

CITY OF NEWBERG
HISTORIC RESOURCE INVENTORY
1984 - 1985

Prepared By
Jane Altier Morrison
and
Julie Koler Pinger

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INTRODUCTION

This report presents the findings of a survey and inventory of historic resources in the City of Newberg, including the Urban Growth Boundary (UGB). It was prepared by the consultant team of Morrison/Pinger in 1984-85.

The purpose of the Inventory is to provide a data base for the on-going management of the City's historic resources.¹ It will also facilitate compliance with state and federal law which requires communities to identify and evaluate historic resources within their jurisdiction. Legislative directives include:

- National Historic Preservation Act of 1966 (NHPA)
- Land Conservation and Development Commission (LCDC)
Goal 5

This Inventory is a major step toward ensuring the preservation of historic resources for the benefit of present and future generations of Newberg citizens. When integrated with additional planning information, the data will be useful in guiding the development of the community, including: identification and preservation of local landmarks, historic districts, and creation of a preservation plan to guide on-going preservation activities. The Newberg Historic Inventory will be recommended for inclusion in the Statewide Inventory of Historic Sites and Buildings as required under the NHPA of 1966 and serve as a basis for updating the Goal 5 element of the City's Comprehensive Land Use Plan.

The Statewide Inventory of Historic Sites, is the pool from which nominations to the National Register are drawn. The National Register is the official list of the Nation's cultural resources worthy of preservation. It is maintained by the National Park Service and may include any building, site, object, structure, or district of local, state, or national significance.

¹Archeological resources are not included in this Inventory.

Listing in the National Register does not impose any restrictions on property owners. It is simply Federal recognition that a property is worthy of preservation and assures some measure of protection from adverse effect by Federally funded projects. The Register is a planning tool which attempts to take into account historic resources prior to initiation of federal projects which change the environment. State and local laws and ordinances which establish landmark commissions, special design review committees, restrictive zones, and so forth are not part of the National Register program. They have a separate and distinct function from the National Register, which is a planning tool for use by federal agencies.

This project represents the first systematic review of historic resources in the City. It consisted of three major phases: identification of potentially significant resources, basic research on each identified resource, and evaluation.

The first phase began December 1984 and was completed in February 1985. During this period a windshield survey² was conducted and approximately 175 properties were identified and mapped. Coinciding with this survey a literature search was conducted to identify properties associated with significant events or individuals in Newberg's history: 15 properties were added to the list.

The second phase of the project consisted of documenting architectural descriptions and historical information for each identified resource. For methodology used to research and document resources, see Methodology Section. Numerous volunteers assisted in this phase which began in February and was completed in August 1985.

² A visual reconnaissance, conducted by car, to identify architecturally interesting resources.

During the third phase each property was evaluated and the final report and inventory forms were completed.

This report consists of five sections and appendices. A general overview of the City's history provides a framework for the examination and evaluation of the resources. It is based on major themes, identified during research, as being of particular importance in the historical development of the area. Individual resources are examined within the context of these themes. The second section describes the methodology used to conduct the survey and inventory. This is followed by a description of criteria used to evaluate resources and the methods and procedures for doing so. Section four consists of a synthesis of the findings and section five is general recommendations for management of the resources.

A comprehensive bibliography of sources consulted is included which should prove useful to future studies of Newberg's historic resources. This is followed by the individual Inventory forms compiled during the project. They are organized alphabetically and numerically by street address with the exception of several properties which do not have a street address. These are organized by legal description separate from the majority of forms. An index is included at the beginning of this section.

Citizens of Newberg have a keen interest in the future of historic preservation in their community and played an integral role in the compilation of this Inventory. Numerous civic groups and individuals donated hundreds of hours of time toward the project. The Newberg Graphic published many articles promoting the Inventory as well as other preservation related activities. A walking tour brochure was also produced during the course of the project. A significant outcome of this interest and activity was the creation of a draft historic preservation ordinance, currently being reviewed by the Planning Commission. The ordinance would act as the basis, and be a vital component of, an ongoing preservation program.

Under the supervision of volunteer coordinator Norma Bauer, over 30 citizens participated in the project donating over 4000 hours of labor. Volunteer responsibilities included conducting title search, interviewing people knowledgeable about local history, and conducting research in business directories, newspapers, manuscripts and Sanborn Insurance maps. Jack Kriz, local architect, drew site plans for each of the properties and the Viewfinders Photography Club, under the supervision of Walt and Jean Williams, did all the photography.

Many volunteers described their interest in participating in preservation activities as greater than their time allowed and all indicated that they want preservation activities to continue after the completion of this project. This interest is exemplified by the Old Fashioned Festival Walking Tour Committee. In conjunction with the Old Fashioned Festival, the committee produced a high quality, self-guided walking tour brochure for a north side neighborhood. At this writing they are preparing a similar brochure for the "Edwards" neighborhood on the south side of town, and there is discussion of the same for the downtown area.

In general, property owners, residents, and business people have been interested and supportive of this project from its beginning. Most of their comments/questions revolved around the following issues:

1. Where to find guidance for rehabilitation procedures and methods;
2. Where to find appropriate building materials;
3. What are the federal, state, and local tax incentives for preserving buildings; and
4. How to conduct research to determine a building's historical significance.

Each comment points to the need for readily accessible information on preservation (See Recommendations).

Downtown merchants have been particularly supportive of the project. The downtown is a distinctive area and the buildings - many fine examples of

late 19th and early 20th century architecture - form a cohesive and visually appealing area: a calling card to shoppers if properly promoted and preserved. The recently initiated Main Street Program, supported by the Newberg Uptown Business Association, as well as the City, is an excellent vehicle for implementing preservation practices in the downtown in tandem with other revitalization efforts.

Citizens concern for the future of Newberg's historic resources increased significantly during the survey and inventory process. An important outcome of this concern was the creation of a draft historic preservation ordinance. The ordinance sets forth rationale and purpose of regulation for historic resources, as well as objectives for preservation and the means to achieve these objectives by both public and private participation. It also addresses the need for education and citizen involvement through workshops, brochures, and so forth, which increase awareness and appreciation of the community's heritage.

The move to draft the ordinance was spearheaded by project volunteer and Planning Commission member Kathy Kelso. Working with the consultants, and the Planning Director she helped to draw the ordinance together after examining working ordinances from communities throughout the state. It is currently being reviewed by the Planning Commission before being submitted to the City Council.

OVERVIEW

Background

The City of Newberg, population 11,340, is the second largest urban area in Yamhill County. It is located approximately 20 miles southwest of Portland on the north shore of the Willamette River, in an area early settlers referred to as the "grubby end" of the Chehalem Valley.

The Chehalem Valley is a small geographic area located on the northwest corner of the much larger Willamette Basin. It is bounded on the north and west by the rugged Chehalem Mountains and to the southwest by the Red Hills of Dundee.

Historically, the area's major industries have been agriculture and wood products. The surface material over much of the valley is a sandy to clayey silt, generally rich in composition, and well suited for agricultural pursuits. Farmers in the vicinity produce a wide variety of fruits, nuts, grains, berries, and recently a new industry has developed, wine production. This rapidly developing business has placed Newberg at the heart of Oregon's wine producing country with over 20 wineries within a 25 mile radius of the city. Two of the oldest businesses in town are associated with agriculture: Chehalem Valley Mills, established in approximately 1900 and Allen Fruit Co., established in 1892. Both continue to operate today, reminders of the important role which agriculture has played in the development of the community.

The Coast Range, west of Newberg, contains immense stands of timber, primarily Douglas Fir. In the waning years of the 19th century and early years of the 20th century, the Spaulding Lumber Co., drawing on this vast resource, supported dozens of jobs in Newberg. In 1927, the company reorganized as a pulp and paper mill and continued to operate until it was sold to Publishers Paper in 1965. Publishers employs approximately 325 people today, making it the second largest employer in the city. Publisher's prominent stacks, like those in Oregon City, are symbols of

the long history of the wood products industry in this region and throughout the state.

Newberg's industrial base has broadened in recent years with the establishment of several high-tech industries such as A-dec, the largest company, employing approximately 500 people. Other major employers in Newberg today are: Quality Plastics, Technical Images, and Allen Fruit and Equipment.

Newberg is also home to George Fox College, a private, Christian, co-educational liberal arts college. It is located on a 60 acre campus fronting on North Meridian Street in a quiet residential area. The College was established by early Quaker settlers and is the only Quaker institution of higher education in the Pacific Northwest.

Major transportation facilities include streets and highways, a railroad, and an airport. Highway 99W runs through the City's historic commercial core. Heavily trafficked, it provides the primary link to the freeway/interstate system until it becomes a one-way couplet through Newberg, the eastbound direction following First Street, and westbound traffic following Hancock Street. The highway, which follows an old market road route, is also known as Portland Road, and more recently, Herbert Hoover Highway, in honor of the former president's childhood residency in Newberg. Southern Pacific Railroad provides freight service for the large industries in the area, and is constructed on the same beds as the first railroad system which reached Newberg in 1887.

Newberg has experienced tremendous population growth in the last fifteen years. In 1970 the population was 6,507. In 1984 that figure had grown to 11,340, a 74% increase. To accommodate this growth, dense residential and commercial development is spreading eastward along the highway corridor as well as north into the agricultural land. The town is bustling and citizens concerned about the future of their city are vigorously engaging questions related to development. They are concerned with retaining the distinctive character of their community, while also

allowing for continued growth and realization of the vast potential of rich resources - both human and natural - lying at their doorstep.

In order to fully understand Newberg today, an examination of the people and events which have shaped the history of this community must be undertaken. They weave a colorful story and reflect historic themes of national and regional, as well as local, significance. Many factors have come together to give Newberg its own unique flavor; however, two major themes which run continually through the fabric of the city's history are transportation: the movement of people and goods, and the environment: rich soil; mild climate; and gentle topography. These two factors have had a tremendous influence on settlement and subsequent development patterns.

The Willamette River has served as a transportation system for thousands of years. Native Americans were first to take advantage of its hundreds of miles of relatively unobstructed passage, setting up seasonal encampments along the river and its tributaries. Those who inhabited the Newberg area were the Yamhelas, a subgroup of the Calapooia tribe. A hunting and gathering group, they were attracted to the area by the abundant food supply which included a variety of edible plant materials such as Camas and Wapato root as well as nuts, fruits, and berries. In addition, the river teemed with fish, and deer and other game were plentiful. Little is known of these people however, for their population was devastated in the early years of the 19th century by diseases introduced by European explorers.

Beginning in the early 1800's, the river carried the canoes and bateaus of explorers and trappers who, like the Native Americans, were attracted to the Chehalem Valley by the abundance of game and other foodstuffs. The first sustained activity by Euro-Americans was when a hunting party from Fort Astoria established a camp approximately two miles south of Newberg. In approximately 1814 the camp was moved to higher ground, the present site of Newberg, to avoid the winter flood waters. A member of their party wrote of the "fine large blackberries, delicious black raspberries, and several other sorts of berries, all of which came to

perfection in their season." (Newberg Graphic 50th Anniversary Edition 1929:n.p.) He also wrote of the wonderful wild hazelnut trees and abundant deer.

The first permanent white settler in the Willamete Valley was Etienne Lucier, who made his home approximately two and one half miles south of Champoeg in 1829. In the decade that followed Lucier was joined by a number of other French-Canadians, their Indian wives, and half-breed children. By 1841 the French-Canadian colony numbered 61 families. Most of these men were formerly employed by the Hudson Bay Company, a British company, and were still more or less under the jurisdiction of Dr. McLoughlin, Chief Factor at Vancouver.

At the same time these men were settling the Champoeg area, a number of "mountain men" entered the Willamette Valley and took up land. Some settled on French Prairie, others in the Tualatin Valley and some along Chehalem Creek.

The first settler on the west side of the Willamette was a man named Ewing Young. Young's is a romantic story. Trader, trapper, explorer, mountain man - Young, from Tennessee, was one of the most influential figures in the history of the American fur trade and had a significant impact on the development of the western frontier. Young was with the first group of wagons to cross the old Santa Fe Trail in 1822. To Taos, New Mexico, then into the desert of the southwest and on to California, Young gained a reputation as a wiley mountain man and fur trapper, thrusting the edge of American enterprise farther and farther west. In 1834, Young turned his sight northward and, with wild promoter Hall Jackson Kelley, trapped his way to the Oregon Country. At that time the Willamette Valley was the seat of controversy between the United States and Great Britain, both countries vying for power. Young became an important leader in the conflict and, soon after his arrival, challenged the authority of the Hudson's Bay Company and their monopoly of the fur trade.

In 1837, Young led a dramatic cattle drive from California to Oregon, delivering over 600 Mexican longhorns to the handful of American settlers. These early pioneers then established the Willamette Valley Cattle Company, thereby breaking the Hudson Bay Company's monopoly on livestock ownership and freeing them from dependence on the British.

Young's land claim encompassed much of the Chehalem Valley. Here he and his companions constructed a trading post, corrals and mills, further forcing the retreat of the Hudson Bay Company in the face of settlement.

Young's death in 1841, and the necessity of probating his vast estate, led to the establishment of civil government in Oregon. Young never married and left no heirs to his large land and livestock holdings. Because there was no organized government to settle his estate, other than that of the Hudson Bay Company, settlers were forced to establish legal means to do so. This led to a number of meetings which, in 1843, resulted in a vote at Champoeg approving the establishment of the Oregon Provisional Government.

During the mid-19th century thousands of people undertook the grueling journey across the Oregon Trail - lured to the Oregon Country by its rich land and mild climate. Many of these early immigrants passed by the Newberg area, what they called the "grubby end" of the valley, for what to them were more attractive spots further down the way. They complained about the rain, the muddy roads, the long haul to market by riverboat or on horseback to Portland - a weary 25 mile journey. But the hardier among them, the more discerning, were not so quick to pass judgement. They hesitated, they looked more closely, they saw the natural advantages of the area. The green valley, hemmed in by rolling hills, close to a great river, was blessed with rain, rich soil, and virgin timber for the building. And so they stayed.

The earliest settlers could claim only squatters rights, but the passage of the Donation Land Law in 1850 gave a married couple 640 acres of land, thus inducing both married life and settlement. The large landholdings resulted in isolation and sparse settlement in the area. It took many

years for these to break down into smaller parcels and more concentrated development. Some of the early names associated with Donation Land Claims (DLC) in the Newberg area include Daniel Deskins, Joseph Rogers, John Hess, David Ramsey, Andrew Hagey, Richard Everest and Sebastian Brutscher, the first postmaster, who named the city after his hometown of Newburgh in Bavaria.

Most of these people settled in the area prior to the passage of the Donation Land Law. Boundaries of claims shifted a great deal in the early years; however, those of Joseph B. Rogers and David Ramsey which encompassed most of the south end of present day Newberg, remained essentially the same from the time they settled.

Rogers died in 1855 and in 1864 seventeen acres in the northwest corner of his claim was sold to David Everest, son of early pioneer Richard Everest. The property remained in the Everest family over the years and in 1888 was incorporated as Everest's Addition to the City of Newberg. The triangular parcel was bounded to the north by First Street, on the west by Main Street, and by Dayton Avenue which runs at an angle through Main Street on to Third Street.

Peter Hagey bought the remainder of the north half of Roger's claim in 1866. He farmed the land until 1881 when he sold the property to Jesse Edwards. Shortly afterward, Edwards built the prominent residence now called the Hoover-Minthorn House, on the site of the old Hagey farmhouse. The south half of the claim remained in the Rogers family until 1874.

First Street is the dividing line between the Rogers and Deskins claims. Everest Road, on the east side of town is the boundary between the Rogers and Everest claims, and to the west Main Street divides the John H. Hess claim from the Rogers and Deskins claims.

Unlike nearby towns - Champoeg, Dayton, Lafayette - Newberg was a late bloomer. It wasn't until the 1880's that the first concentrated development got underway. This was largely the result of a single man - William Hobson, a Friends minister from Iowa, who came to Oregon in 1870.

Hobson, born in North Carolina in 1820, felt the urge of the westward movement at an early age. Shortly after his marriage to Sarah Talbert in 1844, he moved to Indiana and later to Iowa where he helped organize a Quarterly Meeting. After twenty-five years there, he made his first trip to Oregon "having in mind a call from the Lord to plant a Friends Church in the new Northwest" (Haines 1967:6). This, however, was just a scouting trip and he returned to Iowa several months later. Four years later he again came to Oregon. In addition to selecting a spot for a Friends Settlement he was also interested in fruit production, so his choice had to fall on a locale best suited to that purpose. Impressed by the growing conditions in the Chehalem Valley, he sent word of his decision to Iowa, encouraging Friends to settle in this clearing in the beautiful valley near the river. Hobson returned to Iowa in the fall of 1876, sold his property, packed up his family, and returned to Oregon before the month was out. Within a few short years, hundreds of Quakers had joined Hobson and rapid development followed. Many of Hobson's followers were also fruit growers and some became leaders in horticultural activities, raising apples, pears and later, other fruits.

During the early settlement period wheat was the most important crop produced in the Chehalem Valley. Changes in the market, however, and depleted soils required a new focus, and beginning in the 1880's many farmers turned to hop production. At about the same time the cultivation of fruit trees on a large scale began. Prior to this apples and pears were the only fruits raised. The young trees were hardy enough to survive the grueling trip by wagon across the Oregon Trail, and the fruit itself was better adapted to transportation and market conditions of the rugged settlement period.

The success of these early orchardists encouraged many settlers to plant extensively, but limited access to markets soon discouraged their efforts. However, in the 1880's improved roads and the coming of the railroad opened up markets and greatly stimulated production.

Writing in the 1905 Souvenir Edition of the Graphic, J.H. Rees proclaimed, "We have the same soil and climatic condition now that the pioneers had, and for the horticulturist who will plant, cultivate, and care for his orchards properly, the apples of Chehalem Valley today are unsurpassed in beauty and richness of flavor, and may be shipped with confidence to the most exacting markets."

By the late 19th century, however, prunes, not apples, were the principle orchard crop in the valley. In "approximately 1893" Rees writes "a veritable prune craze seized our people, and everybody planted prunes: bankers, preachers, doctors, and lawyers." Largely responsible for this was Lewis and Cyrus E. Hoskins, horticulturists from the Springbrook area, who began planting the south slope of Chehalem Mountain to prunes in 1883. Hoskins won several medals at the Chicago Exposition for his exhibit of evaporated fruit and his Silver prunes were nationally known as "Hoskins" prunes and commanded a "much higher price than any other fruit, domestic or foreign" (Souvenir Edition of the Graphic, 1905: n.p.). Cyrus Hoskins also raised a variety of cherries, apples, and plums.

The community of Springbrook was originally called "Hoskins" after Cyrus Hoskins, who sold land to the school district for construction of a school and to the Friends Church for construction of a church. A post office was established there in 1893. The community was renamed Springbrook, after Hoskin's farm, when it was learned that a town by the name of Hoskins existed in Benton County. Springbrook prospered with the growth of the fruit industry and in 1921 a group of horticulturists established the Springbrook Packing Company Cooperative. The cannery, which in the early years specialized in evaporated black raspberries, operated until 1967.

Many people were lured to the Newberg area around the turn of the century by the highly productive fruit industry. Among them was W.K. Allen, who came with his family from Kansas City, Kansas, reportedly building "prune dryers throughout the country on the way westward" (Souvenir Edition of the Graphic, 1905: n.p.). In 1892 Allen started the Allen Fruit Company

which still operates today and may be the oldest continually operating cannery business in the Willamette Valley. In 1896 Allen built a large dryer on Blaine Street, bought up orchard land in the Dundee and Newberg area, and raised prunes, cherries, walnuts, filberts and pears. In 1939 the company employed 100 to 150 people in its seasonal operations; today that number is approximately 120 year round.

In the early years of the 20th century, another development took place which would have a tremendous impact on the community, the initiation of the nut processing industry. Walnuts were grown initially, but were soon supplanted by filberts. A number of cooperatives were established during this time and many of the dryers used for processing prunes were adapted for use as nut dryers. The nut processing industry continues as an important industry to the present.

In these early days Newberg had two centers, one on the west end of town on Main Street, where the railroad depot was built, and the other on the east end of town, near the intersection of First and Center Streets. Sometime during 1880 people in the Newberg area became aware that the narrow gauge railroad would soon be extended from Dundee to Portland.

Undoubtedly encouraged by this news, David J. Wood and William P. Ruddick, bought five acres of land from Elijah Hutchens in 1881. The property lay just north of the projected line of the railroad, what is now the area south of Illinois Street and west of Main Street. Shortly after acquiring it the two enterprising Quaker men had it surveyed and platted, naming the town Newberg, after the Post Office just east of town. Wood and Ruddick's town did not prosper, however, because the railroad, projected to arrive in 1883, did not come until 1887. By that time Wood and Ruddick had lost interest in their town.

In March 1881, Jesse Edwards, a newly arrived settler, and member of the Friends church, bought the Peter Hagey farm, which consisted of most of the north half of J.B. Rogers Donation Land Claim. In 1883 he laid out and platted his own town of Newberg, locating it near the point where the Dayton-Portland Road and the West Chehalem Road met. Shortly afterward

he bought out Reuben Everest's store, which was then combined with Hobson and Co. store, and moved it to his newly platted town near the present corner of First and Center Streets. It was here that the town of Newberg began to develop. Edwards is credited by many as the "father of Newberg". In addition to his mercantile interests, he was active in the Friends Church, instrumental in the construction of their prominent church building and a founder of Pacific Academy (now George Fox College). He also built one of the first steam-operated mills and the first drain tile factory in the Pacific Northwest.

Prior to the coming of the railroad, transportation was almost entirely by riverboat. Farmers took their produce down narrow Wynooski Lane to the landing, where it was loaded on the boat which came each morning between 6:30 and 7:00. Mail, however, was carried on horseback, leaving Portland at 7:00 and arriving in Newberg in mid-afternoon. Because travel was difficult, the little settlement remained somewhat remote and most of life's day-to-day activities -- school, church, and social activities -- were confined to a small circle of neighbors.

Clarence Edwards, son of prominent early citizen Jesse Edwards, paints a vivid picture of the little settlement as it looked in 1880, shortly after the family arrived from Indiana. Writing for The Newberg Graphic in 1939 he recalls:

About two weeks after our arrival (in Dayton), my father purchased a team and hack, and one Sabbath morning, we all drove over what is now the road from Dayton to Newberg. More than half this distance the road was lined with scrubby timber and stump patches. As we approached the top of the hill south of Chehalem Creek, we saw some cleared land with a substantial pioneer residence on the right hand and barn and orchards on the left. This was the Donation Land Claim home of David Ramsey.

We did not come out to cultivated land until we neared the corner in the road where First Street and School Street now intersect. Here, on the left hand side, Mrs. Deskins, owning a half section of land

north of the Portland Road, had a field of ten or twelve acres in wheat. The remainder was in second growth oak and fir.

Describing the south side of Portland Road Edwards continues:

Peter Hagey owned something over 125 acres of which 80 were used for raising wheat. This my father purchased the next year. The Hagey House was on the brow of the canyon, east of town, where now the Hoover House stands. Surrounding the house was an old orchard.

There was a narrow dirt road winding south along the top and west side of Blair Creek, finally leading along the general route of the present Wynooski Street to the river. As I recall, there was but one house on this road until we got to the river where stood the old Roger's house, somewhere near where the C.K. Spaulding sawmill now stands. With the exception of two small fields, everything from the Hagey house to down near the river was a in scrubby oak and some fir. At the bottom of the hill below where the sawmill stands, freight was unloaded from the boat for the community (The Newberg Graphic 50th Anniversary Edition, 1939: n.p.).

Life changed significantly for area residents with the coming of the railroad in 1887. Improved transportation allowed rapid movement of people and goods between Newberg and Portland. The population increased dramatically and the area between the two small town sites filled in with homes and businesses.

On February 23, 1889 a bill to incorporate the City of Newberg passed both houses of the legislature. At the city election held April 2, 1889, F.A. Morris was elected first Mayor with J.T. Smith, recorder, Samuel Hobson, Treasurer, Levi Smith, Street Commissioner, A.T. Haworth, Marshall, N.E. Britt, Surveyor and H.C. Cooper, Jesse Hobson, R. Pettijohn, Noah Heater, B.C. Miles, and N.C. Moris as councilmen. The town was growing by leaps and bounds. In the December 22, 1888 edition of The Newberg Graphic the editor wrote "In addition to about 15 business houses, representing nearly every line of business, there are

near Newberg five good sawmills, one flouring mill, three grain warehouses, two fruit drying houses, and another brickyard to start soon, a company organized to buy a fruit cannery, and the prospect of a new roller process flouring mill." Within only 12 years from the time Hobson arrived in the area a bustling community had taken root and in the next few decades the population boomed.

Another major period of growth followed the coming of the Red Electric inter-urban rail car, which arrived in Newberg in 1914. The Electric trains left the main track at Meridian Street and proceeded down it to First Street, then travelled west on First Street. There were five round trip trains to Portland each day. It provided passenger service as well as express transport for fresh fruit enroute to the Portland Market. Until the coming of the automobile, the street railways provided the primary means of transportation; however, with the increased popularity of the automobile, and the resulting "Good Roads Movement," the street railways began to strangle and die. Service to Newberg was discontinued in 1930.

Associated with the decline of rail ridership was the construction of Highway 99W in 1917. The highway was built over an old market road which was, and continues to be, the primary overland route between Newberg and Portland. It was the first paved highway built by the State Highway Commission, and greatly stimulated the development of an auto-oriented commercial strip, unrelated to the older commercial core of the city. Today this strip has become the focus of commercial activity in the area and reflects the powerful influence of the automobile on the environment.

Exploration and Settlement

The four resources included under Exploration and Settlement are all sites. The absence of above-ground resources is due to the small number of early settlers, wet winters, and replacement of old buildings with newer structures. The sites - Ewing Young Sawmill, Roger's Landing, the First Post Office, and Ramsey's Grist Mill - are associated with the

earliest settlers in the area, all of whom had an important impact on the settlement and subsequent development of the area. The sawmill site is located on Chehalem Creek approximately 1/4 mile above its mouth.

Roger's Landing is located on the north bank of the Willamette River below Publishers Paper Co. The first post office was located on the Sebastian Brutscher Donation Land Claim (now Mustard Seed Farms) one mile east of town, and the Ramsey Grist Mill site is just below the Dayton Avenue bridge over Chehalem Creek.

In 1834, Ewing Young established a land claim which encompassed most of the Chehalem Valley including the present site of Newberg. In approximately 1838 he established a sawmill which was later destroyed by a flood. The site of the mill is included in this Inventory for its association with Young, who played a highly significant role in the settlement of the area and establishment of the Oregon Provisional Government.

Following Young's lead, a number of retired Hudson Bay Co. employees settled in the Newberg area. They were followed soon after by settlers crossing the Oregon Trail, who were lured by promises of the fertile soil and mild weather. There are no original residences or structures included in this Inventory which are associated with these early settlers. Early pioneers established landings along the river which served as crucial links to the outside world prior to the coming of the railroad and improved roadways. Most early communities and roads were oriented toward the landing site. In the Newberg area the link was Rogers Landing, located on the north shore of the river below the present Publishers Paper Company. It is included in the Inventory as a site under both Transportation and Exploration and Settlement. The landing was established in approximately 1850 by Joseph Rogers, who also ran a ferry across the river for a number of years. The site is used as a public boat ramp today.

The third site is that of the First Post Office established in the home of pioneer Sebastian Brutscher in 1969. For discussion of this resource see Public and Social Institutions.

The Ramsey Grist Mill site is significant as the location of an early sawmill which was later converted into the first grist mill in Newberg. The sawmill, which was located on Chehalem Creek just below the Dayton Avenue bridge, is believed to have been in operation by 1850. It was established by David Ramsey and Joseph Rogers, early pioneers on whose Donation Land Claims much of present day Newberg is built. Ramsey was born in Harrison County, Indiana in 1815 and came to Oregon in approximately 1845. He married Susan Shuck in 1838, daughter of pioneer Jacob Shuck upon whose DLC the town of Dundee was built. Rogers came to the area at approximately the same time from Indiana. The mill is believed to have operated for a number of years before being converted to a grist mill sometime later. In 1905 the mill was owned and operated by H.A. Grafe. For many years it was run entirely by water power furnished by a dam built just above the mill on Chehalem Creek. Nothing remains of the mill buildings themselves or the first dam; however, the remnants of a second dam built in the early years of the 20th century, just above the bridge, can still be seen.

Transportation

There are five resources included under the theme of Transportation: Rogers Landing (See Exploration and Settlement); Southern Pacific Railroad; Highway 99W; Highway 219; and the old Willamette River Bridge.

The earliest roads in the area were developed in relationship to the landing sites on the river and points of commerce. Present day Dayton Avenue and Wynooski Streets, as well as Highway 99W, and 219, follow the original routes of early day market roads used by settlers to transport goods. Wynooski Street cuts a diagonal from southeast to northwest originally starting at the approximate location of Edwards Original Town and terminating in a slough on the river. A landing was established there - "Wynooskies Landing" - which served as a shipping point for local agricultural products. Dayton Avenue also runs at a diagonal from the southeast, terminating at Third Street (it originally went through to

First). It connected the early settlement of Newberg with nearby Dundee and Dayton, providing all with access to the grist mill on Chehalem Creek.

An important route, included in this Inventory, is Market Road 5, now Highway 219. This road incorporates portions of several earlier roads, all developed to transport people and goods, and oriented towards the major transportation route - the Willamette River. The road intersects Highway 99W, extending north several miles to the community of Springbrook and south to a landing on the Smith Donation Land Claim near Wilsonville. Part of this route includes Champoeg (now Ladd Hill) Road, which provided early settlers with access to ferry service to the community of Champoeg, an important center of commercial activity.

Also included in this Inventory is Oregon State Highway 99W also known as Herbert Hoover Highway. Extending from Portland through Tigard south to Junction City, it is highly significant as one of the earliest sections of Oregon's State Highway system as well as part of the first border to border paved highway west of the Mississippi River. World War I brought into focus the need for improved roadways, although it actually slowed progress due to the high costs and lack of materials. By December 1918, however, the newly formed highway department had completed 50 miles of paved highway and 112 miles of macadam. Construction through Newberg was completed in 1917.

The old Willamette River Bridge, constructed in 1914, is the only structure included in this Inventory. Located at River Mile 50, it served for a time on the St. Paul - Newberg Market Road 13. It became part of the State Highway system and served on the Hillsboro - Silverton Secondary Highway #140 (OR 219) until 1958 when a reroute and a new bridge on the highway was completed. The steel cantilever main structure is 735 feet long. With approaches, the bridge was about 1500 feet long; they have since been removed. The central cantilever arms support a 105 foot warren pony truss of riveted steel. It is a highly significant structure, despite removal of the approaches and the upper deck. The

fifth oldest bridge spanning the Willamette River - of over fifty - it is also the only one of this particular construction type.

The Southern Pacific Railroad is also an important resource; built on the same beds as the original railroad system, it significantly changed life for area residents in the waning years of the 19th century. In 1914, Southern Pacific added Red Electric service, running tracks up First Street and turning north on Meridian. The Red Electric provided passenger service and express produce transport to the Portland market before being discontinued in 1930.

Agriculture

Resources associated with Agriculture include approximately ten residences, five barns, and miscellaneous outbuildings which have been included as part of ensembles of farm buildings. With the exception of the Mustard Seed Farm (4000 Portland Road) which includes numerous auxiliary buildings, most resources stand alone or, as in a few cases, the main house and a barn remain.

There are no known agricultural resources dating to the early settlement period (1834 - 1870), with the notable exception of the McKern barn (1200 S. Springbrook Rd.) which reportedly dates to 1850. All other inventoried resources were built between the period 1875 and 1936. Most are located in the Urban Growth Boundary although several small barns and farm houses are within the city limits.

The McKern Donation Land Claim farm unit, noted above, is a highly significant resource. Known as the Century Winery, the property is located within the Urban Growth Boundary on Springbrook Road. The handsome Italianate style farmhouse (c. 1875), and barn (c. 1850)¹ are located on the Luke and Melinda Parrish McKern Donation Land Claim established in 1852. It is the oldest farm unit in the Inventory. The

¹This barn appears to have been built at a much later date.

house is the only Italianate style farmhouse in the Inventory and significant for having retained integrity of design and materials.

The Alpheus Mills house and barn at 2400 North Aspen Way is also a significant resource. The simple Vernacular style house is a good example of a late 19th century farmhouse and the barn is in good condition. Mills, the original owner, was active in the Friends Church, and sat on the boards of two important local institutions, Pacific College (now George Fox College) and the Springbrook Cannery. Also of note is the farmhouse and barn at 3011 N. College. The house was once part of a large dairy operation, many of which were established in the Newberg area in the early years of the 20th century. A large barn which stood to the west of the house was destroyed by fire but a small storage shed and a milking shed remain from the time it was a dairy. The house is a nice representative of the Queen Anne Vernacular style and the surrounding land use, primarily agricultural, contributes to the integrity of the pertinent historic period.

The Mustard Seed Farm east of town on Portland Road is an excellent example of an early to mid-twentieth century farm ensemble. Also associated with the dairy industry, the English Cottage style house was built in 1932. Most of the outbuildings, which include four barns and three loafing sheds, were built in the thirties and forties. Of particular interest is the large 34' x 60' Gambrel roof barn - the only one of its kind in the area. It has retained integrity of materials including sliding doors on overhead rollers, multi-light windows, exposed rafters, and 2 x 12 timbers. Farmhouses which remain as a single resource include 402 S. College, 2216 N. College, and 604 W. First. There are numerous other large residences both in the city limits and the UGB which were undoubtedly part of a farm ensemble at one time; however, no conclusive evidence was uncovered to substantiate the claim.

Commerce and Industry

Historical resources included under these themes include sixteen buildings and four sites. The area around Newberg had seen commercial activity for many years prior to the coming of the first white settlers. The Hudson Bay Company had used the area for several decades to graze as well as buy and trade stock. In the 1830's Ewing Young established a distillery and later a sawmill. By 1850 a second sawmill was established on Chehalem Creek by David Ramsey and Joseph Rogers; it was later converted to a grist mill. Nothing remains of either enterprise; however, both Young's sawmill and Ramsey's grist mill are included in this Inventory as important sites associated with individuals significant in the early history of the area. They are also significant as very early commercial activities. For a discussion of each see Exploration and Settlement.

In the years prior to the founding of Newberg proper there were several local stores scattered around the valley. According to Prof. Perry D. Macy in "Early Days in Newberg Vicinity" the earliest store, located at Roger's Landing, was opened in 1855. Macy reports the store was run by Roger's wife, Letitia Flett, after his death. The Roger's also ran a ferry from this location on the north bank of the Willamette which is now called Roger's Landing. The site is documented under Transportation and Exploration and Settlement but is also included here as a commercial activity. The ferry operated for a number of years with at least two different owners and transported people, animals, wagons, and goods across the Willamette.

The first real development, or nucleus of the town, which would become present day Newberg, grew up around the general store operated by Jesse Edwards and Jesse Hobson, established in approximately 1881. It was located somewhere in the vicinity of First Street just east of Center. In the years between 1881 and 1900 the town grew rapidly. The area between the east and west end of town began to fill in rapidly with a variety of commercial activities.

Four of Newberg's most important commercial activities were established during this period: Spaulding Lumber Company; Pacific Face Brick Co.; Allen Fruit Company; and Chehalem Valley Mills. Spaulding Lumber Co. was established in 1898 by Charles K. Spaulding, a prominent businessman. Located on the present site of Publishers Paper Company, the mill ran until 1927, employing hundreds of local residents. At that time it was converted to a pulp and paper mill and continued as such until 1965 when it was bought by Publishers Paper. Two buildings survive from the time it operated as Spaulding Pulp and Paper Mill. In addition to the buildings surviving from the historic period, the site itself is significant for its association with Spaulding and wood products, an important local industry.

The Pacific Face Brick Co. was established by Newberg "Founding Father" Jesse Edwards in 1892. Nothing remains of the once extensive operation which was located at the end of S. Blaine Street and consisted of five large beehive kilns and assorted drying sheds. The Company employed scores of Newberg residents and supplied a high quality brick notable for its golden-yellow color. The operation was moved to Willamina in 1907 where it continued to operate until closing down in 1974. It remained in the ownership of the Edwards family through 1967. The company supplied brick for the majority of masonry buildings which line First Street, both during the time it operated in Newberg, as well as after it moved to Willamina.

Chehalem Valley Mills is significant for being one of the oldest, if not the oldest, continually operating businesses in Yamhill County. The major existing mill building was built in approximately 1900 when the company took its present name. The grain elevator northwest of this building existed in 1891. Sanborn maps indicate it was called Christiansen's Grain Elevator. The mill has a strong association with industrial, commercial and agricultural history at both the local and county level and is a well known visual landmark in the context of the community and county. It is a highly significant resource.

Although Allen Fruit Company has operated in the community for about the same period of time, there are no existing buildings associated with the company which date to the historic period.

Public and Social Institutions

This theme includes resources associated with either governmental (federal or local) or private organizations which have provided a service to, or in some manner affected the character of the community. Sub-themes included under this general theme include Religion and Education. Resources associated with public organizations include City Hall, site of the first post office, the existing post office, five schools, the Carnegie Library, and five residences. Social resources include six churches, one parsonage, one fraternal hall, and several residences.

Newberg City Hall, built in 1914, has housed city government for 71 years. Faced with Willamina brick, the American Renaissance style building is characteristic of public buildings from this period. With only minor alterations over the years, the handsome facade is a well-preserved symbol of local government.

The location of Newberg's post office changed at least eight times between 1869, when it was first established in the area, and 1936 when the existing post office building was constructed. Included in this Inventory is the site of the first post office (also included under Exploration and Settlement), and the present post office, constructed in 1936. Sebastian Brutscher, a pioneer of 1849, and prominent community leader, established the first post office in the area in 1869. It was located in his house one mile east of town where the present Mustard Seed Farm is located. He served as post master for four years. Brutscher's daughter, Mrs. Ida Hadley, wrote that "mail came once a week by pony express," and that "a blast from the large ox horn would bring Sebastian from the fields to distribute the mail" (Brumback n.d.:n.p.).

The Brutscher home was razed in 1932, and replaced by an English Cottage Style residence. The property is included in this Inventory, not only for its significance as the location of the first post office, but also for its association with Brutscher, an early pioneer who was important in the general development of the area including establishing Brutscher school near Fernwood.

The existing post office has served the community for 49 years. Constructed in 1936, for \$39,844.93, the building is a fine symbol of the postal service's impact on the growth of the federal presence in the community. The handsome building exemplifies the conservative architecture and strength of construction that epitomize this role.

Resources associated with the theme Education include Edwards Elementary School, Central School, Harding School, Springbrook School and George Fox College.

The first school building in Newberg was built in 1881 on the northwest corner of Main and Illinois Streets. Prior to this classes were held in the farmhouse of David J. Wood approximately one mile northwest of this location. Neither building exists today. The schoolhouse was destroyed by fire around the turn of the century. Some lumber was salvaged and used in construction of the residence at 509 N. Main, which is an inventoried property.

The rapidly growing population necessitated construction of a second building in 1890 which was named Central School. It was enlarged in 1906 to accommodate more students and was razed in 1935 to make way for the existing Central School. The present building was designed by F.M. Stokes, a Portland architect who designed numerous other public buildings around the state including the Clackamas County Courthouse. Central School is included in the Inventory because it is an important focal point for the neighborhood, and the site is the oldest location associated with ongoing education in the community.

Two other public schools included here are the Edwards and Harding Schools. Edwards School is the oldest public school building in Newberg. It was constructed in 1910 and was the first school built for secondary grades. It operated as part of the regular city school system until 1932 when the Newberg Union High School District was formed, consolidating the city district with 14 outlying districts. For a number of years after it was constructed it drew students from many of the outlying districts including the St. Paul, Tigard, and Sherwood areas.

Edwards School is a highly significant building. Not only is it architecturally interesting as a handsome example of an American Renaissance, it is also a well-known visual landmark within the community. It is important in establishing the character of an area of town which is notable for the rich variety and concentration of historic buildings and which is potentially eligible for listing as a National Historic District.

Harding School, on Wyooski Street, was constructed in 1923 at a cost of \$20,000, as an elementary school. It was named for President Harding, who died in that year. In 1930 it was changed to a Junior High School and served as such for many years. It is currently owned by the Archdiocese of Portland. Designed in the Colonial Revival Style it has maintained integrity of design and materials.

Springbrook School, built c. 1935, is included in the Inventory as an important element in an ensemble, or district, of buildings, which make up the community of Springbrook. The Springbrook Community is potentially eligible for listing on the National Register as a Rural National Historic District (See Findings).

George Fox College is the fifth oldest Quaker College in the United States, and the only Quaker institution of higher learning in the Pacific Northwest. It has operated as a college since 1891, when it was established as an outgrowth of Pacific Academy. The Academy was organized in 1885 to instruct high school age students. Within a few years, however, it was apparent that there was a serious need for an

advanced curriculum and the college was formed. In 1895 the Oregon Yearly Meeting of Friends took over responsibility of operating the college. The 60 acre campus has 16 buildings, only two of which were built prior to 1930. Minthorn Hall, constructed in 1887, is listed on the National Register of Historic Places and Woodmar Hall, built in 1910. All of the brick buildings on campus, with the exception of two, are faced with brick from the Willamina Clay Products Co., formerly the Pacific Face Brick Co., established by Jesse Edwards. The entire campus is included in this Inventory as an ensemble.

Also included under the theme Education are the homes of Levi T. Pennington (1000 E. Sheridan) and Oliver Weesner (206 Carlton Way). Pennington was an influential president of Pacific (now George Fox) College for many years, and Weesner was a longtime and much loved professor at the College.

The Newberg Carnegie Library is a particularly fine example of the many such libraries constructed throughout the nation in the early 20th century. In 1907 the Ladies Wednesday Club organized a Library Association and spearheaded the drive to provide the city with a library. Construction was completed in 1912 with \$10,000 coming from the Carnegie Philanthropic Association. Like Edwards School, it is a fine example of an American Renaissance style popular during this period.

There are five residences included under the sub-theme, all of which are associated with a community resident who played an important role in government.

The Hoover-Minthorn Historic House Museum (115 S. River) is significant as the childhood home of Herbert Clark Hoover, 31st President of the United States. It is a National Historic Site. The J.T. Smith House (414 N. College) is one of three buildings in Newberg listed on the National Register of Historic Places. Smith was Newberg's first City Recorder and active in the Friends Church. The Jesse Edwards House (402 S. College) is also listed on the National Register. Edwards, known as the "father of Newberg", was active in the Friends Church, a founder of

Friends Pacific Academy, platted the original town of Newberg, and also served as mayor and city councilman. In his spare time he operated a sawmill, brickyard, and built many substantial homes. Also included in the Inventory under this theme are the F.A. Morris (307 S. Edwards) and the George Layman (516 S. College) houses. Morris was Newberg's first Mayor and Layman, a prominent civic leader and attorney, also served as mayor.

The six churches included here are the Friends Church, Springbrook Church, St. Peters, Christian Tabernacle Church, Church of Christ, and Free Methodist.

One of the most prominent buildings in Newberg is the highly significant Friends Church at 307 S. College. Designed by architects from Iowa, ground was broken for the foundation of the church on July 13, 1892. It is the oldest church building in Newberg. It is designed in the Romanesque Style and has retained integrity of design and materials despite a contemporary addition on the facade. Faced with brick from Jesse Edwards brickyard, the building is an important visual landmark and can be taken as a symbol of the community or the region as a whole. It also acts as a focal point for the neighborhood, which is a cohesive collection of historic homes, many of which were built by prominent early citizen Jesse Edwards.

The Friends Church in Springbrook, built in 1900, is the only church building in the city constructed in the Queen Anne style. Although seriously deteriorated, the building is a significant component of the Springbrook Community, important in establishing the historic character of the area.

St. Peters Church at 611 N. Main is the third oldest church building included in this Inventory. It is the only cast stone church in this area and one of only a few cast stone buildings in Newberg. The simple decorative detail on this handsome building lend a refining touch to an otherwise stalwart little church.

The Christian Tabernacle Church at 109 N. Howard was built in 1914 by the Christian Church. Prior to this the congregation, organized in 1907, met in the second floor of Porter's General Store which stood where Butler Chevrolet is today. They moved from 109 S. Howard in 1924 when they constructed a new church on the corner of Second and College Streets, also included in this Inventory under Church of Christ (200 S. College).

The Free Methodist Church, now Chehalem Valley Baptist Church, is the oldest church building associated with the Free methodists, one of Newberg's earliest denominations. Built in approximately 1927, at 115 W. Third, the building replaced an earlier church located on the northwest corner of Main and North Streets. The building is significant for having retained integrity of design and is a good example of a popular style for early 20th century church buildings.

Also included under the theme of Religion is the Baptist Parsonage at 315 N. College. This fine residence is embellished with decorative details characteristic of the Queen Anne style including flashglass, brackets, and polygonal bays. The Baptist Church which stood on the lot directly adjacent to the house was razed in approximately 1980. The William Hobson House (2216 N. College) is included under Religion for its association with the Quaker missionary responsible for establishing this community of Friends.

Resources included under the theme of Social Institutions include the Mason's Lodge at 402 E. Sheridan as well as 300 E. First, where the group met for many years before building the Lodge.

Architecture

The inventoried properties represented under the theme of Architecture span the period from 1874 to 1936. Approximately 6 percent date from the 1870's and 1880's, 14 percent from the 1890's, while the majority of resources - 78 percent - date from 1900 - 1936.

With a few notable exceptions, there are few "pure" examples of architectural styles in the city. People generally did not hire architects nor did they buy expensive plans. The majority of residences were constructed by local carpenters who worked from designs found in pattern books and other publications such as "The Craftsman Magazine". Most residential buildings are hybrids, incorporating a variety of styles. Buildings are categorized by style based on the most prominent stylistic feature. Lack of any one prominent element resulted in hyphenating the style, for example, "Craftsman-Queen Anne".

The majority of early residences are primarily "Vernacular" in concept. They are typically one and one-half to two stories, gable roofed, with shiplap siding and corner boards. Generally they are of "balloon" frame construction. The residence at 2216 N. College is an excellent example of the type. It is reportedly the home of William Hobson although no concrete evidence has yet been uncovered to substantiate this claim.

The Gothic Revival style, commonly found in communities throughout the Willamette Valley, is not represented in the Newberg area, perhaps because the community didn't begin to develop until the 1880's and the style was popular in the 1860's and 1870's.

There are several examples of the Italianate style in Newberg. Most notable of these are the Hoover-Minthorn house (115 S. River Street). Characteristic of the style is vertically-scaled massing, vertical windows, low-pitched hip roofs with deep, boxed eaves, and scrolled brackets. Jesse Edwards, who constructed numerous houses throughout Newberg, is believed to have built the Hoover-Minthorn House as well as 911 E. Third, also in the Italianate style.

Beginning in 1887, railroad transportation made available standard building materials including mass-produced decorative elements. Mail-order house material and pattern books became readily accessible, resulting in increased standardization of styles and more elaborate detailing.

Styles common to this period which reflect the improved transportation system are the Queen Anne, Eastlake, and Stick styles. A distinctive design, found throughout the Newberg area, is a combination of the Queen Anne and Eastlake styles. The most prominent feature is what one local builder calls the "crippled hip" roof form. It consists of a steeply pitched hip roof with a variety of projecting gables and/or wall dormers. It is found on residences dating from 1885 to 1905 and is attributed to the Jones Brothers, local carpenters who reportedly built numerous homes throughout Newberg. Notable examples of this design are found on 117 S. College, 201 S. College and 312 E. Sheridan. A fine example of the Stick style is the Jesse Edwards house at 402 S. College, built by Edwards in approximately 1882.

A wide variety of architectural styles were popular in the early years of the 20th century from a continuation of the exuberant and romantic Victorian building type to a return to classicism as illustrated in the Carnegie Library built in 1912. The emergence of the ubiquitous Bungalow style also took place during this time.

Of the 111 residential buildings in the Inventory, 19 are in the bungalow style. This style was popularized throughout the nation by trade magazines, especially "The Craftsman", published by Gustav Stickley from 1901 to 1916. Stickley, influenced by the English Arts and Crafts movement, advocated fine craftsmanship, structural honesty, and the use of natural materials. The Bungalow ethic also promoted clean living and good health. Many companies offered pre-cut houses which could be delivered by rail and constructed on arrival. During this period the population of Newberg increased dramatically and this was an easy and affordable way for new residents to acquire a house. Characteristic elements of the style are low pitched gable roof with deep eaves, exposed rafters and decorative purlins and braces. The small house at 214 N. River is a fine example of the style. Particularly noteworthy are the Japanese inspired details seen in the low-pitched roof with flared eaves.

Another residential style built in the early years of the 20th century was the American Basic, also known as American Foursquare, Classic Box, and Transitional Box. These are large, rectangular, two-story buildings with hip roofs, horizontal siding - either shiplap, bevel or tongue-and-groove, and porches extending across the front of the lower story. There are 8 examples of this type in the Inventory including 617 Villa Road, 801 Wynooski, and 600 S. College.

The development of Newberg's commercial core followed the same pattern as many Willamette Valley towns. The earliest buildings were generally small wooden structures, one to two stories, with gabled roof, falsefront and prominent cornice. Called the Italianate w/Western Falsefront style, these buildings often had a wooden porch, canvas awnings and/or plank sidewalk extending across the facade, providing protection from the elements. Buildings of this type once lined Main Street and First Street in the vicinity of Edwards original town. Only three, however, remain today. Of particular note is Krohns Appliance (315 E. First), which has retained its physical integrity over the years and is an excellent example of this type. The high attrition of these buildings is primarily due to economic growth and fire.

The Western Falsefront was replaced by the Commercial style. Perhaps more of a building type than "style", these were popular from the late 1880's through the early decades of the 20th century. Ornamental features were simple, usually consisting of rows of brick arranged in contrasting patterns at the cornice line or above display and transom buildings.

Beginning in the early 20th century, more and more ornamental elements began to be applied to these buildings. They were generally in the form of mosaic tiles and medallions arranged in decorative patterns. For the purpose of this Inventory, they have been called the Commercial w/Decorative Masonry Style. Thirteen of these are included in this Inventory. They are particularly notable for having retained original features and materials, forming a distinctive visual linkage along First Street.

A third stylistic type is found in the commercial core. Buildings of this type were constructed during the period 1914 to 1930 when the Red Electric provided service to Newberg residents. Characteristic elements include brick or stucco exterior walls, modest decorative details, and flat roof with parapet wall.

In general, the historic commercial core is striking in the amount of brick used in construction of buildings regardless of the style. With the notable exceptions of the Post Office and several large, post 1930 buildings which were not included in the Inventory, most buildings are faced with brick from the Willamina Clay Products Co. The rich color and texture of this material is a significant factor in unifying this important historic area.

METHODOLOGY

The Newberg Historic Inventory consists of buildings, sites, structures, and objects that possess historic and/or architectural significance as measured against specific criteria (see Evaluation section). The project, which began in December 1984 and was completed in September 1985, consisted of three major phases.

Phase one began with a windshield survey which consisted of driving throughout the city and the UGB in order to identify properties of architectural significance. At the same time, a literature search was conducted. Published and unpublished documentary and archival sources were consulted to identify people and events of historical importance to the City. Properties associated with them were noted. Also during this phase a review of the Statewide Inventory of Historic Sites and Buildings (1976) and the Yamhill County Cultural Resource Inventory (1984) was conducted to determine resources which may have already been inventoried, and to what extent.⁴ Contacts with community leaders, organizations, and the media were made as well as compilation of a list of individuals knowledgeable about local history and architecture. Each property owner of a surveyed resource was sent an introductory letter explaining the nature of the project, requesting information they might have pertaining to the resource, as well as permission to document it.

Basic research for each identified resource was conducted during phase two which began in February and was completed in August 1985. Primary and secondary source materials were consulted including county clerk and title company records, Sanborn Insurance maps, business directories, newspapers, manuscripts, and photographs. People knowledgeable about local history were interviewed. Photographs were taken, maps prepared, and physical inspection and written description of each resource completed.

⁴ City of Newberg Inventory forms were completed for resources already included in these studies so that types of information would be consistent.

During the final phase, August through September, properties were evaluated and ranked individually using criteria approved by the State Historic Preservation Office. The final report and site record forms, including vicinity maps and site plans for each resource, were completed during this period.

EVALUATION

Evaluation of resources were based on the system used in San Francisco by Charles Hall Page and Associates, Inc., for the Foundation for San Francisco's Architectural Heritage (Splendid Survivors, 1979). This system was also used in the Josephine County Historical Resource Inventory, conducted by Kay Atwood (1983-1984), the Portland Historic Resource Inventory, coordinated by Virginia Guest Ferriday (1981-1984), and the City of Independence Historic Resource Inventory (1985).

Criteria for evaluation were based on those established by the National Park Service for inclusion in the National Register of Historic Places and the weighted factor rating system used by the Advisory Committee on Historic Preservation for the State of Oregon in determining eligibility of National Register nominations. The criteria fall into three broad categories: architectural significance; environmental significance; and historical significance. Each of these is broken into several other criteria which are considered separately.

The criteria within the three large categories were rated using a four-level scale: Excellent (E); Very Good (VG); Good (G); or Fair/Poor (F/P). A progression of numerical values was assigned to each of the above ratings for each separate criteria. While the rating of Excellent, Very Good, Good, Fair and Poor were used for each criteria, the numerical values differ. Historical significance had forty (40) possible points, Environmental significance had twenty-one (21) possible points, and Architectural significance, thirty-five (35) possible points. Based on total cumulative points, each resource was placed in one of the following categories:

Primary Significance - Individually the most important properties in the city, distinguished by outstanding qualities of architecture, historical association, and relationships to the environment. Highest priority for local landmark designation; potentially eligible for the National Register.

Secondary Significance - Properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria. Secondary priority for landmark designation; potentially eligible for the National Register.

Compatible - Buildings which provide the setting for more important buildings and which add richness and character to the neighborhood; properties associated with people or events of secondary importance or which illustrate particular states in the development of the city. These properties may be eligible for the National Register as part of a district.⁵

A Primary or Secondary ranking does not mean that a property has been either designated as a local landmark or listed on the National Register. Designation as a local landmark must await further action by property owners and the City.

Listing on the National Register must be recommended by the State Advisory Committee on Historic Preservation, and approved by the U.S. Department of the Interior. Inventory ranks are not guarantees of designation or listing.

For some properties, additional historical and/or architectural information might elevate their significance and result in higher ranks. Those for which there is insufficient data could be elevated to a higher rank in a future update of the Inventory. Criteria for evaluation are listed on the following pages.

⁵See Findings.

EVALUATION CRITERIA

Architecture

- A. Style: Significance as an example of a particular architectural style, building type, or convention.
- E - Especially fine or extremely early example if many survive; excellent example if few survive.
 - VG - Excellent or early example if many survive; good example if few survive.
 - G - Good example if many survive.
 - F/P - Of little particular interest.
- B. Design/Artistic Quality: Significance because of quality of composition, detailing and craftsmanship.
- E - Excellent
 - VG - Very Good
 - G - Good
 - F/P - Fair or Poor
- C. Materials/Construction: Significance as an example of a particular material or method of construction.
- E - Especially fine or extremely early example if many survive; excellent example if few survive.
 - VG - Excellent or early example if many survive; good example if few survive.
 - G - Good example if many survive.
 - F/P - Of little particular interest.
- D. Integrity: Significance because it retains its original design features, materials and character.
- E - No apparent changes.
 - VG - Minor changes which do not destroy the overall character.
 - G - Major changes but character recoverable through rehabilitation.
 - F/P - Substantially altered (may include extreme deterioration).
- E. Rarity: Significance as the only remaining, or one of the few remaining, properties of a particular style, building type, design, material or method of construction.
- E - One of a kind.
 - VG - One of a few remaining.
 - G - One of several.
 - F/P - One of many.

Environment

- A. Landmark: Significance as a visual landmark.
- E. - May be taken as a symbol for the community or region as a whole.
 - VG - Conspicuous and/or well-known in the context of the Community or the County.
 - G - Conspicuous and/or well-known in the context of the neighborhood.
 - F/P - Not conspicuous or well-known.
- B. Setting: Significant because the current land use surrounding the property contributes to the integrity of the pertinent historic period.
- E - Excellent
 - VG - Very Good
 - G - Good
 - F/P - Fair to Poor
- C. Continuity: Significance because the property contributes to the continuity or character of the street, neighborhood or community.
- E - Establishes the character of the area.
 - VG - Important in establishing or maintaining the character of an area.
 - G - Compatible to the character of the area.
 - F/P - Incompatible with the character of the area.

History

- A. Person: Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the Community, State or nation.
- E - Particularly strong association with the life of a person, group, organization, or institution.
 - VG - Strong association with the life of a person, group, organization, or institution.
 - G - Some association with the life of a person, group, organization, or institution.
 - F/P - No notable association with the life of a person, group, organization, or institution of significant contribution.
- B. Event: Associated with an event that has made a significant contribution to the Community, State or nation.
- E - Particularly strong association with an event that has made a significant contribution to the Community, State or nation.
 - VG - Strong association with an event that has made a significant contribution to the Community, State or nation.
 - G - Some association with an event that has made a significant contribution to the Community, State or nation.
 - F/P - No notable association with an event that has made a significant contribution to the Community, State or nation.
- C. Patterns: Associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the Community, State or nation.
- E - Particularly strong association with broad patterns of cultural, social, political, economic, or industrial history in the Community, State or nation.
 - VG - Strong association with broad patterns of cultural, social, political, economic, or industrial history in the Community, State or nation.
 - G - Some association with broad patterns of cultural, social, political, economic, or industrial history in the Community, State or nation.
 - F/P - No notable association with broad patterns of cultural, social, political, economic, or industrial history in the Community, State or nation.

- D. Information: Resource has yielded, or may be likely to yield, information, important in prehistory or history.

- E - Yielded, or may be likely to yield, information that is particularly important in prehistory or history.
- VG - Yielded, or may be likely to yield, information that is important in prehistory or history.
- G - Yielded, or may be likely to yield, some information important in prehistory or history.
- F/P - Is unlikely to yield any important information regarding prehistory or history.

FINDINGS

The City of Newberg is notable for its rich concentration of historic resources. Although it is one of the oldest settled areas in the Willamette Valley, the site of the present city remained open farmland for many years after the first pioneers arrived.

Incorporated as a city in 1889, there was an influx of settlers in the 1880's led by Quaker William Hobson. Development was hastened by the coming of the railroad in 1887. A second boom in population occurred in 1914 with the arrival of the Red Electric inter-urban rail car. Since 1970 the area has seen a 78% increase in population. These circumstances have affected the number and type of resources included in this Inventory. With the exception of three sites, there are no inventoried properties dating to the exploration and settlement period (1834 - 1870). A possible exception to this is a barn, located on the McKern Donation Land Claim, which reportedly dates to 1850; however, physical inspection of the building does not substantiate this claim. This lack of standing structures or buildings is due, in part, to the relatively small number of settlers and wet climate. In addition, many early buildings were lost to fire or replaced by finer homes as settlers became more affluent. It is possible, however, that further research may uncover buildings associated with early pioneers which are hidden beneath later additions and alterations.

One hundred and ninety resources are included in this Inventory, including 114 residences, 52 commercial buildings, 14 public and social buildings and 10 miscellaneous sites, objects, and structures. The majority of buildings date from the periods 1885-1900 and 1910-1925. Approximately 76% of these properties are related to the theme of Architecture.

Another 11% is related to Commerce and Industry and the remainder is divided between the themes of Transportation, Public and Social Organizations including Education, Religion, and Government, and Agriculture.

Although agriculture played a tremendously important role in the development of the community, there are few resources surviving which represent this theme. This is due in part to the spread of housing developments into the surrounding farmland. Those resources which survive are, in many instances, within the Urban Growth Boundary. Farm units which contain at least one outbuilding in addition to a house and barn - the Mustard Seed Farm is a good example - are becoming quite rare and should be considered a valuable resource. There are several small barns within the city limits, such as those at 600 Dayton Avenue, which are important as a single resource and have, therefore, been included in the Inventory. Numerous other small barns were converted to carriage houses and later to garages and can be seen today lining the back alleys of neighborhoods throughout the city.

In the late 19th century the fruit and nut industry boomed in the Newberg area with hundreds of acres planted to orchards. Prior to this the hops industry had been a vital component of local agricultural efforts. Although many nut and prune dryers once existed in the area, none were uncovered in the survey nor were any remnants of hops dryers discovered. Again, it is possible some of these buildings have been converted to other uses and their original form is covered over. If, in future studies, dryers or other related buildings are uncovered, they should be considered highly significant for their association with an important part of Newberg's past.

Transportation has had a significant impact on the character and development of the City. Newberg developed, or filled in, between two distinct centers. One, platted in 1881, was located on Main Street. The other, platted in 1883, was located at First and Center Streets. An old wagon road (now First Street) ran between the two centers. Over the years the town grew in a linear fashion connecting the two points. A number of the problems encountered today in the historic commercial core area, in part, due to the heavy traffic volume down this long, linear traffic corridor. Heavy truck traffic has had, and continues to have, a

particularly detrimental effect on the physical condition of buildings as well as the general ambiance of this historic area.

Associated with the transportation related problems in the downtown are those related to the automobile oriented strip development on Portland Road between N. River Street and the eastern city limits. Although only two inventoried properties (3777 and 4000 Portland Road) front on this road, the general chaotic appearance, over-signed commercial uses, and haphazard access points threaten their integrity. A greater threat is the potential for strip development to spread into historic neighborhoods adjacent to the corridor.

Another conflict is that of current city zoning areas with dense concentrations of historic buildings. The "Edwards" neighborhood is a 50 block area bordered by First and Ninth Streets to the north and south and by Blaine and Wynooski to the west and east. It is notable for the rich and varied concentration of historic buildings. Approximately 9 blocks of this neighborhood are potentially eligible for listing as a National Historic District. The neighborhood is designated as a medium density residential (R-2) zone. This allows development with a maximum overall density of 8.8 units per gross residential acre, thus encouraging the replacement of single family units with larger multi-family buildings. Existing multi-family housing is generally intrusive and incompatible with the historic character of this neighborhood. Without appropriate design guidelines, new construction might continue this pattern and many historic building(s) could be lost, destroying this historic area.

In the course of the windshield survey a number of buildings were found to be severely deteriorated. Several residential buildings would have been included on the Inventory, but due to the poor condition of original materials, and resulting lack of "physical integrity"⁶ they were not included. In addition, numerous other buildings were not included because alterations and additions, inappropriate to the historic character of the building, destroyed their physical integrity.

⁶Physical integrity of historic buildings is based on the quantity and quality of original building materials which exist.

The City is notable for the design, scale, and architectural uniformity of its commercial core as well as several residential neighborhoods. Although many buildings have been altered over the years, most have retained a sufficient amount of physical integrity to contribute to the overall charm and "sense of place" within specific areas of the City. Because of the dense concentration of historic buildings in several areas, there is potential for designating two and possibly three Historic Districts and one Rural Historic District.

A historic district can be recognized on a National level by nominating it to the National Register of Historic Places and/or on a local level (See Introduction for discussion of National Register). A district as defined by the National Park Service is "a geographically definable area - urban or rural, small or large - possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical detail."

The following areas are potentially eligible for designation as historic districts:

- a. "Edwards" District
- b. "Uptown" Historic Commercial District

The "Edwards" district is a nine block residential area composed primarily of late 19th and early 20th century residential buildings. It was platted by Jesse Edwards, attributed by many to be the "Founding Father" of Newberg. His home and several other residences he constructed are located at the heart of the proposed district. The prominent Friends Church is across the street from his residence. Stately Edwards School establishes the southern boundary of the district and acts as a particularly strong visual termination point. The school, church and Edwards house are important in establishing the character of the area. The rich variety of surrounding residences maintain this character, contributing to the strong sense of place.

The "Uptown" district is represented by eight blocks of commercial buildings, most of which front on First Street. The area is distinctive for the uniformity of scale and building materials: many of the early buildings are faced with pressed brick from Jesse Edwards brickyard; a number of later buildings are faced with brick manufactured by the Willamina Clay Products Co., a spinoff from Edwards brickyard in Newberg.

The community of Springbrook - highly significant for its association with the early fruit industry - is also potentially eligible for designation as a rural historic district.

In addition to potential historic districts, the City also has a number of properties which are individually eligible for local landmark status and/or listing on the National Register of Historic Places. Results of the final evaluation are as follows:⁷

Primary - 46

Secondary - 61

Compatible - 83

⁷For evaluation methods and criteria see Evaluation Section.

Substantial or insensitive alterations or deterioration to buildings are also considered conflicts. It is the responsibility of the City to identify where conflicts exist and determine how they can be resolved. Many Oregon cities have used overlay districts and other forms of zoning as effective programs for dealing with conflicts, usually in the form of architectural and demolition controls. Progressive communities have instituted strong public education programs as well. It is the educational aspects of a historic preservation program which dictate the success of preservation activities.

Newberg has an ordinance in place which is inadequate in terms of dealing with conflict resolution and the public education/incentive aspects of a preservation program. The City should consider adopting a strong ordinance which will protect their historic assets.

Such an ordinance should set forth the rationale and purpose of regulation for local landmarks and designated historic districts. It should also include a concise set of objectives for conservation of historic resources and the means to achieve these objectives by both public and private actions.

The following items should also be addressed in an ordinance:

- A. Education/Citizen Involvement - For on-going preservation efforts and continuing education, the City should:
 - 1) Establish a Preservation Resource Center. Such a Center should include research materials such as a biographical file and oral history collection as well as informational materials on Federal, State and local preservation programs.
 - 2) Conduct workshops for property owners and other interested individuals on rehabilitation and restoration including financial aspects.
 - 3) Establish interpretive center which illustrates Newberg's history.

B. Financial Assistance - Programs for financial assistance to property owners could include the following:

- 1) Revolving loans.
- 2) Interest write-downs.
- 3) Easement donations.
- 4) Material rebates.

C. Criteria for Designation.

- 1) Local historic landmarks (includes sites, objects, and structures).
- 2) Local historic/conservation districts.

D. Guidelines.

- 1) Remodeling and demolition of designated historic landmarks.
- 2) New construction which impacts designated historic properties.

E. Regulatory Body.

- 1) Membership.
- 2) Duties and powers.
- 3) Procedures and guidelines.

4. The Inventory should be incorporated into strategic plans and programs, specifically in the areas of economic development, community development, marketing and promotions, and tourism.

- a. The Main Street Program is an excellent vehicle for implementing these objectives in the historic commercial core. It uses the management techniques devised by shopping centers and combines them with the techniques of building conservation and preservation. Three facets of the program which relate directly to preservation are design, promotion, and economic restructuring. In terms of design and promotion, Newberg has many fine historic commercial buildings which, if appropriately

rehabilitated, could be used as the basis for an effective promotional campaign. For example, they could serve as the basis for a logo which could be used on customized shopping bags, sales advertisements, and so forth.

With few exceptions, buildings in the commercial core are in excellent condition and suitable for retail, including specialty retail such as restaurants and other food related businesses; and mixed uses, such as that found in the Chehalem Mercantile Building. It is not within the scope of this project to develop a strategy for economic restructuring; however, the City should work closely with the Main Street Manager to develop a workable plan.

- b. Providing for the housing needs of the community is a priority outlined in the City's Comprehensive Plan. Making homes energy efficient is an important component in upgrading and maintaining the housing stock. Many historic buildings are not energy efficient according to today's standards. For example, in some cases storm windows and woodstoves have been installed to reduce heating costs; however, improper installation and inappropriate materials often compromise the physical integrity and, therefore, the historic value of the property. In recent years great strides have been made in providing homeowners with economical as well as energy efficient building materials and equipment which do not compromise the historic integrity of buildings. Every effort should be made to provide property owners with information and assistance in this area.
5. The City should consider applying for Certified Local Government (CLG) status, which is awarded to jurisdictions of demonstrated credibility and authority. Having a Certified Local Government status will enable the city to apply for grants reserved for qualified cities.

6. The City should encourage private groups - particularly local service clubs, business associations, fraternal organizations, historic societies, and others with an interest in the future of Newberg - to take an active role in preservation activities.

APPENDIX A

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APPENDIX B

NEWBERG HISTORIC RESOURCE INVENTORY FORMS

The Inventory forms are arranged alphabetically and numerically by street address. Sites and structures precede the buildings. The following index includes the rank for each property. Please see Evaluation section for explanation of ranking criteria and procedures.

INDEX

<u>Sites and Structures</u>	<u>Rank</u> ¹
Ewing Young Sawmill Site	P
Highway 99W	S
Highway 219	S
Pacific Face Brick Co.	S
Ramsey Grist Mill Site	S
Rogers Landing	P
Southern Pacific Railroad	P
Spaulding Lumber Co.	S
Willamette River Bridge	P
<u>Buildings - Named Streets</u>	
2400 N. Aspen Way	S
400 N. Blaine	C
210 S. Blaine	C
206 Carlton Way	S
215 N. Center	S
114 S. Center	P
316 S. Center	C
410 S. Chehalem	C
215 S. Church	C
310 N. College	C

¹ P = PRIMARY S = SECONDARY C = COMPATIBLE

315 N. College	S
403 N. College	P
414 N. College	P
415 N. College	S
503 N. College	S
2216 N. College	P
3011 N. College	S
111 S. College	S
116 S. College	C
117 S. College	S
200 S. College	C
201 S. College	S
307 S. College	P
401 S. College	P
402 S. College	P
421 S. College	C
509 S. College	P
516 S. College	S
310 Dayton Avenue	C
400 Dayton Avenue	C
402 Dayton Avenue	C
600 Dayton Avenue-Barn 1	C
600 Dayton Avenue-Barn 2	C
700 Dayton Avenue	C
307 S. Edwards	S

605 E. Franklin	C
606 E. Franklin	C
701 E. Franklin	P
603 N. Grant	C
415 E. Hancock	C
1014 E. Hancock	C
1205 E. Hancock	C
1212 E. Hancock	C
303 N. Harrison	C
401 N. Harrison	C
301 S. Harrison	C
401 N. Howard	C
109 S. Howard	S
412 S. Howard	S
111 N. Main	P
303 N. Main	P
403 N. Main	P
602 N. Main	C
611 N. Main	P
612 N. Main	C
1020 N. Main	C
101 S. Main	C
429 S. Main	S
314 N. Meridian	C
414 N. Meridian-Minthorn Hall	P

414 N. Meridian-Woodmar Hall	P
1103 N. Meridian	P
1117 N. Meridian	S
501 S. Meridian	C
108 N. Morton	C
3313 E. Mountainview -	S
112 E. North	C
100 Pinehurst Court	C
3777 Portland Road	S
4000 Portland Road	P
200 N. River	P
214 N. River	S
115 S. River	P
203 S. River	S
300 S. River	C
515 S. River	C
800 S. River	C
801 S. River	C
820 S. River	C
821 S. River	C
1016 S. River	C
1116 S. River	C
2708 Roberts Lane	P
109 N. School	S
215 N. School	P

403 S. School	S
302 E. Sheridan	C
303 E. Sheridan	C
312 E. Sheridan	P
402 E. Sheridan	S
415 E. Sheridan	C
610 E. Sheridan	S
709 E. Sheridan	S
717 E. Sheridan	P
800 E. Sheridan	C
1000 E. Sheridan	C
1200 E. Sheridan	C
1210 E. Sheridan	C
314 E. Sherman	C
515 E. Sherman	S
2201 N. Springbrook	P
2404 N. Springbrook	P
3709 N. Springbrook	P
1200 S. Springbrook	P
617 Villa Road	C
115 N. Washington	S
409 S. Willamette	C
434 Wyooski	P
508 Wyooski	C
520 Wyooski	C

601 Wyooski	S
712 Wyooski	C
810 Wyooski	C
2705 N. Zimri Drive	S
3004 N. Zimri Drive	S

Numbered Streets

111 E. First	S
112 E. First	S
202 E. First	S
203 E. First	S
204 E. First	C
206 E. First	S
208 E. First	S
209 E. First	S
214 E. First	P
300 E. First	S
304 E. First	P
308 E. First	S
315 E. First	P
401 E. First	P
406 E. First	S
408 E. First	S
414 E. First	P
502 E. First	S
505-507 E. First	P
508 E. First	S

510-510 1/2 E. First	P
514 E. First	C
516 E. First	S
518 E. First	S
602 E. First	S
606 E. First	S
608 E. First	C
611 E. First	S
612-616 E. First	P
613-615 E. First	S
700 E. First	P
701 E. First	P
714 E. First	C
716 E. First	C
717 E. First	P
720 E. First	S
801 E. First	S
804 E. First	C
807 E. First	C
808 E. First	C
809 E. First	S
814 E. First	S
1308 E. First	C
1318 E. First	C
604 W. First	C

510-512 E. Second	C
1512 E. Second	C
715 E. Third	S
800 E. Third	S
801 E. Third	C
911 E. Third	P
912 E. Third	C
1112 E. Third	S
102 W. Third	C
115 W. Third	S
716 E. Fourth	C
802 E. Fourth	C
814 E. Fourth	C
900 E. Fourth	C
1200 E. Fourth	S
600 E. Fifth	C
1200 E. Fifth	C
209 W. Fifth	C
400 W. Fifth	C
714 E. Sixth	P
1314 E. Sixth	C
1401 E. Eighth	C