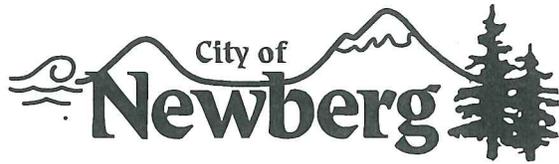


**NEWBERG HISTORIC
PRESERVATION COMMISSION
MEETING AGENDA
Monday, May 11, 2015
7:00 p.m., Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

- I. Open Meeting**
- II. Roll Call**
- III. Approval of February 17, 2015 Meeting Minutes**
- IV. Discussion: Grant scope of work**
- V. Next Meeting – June 16 or July 21, 2015 (third Tuesday of the month)**
- VI. Other Business**
- VII. Adjourn**



**NEWBERG HISTORIC
PRESERVATION COMMISSION
MEETING MINUTES
Tuesday, February 17, 2015
7:00 p.m., Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

- I. Open Meeting – 7:00 p.m.**
- II. Roll Call -** Commissioner attendees included Chairman Rick Fieldhouse, Vice-Chairman Chuck Zickefoose, Barbara Doyle, Ryan Howard, and Isamar Ramirez. Excused absence: Geary Linhart.

Staff present: Associate Planner Steve Olson.

- III. Approval of January 20, 2015 Meeting Minutes –** Zickefoose moved, seconded by Howard to approve the draft minutes. The motion carried unanimously.
- IV. Proposed grant application outline –** Staff reviewed the draft proposal and asked the Commission for direction on the public promotion expectations. Did the Commission want to create and print maps and brochures of historic downtown buildings? The Commission discussed the topic, and decided not to print paper brochures. This was partly due to the cost of printing, and partly due to wanting to take advantage of rapidly evolving technology. There is already a downtown walking tour (on the NDC website) with narration by George Edmonston that can be downloaded and listened to while walking. CPRD has set up signs at some locations with QR codes that provide historic information. We should build on those efforts. Digital documents should be developed that are website friendly and mobile device friendly.
- V. Next Meeting – May 19, 2015**

VI. Other Business – None.

VII. Adjourn – 8:00 p.m.

Approved by the Newberg Historic Preservation Commission this 17th day of February, 2015.

AYES:

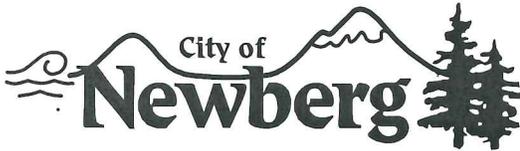
NO:

ABSENT:

ABSTAIN:

**Steve Olson
Minutes Recorder**

**Rick Fieldhouse,
Historic Preservation Commission Chair**



Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240 ▪ Fax 503-537-1272 ▪ www.newbergoregon.gov

MEMORANDUM

TO: Newberg Historic Preservation Commission
FROM: Steve Olson, Associate Planner
SUBJECT: Grant scope of work
DATE: May 11, 2015

The good news is that we have officially received a \$13,000 Certified Local Government grant for historic preservation work. The signed grant agreement is Attachment 1, which includes the project budget and scope. The project was intended to split the funds between Reconnaissance Level Surveys, some Intensive Level Surveys, and some public promotion.

The other good news is that it turns out the State Historic Preservation Office (SHPO) already did a RLS for downtown Newberg in 2013, which is included as Attachment 2. We don't need to redo what they did in 2013, so we have the opportunity to shift more consultant funds to additional ILS and public promotion assistance.

Please read through the scope of work in the attached grant agreement, and the SHPO RLS for downtown. We can discuss this on Monday and get direction from the Commission on how to modify the scope of work.

Attachment 1: Grant agreement
Attachment 2: SHPO RLS for downtown Newberg



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



April 30, 2015

Steve Olson
City of Newberg
PO Box 970
414 E 1st St
Newberg, OR 97132

Re: Certified Local Government Grant OR-15-13

Dear Steve:

Enclosed is your fully signed copy of the grant agreement for your project. Please make sure that those individuals responsible for carrying out duties under this agreement are familiar with its terms and goals, and reporting and billing requirements. Maintaining complete records will assure the verifiability of your expenditures.

The grant report forms will be sent via email or by mail by request. The grant manual can be found on our website <http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx> or by request. To expedite your reimbursement, your organization or individual tax id will be required. Please contact Sharrie Cripe (503-986-0710) who is trained in information security and who will process the payment to provide this information.

We wish you the best in completing your project. If you have any questions, please don't hesitate to contact me.

Sincerely,

Kuri Gill

Grant and Outreach Coordinator

(503) 986-0685

Kuri.Gill@oregon.gov

Enclosure



Attachment A -- Scope of Work

2015 Certified Local Government Grant (OR-15-13)

Grantee: City of Newberg

Grant Amount: \$13,000 Match Amount: \$13,000 Estimated Overmatch: \$0

Project Summary: Complete Reconnaissance Level Survey of approximately 50 properties in the downtown. Complete Intensive level Survey on four properties in the downtown based on the RLS results. Develop a digital brochure about the downtown properties and connect it to the city's existing audio tour. Develop and present a walking tour and public presentation for local community groups. Prepare a report on the potential for a downtown National Register district and steps to achieve it. Grant administration.

The grant funds and matching local contributions will be used to accomplish the work items detailed in the Budget and Work Description sections that follow. OPRD Heritage Programs staff must approve any changes to this Scope of Work.

PROPOSED BUDGET

1. Administration		
Staff time	\$450	
	Total	\$450
2. Intensive Level Survey		
Volunteer time	\$360	
Staff time	\$4,500	
Materials & Supplies	\$115	
Contractor	\$6,400	
	Total	\$11,375
3. Planning, Review and Compliance		
Staff time	\$800	
Contractor	\$1,300	
Travel	\$300	
	Total	\$2,400
4. Public Education		
Volunteer time	\$500	
Staff time	\$3,200	
Contractor	\$2,000	
	Total	\$5,700
5. Reconnaissance Level Survey		
Volunteer time	\$500	
Staff time	\$2,475	
Materials & Supplies	\$300	
Contractor	\$2,800	
	Total	\$6,075
	Total Project Budget	\$26,000

WORK DESCRIPTION

1. Administration \$450

Products:

Grant documentation, staff and volunteer hours tracking, reports and reimbursements.

Standards and Provisions:

Project Standards:

- Allowable costs and services must be related to the administration of this grant: application/contract processing, project oversight, reimbursement requests, etc.

2. Intensive Level Survey \$11,375

Products:

Complete Intensive level Survey on four properties in the downtown based on the RLS results.

Standards and Provisions:

Project Standards:

- The completed survey must meet the standards outlined in the SHPO'S "Oregon Historic Survey Instruction Manual", its Forms and Appendices (current version) and the Secretary of the Interior's Standards and Guidelines for Historic Preservation and Archaeology (Federal Register, Vol. 48, No. 190, Sept. 1983). Work that does not meet these standards is ineligible for reimbursement.
- Two copies of all materials should be generated: one for the CLG to keep in its permanent files and one for the SHPO.
- Property selection must be approved by SHPO staff prior to survey.
- Any purchases or contracts for services over \$10,000 should follow appropriate procurement procedures, including obtaining at least three estimates.
- All reports and publications related to this project must give credit to the State Historic Preservation Office and National Park Service.

"This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240."

3. Planning, Review and Compliance \$2,400

Products:

Prepare a report on the potential for a downtown National Register district and steps to achieve it.

- one electronic copy of thereport

Standards and Provisions:

Project Standards:

- Eligible costs and activities include those related to local "design review" as well as to participation with the SHPO in state or federal compliance activities for properties within the local government's boundaries.
- Activities and products must be consistent with local, state, and federal preservation standards and guidelines, including the National Register bulletin "How to Apply the National Register Criteria for Evaluation" and the Secretary of the Interior's "Standards for Rehabilitation".
- The grantee must maintain records of cases it reviews and the decisions it make.
- All reports and publications related to this project must give credit to the State Historic Preservation and National Park Service.

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"The activity that is the subject of this [type of publication] has been financed [in part/entirely] with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior."

4. Public Education \$5,700

Products:

Develop a digital brochure about the downtown properties and connect it to the city's existing audio tour.

- one electronic copy of the brochure

Develop and present a walking tour and public presentation for local community groups.

- one electronic copy of the brochure of promotional information for walking tour and publication
- Pictures of exhibits, programs and events are required for reimbursement. Digital images of 300dpi or higher are preferred. If the images are not digital, then prints must be professionally printed.

Standards and Provisions:

Project Standards:

- Prior to starting the public education project, the grant recipient must receive written approval from Oregon Heritage on the final work plan and final draft of publications prior to printing and distribution.
- Any purchases or contracts for services over \$10,000 should follow appropriate procurement procedures, including obtaining at least three estimates.
- Prior to publication, a draft of all products, newsletters, brochures, etc. must be submitted to and approved by Oregon Heritage.
- Information in all interpretive materials must be authentic and documented.
- All reports and publications related to this project must give credit to the State Historic Preservation and National Park Service.

"This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240."

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- Pictures of exhibits, programs and events are required for reimbursement. Digital images of 300dpi or higher are preferred. If the images are not digital, then prints must be professionally printed.

5. Reconnaissance Level Survey \$6,075

Products:

Complete Reconnaissance Level Survey of approximately 50 properties in the downtown.

Standards and Provisions:

Project Standards:

- Prior to starting the survey project, the grant recipient must receive written approval from the SHPO on the final work plan, unless the location and scope is included in the grant agreement and it is not a selective RLS.
- The survey must be conducted in accordance with the SHPO'S "Reconnaissance Level Survey Standard Operating Procedures" (current version) and the Secretary of the Interior's Standards and Guidelines for Historic Preservation and Archaeology (Federal Register, Vol. 48, No. 190, Sept. 29, 1983). Work that does not meet these standards is ineligible for reimbursement.
- Originals of all survey materials must be submitted to the SHPO. These include the survey maps, photographs, survey forms, research design, electronic data, and a final report.
- The consultant must submit two copies of all survey products, one for the grantee and one for the SHPO.
- Any purchases or contracts for services over \$10,000 should follow appropriate procurement procedures, including obtaining at least three bids. • All reports and publications related to this project must give credit to the State Historic Preservation and National Park Service.

"This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240."

"The activity that is the subject of this [type of publication] has been financed [in part/entirely] with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior."

Attachment B

Standard Terms and Conditions – Historic Preservation Fund Grants

1. **Authority:** The National Historic Preservation Act of 1966 and Amendments, 16 U.S.C 470, authorizes the SHPO to provide grants to Certified Local Governments to carry out preservation projects authorized under the Act;
2. **Work Plan Approval:** Prior to commencing the project described in Attachment A, Grant Recipient shall receive approval on a final work plan from the State.
3. **Amendments:** This Agreement may be amended only by a written amendment to the Agreement, executed by the parties.
4. **Employment Practices Clause:** In carrying out its responsibilities under this agreement, the Grant Recipient shall not deny benefits to or discriminate against any person on the basis of race, color, creed, religion, national origin, sex, disability, or sexual preference, and shall comply with all requirements of federal and state civil rights statutes, rules and regulations including:
 - Title VI of the Civil Rights Act of 1964 (42 USC 200d et. seq.).
 - Section 504 of the Rehabilitation Act of 1973 (20 USC 794).
 - Title IX of the Education Amendments of 1972 (20 USC 1681 et. seq.).
 - Americans with Disabilities Act of 1990 (42 USC sections 12101 to 12213).
 - ORS 659.400 to 659.460 relating to civil rights of persons with disabilities.
5. **Compliance with Workers Compensation Laws:** All employers, including Grantee, that employ subject workers who provide services in the State of Oregon shall comply with ORS.656.017 and provide the required Worker's Compensation coverage, unless such employers are exempt under ORS 656.126. Employer's liability insurance with coverage limits of not less than \$500,000 must be included.
6. **Reporting:** Grant Recipient shall submit written progress reports and a final report as described in the grants manual and on forms provided by State.
7. **Grant Payments:** Grant funds are awarded by State on a reimbursement basis and only for the Project described in Attachment A, Project Overview. Advance payments may be provided under hardship conditions. In addition to the reimbursement requested upon completion of the Project, Grantee may request a mid-Project reimbursement for costs accrued to date.
8. **Matching Funds:** The Grantee shall contribute matching funds or the equivalent in labor, materials, or services, which are shown as eligible match in the rules, policies and guidelines for the ATV Grant Program. Volunteer labor used as a match requires a log with the name of volunteer, date volunteered, hours worked, location worked at and rate used for match to be eligible.
9. **Records Administration:** Grant Recipient shall maintain, or supervise the maintenance of all records necessary to properly account for the payments made to the Grant Recipient for costs authorized by this contract. These records shall be retained by the Grant Recipient for at least four years after the contract terminates, or until all audits initiated within the four years, have been completed, whichever is later. The Grant Recipient agrees to allow State auditors, and State Agency Staff, access to all the records related to this contract, for audit and inspection, and monitoring of services. Such access will be during normal business hours, or by appointment.
10. **Tax Obligations:** Grant Recipient will be responsible for any federal or state taxes applicable to payments under this Agreement.
11. **Contribution:** If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against a party (the "Notified Party") with respect to which the other party ("Other Party") may have liability, the Notified Party must promptly notify the Other Party in writing of the Third Party Claim and deliver to the Other Party a copy of the claim, process, and all legal pleadings with respect to the Third Party Claim. Either party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. Receipt by the Other Party of the notice and copies required in this paragraph and meaningful opportunity for the Other Party to participate in the investigation, defense and settlement of the Third Party Claim with counsel of its own choosing are conditions precedent to the Other Party's liability with respect to the Third Party Claim.

With respect to a Third Party Claim for which the State is jointly liable with the Grantee (or would be if joined in the Third Party Claim), the State shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by the Grantee in such proportion as is appropriate to reflect the relative fault of the State on the one hand and of the Grantee on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of the State on the one hand and of the Grantee on the other hand shall be determined by reference to, among other things, the parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. The State's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if the State had sole liability in the proceeding.

With respect to a Third Party Claim for which the Grantee is jointly liable with the State (or would be if joined in the Third Party Claim), the Grantee shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by the State in such proportion as is appropriate to reflect the relative fault of the Grantee on the one hand and of the State on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of the Grantee on the one hand and of the State on the other hand shall be determined by reference to, among other things, the parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. The Grantee's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if it had sole liability in the proceeding.

Grantee shall take all reasonable steps to cause its contractor(s) that are not units of local government as defined in ORS 190.003, if any, to indemnify, defend, save and hold harmless the State of Oregon and its officers, employees and agents ("Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including attorneys' fees) arising from a tort (as now or hereafter defined in ORS 30.260) caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Grantee's contractor or any of the officers, agents, employees or subcontractors of the contractor ("Claims"). It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by the contractor from and against any and all Claims

12. **Governing Law:** The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Agreement, including, without limitation, its validity, interpretation, construction, performance, and enforcement. Any party bringing a legal action or proceeding against any other party arising out of or relating to this Agreement shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County. Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.
13. **Repayment:** In the event that the Grantee spends grant funds in any way prohibited by state or federal law, or for any purpose other than the completion of the project, the Grantee shall reimburse the State for all such unlawfully or improperly expended funds. Such payment shall be made within 15 days of demand by the State.
14. **Termination:** This contract may be terminated by mutual consent of both parties, or by either party upon a 30-day notice in writing, delivered by certified mail or in person to the other party's contact identified in the Agreement. On termination of this contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services rendered to date of termination. Full credit shall be allowed for reimbursable expenses and the non-cancelable obligations properly incurred up to the effective date of the termination.
15. **Entire Agreement:** This Agreement constitutes the entire Agreement between the parties. No waiver, consent, modification or change of terms of this Agreement shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, Agreements, or representations, oral or written, not specified herein regarding this Agreement. The Grantee, by signature of its authorized representative on the Agreement, acknowledges that the Grantee has read this Agreement, understands it, and agrees to be bound by its terms and conditions."

**Newberg Downtown
Reconnaissance Level Survey
Newberg, Yamhill County, Oregon
August 2013**

Report prepared by:

David Casteel, Project Specialist, Oregon SHPO

Survey conducted by:

Diana Painter, National Register/Survey Coordinator, Oregon SHPO

David Casteel, Project Specialist, Oregon SHPO

Statement of Project Objectives

The Newberg Downtown Reconnaissance Level Survey was achieved through an informal partnership between the Oregon State Historic Preservation Office (SHPO) and the City of Newberg, Oregon. Three project objectives were established: 1) to provide city officials and citizens of Newberg a fair and accurate assessment of historic resources within an outlined survey area; 2) to provide the City of Newberg with baseline historic resource data as a basis for preservation planning and policy within the project area; 3) to increase the body of knowledge and data of historic resources in the downtown area of Newberg maintained by the SHPO.

Methodology

The Newberg Downtown Reconnaissance Level Survey project area was confined to a geographical area loosely defined by the downtown area of historic Newberg. The historic commercial buildings along 1st Street between Harrison Street and River Street, the extents of the 99W couplet, were observed as the central area of the survey. The other extents of the boundary were based upon the concentrations of the historic commercial buildings, which generally led to these boundaries stretching out to the north side of 2nd Street and the south side of Hancock Street. These boundaries were designated to focus on the historic downtown of the city of Newberg and did not extend into residential or industrial areas surrounding the historic commercial downtown.

Resources were determined to be not eligible in the Newberg Downtown survey, in addition to the standard eligibility requirements, if they were industrial resources due to the focus on commercial and community aspects of the downtown. Residential properties were not surveyed within the boundary unless they had been converted to a commercial use. Properties that had been found to be not eligible/non-contributing because of alterations were generally significantly altered by façade modifications that covered the character-defining features of the resources. Modifications to first-story storefronts were given greater leniency in determining eligibility due to the understanding that businesses are continually operating within the buildings. If these modifications dominated the appearance of the façade the buildings would then be generally considered not eligible.

The project was completed using the latest "Guidelines for Conducting Historic Surveys in Oregon" and supplements provided by the Oregon State Historic Preservation Office. Field data collection took place on June 25, July 15, and August 14, 2013, and was later entered into the

Oregon Historic Sites Database. The survey was also conducted in compliance with the Secretary of the Interior's Standards for Preservation Planning.

Boundary Explanation and Justification

The boundaries of the survey area were determined by the general commercial extent of Newberg's downtown, centered on 1st Street (Highway 99W). The survey boundary covers the area within the Highway 99W couplet as well as the area between 2nd Street and 1st Street. The one exception to this boundary area is north of East Hancock Street between North School Street and North Blaine Street. It was decided that the buildings facing East Hancock Street were pertinent to the downtown survey.

Setting

Downtown Newberg is built upon a street grid in the northern part of the Willamette Valley of Oregon, southwest of Portland and north of Salem. The terrain of downtown Newberg is flat and the city is nearby the Willamette River. However, steeper terrain lies to the west, east, and north. The lots are rectangular, but with no particular regularity in size or spacing, despite the street grid. Most properties on the lots surrounding the core are facing towards either 1st Street or the perpendicular streets that intersect Main Street, though Hancock Street has become another major roadway in Newberg. This is most likely due to the couplet. The streets of Newberg are mainly two-lanes wide, but the couplet is three-lanes wide single-way.

The streetscape and typical landscaping within the majority of the survey area include sidewalks with buildings generally constructed to lot lines. There are a decent amount of trees planted along most of the sidewalks and metal trash bins that flare-outwards towards the top. The densest sections of Newberg are along 1st Street, giving an emphasis to that section of the city.

Historical Overview

Newberg was founded in the mid-1800s when the area was decided as a suitable place to settle and farm the land. It was named in 1869 by its postmaster Sebastian Brutscher after his Bavarian hometown of Newburgh. The area saw an influx of Quakers, mainly from Indiana and Iowa, when a zealous Quaker minister from Iowa by the name of William Hobson, visited, settled, and preached in the Chehalem Valley. In 1885, Pacific Academy (George Fox University) was formed under the Quakers. In 1887 the population was around 200, and Newberg became incorporated as a city in 1893. Newberg was also home to President Herbert Hoover, making it the only town or city in the Northwest to produce a United States president. As of 2010, the city population was 22,110.

Data Summary

The Newberg Downtown Reconnaissance Survey contains 112 buildings. Building original uses are comprised of 76 commercial/trade, 14 domestic, 9 industrial, 7 transportation-related, 3 recreational, 2 social, 2 governmental, 1 educational. The resources in the survey boundary are primarily eligible with 70 (62%) eligible resources and 42 (38%) not eligible resources. 66 (58%) of the resources were eligible/contributing and 4 (4%) of the surveyed resources were

eligible/significant. In contrast, 23 (20%) of the resources had been altered and had lost enough historic character to be considered not eligible/non-contributing. Another 21 (18%) were less than 50 years in age, making them not eligible/out-of-period.

Although resources were built during various years, there were clear trends of construction in Newberg. Most of the surveyed buildings were built during the early 1900s and in particular the 1920s with 21 out of the 114 buildings (18%) being built then. The preceding decades also indicate this trend, and in the 1900s 11 (10%) were built and during the 1910s 17 (15%) were built. The second largest period of construction occurred in the mid-century with 14 (12%) buildings built during the 1950s and 11 (10%) buildings built in the 1940s. The largest trend in distribution of eligible and not eligible resources is the concentration of eligible resources in the core of the surveyed area on the south side of East 1st Street. Another trend shown is the high concentration of not eligible/non-contributing resources to the western end of the survey area. Not eligible/out-of-period resources, however, did not have any significant trend.

The concentration of older buildings along the center of the surveyed East 1st Street area suggest that these blocks were historically the main commercial area during the early 1900s. Following this period, commercial expansion seems to have advanced outwards from 1st Street, and it has grown into residential areas near the north and south end of the survey boundary. This explains the 14 residential buildings that have been converted to commercial use.

Resources within the survey were a mixture of one and two-story buildings, some of which with parapets and false fronts. The majority of buildings, 41 buildings (36%), featured brick in their construction, and coming in second is wood with 28 buildings (25%) featuring this material. The high amount of brick and wood rather than concrete indicates that early 1900s construction played a large role in the development of Newberg and this should be part of any future considerations. The majority of buildings, 66 buildings (58%), are of the Commercial (Type) style of the late 19th and 20th century. The rest of the buildings are a variety of styles with no major groupings, but the next largest style of building is utilitarian with 9 buildings (8%).

Common alterations to buildings were related to alterations of openings and bays. Other alterations range from window replacements to additions of varying veneers or coverings. Many of these alterations, if removed, can restore the historic character of the buildings.

Recommendations

Further Reconnaissance Level Survey of other domestic, commercial, and agricultural areas within Newberg along with areas around the Newberg vicinity is recommended to identify other potentially eligible resources.

Further study through Intensive Level Surveys (ILS) is recommended within the Newberg downtown for the following resources:

- First National Bank Building (212-214 East 1st Street) – further study of the building’s history and architectural style.

- Newberg Post Office (401 East 1st Street) – further study of the building’s history and architectural style.
- William J. Nottage Building (518 East 1st Street) – further study of the building’s history, use, and architectural style.
- Chapters Bookstore Building (701 East 1st Street) – further study of the building’s history, use, and architectural style.
- V.F.W. Post 4015 (11 South Howard Street) – further study of the building’s history, use, and architectural style.
- 101 South Main Street Building – further study of the building’s history and use.

A section of the Newberg downtown may be potentially eligible for listing as a historic district in the National Register of Historic Places under Criterion A for planning and development in Newberg during the late 19th century and early 20th centuries. In addition, several resources within the survey area may be individually eligible for the National Register. With further study, consider listing these resources in the National Register:

- Newberg Downtown Historic District – potentially individually eligible under Criterion A for Community Planning and Development for association with the development of Newberg.
- First National Bank Building (212-214 East 1st Street) – potentially individually eligible under Criterion C for its Beaux-Arts-inspired architecture.
- Newberg Post Office (401 East 1st Street) – potentially individually eligible under Criterion C for its Art Deco architecture.
- V.F.W. Post 4015 (11 South Howard Street) – potentially individually eligible under Criterion A for its connection with the social history of Newberg.
- 101 South Main Street Building – potentially individually eligible under Criterion A for Community Growth and Development as an important early building in Newberg.

The Newberg downtown could benefit from a historic preservation education program aimed at restoring historic building materials. This could include removing modern siding to expose historic façades, maintaining and repairing historic windows, and how to ensure that future alterations are appropriate and maintain the historic integrity and character of historic downtown Newberg. Education could include publications, online tools, public meeting and presentations, and community workshops.

Explore the option of becoming a preservation partner with the SHPO as a Certified Local Government (CLG). Communities that participate as a CLG are eligible to receive yearly grants offered from the National Park Service and administered through the SHPO. Grants can be used for a number of preservation-related projects including the development of educational materials such as interpretive panels, bricks-and-mortar projects for rehabilitation of historic buildings, survey and inventory, and National Register nominations. CLG grants can also be used as other grants passed-through to local community members. For example, a mini-grant program funded through a pass-through CLG grant aimed at downtown facade rehabilitation for the removal of non-compatible siding or for repairing historic masonry or windows could be

offered. For more information about the CLG Program, contact CLG Coordinator Kuri Gill, at (503) 986-0685 or kuri.gill@state.or.us, and visit <http://www.oregonheritage.org/OPRD/HCD/SHPO/clg.shtml>.

Bibliography

Newberg Area Chamber of Commerce. "History." Accessed September 9, 2013. <https://www.newbergoregon.gov/newberg/history>.

Newberg Downtown Coalition. "Newberg History: Yamhill County's Most Interesting City." Accessed September 9, 2013. <http://www.newbergdowntown.org/history/>.

Appendices

- Newberg Downtown RLS Map
- Property List of Resources included in Survey Boundary
- Historic Building Statistical Reports

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - Newberg Downtown RLS 2013

Evaluation	Quantity	% of Total
eligible/contributing	66	58%
eligible/significant	4	4%
not eligible/non-contributing	23	20%
not eligible/out of period	21	18%
Total:	114	

Construction Date Decade Counts - Newberg Downtown RLS 2013

Decade	Quantity	% of Total
1880s	2	2%
1890s	4	4%
1900s	11	10%
1910s	17	15%
1920s	21	18%
1930s	9	8%
1940s	11	10%
1950s	14	12%
1960s	5	4%
1970s	7	6%
1980s	4	4%
1990s	6	5%
2000s	3	3%
Total:	114	

Original Use Counts - Newberg Downtown RLS 2013

Original Use	Quantity	% of Total
COMMERCE / TRADE	76	67%
DOMESTIC	14	12%
EDUCATION	1	1%
GOVERNMENT	2	2%
INDUSTRY/PROCESSING/EXTRACTION	9	8%
RECREATION & CULTURE	3	3%
SOCIAL	2	2%
TRANSPORTATION	7	6%
Total:	114	

Material Counts - Newberg Downtown RLS 2013

Materials	Quantity	% of Total
BRICK	41	36%
CONCRETE	16	14%
METAL	7	6%
STONE	2	2%
STUCCO	17	15%
SYNTHETIC SIDING	2	2%
TERRA-COTTA	1	1%
WOOD	28	25%
Total:	114	

Historic Building Report/Counts

(All Properties Inventoried)

Style Category Counts - Newberg Downtown RLS 2013

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Gothic Revival	3	
Italianate	2	
Queen Anne	3	
Category Total:	8	7%
OTHER		
Other / Undefined	1	
Utilitarian	9	
Vernacular	6	
Category Total:	16	14%
MODERN PERIOD		
Art Deco	2	
Brutalism	1	
Contemporary	1	
Modern Period: Other	5	
Ranch (Type)	1	
Category Total:	10	9%
LATE 20TH CENTURY		
Late 20th Century: Other	1	
Category Total:	1	1%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Beaux Arts	1	
English Cottage	2	
Mediterranean Revival	3	
Neo-Classical	1	
Category Total:	7	6%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Commercial (Type)	66	
Craftsman	1	
Prairie School	1	
Category Total:	68	60%
CLASSICAL REVIVAL		
Classical Revival: other	4	
Category Total:	4	4%
Total:	114	



North

Franklin

School

Howard

Franklin
Garfield

Sherman

Sheridan
Garfield

Main

Franklin
Grant

Sherman
Grant

Sheridan
Lincoln

Harrison

Hancock

1st

Grant

Lincoln

Meridian

Washington

Howard

Edwards

College

School

Center

Blaine

4th

4th

2nd

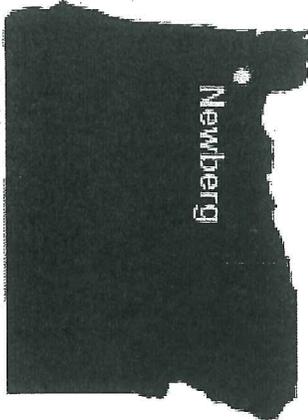
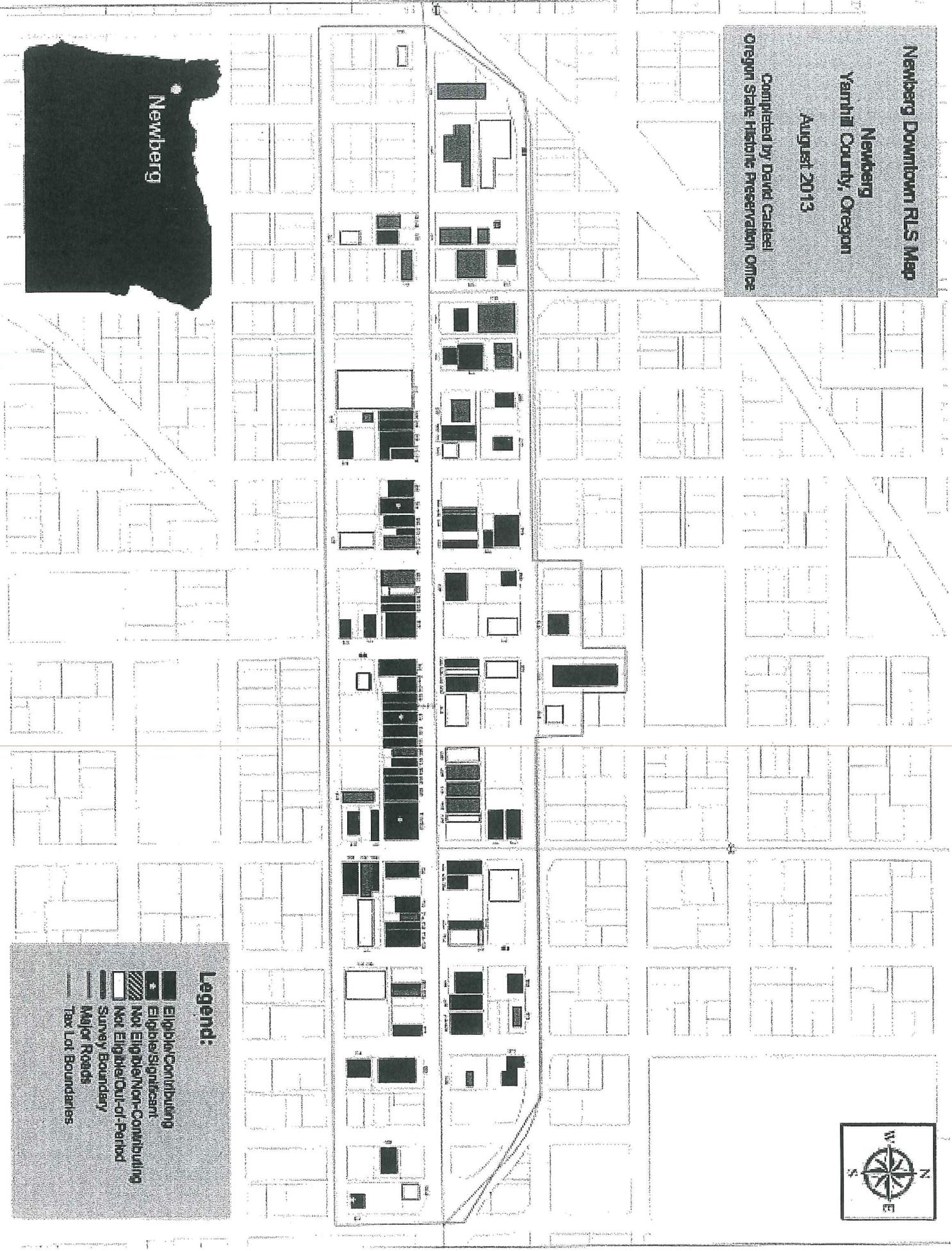
3rd

5th

Harrison

River

Newberg Downtown RLS Map
Newberg
Yamhill County, Oregon
 August 2013
 Completed by David Cashee
 Oregon State Historic Preservation Office



Legend:

- Eligible/Contributing
- Eligible/Significant
- Not Eligible/Non-Contributing
- Not Eligible/Out-of-Period
- Survey Boundary
- Major Road
- Tax Lot Boundaries

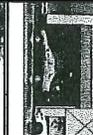
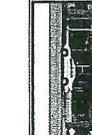
Architectural Survey Data for Newberg Downtown RLS 2013 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(\$) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
208 E 1st St Christianson-Larkin Hardware Co	2	EC	1911	Standard Brick	Commercial (Type)	Specialty Store 2-Part Block	6/25/2013		
209 E 1st St Wjhlhelmsen Meat Market (?) Heinzel's Gin Shop; Red Hills Salon & Spa	1	EC	1922	Standard Brick Roman Brick	Commercial (Type)	Specialty Store 1-Part Block	8/14/2013		
211 E 1st St <i>Bad Kirtes Taroo</i>	1	EC	c.1945	Stucco Corrugated metal	Commercial (Type)	COMMERCIAL: General Quonset Hut	8/14/2013		
212-214 E 1st St First National Bank Building <i>Wilcox Building</i>	2	EC	1910	Brick/Other/Undefined	Beaux Arts	Financial Institute 2-Part Block	6/25/2013		
215 E 1st St State Farm Insurance	1	NP	c.1990	Standard Brick Poured Concrete	Commercial (Type)	Financial Institute Other Commercial/Public	8/14/2013		
300 E 1st St Harker Building <i>Masonic Meeting Hall (2nd Floor)</i>	2	EC	1895	Stucco	Commercial (Type)	Department Store 2-Part Block	6/25/2013		
301 W 1st St	1	NC	c.1950	Vertical Board Roman Brick	Modern Period: Other	COMMERCIAL: General 1-Part Block	8/14/2013		
304 E 1st St Cameo Theater	2	ES	1936	Stucco Concrete Block	Art Deco	Theater Theater	6/25/2013		
307-309 E 1st St	1	NC	c.1950	Cast Stone Concrete Block	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/14/2013		
308 E 1st St	1	EC	1936	Stone/Other/Undefined Stucco	Art Deco	Department Store 1-Part Block	6/25/2013		
309-311 E 1st St	1	EC	c.1960	Concrete Block	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/14/2013		

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Chelalem Valley Dance Academy; All Star

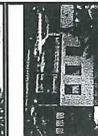
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310 E 1st St	1	EC c.1940	Standard Brick Concrete Block	Commercial (Type)	COMMERCIAL: General 1-Part Block	6/25/2013		
<i>Force Ten Firearms</i>								
312-314 E 1st St	2	NC c.1920	Stone/Other/Undefined Stucco	Commercial (Type)	COMMERCIAL: General 2-Part Block	6/25/2013		
<i>Soma Games</i>								
315 E 1st St	1	EC 1904	Horizontal Board	Commercial (Type)	Specialty Store 1-Part Block	8/14/2013		
<i>Spaulding Lumber Co Retail Outlet</i>								
<i>Studio 315</i>								
401 E 1st St	1	EC 1936	Brick/Other/Undefined Cast Stone	Commercial (Type)	Post Office Other/Undefined	7/15/2013		
<i>Newberg Post Office</i>								
402 E 1st St	1	NC c.1915	Wood/Other/Undefined Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	6/25/2013		
<i>Lucy Fortune</i>								
<i>Comments: Front facade is covered by wooden panels</i>								
404 E 1st St	1	NP c.1970	Standard Brick	Commercial (Type)	Business 1-Part Block	6/25/2013		
<i>Larry K Gray & Associates PC</i>								
406 E 1st St	1.5	EC 1909	Standard Brick	Commercial (Type)	Theater 1-Part Block	6/25/2013		
<i>Movie Theater</i>								
408 E 1st St	2	EC 1911	Standard Brick	Commercial (Type)	Specialty Store 2-Part Block	6/25/2013		
<i>Tin Shop & Dentists' Office</i>								
414 E 1st St	2	EC 1913	Standard Brick	Classical Revival: other	City Hall Other/Undefined	6/25/2013		
<i>Newberg City Hall</i>								
501 E 1st St	2	EC c.1928	Concrete: Other/Undefined	Mediterranean Revival	COMMERCIAL: General 2-Part Block	7/15/2013		
<i>Chehalam Youth and Family Services</i>								
502 E 1st St	2	EC 1911	Standard Brick	Commercial (Type)	Specialty Store 2-Part Block	6/25/2013		
<i>Hollingsworth Building</i>								

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Oregon State Historic Preservation Office

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503 E 1st St	1	NP	c.1980	Roman Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	7/15/2013		
<i>Down 2 Details</i>									
<i>Comments: Non-contributing because out of period.</i>									
504-506 E 1st St	1	EC	c.1930	Standard Brick Concrete Block	Commercial (Type)	COMMERCIAL: General 1-Part Block	6/25/2013		
<i>2nd Street Community Church/Alstate</i>									
505-507 E 1st St	1	EC	1925	Stucco Horizontal Board	Mediterranean Revival	Road Related (vehicular) Other Commercial/Public	7/15/2013		
<i>[Bus Terminal]</i>									
508 E 1st St Kearle Building	2	EC	1910	Metal: Other/Undefined Stucco	Commercial (Type)	Specialty Store 2-Part Block	6/25/2013		
510-512 E 1st St	2	EC	1928	Stucco Ceramic Tile	Commercial (Type)	Department Store 2-Part Block	6/25/2013		
<i>Tilden Building</i>									
514 E 1st St	1	EC	1928	Standard Brick	Commercial (Type)	Department Store 1-Part Block	6/25/2013		
<i>Kryff Keations</i>									
515 E 1st St	1	NP	c.1980	Roman Brick Granite	Other / Undefined	Business Other Late 20th Century Type	7/15/2013		
<i>Attorneys at Law</i>									
<i>Comments: Non-contributing because it is out of period.</i>									
516 E 1st St JC Penney Building	1.5	ES	c.1927	Brick:Other/Undefined NRI Hollow Clay Tile	Commercial (Type)	Department Store	6/25/2013	6/13/2007	
<i>Dixon Triple Block</i>									
518 E 1st St	2	EC	1927	Stucco	Commercial (Type)	Department Store 2-Part Block	6/25/2013		
<i>Notage, William J, Building (?)</i>									
600 E 1st St	1	NC	c.1935	Wood:Other/Undefined Stone:Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	6/25/2013		
<i>Bank of America</i>									
601 E 1st St Wells Fargo Bank	1	NP	c.1995	Brick:Other/Undefined Concrete: Other/Undefined	Commercial (Type)	Financial Institute 1-Part Block	7/15/2013		
<i>Comments: Building is non-contributing because it is out of period.</i>									

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
602 E 1st St <i>Morris Building</i>	1	EC	1920	Standard Brick	Commercial (Type)	Business 1-Part Block	6/25/2013		
604 E 1st St <i>Art Element Gallery</i>	2	EC	1900	Standard Brick Stucco	Vernacular	Single Dwelling 2-Part Block	6/25/2013		
606 E 1st St Hodson Building (?) <i>Newberg Drug</i>	1	EC	1910	Standard Brick Stone/Other/Undefined	Commercial (Type)	Department Store 2-Part Block	6/25/2013		
607 E 1st St <i>[Commercial Building]</i>	1	NC	c.1920	Wood/Other/Undefined Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	7/15/2013		
608 E 1st St <i>Montgomery Wards Building</i>	2	EC	1914	Standard Brick Terra Cotta: Other/Undefined	Commercial (Type)	Department Store 2-Part Block	6/25/2013		
610-620 E 1st St Union Block <i>Imperial Hotel</i>	2	ES	1907	Standard Brick	Classical Revival: other	Hotel 2-Part Block	6/25/2013	5/5/2000	
611 E 1st St <i>Buy Wise Drugs, First Street Pub</i>	1	NC	1910	Stucco	Commercial (Type)	Department Store 1-Part Block	7/15/2013		
619 E 1st St Red Electric Line Ticket Office Waiting R <i>Panaderia and Taqueria Gonzalez</i>	1	NC	1920	Standard Brick	Commercial (Type)	Theater 1-Part Block	7/15/2013		
621 E 1st St <i>Allure Hair Design</i>	1	NP	c.1980	Horizontal Board Concrete: Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	7/15/2013		
700 E 1st St General Store <i>IOOF Meeting Hall</i>	2	EC	1910	Standard Brick	Classical Revival: other	Department Store 2-Part Block	6/25/2013		

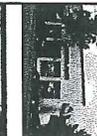
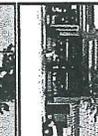
Comments: Main facade exterior has had significant alterations that hide the historic character of the building.

Comments: Non-contributing due to the degree of modification occurring on the first story. If some alterations were reversed, this building would be contributing.

Comments: Non-contributing because it is out of period. Brick attached to side of concrete building are remnants of a demolished abutting building.

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
701 E 1st St Morris & Miles Co	1	EC	1890	Stucco Standard Brick	Commercial (Type)	Department Store 1-Part Block	7/15/2013			
703-707 E 1st St <i>Chapters Books</i>	1	EC	c.1955	Roman Brick Concrete; Other/Undefined	Commercial (Type)	COMMERCIAL: General Other Commercial/Public	7/15/2013			
710 E 1st St <i>Ken and Daughter Jewelers</i>	1	EC	c.1920	Vertical Board Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	6/25/2013			
714 E 1st St <i>Royal Dental Care</i>	1	NC	1900	Standard Brick Wood; Other/Undefined	Commercial (Type)	Department Store 1-Part Block	6/25/2013			
716 E 1st St <i>The Cloth Cupboard</i>	1	EC	1920	Standard Brick	Commercial (Type)	Department Store 1-Part Block	6/25/2013			
717 E 1st St <i>Dorby's Restaurant; Redline Honda</i>	1	EC	1896	Brick; Other/Undefined	Commercial (Type)	Communications Facility	7/15/2013			
717 E 1st St <i>Williamette Valley Telephone Co Building</i> <i>Dominio's Pizza</i>	1	EC	c.1955	Concrete Block Roman Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	7/15/2013			
717 E 1st St <i>First Choice Chiropractic</i>	1	EC	<i>Comments: This is a concrete block building with the address 717 1/2 E First Street, located behind the Domino's Pizza Building at 717 E 1st Street.</i>							
718-720 E 1st St <i>Honda Dealer Garage Auto Service</i>	1	EC	1920	Brick; Other/Undefined	Commercial (Type)	Road Related (vehicular) Service Station	6/25/2013			
719 E 1st St <i>Honda Dealer Garage Auto Service</i>	1	NP	c.1970	Concrete; Other/Undefined Horizontal Board	Commercial (Type)	SOCIAL: General 1-Part Block	7/15/2013			
801 E 1st St <i>YC4P Youth Outreach</i>	1	EC	1925	Stucco	Commercial (Type)	Road Related (vehicular) Service Station	7/15/2013			

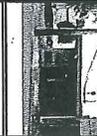
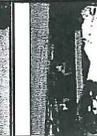
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Oregon State Historic Preservation Office

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804 E 1st St Drug Store	1	EC	1900	Stucco Standard Brick	Commercial (Type)	Department Store 1-Part Block	7/15/2013		
806 E 1st St	1	NC	c.1910	Standard Brick Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	7/15/2013		
807 E 1st St	1	EC	1920	Stucco	Commercial (Type)	Road Related (vehicular) Service Station	7/15/2013		
809-817 E 1st St Bank Of Newberg	2	EC	1888	Stucco Roman Brick	Italianate	Financial Institute 2-Part Block	7/15/2013		
814 E 1st St Run N Gun	2	EC	1891	Standard Brick Wood:Other/Undefined	Italianate	Department Store 2-Part Block	7/15/2013		
900 E 1st St	1	EC	c.1955	Concrete Block	Commercial (Type)	COMMERCIAL: General Service Station	7/15/2013		
905 E 1st St	1	NC	c.1950	Aluminum Wood:Other/Undefined	Commercial (Type)	COMMERCIAL: General Service Station	7/15/2013		
1012 E 1st St	1	NP	c.1970	Concrete Block Other	Commercial (Type)	COMMERCIAL: General Other Commercial/Public	7/15/2013		
120 W 2nd St	1	NP	c.1990	Corrugated metal	Utilitarian	INDUSTRIAL: General Garage	8/14/2013		
207 E 2nd St	1	NC	c.1930	Horizontal Board	Utilitarian	Industrial Storage Garage	8/14/2013		

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307 E 2nd St Joshua Suites	2	NP	c.2008	Horizontal Board Stone/Other/Undefined	Vernacular	Professional Other Commercial/Public	8/14/2013		
615 E 2nd St	1	NC	c.1950	Horizontal Board Stucco	Modern Period: Other	COMMERCIAL: General Other Commercial/Public	8/14/2013		
<i>Newberg Family Dental</i> <i>Comments: Non-contributing because of many changes to material integrity.</i>									
109 N Blaine St	1	EC	c.1940	Corrugated metal Concrete Block	Utilitarian	COMMERCIAL: General Quonset Hut	8/14/2013		
<i>Velour Clothing</i>									
117 N Blaine St	1	EC	c.1950	Stucco Roman Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/14/2013		
<i>[Commercial Building]</i>									
106 S Center St	1	EC	c.1940	Terra Cotta: Other/Undefined Standard Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	7/15/2013		
<i>Chehalen Oregon Wines</i>									
108 S College St	1	EC	c.1950	Vertical Board Wood Sheet	Modern Period: Other	COMMERCIAL: General 1-Part Block	8/14/2013		
<i>Stirling Wine Grapes Inc</i>									
111 N College St	1	EC	c.1960	Concrete Block Vertical Board	Modern Period: Other	Single Dwelling Other Residential Type	8/14/2013		
<i>Dragonfly Taekwondo</i>									
111 S College St	1	EC	1923	Stucco Ceramic Tile	Mediterranean Revival	Professional 1-Part Block	8/14/2013		
<i>Riley's, Riley Studio, Blue Trout Gallery</i>									
112 S College St	2	NC	c.1900	Horizontal Board Vertical Board	Vernacular Commercial (Type)	COMMERCIAL: General 2-Part Block	8/14/2013		
<i>Ella Blew's Salon</i> <i>Comments: Non-contributing because of awning and coverings over the original materials.</i>									
115 N College St	1.5	EC	c.1926	Shingle Concrete Block	English Cottage Craftsman	Single Dwelling Other Residential Type	8/14/2013		
<i>Chehalen Valley Chamber of Commerce</i>									

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Address/ Property Name	Ht NR	Eval/ Yr(s) Built	Materials	Arch Classifs/Styles	Orig Use/ Plan (Type)	RLS / IIS Dates	Listed Date	
116 S College St Painton Garage (?) <i>PGE Building</i>	1	EC 1925	Stucco	Commercial (Type)	Road Related (vehicular) 1-Part Block	8/14/2013		
117 S College St Callins, S M, House <i>Manni, Joel, House</i>	1.5	EC 1902	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	8/14/2013		
107 N Edwards St <i>[Commercial Building]</i>	1	NP c.1970	Standard Brick Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	7/15/2013		
111 S Edwards St <i>Frontier Communications</i>	1	NP c.1970	Standard Brick Concrete Block	Utilitarian	Communications Facility 1-Part Block	8/14/2013		
112-116 S Edwards St <i>Dormer's Embroidery & Promotional</i>	1	NP c.1970	Corrugated metal Wood/Other/Undefined	Utilitarian	INDUSTRIAL: General Commercial/Industrial Block	8/14/2013		
121 N Edwards St <i>First Federal</i>	2	NP c.2005	Standard Brick Aluminum	Contemporary	Financial Institute Other Commercial/Public	8/14/2013		
109 N Garfield St <i>Hall's Heating</i>	1	EC c.1950	Corrugated metal Concrete Block	Utilitarian	INDUSTRIAL: General Garage	8/14/2013		
114 E Hancock St <i>Newberg Family Chiropractic</i>	1.5	NC c.1910	Horizontal Board Metal: Other/Undefined	Gothic Revival	Single Dwelling Other Residential Type	8/14/2013		
200 E Hancock St <i>Norma D. Ashley Massage Therapist</i>	1.5	EC c.1910	Horizontal Board	Gothic Revival	Single Dwelling Other Residential Type	8/14/2013		
210 E Hancock St <i>Recipe Neighborhood Kitchen</i>	2	EC c.1910	Horizontal Board Shingle	Queen Anne	Single Dwelling Other Residential Type	8/14/2013		

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NR Status Codes: NR=individually listed NHD=listed in Hist Dist NRB=listed individually and w/ Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

Architectural Survey Data for Newberg Downtown RLS 2013
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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / IIS Dates	Listed Date	
214 W Hancock St Decca Hardwood Outlet	1	NP	c.1990	Concrete Panels Horizontal Board	Commercial (Type)	COMMERCIAL: General Other Commercial/Public	8/14/2013		
400 E Hancock St Snoopyfox Hair Designs	2	EC	c.1920 c.1945	Horizontal Board Concrete Block	Craftsman Commercial (Type)	Single Dwelling Other Residential Type	8/14/2013		
415 E Hancock Johnson, Davis, House Wine Country Antiques Mall	1.5	EC	1910	Aluminum Siding Wood/Other/Undefined	Queen Anne	Single Dwelling Other Commercial/Public	8/14/2013		
500 E Hancock St [Commercial Building]	1	NP	c.1990	Horizontal Board Standard Brick	Classical Revival: other	COMMERCIAL: General Other Commercial/Public	8/14/2013		No image available
503 E Hancock St Newberg Carnegie Library Newberg Public Library	2	EC	1908	Standard Brick Poured Concrete	Neo-Classical	Library Other Commercial/Public	8/14/2013		
515 E Hancock St First American Title	1	NP	c.1968	Horizontal Board Poured Concrete	Brutalism Northwest Regional	Financial Institute Other Commercial/Public	8/14/2013		
808 E Hancock St The Coffee Cottage	1.5	EC	c.1930	Horizontal Board	English Cottage Vernacular	Single Dwelling Other Residential Type	8/14/2013		
814 E Hancock St Coffee Cottage Meeting Room	1	NC	c.1945	Horizontal Board Brick/Other/Undefined	Ranch (Type)	Single Dwelling Ranch/Rambler	8/14/2013		
100 Harrison St Subway	1	NP	c.2008	Standard Brick	Commercial (Type)	COMMERCIAL: General Commercial/Industrial Block	6/25/2013		
108 S Howard St [Storage Garage]	1	NP	c.1970	Horizontal Board	Vernacular	Industrial Storage Garage	8/14/2013		

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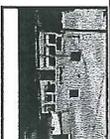
Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classis/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
111 S Howard St Y.F.W. Post 4015	2	EC	c.1900	Horizontal Board Vertical Board	Gothic Revival	Meeting Hall Church/Meetinghouse	8/14/2013		
115 N Howard St First Community Credit Union	1	NP	c.1990	Standard Brick Horizontal Board	Late 20th Century: Other	Financial Institute Other Commercial/Public	8/14/2013		
115 S Howard St	1	EC	c.1940	Standard Brick Poured Concrete	Prairie School	Single Dwelling Other/Undefined	8/14/2013		
<i>[Converted Residence]</i> <i>Comments: Contributing because it was converted for commercial use.</i>									
101 S Main St	2	NC	1900 c.1985	Horizontal Board Concrete Block	Vernacular	Department Store Other Residential Type	6/25/2013		
<i>[Commercial Building]</i>									
105 N Main St	1	NC	c.1950	Cast Stone Horizontal Board	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/14/2013		
<i>Crifer Cabana</i> <i>Comments: Non-contributing because there are a large amount of alterations to the facades.</i>									
114 N Main St	2	NC	c.1945	Horizontal Board Vertical Board	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/14/2013		
<i>Pentera</i> <i>Comments: Non-contributing because of alterations to openings.</i>									
115 N Main St	2	EC	c.1960	Concrete Block Wood Sheet	Commercial (Type)	COMMERCIAL: General Other Commercial/Public	8/14/2013		
<i>Quick Stop Market</i>									
112 N Meridian St	1	EC	c.1950	Poured Concrete Standard Brick	Modern Period: Other	COMMERCIAL: General Service Station	8/14/2013		
<i>Steve's Auto Service</i>									
114 S Meridian St	2	EC	c.1945	Concrete Block Poured Concrete	Utilitarian	INDUSTRIAL: General Other/Undefined	8/14/2013		
<i>Delano Supply</i> <i>Comments: Contributing because it is being used commercially.</i>									
115 S River St	2	ES	1881	Wood/Other/Undefined	Vernacular	Single Dwelling Other Residential Type	8/12/2013 10/29/1975		
<i>Minthorn, Dr Heary John, House</i> <i>Hoover, Herbert, House</i>									

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
115 S Washington St <i>Chehaltem Sign Company</i>	2	EC	c.1940	Concrete Block Corrugated metal	Utilitarian	COMMERCIAL: General Other Commercial/Public	8/14/2013	

Total Resources Identified: 114



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Removing a Historic Property Designation Will Now be Easier for Property Owners

By David F. Doughman

On February 4, 2015, the Oregon Court of Appeals issued a decision that will be of interest to all Oregon cities that have properties with historic designations. The effect of the decision is to broaden the rights of owners to remove historic designations imposed on their property.

The case, *Lake Oswego Preservation Society v. City of Lake Oswego* (Feb. 4, 2015), involved the potential demolition of Lake Oswego's oldest home. It was built in the early 1850s, before Oregon became a state, but had undergone alterations over the years and was rapidly deteriorating. The current owner, a descendant of the original owner, sought to demolish the house after concluding the costs were too high to remedy its deficiencies and bring it up to code.

The case turned on section 197.772 of the Oregon Revised Statutes (ORS). The first subsection allows owners to block a local government's attempt to place a historic designation on their property. The third subsection permits "a property owner to remove from the property a historic property designation that was imposed on the property by the local government." In this case, Lake Oswego imposed the designation on the property in 1990, five years before the enactment of ORS 197.772, and over the objection of the owner of the property at that time. Therefore, the question for the court was whether subsection three benefitted only the owner in 1990, when Lake Oswego imposed the designation, or whether the current property owner could rely on that subsection to remove the designation.

The Oregon Land Use Board of Appeals (LUBA) ruled that the current owner had no right under the statute to remove the designation the city imposed on the property prior to her ownership. After reviewing the statute's legislative history, the court reversed LUBA's determination and held that the current owner does have that right.

Prior to this decision, local officials generally assumed ORS 197.772(3) only benefitted those persons who owned property when a city imposed a historical designation on their property prior to the effective date of ORS 197.772. Such a reading put those owners on an equal footing with property owners who now may block a city or county from imposing a historical designation pursuant to ORS 197.772(1).



However, after this decision, cities with historical properties may confront requests from current property owners to remove such designations. In evaluating such a request, a city will need to determine whether the property owner at the time of the designation agreed to or otherwise supported the designation. If so, based on the court's decision in this case, the city could likely deny the request. If not, a court would likely conclude that the city "imposed" the designation on the property, entitling the current owner to have the designation removed.

Mr. Doughman is a partner with Beery Elsner & Hammond LLP ■

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BEAVERTON B-SOBR Program

In 2011, faced with a burgeoning number of citations issued to alcoholics for driving under the influence of intoxicants (DUII), the Beaverton Municipal Court launched the Beaverton Sobriety Opportunity for Beginning Recovery (B-SOBR) program with the approval of the mayor and city council. The program combats drunk driving, improves quality of life, efficiently enhances the protective aspects of justice services to citizens, and includes collaboration with private interests. While all intoxicated drivers are dangerous, alcoholic motorists present a greater threat because they are intoxicated more often and to a greater degree. The city recognized that community safety would require a special effort to modify the behavior of alcoholic drivers who repeatedly drive under the influence.

While incarceration coupled with counseling and treatment is a sufficient remedy for many DUII offenders who are not alcoholics, the standard regimen of court sentencing is usually ineffective in changing the behavior of an alcoholic drunk driver. Beaverton initiated the B-SOBR program to address the core issue: alcoholism. Results are achieved through a regimen



of intensive supervision, which rigorously applies proven “best practice” techniques of treatment and insists an alcoholic driver become a recovering alcoholic.

Last fall, the League of Oregon Cities presented its 2014 Award for Excellence to Beaverton for this innovative approach confronting the problem of alcoholic drunk drivers who are repeat offenders. The award recognizes progressive and innovative city operations and services. ■

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