseburg, Oregon known as the George Kohlhagen Building is a small town version of Commercial style architecture with Italianate detailing that was built in three separate episodes between 1906 and 1912. The building presents a front of 80 feet on the west side of Jackson Street, south of Oak, in the central business district.

The building evolved from the northerly two structural bays, which was built as George Kohlhagen's single-story meat market in 1906. In 1908, a two story annex of four structural bays was built by Kohlhagen as headquarters for the Roseburg Commercial Club, which occupied the second story above ground story retail spaces. Finally, in 1912, a second story was added over the butcher shop and the upper facade was extended as a coherent whole. About this time, or at least by 1920, a detached sausage processing building behind the butcher shop was enlarged and joined to the larger building as a shorter two-story ell. The ell, in turn, was later extended by a concrete block addition. The main structure rests on cast-in-place concrete foundation walls and basement, which is used for storage and mechanical equipment. No architect for the building is known, but the contractor is identified as a local man named Patterson.

As enlarged and visually consolidated in 1912, the building front with its high parapet is clad with cream and tan-colored pressed face brick with brown brick accents. Above the storefronts, which were modified from 1940 onward, the openings and trim elements are organized in formal fashion. The building's episodic development, however, resulted in a bank of windows in six matched pairs of varied width that produced a slightly irregular rhythm. The recessed entrance to the upper story is off center at the south end of the original two-bays. The windows are fitted, as they were historically, with one-over-one double hung sash, though they are replacements which followed widespread damage caused by an explosion in the downtown in 1959. The framless window openings have a continuous sill string course and cornices at window heads. The roofline is indicated by a 60-foot long panel of varicolored checkerboard pattern brickwork capped by a console cornice of sheet metal. Above this panel, the parapet is finished with an entablature of galvanized sheet metal in the Eastlake/Italianate vein that consists of a frieze and four oversize embossed brackets supporting a cornice. The cornice is surmounted by a rectangular crest bearing the legend, "Geo. Kohlhagen."

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   3   Page   2  

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The building meets National Register Criterion C in the area of architecture as the best preserved and oldest remaining example in Roseburg of traditional business block construction reflecting the influence of Chicago School. In their commercial work, Chicago architects increased the ratio of window to wall space and generally simplified facade detail. The Kohlhagen Building reflects progressive American architecture also in its pressed brick facade of lighter coloration. The point is made by in this document that the early commercial buildings of permanent construction in Roseburg were largely destroyed by a fire in 1884 and, later, by the blast of 1959. Comparative analysis has revealed only four others of like kind, and of these, the Kohlhagen Building is superior by its size and state of preservation.

Roseburg developed as the most important trading center on the South Umpqua River with the arrival of the Oregon and California Railroad in the 1870s, and it was the seat of government for Douglas County. The Kohlhagen Building is significant under Criterion A in the area of commerce as the headquarters of the Roseburg Commercial Club from 1908 to 1919. This document shows how the club was founded in 1908 to promote the town's growth and development. The objectives of the businessmen were in tune with those of the nationally organized Merchants Protective Association, and the club was the forerunner of the local Chamber of Commerce. George Kohlhagen, who arrived in Roseburg in 1892, prospered as a butcher and branched into livestock, real estate, and finance. As a member of the newly formed Commercial Club, he agreed to build the headquarters and cleared property he owned adjacent to his butcher shop for the purpose. The club reached its high point of activity and influence upon the town's upbuilding in 1914, before the First World War effort siphoned off momentum. The club was revived after the war, but reorganized as the Chamber of Commerce. The leased second story suite in the Kohlhagen Building was vacated, thus beginning a chain of varied occupancy. George Kohlhagen's contributions to Roseburg as an individual were commemorated in the listing of his residence, two blocks to the south on SE Jackson Street, in 1988.

Little remains of historic finish work in ground story retail spaces, but on the second floor the Commercial Club suite, which encompassed a reception vestibule, meeting hall and offices, various recreation rooms, kitchen and lunch room, is spatially intact and displays a number of original features and remnant finish work. The list includes wood floors, skylights, plaster ceilings and walls, coved cornices, door and window trim, and some representative Beaux-Arts-style boxed pillars with inset panels and bracketed capitals. The present owner's plans for rehabilitation entail restoring some of the 1908 Commercial Club clubrooms and improving the integrity of ground story storefronts.

Kohlhagen Building  
Name of Property

Douglas, Oregon  
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	
1		buildings
		sites
		structures
		objects
1		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**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/organizational

COMMERCE/specialty store

SOCIAL/meeting hall

**Current Functions**

(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/business

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Commercial Style

Italianate

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other METAL: Tin

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   1  

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**SUMMARY PARAGRAPH**

The two-story KOHLHAGEN BUILDING is actually two buildings built in three stages tied together by a common facade. In 1906, the first floor of the northern third of the building was constructed for George Kohlhagen's meat market. In 1908, the two story structure which comprises the middle and southern thirds of the building was built. The first floor of this structure provided two storefronts for retail trade; the Roseburg Commercial Club meeting hall occupied the second floor. In 1912, a second story was constructed over the meat market and the two buildings were tied together with a common facade and common staircase to the second floors. A small building with a shed which housed the sausage factory behind the meat market was enlarged and attached to the rear of the meat market sometime between 1912 and 1920, creating a smaller two-story ell addition.

The basic organization and ornamentation of the building's exterior reflects a transition from the architecture of the late 19th Century Victorian Italianate to the architecture of the early 20th Century American Movements Commercial Style. Large areas of glass, a vertical emphasis created by the window proportions, and a simplified appearance lacking the strong ornamentation of early styles characterize the Commercial Style. The pressed tin frieze and cornice are reminiscent of the earlier Italianate style popular in vernacular Victorian architecture.

The building has not been moved. Initial alterations to the first floor storefronts occurred in the early 1940s; further minor modifications, primarily consisting of the covering of historic features and replacement of glazing in the windows, were made following a devastating explosion in downtown Roseburg in 1959 known locally as "the Blast." Many of the exterior alterations, as well as the interior modifications, are reversible. The building is structurally sound, except for some minor cracking in the basement walls.

The Put On Athletic Sports Center store currently occupies two of three first floor retail spaces, including the original Kohlhagen meat market. The remaining storefront continues to be occupied by its original tenant, The Toggery clothing store. The second floor currently houses the Michael James Photography Studio and the Tioga Resources, Inc. offices. Additional office space is currently vacant. The basement, divided into three separate sections, is used for storage and mechanical equipment.

**SETTING**

The Kohlhagen Building is located on the west side of SE Jackson Street between Cass and Oak Streets in Roseburg, Oregon. It is situated near the center of the downtown commercial district. Most of historic downtown Roseburg is located between Lane Avenue on the south and Douglas Avenue on the north, Main Street on the east and Rose Street on the west. The area comprises approximately 10 blocks.

This portion of the city is built on a gradual sloping terrain rising from the Umpqua River west of downtown to the hillsides a couple blocks east of downtown. The original town grid was platted at an angle between the river and the sharp rise of the hillsides so that the grid is not sited directly north and south, east and west. Jackson Street is the primary commercial street in the downtown area.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   7   Page   2  

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## GENERAL CHARACTERISTICS AND FEATURES

### Basic Shape And Dimensions, Number Of Stories

The shape of the two-story building is nearly square, with a small ell addition at the rear of the northern third of the building. Without the ell addition, the first floor of the building measures 80 feet by 90 feet. An additional 10 feet of covered loading docks, storage and entrances are found along the rear of the 1908 portion of the building. The second floor is also 80 feet by 90 feet except for a small space approximately 9 feet deep by 5 1/2 feet wide at the northwest corner of the building which is indented from the rear wall forming a small alcove. A stairway, which is 5 feet 8 inches wide, rises from the street level to the second floor between the north and middle portions of the building.

The first floor entrances at the rear of the building are approximately 4 1/2 feet above the ground level. The second floor is approximately 14 1/2 feet above the first floor retail space and the roof deck is about 12 feet above the second floor in the 1908 portion of the building and about 10 feet above the second floor in the 1912 portion of the building. The heights of the basement areas varies, ranging from 6 1/2 feet to nearly 8 feet. Mezzanines are found at the rear of the retail spaces.

The ell addition is also two stories, but on a much smaller scale. The first floor is level with the first floor of the main portion of the building; the second floor of the addition is level with the mezzanine level of the first floor retail space. The two-story portion of the ell is 25 feet wide by 36 feet long. A smaller one-story extension at the rear of the ell measures 14 feet by 17 feet and is the opening for the basement mechanical room.

### Basic Structural Details

The perimeter wall foundations of the building are cast-in-place concrete. In addition to the perimeter foundation, two full cast-in-place concrete walls running from the front of the building to the rear provide structural support for brick bearing walls on the first floor. In addition, there is a system of posts and beams spaced approximately 8 feet apart throughout the length of the basement which support the first floor structure. The basement floor is cast-in-place concrete.

The structural support for the second floor is unknown as no original plans for the building have been found. There are no support posts in the first floor retail spaces suggesting that the exterior and interior brick walls provide the support for any beams which support the floor above. Floor joists, approximately 2 inches wide by 10 inches deep, span the distance from the perimeter walls to the center walls. Floor joists and floor decking of diagonal boards are visible in the basement.

The walls of the building are constructed of red brick laid in a common bond. The front facade facing Jackson Street has a cream and tan colored pressed brick veneer, accented by decorative dark brown brick. There is no indication of any reinforcement used in the brick walls. Although the structure is not visible in the building, the owner believes the roof of the building is wood joist and wood decking. The roofing material is rolled roofing, except for the roof over the one-story rear addition which is roofed with composition singles and the loading docks which are roofed with corrugated metal.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   7   Page   3  

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## EXTERIOR FEATURES

The front facade of the building is faced with a cream and tan colored pressed brick, with a darker brown brick used for minor decorative detailing. The veneer on the northern third of the building is a slightly lighter shade of cream colored brick, distinguishing the 1912 addition from the 1908 structure. When this floor was added, the existing facade of the 1908 building was extended to include the new 1912 addition. A full-width pressed tin frieze and cornice tops the building's front facade. Garland swags grace the frieze while a pattern of leaves are pressed into the cove of the cornice. Four decorative brackets are incorporated into the frieze and cornice, one at each end and two which divide the length of the cornice into three parts reflecting the three bays below. A pressed tin crowning piece which reads "GEO. KOHLHAGEN" is centered above the cornice.

A secondary cornice, also pressed tin, is approximately 60 feet long and is centered vertically between the lower edge of the upper cornice and the upper edge of the second story windows and horizontally between the north and south sides of the building. While the cornice itself is a fairly simple molding, three brackets include a flower and leaf design and end in simple scrolls.

Directly below the secondary cornice, a geometric pattern of dark and light colored bricks can be seen. To the north and south ends of this cornice, there is a corbelled pattern of dark and light colored bricks. A sign band which reads "Roseburg Commercial Club" can be seen between this cornice and the second floor windows centered on the 1908 portion of the building.

The second floor fenestration (front facade) reflects two phases of the building's construction giving it a somewhat irregular rhythm. All the windows are the same height and are double hung wood sash. The portion of the building which was constructed in 1908 has four pairs of windows; the two center pairs are wider than the two outer pairs. The portion of the building constructed in 1912 includes one pair of wide and one pair of narrow windows. When facing the building, the rhythm from left to right includes one pair of narrow, two pairs of wide, one pair of narrow, one pair of wide, and one pair of narrow windows. The irregular rhythm also includes a wider wall space between the windows where the stairs to the upper floor are located. The wider windows have a decorative molding above spanning both windows; the narrower windows have flat arch brick lintels. A continuous sill runs under the windows tying the windows together in a horizontal band. The pair of wider windows in the 1912 portion of the building have a diamond pane pattern in the upper sash (the lower sash is single pane); the wider windows in the 1908 portion originally had diamond pane patterns as well, but were replaced with single pane glazing following "the Blast" in 1959. The narrower windows have always been a one-over-one sash.

The first floor is clearly divided into three bays with the stairway entrance to the upper level located between the middle and northern bays. Although no photographs of the original storefronts have been found, it appears that the storefronts have been somewhat altered. Photographs taken in the early 1940s indicate that the current configurations of windows and doors were in place by that time. Photographs in the late 1940s indicate that early wood frames display windows and doors had been replaced by aluminum fixed pane display windows and metal framed doors in each of the storefronts. The original transom windows were intact until 1959; the remaining transom window frames have been covered over with modern signage. The brick veneers on the kickplates on all three storefronts were probably the result of repairs made following "the Blast." Directly above the transoms is a full-width, pressed tin cornice of simple design with a bracket located at each end of the cornice.

The entrance to the stairs to the upper floor is recessed into the building and is separate from the retail spaces. The original, double oak doors with beveled glass are still in place. A transom, located above the doors, has been "screened in" to discourage roosting birds.

The rear (west) facade of the building more clearly shows the different construction periods. Four sets of three windows on the second floor of the 1908 portion further exemplify the large areas of glass associated with the Commercial Style. Each set of windows is capped with a decorative molding similar to that used on the front facade. All windows are one-over-one, double hung wood sash, although most of the glazing was replaced following the damage from "the Blast." A smaller pair of one-over-one, double hung sash

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number  7  Page  4

---

windows are located at the mezzanine level of the store in the south bay of the building. This mezzanine and the windows are part of the original design. Two rear entrances are also found in this portion of the building. The original loading docks and steps to the rear entrances were built sometime between 1912 and 1920; the current enclosed storage space on the loading docks was reportedly built sometime in the 1960s. The height of the landing is approximately 4 1/2 feet above the ground level.

The two-story, poured concrete ell extending from the north bay of the building has irregular fenestration and door openings. The windows are a mix of early industrial metal frame and more recent aluminum frame; the two on the west side of the ell have been boarded over. The original double wooden doors are intact on the upper level; the lower level door has been replaced and filled in. A portion of a loading dock on the south side of the ell has been removed; the remaining portion has been covered and is used as a recycling center for the retail shops. The one-story, concrete block extension on the west end of the ell, is topped by an oversized shed roof through which part of a brick chimney is sticking. Originally a separate small building and shed used as Kohlhausen's sausage factory, the structure was rebuilt, enlarged and attached to the rear of the meat market sometime between 1912 and 1920. The rear portion housed the boilers for the building. A metal fire escape, accessed from the windows in the 1908 second floor, is attached to the south side of the ell addition.

On the north side of the building, the center section of the second floor is recessed into the building by about 2 1/2 feet in which a series of windows are located. It is not clear if originally there were windows along the north side which were simply moved inward when the wall was recessed or if they were first installed at that time. The interior molding surrounding these windows matches the windows on the front of the building which are original. The exact date of the alteration is unknown, although it is probable that Kohlhausen chose to recess the wall when the Umpqua Hotel was built to the north in 1913. The Sanborn maps indicate an identically sized recess in the south wall of the hotel; the space created by recessing the walls in both buildings would have provided an air and light shaft nearly 5 feet wide. The recessed area has a wooden awning, built after 1973, placed directly above the windows; the exterior wall of the recess is a rough concrete on metal lath. All of the windows except one are one-over-one, double hung wood sash, two of which have wooden storm windows. One window is aluminum. The recessed portion of the wall and the windows are visible only from the interior of the building or from the roofs of the buildings to the north.

A small concrete block addition was added to the rear of the second floor of the 1912 portion of the building sometime in the 1940s. This addition housed transmission equipment for the KRNR radio station. The west wall of the addition is flush with the west wall of the 1908 portion of the building; the north wall of the addition is recessed approximately 5 feet from the north wall of the 1912 portion of the building.

The south wall of the building is a simple, solid wall of red brick.

## INTERIOR CHARACTERISTICS AND FEATURES

### Spatial Organization and Subsequent Changes

The organization of the second floor clearly reflects the presents of two buildings tied together by a common stairway. The portion of the building built in 1908 was originally used by the Roseburg Commercial Club and was designed with the club's needs in mind.

At the top of the stairs located between the 1908 and 1912 portions of the building, a wide entrance opens to the south into the original reception area of the Club. This space is about 12 feet 8 inches by 22 feet 3 inches, is lighted by a large skylight, and continues to serve as reception space for the businesses located on the second floor of the building. A set of offices to the east, the parlor and the large meeting room to the south, and a small hallway leading to the kitchen and restrooms on the west can be accessed from the reception room. A small closet is located in the northeast corner of the reception room.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   7   Page   5  

---

The original Commercial Club offices (now vacant) included an outer office, a smaller inner office accessed through the outer office, and a small closet adjacent to the inner office. These rooms are located at the front of the building, the windows overlooking Jackson Street. A doorway in the south wall of the outer office leads into a larger room which was originally known as the parlor.

The parlor, also located at the front of the building, is well lit by three wide double windows. The room measures 19 feet 3 inches by 21 feet 4 inches. To the south of the parlor is a small room (about 12 feet 8 inches by 21 feet 4 inches) which was originally part of the Commercial Club's bowling alley located along the south wall of the building. The original opening in the west wall of the smaller room was nearly 6 feet wide to accommodate the bowling alley; it has since been filled in to surround a narrow door enclosing the space. The date of this change is unknown. Double pocket doors located in the west wall of the parlor open into the large meeting room which occupies most of the second floor. Both the parlor and the small room currently provide office space for Tioga Resources, Inc.

The large meeting room is also accessed through double pocket doors in the reception room. This large open space measures approximately 32 1/2 feet by 65 1/2 feet and is currently used as photography studio space and practice space for local musicians. An articulated beam and pilasters along the north and south walls serve to divide the room into two spaces. At one time, two boxed posts located along northern end of this beam supported a cushioned seat between them, adding further division to the space. The eastern portion of the large room is about 25 feet long and is lit by a large skylight. The space originally was used primarily as meeting space and as a dance floor. The western portion of the room, lit by four sets of three windows in the west wall, originally was used as the billiards hall. The bowling alley was located along the south wall and ran the entire length of the building; it was never a separate room, but rather a designated activity within the larger room.

Two card rooms, each measuring about 13 feet by 19 feet, opened off the north side of the billiards hall. Similar to the division of space in the large room, these rooms were delineated by an articulated beam and boxed posts (the exact number is unknown, but it appears that there may have been four). Today, a portion of the east card room has been enclosed with walls which essentially divide that space in half and only two of the boxed posts remain. The service elevator, which runs from the basement to the second floor, is housed in the northwest corner of the east card room space. The elevator (which is currently not functional) may have been added in the 1920s when the Heinline Music Conservatory had need to transport several large pianos to the second floor.

To the east of the card rooms was the kitchen, a restroom (originally only one), and a small lunch room. The enclosure of the eastern half of the east card room created a small room, about 7 1/2 feet wide and 19 feet long, west of the kitchen and current men's restroom. Its original use is unknown; its current use is storage. Another later wall, running east and west parallel to the wall of the large meeting room, was placed at the south side of the kitchen to create a narrow hallway from the small room created by the card room enclosures on the west to the reception room on the east. This hallway also opens into the kitchen and the women's restroom. The date of addition of the walls is unknown but may have been part of the alterations which occurred in the 1920s.

The lunch room was converted to a restroom, also in the 1920s. Because no original floor plans were found, it is not known which of the existing restrooms was the lunch room and which was the original restroom, although a window between the kitchen and the current men's restroom may indicate a passageway between the kitchen and lunch room. The kitchen, which also has a skylight, measures about 10 feet by 12 feet 6 inches. The men's restroom is approximately 6 feet by 12 feet 6 inches; the women's restroom is approximately 6 feet by 10 feet. The original opening of what is now the women's restroom was directly into the kitchen; the original opening of what is now the men's restroom was directly into the east card room. A second doorway in the women's restroom, which opens to the narrow hallway, was added when the hallway was built.

The remainder of the second floor is in the 1912 portion of the building. The eastern third of this portion of the upper floor is configured with a double-loaded corridor with rooms on the north and south sides of the hallway. The hallway is accessed through a doorway which serves to keep this area somewhat separate from the other areas and creates a "suite-like" effect. The space is currently vacant, but has been used as office space and an apartment. The hallway is 4 1/2 feet wide and slightly off-center to the south. The rooms on the north side of the hallway are 10 feet deep; the rooms on south are just over 9 feet deep, with the exception of the

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   7   Page   6  

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irregularly shaped room, the largest room in this suite, at the southeast end of the hallway. This room is located at the front of the building overlooking Jackson Street and is 15 feet by 13 1/2 feet. A small closet which opens into the hallway, cuts into the large room giving it its irregular shape. The other room at the front of the building is located in the northeast corner and is 10 feet by 15 feet. West of this room is a bathroom; the floor is elevated and is accessed by three steps from the hallway level. The room across the hallway from the bathroom is a closet. The room west of this closet measures 11 feet by 9 feet 2 inches; it was original lit by a skylight which appears to have been covered. The room west of the bathroom measures 11 feet by 10 feet. The eastern point of the recessed window area begins in this room; one aluminum window is located in the northwest corner of the room in the wall space that was cut away an angle from the original brick wall to form the recessed area.

The original configuration of the remaining second floor area is uncertain, as is the original use. Some renovation may have occurred in 1946 when the KRNR radio station moved their studios into this space. It currently houses photography studio offices, darkrooms, and storage. Immediately west of the "suite" is a room which is the full width of the 1912 structure, measuring about 23 feet by 11 feet. This room opens onto the stairway landing through double swinging doors. Two large windows are located in the exterior north wall. A large fixed pane studio viewing window over 8 1/2 feet long is located in the wall between this room and the large studio to the west. The large studio served as the main studio; it measures 15 feet 8 inches by 18 feet. This room also has two large windows along the north wall. Two smaller interior studio windows are located in this room, one on the south wall and one of the west wall.

Directly west of the large studio is a smaller studio. A wall has been built across the north end of this room; a large opening in the wall has been boarded over. North of this wall, there is a small storage room which is irregularly shaped due to the west end of the recessed exterior wall cut away. One of the recessed windows is in this storage room. West of this storage room is a small bathroom.

A doorway in the southwest corner of the small studio leads into a series of three small, narrow rooms located south of the large and small studios. The west and middle rooms are used as a darkroom and workspace for the photography studio. A doorway at the east end of the dark room opens into another long, narrow room which is used for storage. This room has a small skylight. The door at the east end of this room enters into the room just west of the "suite."

Access to the small concrete block addition at the rear of the second floor is gained through an elevated doorway (5 steps up) located along the west wall of work room. This space may have been built in the 1940s and reportedly housed transmission equipment for the radio studio. There are no windows or exterior doors in this room.

The stairway from the street is 5 feet 8 inches wide and includes two sets of 15 steps, a mid-point landing, and an upper landing leading into the Commercial Club reception room on the south and the office/studio spaces to the north. At the top of the stairs on the west side of the landing is a small closet.

The first floor of the Kohlhagen Building consists of three storefronts which are now occupied by two businesses. The storefront on the south end of the building is the narrowest of the three at 20 feet 6 inches; it stretches the full length of the building. The 14 foot ceiling height affords a mezzanine, about 15 feet deep, at the rear of the store. The mezzanine, although somewhat enclosed, is original. Approximately two-thirds of the distance to the rear of the store, a portion of the south wall was removed in the late 1960s opening up a 12-foot wide entrance into the building next door. Dressing rooms and storage are located at the rear of the store, beneath the mezzanine and into the loading dock addition on the west side of the building. Access to the basement is at the northwest corner of the store. The current configuration of the storefront is consistent with alterations which occurred prior to 1943. The front of the store includes large fixed pane aluminum display windows and a recessed entrance. The store continues to be occupied by its original 1908 tenant, The Toggery clothing store.

The remainder of the first floor is currently occupied by The Put On Athletic Center. The center portion of the building is the widest of the three storefronts at approximately 25 feet. The retail area in the north end of the building is about 23 feet 10 inches wide. An opening cut between the two below the stairway to the second floor in the mid-1980s, is approximately 10 feet wide and located near

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

Section number   7   Page   7  

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the middle of the shop. A small storage space is located below the stairs east of the opening; a larger storage room is located west of the opening.

The original 14-foot ceiling in the center portion provides space for a mezzanine at the rear of the store. The mezzanine is 32 feet deep, is accessed by a stairway along the south wall, and includes a dressing room, a storage room, office space and a display area. The elevator shaft is enclosed on the first floor and mezzanine level of the building, but evident at the mezzanine level. The north portion of the store also has a mezzanine level area, although a dropped ceiling in this portion of the store masks its existence. Used primarily for storage, a small staff lunch room, bathroom, and closet are located in the northwest corner of this mezzanine. The second floor of the ell addition on the west is accessed through this mezzanine; access to the mezzanine is by a stairway behind the dressing rooms on the first floor. Dressing rooms, offices, work areas, display areas, and rear entrances are located below the mezzanine levels in both the center and north portions of the store.

Originally the sausage factory for the Kohlhagen meat market, the two-story addition on the rear of the building provides additional storage for The Put On Athletic Center. The first floor of this concrete addition has been divided into three storage rooms. The largest is accessed through a large double door at the rear of the original meat market. The two smaller rooms are located at the west end of the addition. The second floor of the addition is divided into two equal sized storage rooms.

The single story concrete block addition at the west end of the ell addition is the entrance to the basement under the north portion of the building. This space provides both storage and room for the mechanical systems of the building. The boilers were originally housed in this small addition. Kohlhagen's cold storage was located in the basement below the storefront. The basement beneath the center portion of the building is accessed through an exterior entrance near the loading dock on the west side of the store. This basement is also used for storage. The basement beneath the south portion of the building is accessed through an interior stairway at the rear of the clothing store. This basement is used for storage and work space.

## **Principal Finishes and Subsequent Changes**

The second floor space used originally by the Roseburg Commercial Club has retained most of its principal finishes. The walls are plastered, except where of the removal of plaster off the north wall in the west card room has left boards exposed. The lower two-thirds of the walls in the large meeting room and what is now the small office in the southeast corner of the building are also covered with a cloth-like material which has been painted. The original color was brown; it is currently white. This wall covering is anchored behind a system of 1 inch by 3 1/2 inch boards placed vertically between the baseboards and the decorative molding which surrounds the rooms at the 7-foot mark. The vertical boards are spaced at about 16 inches on center. The decorative wooden molding is 14 1/2 inches wide and incorporates several brackets for sconces into the woodwork. At the junction of the walls and ceiling is a simple coved cornice delineated by two pieces of decorative wooden molding. The beams which divides the large meeting room and the card rooms are articulated by the use of the coved cornices, simple pilasters and brackets, and boxed posts. These posts include recessed panels and decorative brackets. The moldings at the coved cornices and the window frames in the small southeast office appear to have their original dark stain; the remaining wood work has been painted. The walls in the parlor have a wainscot of a heavy "raked" wood topped by wide molding; all of the trim in this room has been painted, except for the coved cornice.

The original plaster ceilings are intact in all rooms of the second floor Commercial Club space, except for the large meeting room and west card room which have been recently replaced with gypsum board and the kitchen which has a dropped ceiling. The skylights originally were covered with leaded, translucent glass "shades." The floors in the kitchen, small hallway and women's restroom have been covered with linoleum, the reception room has been covered with black tile, and the small southeast office has recent vinyl flooring (the original wood appears to be intact beneath these surfaces.) The wood floors in the original office spaces and the current men's restroom have been painted. The remaining floors are the original wood with various degrees of deteriorated finish.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   7   Page   8  

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In the 1912 portion of the building, the original plaster walls are intact in the suite of rooms at the east end of the second floor. The floors are covered with linoleum which appears to be an early variety and may also be original (the room west of the bathroom has red carpet laid on top of the linoleum). Most of the ceilings in this portion of the building have drop ceilings with acoustic tiles. The date of alterations in the ceiling treatments is unknown, but likely occurred in 1946 when the radio station moved into the building. The room directly west of the "suite" has its original plaster walls, the ceiling is acoustic tile, and the linoleum has been covered with carpet. The walls and ceilings of the large studio and the small studio to the west end of the second floor have been completely covered with acoustic tile; the floor in the large studio is carpet on linoleum, the floor in the small studio is bare linoleum. The walls in the storage room to the north of the small studio are plaster, as are the bathroom walls. The series of small, narrow rooms south of the studio rooms have plaster walls and linoleum flooring. Acoustic tiles cover the ceilings in the two rooms to the west; the room used for storage has a skylight. The small concrete block addition on the west end has a rough plaster finish. All of the trim in the 1912 portion of the second floor has been painted.

On the first floor in the south storefront, the plaster on the south wall was removed in 1977 as part of an interior remodeling project. The date "1908" has been painted on the brick to signify the date The Toggery store opened in that space. The plaster on the west wall is intact in the mezzanine portion of the store; the lower portion of the wall has been modified with the addition of dressing rooms. The plaster on the north wall, as well as the ceiling, is intact. The display window storefront and entrance comprise the east wall. The center storefront has an intact plaster ceiling and walls, although portions of the walls are covered with various materials as part of display cases, shelves, and racks. The north storefront has some portions of plaster wall intact, although much of the wall has been covered with paneling. A drop ceiling with large translucent panels and lights suspended above has replaced the original tin ceiling of the meat market. The floors in all three storefronts are carpeted; it is unknown if the original wood floors are intact beneath the carpeting. All existing wood trim has been painted. The transoms above the display windows have been covered over from the inside, as well as the outside; only the wood framing remains as the glass was destroyed during "the Blast."

The original interior finishes in the ell addition are unknown, although there is some indication that the walls may have been left as concrete and simply painted. The west wall on both the first and second floors is painted concrete; the south wall on the second floor and west room on the first floor is also painted concrete, while the south wall in the east room on the first floor has been covered with paneling. The north wall on the first floor is painted concrete; the north and east walls on the second floor are painted brick. The brick wall on the east end of the first floor has been plastered and painted. The interior walls are a combination of sheetrock and acoustic tile. The floors and ceilings are also concrete, although the floors are covered with carpet (first floor) and plywood (second floor) and a drop ceiling in the east room of the first floor and sheetrock on the ceiling of the second floor cover the concrete. The concrete ceiling above can be seen in the two storage rooms to the west on the first floor.

## PROPOSED RESTORATION

The current owner intends to begin restoration work in the near future. The plans include a restoration of the interior of the second floor (1908 section) to its original appearance and a restoration of portions of the first floor storefronts, including the replacement of the transom windows and canvas awnings, and the use of signage appropriate to an earlier time period.

Kohlhagen Building  
Name of Property

Douglas, Oregon  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

COMMERCE

SOCIAL HISTORY

ARCHITECTURE

**Period of Significance**

1906 - 1919

**Significant Dates**

1906

1908

1912

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Patterson, Contractor

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   8   Page   1  

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## INTRODUCTION

The two-story KOHLHAGEN BUILDING is located on SE Jackson Street near the center of the downtown business district in Roseburg, Oregon, the Douglas County seat. Actually two separate buildings built in three stages and tied together by a common facade, the building is significant in its association with the Roseburg Commercial Club from 1908 to 1919, as well as an important example of early modern architecture in Roseburg. The building also served as retail space for George Kohlhagen's meat market from 1906 to 1946 and The Toggery clothing store from 1908 to the present.

The nominated building served as the headquarters for the Roseburg Commercial Club from shortly after its founding in 1908 until the club was reorganized as the Roseburg Chamber of Commerce in 1919. The Commercial Club played a vital role in the growth and development of Roseburg and Douglas County. With the goal of strengthening the local economy, the Commercial Club worked to attract people and businesses to the area through various activities and campaigns. It was also an important part of Roseburg's social history. The building meets the National Register Criterion A for its association with the Roseburg Commercial Club.

The Kohlhagen Building is also eligible under Criterion C as Roseburg's best preserved and earliest example of modern commercial architecture. The simple facade using large areas of glass in the vertically-oriented, rectangular windows lacks the strong ornamentation of earlier styles and illustrates the 20th century movement toward simplicity and directness. Ornamentation has been reduced to the press tin frieze and cornices popular of vernacular Victorian architecture, a carryover from the 19th century during the period of transition to the Commercial Style. The building was one of the first in Roseburg to use pressed brick in a color other than red. Much of Roseburg's earliest building stock has been lost either to fire in 1884 or to demolition or extensive remodeling following "the Blast" in 1959.

A comparative analysis of the Kohlhagen Building with four other comparable buildings in Roseburg shows that the nominated property is one of the best preserved commercial buildings in terms of its physical condition and retention of original character. The buildings identified in the comparative analysis are the Taylor Building (1890), the Masonic Temple (1909), the Marsters Block (1911, 1916), and the Perkins Building (1912).

## HISTORIC CONTEXT

Euro-American settlement in the Roseburg area began in the early 1850s. A small community, called Deer Creek, sprang up and served as the headquarters for the Northern Battalion of the Oregon Volunteers during the Indian Wars of 1855. In 1857, the Col. Joe Hooker Road was constructed from Scottsburg to Roseburg and southward to the gold fields. The community quickly grew into a town. Deer Creek was renamed Roseburgh when the town was platted in 1857 (it was changed to Roseburg in 1891). The completion of the Coos Bay Wagon Road and the arrival of the Oregon and California Railroad, both in 1872, gave impetus for further community growth and commercial development which continued into the 1890s.

In 1892, George Kohlhagen arrived in Roseburg where he established a butcher shop. In 1906, he purchased three commercial lots on Jackson Street, including the two-story Slocum Hall, from H.C. Slocum, Sr. for the price of \$20,000. On the north lot he had a one-story brick building constructed for his wholesale and retail meat market, known as the Economy Market. Mr. Patterson was the contractor for the construction of this building. Kohlhagen's business grew and he quickly became a prominent merchant and respected civic leader. He owned and rented several ranches where he raised most of the livestock for his business, as well as others throughout the Pacific Northwest. He was a member of many organizations including the IOOF, BPOE, WOW, the Maccabees, and the Roseburg Commercial Club. He was a director for the Douglas National Bank and the president of the Douglas Building and Loan Association. In 1922, he had the Kohlhagen Apartments (also on Jackson Street) built because "he wanted to do something for Roseburg." He managed his meat market on Jackson Street until his death in 1944; his son Edward managed the business for one year and leased it to Frank Trumbo until it closed in 1946. Although the Kohlhagen Building is clearly associated with this significant Roseburg citizen, his family home is a more significant representation of this association and was listed on the National Register in 1988.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page   2  

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Although downtown Roseburg had seen a fair number of commercial buildings constructed between 1884 and 1892, growth slowed with the economic depression in the mid-1890s. By the turn of the century, several Oregon communities had developed organizations aimed at "protecting" the local business economy in the spirit of the Chamber of Commerce movement spreading across the nation. Roseburg was no exception with its Merchant Protective Association. In 1905, the American Association of Commercial Executives was organized and the development of organizations that went beyond simply protecting the existing commercial enterprises was encouraged. A number of "Booster Clubs" sprung up throughout the Pacific Northwest and at the annual meeting of the Roseburg Merchants Protective Association in January 1908, the call was made for Roseburg to get a "booster club." The following month, a community meeting was held in which over 200 citizens rallied to support the creation of the Roseburg Commercial Club; the Merchants Protective Association voted to disband and join the Commercial Club. The first officers were elected on March 12, 1908 and included Dexter Rice, President; B.L. Eddy, Vice President; J. D. Zurcher, Secretary; and Henry Richardson, Treasurer. The search began for permanent quarters for the new organization.

In May 1908, the Roseburg Commercial Club and George Kohlhagen struck a deal. Kohlhagen would tear down Slocum's Hall and build a new two-story brick building; the entire second floor would be leased to the Commercial Club and constructed according to their wishes and needs. The first floor of the new building would have retail space for two stores. Construction began immediately. By October 1908, the first floor was ready for occupancy; Harth's Toggery opened for business in the south side of the building while the Hunsaker-Guest Grocery Company opened for business in the north side of the building. On January 11, 1909 the "club rooms" on the second floor were complete and the Commercial Club moved in. The Umpqua Valley News reported that the space was "among the finest in the state containing . . . all the latest and most modern conveniences" and included a wide entrance leading from Jackson Street, a reception room, a parlor, outer and inner office space, a meeting room, a billiards room with two pool tables, two card rooms equipped with the necessary paraphernalia to operate a first class card room, a bowling alley running the entire length of the building along the south wall, a cozy lunch room, a well-equipped kitchen, large closets, and toilets.

The Roseburg Commercial Club's "mission" was to determine what was best for the community and make it a good place to live and a profitable place to do business. It was active in attracting people and business to Roseburg and Douglas County through various activities. One of the first activities undertaken by the Commercial Club was the construction of a small pavilion near the Southern Pacific train depot where local agricultural produce and manufactured goods were displayed (this structure has been moved and significantly altered). In 1909, the Commercial Club published 40,000 booklets about the area to be distributed at Portland's Rose Festival and Seattle's Alaska-Yukon-Pacific Exposition and it organized and sponsored Roseburg's first Strawberry Festival which became a successful annual event, recognized as one of southern Oregon's most important events. In addition to the booklets, displays and festival, it also purchased newspaper advertisements throughout the Pacific Northwest and set up exhibits at several regional festivals and expositions.

The Commercial Club promoted and endorsed city and county improvements which would lead to further opportunities for the development of the business community and success in commerce. In 1909, it endorsed three legislative bills that would provide improved roads and highways in the state and encourage the city of Roseburg to install street lights. It actively recruited industry such as woolen mills and canneries and was instrumental in developing much of the fruit industry in the Umpqua Valley. It worked closely with area farmers and the local granges. In 1914, it worked to pass bonds for the building of a railroad from Roseburg to the coast. By the end of 1914, there were nearly 300 active members of the Commercial Club. Throughout its existence, the Commercial Club served as an "employment bureau" for the community. It was often involved in local labor issues.

In addition to supporting the business of the community, the Commercial Club played an active role in the social history of the community. For a period of time, the "club rooms" were opened to the general public once a month for a public reception. The Ladies Auxiliary of the club were actively involved in organizing social events associated with the Strawberry Festival, as well as local dances and receptions. The organization also co-sponsored events and activities with other civic groups.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number  8  Page  3

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As the nation became more involved in the war efforts of World War I, less energy was spent on developing commercial interests in Roseburg. By the end of 1918, the Commercial Club was nearly dormant. In January 1919, the Pacific Northwest Tourist Association visited Roseburg to promote tourism as a new direction in commercial development. Some long-time club members, along with several new club members, decided to bring the organization back to life. New officers were elected and on March 27, 1919 a resolution was passed to change the name of the organization to the Roseburg Chamber of Commerce. As the group regained momentum with new leadership, a new name, and a new focus, they vacated the Kohlhagen Building and moved to new quarters.

In 1912, Kohlhagen added a second story to his meat market and tied the facades of the two buildings together creating the appearance of a single building. The original use of the second floor above his market is unknown; in 1920, this space was the residence and studio of photographer J.W. Hemus.

Following the departure of the Commercial Club, the "club rooms" were leased to Mrs. Charles S. Heinline in 1919 for the Heinline-Moore Musical Conservatory. In 1923, the music school expanded into the space above the meat market when Mr. Hemus left. Mrs. Heinline's music school occupied the second floor of the Kohlhagen Building until she moved to Portland in June 1937. In 1938, Naomi Scott's music school and H.A. Canady's law practice were located on the second floor of the building. In 1946, KRNR radio station moved into the rooms in the 1912 portion of the building. The former Commercial Club space was vacant until 1954 when the American Legion occupied the space. The spaces are now occupied in part by Tioga Resources, Inc. and Michael James Photography Studio.

On the first floor, the south storefront is still occupied by its original tenant, The Toggery clothing store. The north storefront was occupied by Kohlhagen's Economy Market until 1946. Trowbridge Electric Company occupied this storefront from 1946 until sometime after 1955 (exact date unknown). Since 1978, The Put On Athletic Center has occupied this space. The middle storefront has had several occupants. For thirty years it was a grocery store. The Hunsaker-Guest Grocery Company was located in this space in 1908; in 1925, the Roseburg Grocery occupied the space; the Safeway Store was located there until c. 1938. In the 1940s, this space was a hardware store, first as Marshall-Wells and then Farris, Jack & Son's Hardware. From 1950 to 1956, the Georgie Lee Shoppe occupied the space; the Tots to Teens shop was located there at the time of "the Blast" in 1959. Between that time and 1982, the occupancy is undetermined. In 1983, the Roseburg Antiques and Metals shop occupied the space. Shortly after that, The Put On Athletic Center expanded their business to include both the north and middle retail spaces on the ground level.

Originally, the addresses for the Kohlhagen Building were 128 - 136 N. Jackson Street. The numbering system was changed in 1955 and the addresses for the building were changed to 622 - 640 SE Jackson Street. George Kohlhagen owned the entire building until his death in 1944. From 1944 to 1969, it was owned by his son, Edward. The chain of ownership since that time is uncertain because records are incomplete. The current owner, Mark Eason, purchased the building from Florence Anne Pata. It is unclear how long Ms. Pata owned the property as part of the records indicate she purchased it from the Kohlhagen estate in 1969 and another record indicates she may have come into ownership more recently, have acquired the property from K.F. McMullin.

## COMPARATIVE ARCHITECTURE

The Kohlhagen Building is Roseburg's best preserved and earliest example of modern commercial architecture. Of its contemporary neighbors, it was the first to abandon the emphasis on strong stylistic ornamentation in favor a more stripped down, simplified appearance. Although the pressed tin cornices on the front facade were stylistic carry-overs from the Italianate style, the building's windows proportions and spacing, as well as the flat wall surfaces, are clearly related to the early 20th century Commercial Style. The building was probably the first in Roseburg to use pressed brick in a color other than red, setting a trend that resulted in several newer buildings constructed in the 1910s and 1920s. The building's style and construction method do not specifically copy any high style examples of early Chicago School styles but clearly illustrate the movement into the 20th century. The architect is unknown. A contractor named Patterson was responsible for the construction of the 1906 portion of the building; it is possible that Kohlhagen engaged him to construct the 1908 and/or the 1912 portions of the building as well.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   8   Page   4  

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In August 1959, an explosion known locally as "the Blast" leveled five city blocks near the intersections of Pine and Oak Streets in downtown Roseburg. Many of the downtown buildings sustained extensive damage; several had to be demolished. The epicenter of "the Blast" was approximately three blocks northwest of the Kohlhagen Building which sustained only moderate damage (in part because it was protected by the taller, five-story hotel building to its north). The explosion occurred at a time when remodeling older buildings in response to Urban Renewal was popular. While the destruction provided many building owners with the opportunity to modernize their buildings while repairing the damage, it resulted in the loss of much historic fabric on several historic buildings. Although most of Roseburg's downtown buildings were built within about twenty years of the Kohlhagen Building, few have retained their significant historic features.

The 1890 Taylor Building (later known as the Valley Hotel) is located on the northeast corner of Jackson and Washington Streets. This two-story building is constructed of red brick and originally had arched windows and a corner entry. A third floor was added in the 1916 and the entire building was stuccoed. The windows and entrance have been altered; the original cornice has been removed. This building was one of the earlier large two-story commercial buildings in the downtown area. It originally housed a restaurant on the ground floor and apartments on the upper floor. Unfortunately, the alterations have compromised its historic character.

The Masonic Temple was built in 1909 on the northeast corner of Jackson and Cass Streets. Although built the year after 1908 portion of the Kohlhagen Building, it is clearly an Italianate style building rather than a 20th century Commercial Style. Designed by the architect, W.A. Straw, this four-story brick building has characteristic paired windows, round arches, and a distinctive cornice with brackets. It appears to be in good condition and has had only minor alterations to the upper stories and moderate alterations to the ground level storefront. The exterior of the building has been painted. The lodge used the upper three floors of the building; the first floor provided retail space for local businesses.

The Marsters Block located on the northwest corner of Cass and Rose Streets was constructed in 1911 and remodeled in 1916. Also known as the Grand Hotel, this brick building originally had three stories. Two stories were added in 1916. The upper floors were used as hotel and residential space; the first floor housed several businesses, including the Grand Cafe, the Grand Barber Shop, the Western Union office, and various real estate and insurance offices. The lobby for the hotel was also located on the ground floor. This building may have been the first building in downtown Roseburg with an elevator. Although the building is an example of 20th century Commercial Style architecture, it has been altered to the point of seriously compromising its historic integrity. The interiors of the upper floors have been gutted leaving no historic material intact. The street level storefronts and the hotel lobby have been altered substantially. The entire building has been stuccoed and all the windows have been replaced.

Constructed in 1912, the Perkins Building is one of the better examples of 20th century Commercial Style architecture in downtown Roseburg. The four-story building was designed by Portland architect Emil Schacht as an office building. Located across the street from the Marsters Block on the southwest corner of Cass and Rose Streets, this building also used a light colored pressed brick on its public facades; the remaining two walls are red brick. The interior structural system is steel beam, although the exterior brick walls are load bearing. The exterior decoration is limited to a belt courses between floors, a simple cornice with modillions and a brick balustrade. The lobby entrance is marked by a large arch in the center of the building; large decorative keys are located at the corners under the cornice. Several professional offices have been located in the building, including numerous doctors, dentists, and lawyers. It was also the location of many of timber-related businesses. Retail space was available on the first floor. It continues to be used as an office building with retail space. The building sustained heavy damage during "the Blast" which resulted in the replacement of the original one-over-one, double hung wood sash windows with aluminum sash windows and extensive remodeling of the street level storefronts.

Kohlhagen Building  
Name of Property

Douglas, Oregon  
County and State

**10. Geographical Data**

**Acreage of Property** less than one acre (0.27 acres)

Roseburg East, Oregon 1:24000

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	0	4	7	2	1	1	0	4	7	8	3	8	3	0
Zone			Easting				Northing							

3 

Zone			Easting				Northing							

2 

Zone			Easting				Northing							

4 

Zone			Easting				Northing							

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Michelle L. Dennis, Historic Preservation Consultant

organization N/A date November 25, 1996

street & number 2691 Jackson Street telephone 541-343-6652

city or town Eugene state OR zip code 97405

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Mark Eason

street & number P.O. Box 5149 telephone 541-672-3079

city or town Roseburg state OR zip code 97470

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   9   Page   1  

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**United States Department of the Interior**  
National Park Service

## **National Register of Historic Places Continuation Sheet**

Section number   10   Page   1  

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### **VERBAL BOUNDARY DESCRIPTION**

The nominated area is located in SW 1/4 NW 1/4 Section 19, Township 27 South, Range 5 West of the Willamette Meridian, in Douglas County, Oregon, and is legally described as Lot 3, Block 38 and the east 40.19 feet of Lot 6, Block 38 in the town of Roseburg. It is otherwise identified as Tax Lots 11100 and 11401 at said location.

### **BOUNDARY JUSTIFICATION**

The nominated area, a total of .27 acres, is comprised of the two adjoining tax lots associated with the Kohlhausen Building in the historic period. The nominated area includes the ell which evolved at the rear face of the Kohlhausen Building. Not included in the nominated area is an adjacent building to the south which occupies a separate tax lot. While the adjacent building is maintained as an annex to The Toggery clothing store in the south ground story retail space of the Kohlhausen Building, it is structurally discrete.

# EXHIBIT A

## GEORGE KOHLHAGEN BUILDING (1906, 1908, 1912) NOMINATION COMMENTS

Historic Context, Section 8, page 1:

Jane Clarke, Historic Resources Review Committee Vice-Chairperson, who has lived in Roseburg since the 1930's, indicates that Slocum's Hall, prior to being torn down to make way for the new two-story structure in 1908, served as a very important and useful community meeting hall for the area. To some extent, the Kohlhagen Building satisfied some of the same functions. In addition to uses identified in the nomination, the second floor of the Kohlhagen Building also served as the Mildred Jenkins Dance Studio in the 1930's and was the site of stage productions by the Merely Players Theater Group approximately during the 1950's and 1960's.

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

SW1/4 NW1/4 SEC.19 T.27S. R.5W. W.M.  
DOUGLAS COUNTY

1"=100'

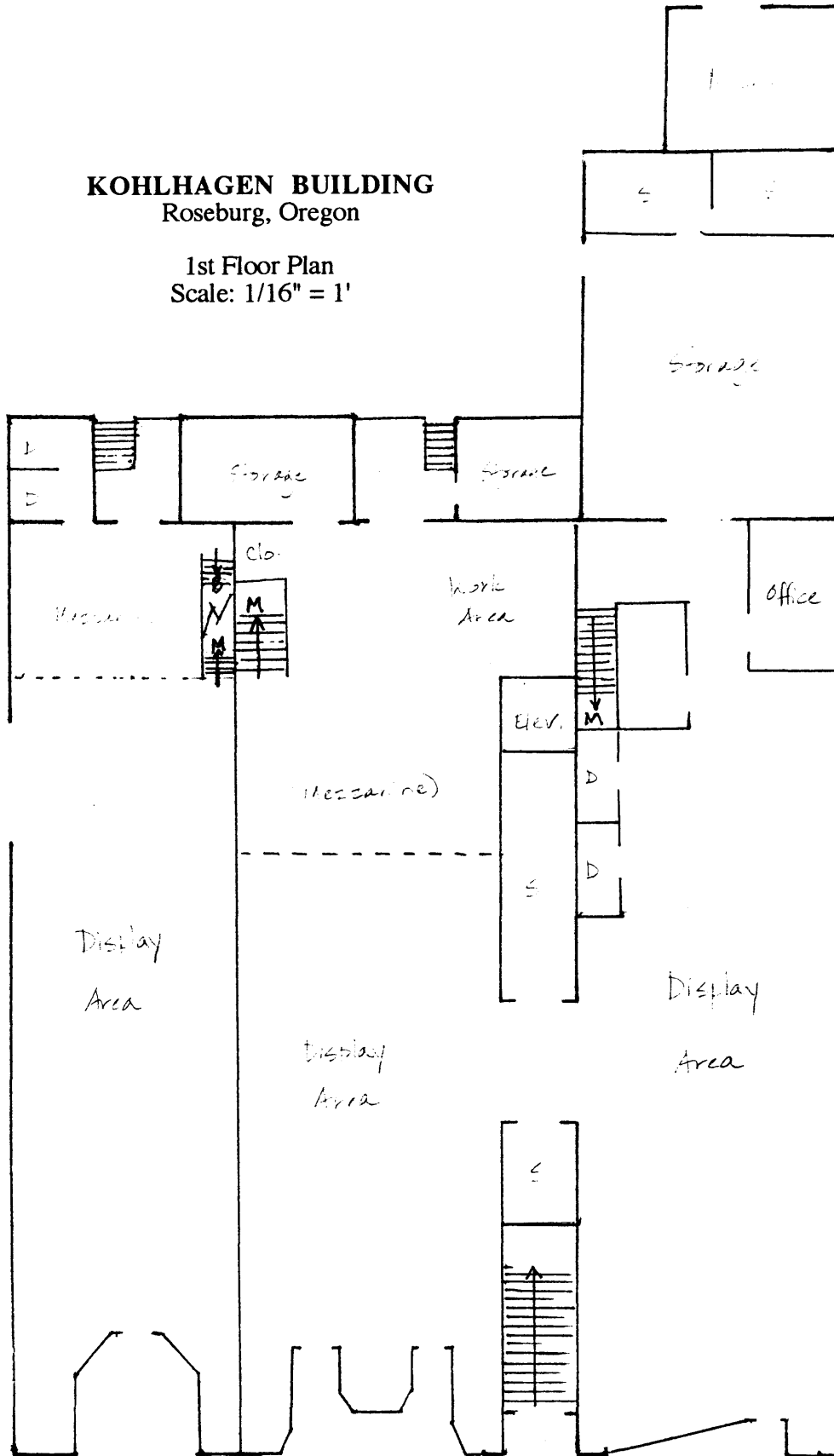
SEE MAP 27 5 19BB

4-33



**KOHLHAGEN BUILDING**  
Roseburg, Oregon

1st Floor Plan  
Scale: 1/16" = 1'

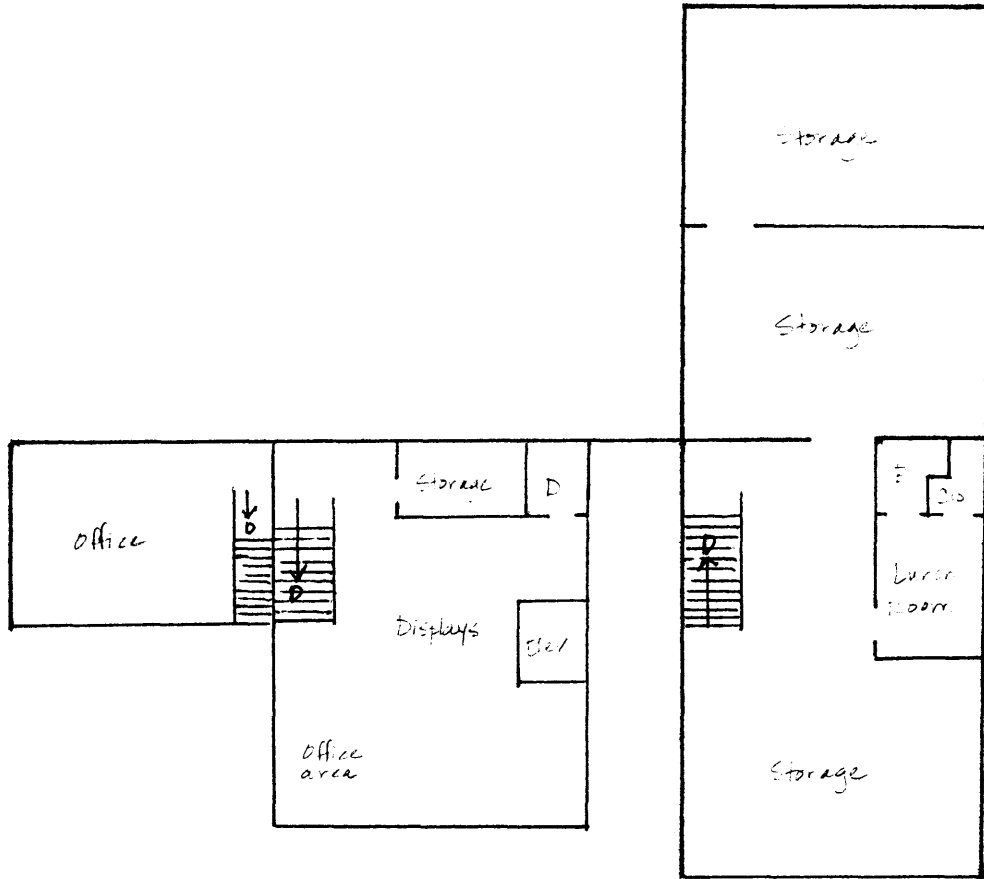


# KOHLHAGEN BUILDING

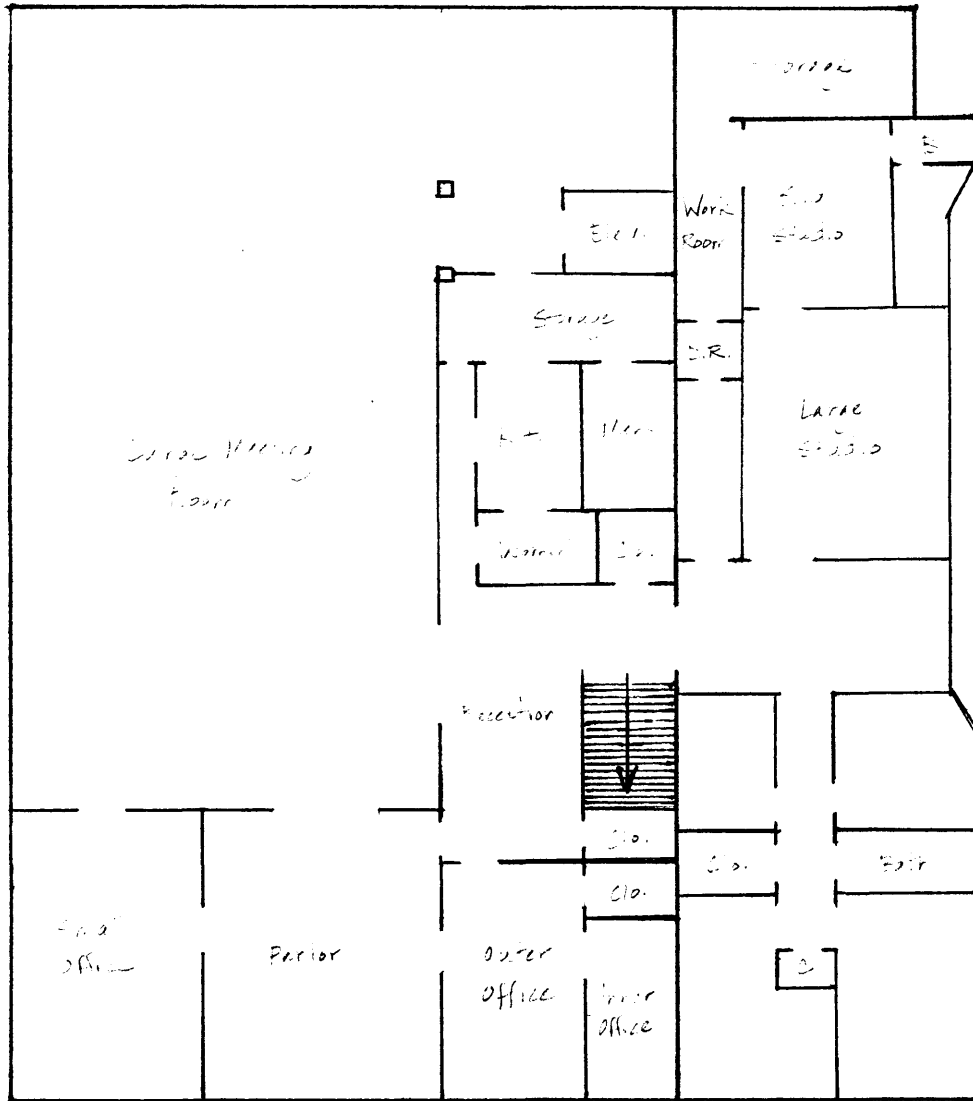
Roseburg, Oregon

Mezzanine Level Plan

Scale: 1/16" = 1'







**KOHLHAGEN BUILDING**  
Roseburg, Oregon

2nd Floor Plan  
Scale: 1/16" = 1'

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Photos Page 1

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Information for items 1 through 5 is the same for all photographs, except for Photo 1, as cited below.

1. Kohlhagen Building
2. Roseburg, Douglas County, Oregon
3. Photographer: Michelle L. Dennis
4. Date of Photo: November 8, 1996
5. Negatives: Mark Eason, P.O. Box 5149, Roseburg, OR 97470

Photo 1

1. Kohlhagen's Buildings
3. Photographer: Unknown
4. circa 1910
5. Douglas County Museum
6. Jackson Street looking north at two-story Commercial Club building (with awnings) and one-story Economy Market building on the north side [center of photo]
7. 1 of 21

Photo 2

6. East (front) facade from Jackson Street.
7. 2 of 21

Photo 3

6. West (rear) facade of 1908 portion of building where Commercial Club was located.
7. 3 of 21

Photo 4

6. West (rear) two-story ell addition which housed the sausage factory with one-story concrete block addition (on left) and small concrete block addition on rear of 1912 second floor.
7. 4 of 21

Photo 5

6. South storefront, east facade.
7. 5 of 21

Photo 6

6. Middle and north storefronts, east facade; entrance to stairway in center; different colored bricks of the 1912 addition can be seen above the center doorway.
7. 6 of 21

Photo 7

6. Entrance to stairway to upper floor; original oak doors with beveled glass.
7. 7 of 21

Photo 8

6. Stairs from Jackson Street to second floor.
7. 8 of 21

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number Photos Page 2

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- Photo 9            6. Reception room with skylight; door on left opens into original offices; door to its immediate right opens into the parlor; doorway (with pocket door) on right opens into large meeting room.  
7. 9 of 21
- Photo 10           6. Parlor with large windows, coved cornice, wood floors.  
7. 10 of 21
- Photo 11           6. Small office in southeast corner, originally part of the bowling alley.  
7. 11 of 21
- Photo 12           6. Large room facing east; far end was meeting/dance space; near end (left) billiard hall; bowling alley located along wall at right.  
7. 12 of 21
- Photo 13           6. Large room facing west; bowling alley area on left, billiards area center, openings to card rooms on right.  
7. 13 of 21
- Photo 14           6. Card rooms from south; west card room on left, east card room partially enclosed on right; service elevator center rear.  
7. 14 of 21
- Photo 15           6. Detail of decorative molding with sconce bracket, pilaster, articulated beam, coved cornice, and wall covering (lower portion of wall).  
7. 15 of 21
- Photo 16           6. Detail of boxed post with brackets and sconce molding; wall on left is one of the walls added to enclosed part of the east card room, it is painted to resemble stone.  
7. 16 of 21
- Photo 17           6. Northeast room in 1912 second floor addition; facing east to Jackson Street.  
7. 17 of 21
- Photo 18           6. Large studio.  
7. 18 of 21

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number Photos Page 3

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Photo 19

6. Interior of south storefront (The Toggery) with high ceiling, mezzanine at back of store; wall on left with plaster removed.

7. 19 of 21

Photo 20

6. Interior of middle storefront with high ceiling, mezzanine at back of store.

7. 20 of 21

Photo 21

6. Interior of north storefront (original meat market).

7. 21 of 21