

Council accepts comments on agenda items during the meeting. Fill out a form identifying the item you wish to speak on prior to the agenda item beginning and turn it into the City Recorder. (The exception is formal land use hearings, which requires a specific public hearing process.)

**CITY OF NEWBERG  
CITY COUNCIL AGENDA  
NOVEMBER 1, 2010  
7:00 P.M. MEETING  
PUBLIC SAFETY BUILDING TRAINING ROOM  
401 EAST THIRD STREET**

**I. CALL MEETING TO ORDER\***

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE**

**IV. CITY MANAGER'S REPORT**

**V. PUBLIC COMMENTS**

(30 minutes maximum which may be extended at the Mayor's discretion; an opportunity to speak for no more than 5 minutes per speaker allowed)

**VI. CONSENT CALENDAR**

1. Consider a motion approving **Resolution No. 2010-2921** approving the expenditure of \$7,500.00 to support the Newberg Downtown Coalition. (Pgs. 3-4)
2. Consider a motion approving **City Council Minutes** for October 4, 2010. (Pgs. 5-9)

**VII. PUBLIC HEARING**

1. Consider a motion adopting **Resolution No. 2010-2922** approving Supplemental Budget #1 for the 2010-2011 Fiscal Budget. (Pgs. 11-17)  
**(Legislative Hearing)**
2. Consider a motion adopting **Order No. 2010-0029** designating the Johnson Furniture site as a local historic landmark. (Pgs. 19-177)  
**(Quasi-Judicial Hearing)**

**VIII. NEW BUSINESS**

Consider a motion dissolving the Newberg Downtown Revitalization Committee. (Pgs. 179-181)

**IX. COUNCIL BUSINESS**

**X. ADJOURNMENT**

\*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting. No new items will be heard after 11:00 p.m., unless approved by the Council.

## INDEX OF ORDERS, ORDINANCES AND/OR RESOLUTIONS:

### ORDERS:

**Order No. 2010-0029** designating the Johnson Furniture site as a local historic landmark on Newberg's Historic Resources inventory and amending the zoning map to C-3/H Central Business District/Historic Landmark Sub-District for 204, 206, and 208 E. First Street, Tax Lots 3219AB-10300, -10301, and -10400.

### RESOLUTIONS:

**Resolution No. 2010-2921** transferring \$7,500.00 from General Fund Contingency to General Fund Community Support providing financial support to the Newberg Downtown Coalition for operating costs.

**Resolution No. 2010-2922** adopting Supplemental Budget #1 for Fiscal Year 2010-2011 beginning July 1, 2010 and ending June 30, 2011.

*ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Manager's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact Norma Alley, City Recorder, at (503) 537-1283.*

Public testimony will be heard on agenda items at the Council meeting. The City Council asks written testimony be submitted to the City Recorder before 5:00 p.m. on the preceding Thursday. Written testimony submitted after that will be brought before the Council on the night of the meeting for consideration and a vote to accept or not accept it into the record.

\*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting. No new items will be heard after 11:00 p.m., unless approved by the Council.

# REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: November 15, 2010

Order \_\_\_\_ Ordinance \_\_\_\_ Resolution XX Motion \_\_\_\_ Information \_\_\_\_  
No. No. No. 2010-2921

**SUBJECT: Provide a financial support to the Newberg Downtown Coalition for operating costs.**

Contact Person (Preparer) for this Resolution: **Dan Danicic, City Manager**

Dept.: **Administration**  
File No.:

## RECOMMENDATION:

Adopt **Resolution No. 2010-2921** approving the expenditure of \$7,500.00 from General Fund (Fund 01) Contingency to provide financial support to the Newberg Downtown Coalition for operating costs.

## EXECUTIVE SUMMARY:

The Newberg Downtown Coalition (NDC) has been in operation since 2010 and has made substantial progress on its mission of revitalizing the Newberg downtown. They have successfully established the farmers market, is currently leading the Project for Public Spaces, and has taken the lead to enhance the annual downtown Halloween event.

NDC operating funds have been provided from a \$10,000.00 donation by a private property owner, \$3,000.00 from the City, and \$3,000.00 from Chehalem Park and Recreation District. These funds have since been spent and the Coalition is in immediate need for funds to operate through the end of the calendar year. A budget of \$15,000.00 has been developed to carry them through the remaining calendar year.

The NDC Executive Director, Mike Ragsdale, is asking the City to continue their partnership with the coalition by providing additional operating funds. The City would fund half of the operating costs and the Coalition would be responsible to obtain funds for the other half from property owners and businesses in the downtown area. The City's commitment would be \$7,500.00.

It is often the case; the early stages of a program such as the NDC require the investment of local government funds in order to assure long term viability. As the NDC is successful, the desire is for 100% of their funding to come from downtown property owners and local business contributions.

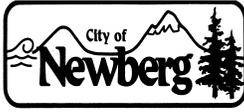
A separate discussion will be held with the City to address a potential funding arrangement for the 2011/12 fiscal year.

## FISCAL IMPACT:

The \$7,500.00 is not currently budgeted and would need to be transferred from General Fund (Fund 01) Contingency to the General Government budget under community support.

## STRATEGIC ASSESSMENT:

The NDC is providing work which meets the goal of the City Council to build and strengthen the Downtown.



**RESOLUTION No. 2010-2921**

**A RESOLUTION TRANSFERRING \$7,500.00 FROM GENERAL FUND CONTINGENCY TO GENERAL FUND COMMUNITY SUPPORT PROVIDING FINANCIAL SUPPORT TO THE NEWBERG DOWNTOWN COALITION FOR OPERATING COSTS**

**RECITALS:**

1. The Newberg Downtown Coalition (Coalition) was formed in 2010.
2. Since the formation of the Coalition, substantial progress has been made on its mission of revitalizing the Newberg downtown.
3. In July, 2010, the City contributed \$3,000.00 to the Coalition for operating costs which have since been spent.
4. The Coalition has prepared a budget of \$15,000.00 to carry them until December 31, 2010, and is requesting the City provide 50% of the support. It will be the responsibility of the Coalition to obtain funding for the remaining 50% from property owners and business in the downtown area.

**THE CITY OF NEWBERG RESOLVES AS FOLLOWS:**

Transfer \$7,500.00 from General Fund Contingency and place in the General Fund Community Support to provide the Newberg Downtown Coalition financial support between now and December 31, 2010.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: November 2, 2010.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 1<sup>st</sup> day of November, 2010.

\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 4<sup>th</sup> day of November, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

**LEGISLATIVE HISTORY**

By and through \_\_\_\_\_ Committee at \_\_\_\_ / \_\_\_\_ / \_\_\_\_ meeting. Or,  X  None.  
(committee name) (date) (check if applicable)

# REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: November 1, 2010

Order \_\_\_ Ordinance \_\_\_ Resolution \_\_\_ Motion XX Information \_\_\_  
No. No. No.

SUBJECT: Approve the October 4, 2010, City Council Meeting minutes.

Contact Person (Preparer) for this Motion: Norma Alley, City Recorder

Dept.: Administration

File No.:  
*(if applicable)*

## RECOMMENDATION:

Approve the October 4, 2010, City Council minutes for preservation and permanent retention in the City's official records.

## EXECUTIVE SUMMARY:

On October 4, 2010, the City of Newberg City Council held a public meeting. At that meeting, minutes were recorded in text.

## FISCAL IMPACT:

None.

## STRATEGIC ASSESSMENT:

None.

**CITY OF NEWBERG CITY COUNCIL MINUTES  
OCTOBER 4, 2010  
7:00 P.M. MEETING  
PUBLIC SAFETY BUILDING TRAINING ROOM  
401 EAST THIRD STREET**

Work Session was held prior to the meeting. A discussion was held on the Council Rules and Guidelines. No decisions were made.

**I. CALL MEETING TO ORDER**

Mayor Bob Andrews called the meeting to order at 7:08 PM.

**II. ROLL CALL**

Members

|          |                   |              |              |
|----------|-------------------|--------------|--------------|
| Present: | Mayor Bob Andrews | Denise Bacon | Ryan Howard  |
|          | Stephen McKinney  | Bart Rierson | Marc Shelton |
|          | Wade Witherspoon  |              |              |

Staff

|          |   |                                      |
|----------|---|--------------------------------------|
| Present: | Daniel Danicic, City Manager                    | Terrence Mahr, City Attorney         |
|          | Barton Brierley, Planning and Building Director | Steve Olson, Associate Planner       |
|          | Chris Bolek, Police Captain                     | Norma Alley, City Recorder           |
|          |   | Jennifer Nelson, Recording Secretary |

Others

Present: Jackie Lang, Rob Cornilles, Scott Cassidy, and Robert Soppe

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**IV. CITY MANAGER'S REPORT**

Mr. Daniel Danicic, City Manager, spoke of the success of the recent drug take-back event held on September 25, 2010; one hundred sixty-six (166) people attended and three hundred and fourteen (314) pounds of medications were collected instead of flushed into the waste water system and river. On September 18, 2010, the fire department visited the Nut Tree Ranch Mobile Home Park on 2<sup>nd</sup> Street; of the one hundred and fourteen (114) residents visited, eighty-four (84) residents had working smoke detectors, nineteen (19) new ones were installed, and eighteen (18) batteries replaced. Portland Community College (PCC) announced their groundbreaking ceremony will be held on October 13, 2010, from 4:00-6:00 PM; he asked those attending to RSVP to the city recorder this week. PCC's goal is to be occupying the new location by the 2011 school year. He reminded everyone the City County Dinner in Carlton will be this coming Thursday, October 7, 2010. He spoke of the Mid-Willamette Valley City of Governments (MWVCOG) monthly City Manager's lunch that Newberg will be hosting this Friday, October 8, 2010, at the Chehalem Valley Cultural Center. The City also received two awards from the City County Insurance Services at the League of Oregon Cities (LOC) Conference this year; the silver award for safety and the gold award for our wellness program.

Mayor Andrews added PCC enrollment for the 2010-11 school year is at approximately three hundred (300) students; they are operating out of the Cultural Center and Newberg Library Annex.

## V. PUBLIC COMMENTS

Ms. Jackie Lang, Communications Director for Waste Management, congratulated the City on a successful drug take-back event and gave updates on the landfill expansion process which was approved by the County after extensive community wide discussions, but they are currently appealing the Land Use Board of Appeals' (LUBA) decision to stop the expansion and a decision is expected by February 2011. She passed out a brochure on sustainable living and spoke of efforts with renewable energy.

Mr. Rob Cornilles, Candidate for the 1<sup>st</sup> Congressional District, introduced himself and shared some background information with Council. He spoke of his appreciation for the efforts and sacrifices of local officials and his desire to have a working knowledge of what is needed to make communities proper. He mentioned his concerns for Oregon's unemployment and passed out palm cards.

## VI. CONSENT CALENDAR

1. Consider a motion approving a **proclamation** declaring October, 2010, as Domestic Violence Awareness Month.
2. Consider a motion approving a **proclamation** declaring October, 2010, as Archives Month.
3. Consider a motion approving **City Council Minutes** for August 16, 2010, and September 7, 2010.

**MOTION: Shelton/McKinney** approving the Consent Calendar including a **proclamation** declaring October, 2010, as Domestic Violence Awareness Month, a **proclamation** declaring October, 2010, as Archives Month, and the City Council Minutes for August 16, 2010, and July 6, 2010. (7 Yes/0 No) Motion carried.

## VII. PUBLIC HEARING

Consider a motion adopting **Ordinance No. 2010-2731** amending the Development Code pertaining to electronic signs.

TIME – 7:25 PM

Mayor Andrews called for any conflicts of interest or abstentions; none appeared.

Mr. Barton Brierley, Planning and Building Director, presented the staff report with assistance of a PowerPoint and recommended adoption (see official meeting record for full report).

Councilor Ryan Howard asked staff for the distinction between animated messages and video messages and expressed concerns for any of this in a residential area. Staff replied if a clip is over ten seconds, then it counts as an extended video message.

Mayor Andrews opened the public testimony.

Mr. Scott Cassidy, Operating Manager of A Storage Place, thanked staff and committee members for the time contributed to developing a workable ordinance. He spoke of the benefits of using electronic signage to keep the business community interesting, share important messages, and as a useful business tool during the economic downturn. He urged the Council to move forward on this.

Mr. Robert Soppe expressed some clarifications, questions, and concerns about the electronic sign code amendments and submitted written testimony (see official meeting packet for full report); some points addressed orally included how large the animated portions of a sign would be if two businesses were using one sign, distinctions between message repeat times, having multiple signs, the qualification of being larger than 40%, the appearance of flashing with light-emitting diode (LED) lights, and if some of this being the wrong character for our town. He also expressed disappointment with the late publishing of the agenda and limited time for the submission of written public comments.

**MOTION: Rierson/Shelton** to accept the written testimony received and a moment to review it. (7 Yes/0 No) Motion carried.

Mayor Andrews recessed at 8:01 PM to provide Council time to review the written material submitted to record and reconvened at 8:05 PM. He closed the public testimony and staff recommended adoption.

Councilor Wade Witherspoon asked staff to address the issue of sign animation and percentage. He wondered what the reason is behind encouraging a larger percentage. Staff said the committee based this on the potential for attractiveness of sign and recommended points be given for using more, rather than less for purposes of flexibility and usefulness.

Councilor Marc Shelton asked for further discussion on the presence of these signs in neighborhoods and different zones. Staff replied that signs in residential zones were intended for use by churches and schools that can benefit from this kind of signage to communicate a lot of info to parents or advertising events. There was a desire for more restrictions in a residential zone than in a commercial area with property line setbacks and being shut off at night. They did some experimenting in residential areas during the pilot program and feedback from the homes did not indicate any concerns, but this limit still provides protection for a residential area.

Councilor Stephen McKinney spoke of sign technology changing so rapidly and the present devices in Newberg being out of date. He added that current manufacturers are including devices such as automatic shut off and timing limits. He continued by stating the current document was so quantifying it was difficult for business owners to use the signage appropriately.

Mayor Andrews closed the public hearing.

Discussion followed about the issue of adequate notification and the need to give council members appropriate time to review the proposed material.

**MOTION: Andrews/Shelton** to postpone the deliberations to October 18, 2010. (7 Yes/0 No) Motion carried.

Mayor Andrews recessed at 8:20 PM.

## VIII. COUNCIL BUSINESS

1. Presentation of an Eagle Scout Project for the City.

Mr. Brierley presented a slideshow of pictures taken of Newberg for use by the City as an Eagle Scout project.

2. Update and Discussion on the UGB/URA process and status.

Mr. Brierley presented a report with a PowerPoint including background and updates of the visioning process for Newberg and its relation to the current Urban Growth Boundary (UGB) and Urban Reserve Area (URA)

process and appeals. A rough timeline of upcoming Council items was given along with background on the goals and guidelines originally established and adopted concerning the UBG/URA by the ad hoc committee.

Mayor Andrews asked staff for an update on Comcast and the idea of video streaming on the public, education, and government (PEG) channel. Discussions occurred about the previously proposed idea to create a slideshow vs. the new concept of video streaming live broadcasts and the limitations of available funds dedicated for this. Concerns were also expressed for the current commitments with the access channel project on the internet and the some discomfort with spending additional dollars from this fund when more important things need to be done.

Mayor Andrews also brought to attention a concern from Mr. Jim Keller and the Chehalem Mobile Park and their requirement to pay for full storm water fees when they have their own system which does not contribute to the City's. He spoke of requesting the Citizens' Rate Review Committee (CRRC) considering the creation of a stormwater rate system to mitigate for non-contributors.

**MOTION: Shelton/Rierson** to move the concerns of Mr. Keller to the CRRC for consideration and recommendation. (7 Yes/0 No) Motion carried.

Councilor Rierson added that staff should recommend to the CRRC, if they consider a separate rate structuring to specify future maintenance should be spelled out in an agreement.

**MOTION: Andrews/Howard** to reconsider the Visitor Center funding decision from the previous meeting.

Discussions followed about not wanting to bind a future council to a fixed percentage of the Transient Room Tax (TRT) although current funding is insufficient. There were concerns for not wishing to fund 100% of the Visitor Center which may occur sometime in the future if 25% of the TRT is allocated to them by a five year contract. Most seemed to agree with passing a motion to fund the Visitor Center at \$56,000.00 for this year without the 25% of the TRT allocation in order to allow time to come up with a better solution by contract. Several councilors did not believe a request for reconsideration was appropriate without the Chamber of Commerce being present and aware of the possibility; others wondered if this could all be dealt with during the scope of work and conditions of the contract being developed, rather than reconsidering the decision.

**MOTION: Witherspoon/Shelton** to table the motion to reconsider the Visitor Center funding decision until the City Manager and City Attorney can meet with the Chamber of Commerce and report back with a draft contract and scope of work. (6 Yes/1 No [Howard]) Motion carried.

## IX. ADJOURNMENT

The meeting adjourned at 10:27 PM.

**ADOPTED** by the Newberg City Council this 1<sup>st</sup> day of November, 2010.

\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 4<sup>th</sup> day of November, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

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# REQUEST FOR COUNCIL ACTION

**DATE ACTION REQUESTED: November 1, 2010**

Order \_\_\_\_ Ordinance \_\_\_\_ Resolution XX Motion \_\_\_\_ Information \_\_\_\_  
 No. No. No. 2010-2922

**SUBJECT: Request for approval of Supplemental Budget #1 for fiscal year 2010-2011 as described in Exhibit "A".**

Contact Person (Preparer) for this Resolution: **Janelle Nordyke**

Dept.: **Finance**

File No.:  
(if applicable)

**HEARING TYPE:**             **LEGISLATIVE**             **QUASI-JUDICIAL**

**RECOMMENDATION: Adopt Resolution No. 2010-2922**

**EXECUTIVE SUMMARY:**

In June 2010, the City of Newberg Council adopted the 2010-2011 fiscal budget, appropriating funds for specific needs and purposes for adequate operations of the City's functions.

Staff has reviewed the previous fiscal year's actual versus estimated year end numbers. A supplemental budget is needed to reconcile several differences. The following adjustments are required to supplement the adopted budget appropriations to comply with Oregon Budget Law. Refer to Exhibit "A" for a detail accounting summary.

Total expenditures for each fund in fiscal year 2009-2010 Budget were prepared by anticipating revenues and expenditures for the remaining four months of the fiscal year. The actual ending balances of several funds were higher than anticipated at June 30, 2010. The following beginning fund adjustments must be made to recognize additional resources provided by actual results for 2009-10:

|                                       |            |
|---------------------------------------|------------|
| General (Fund 01)                     | \$ 637,561 |
| Street (Fund 02)                      | \$ 110,389 |
| Emergency Medical Services (Fund 05)  | \$ 41,780  |
| Wastewater (Fund 06)                  | \$ 431,633 |
| Water (Fund 07)                       | \$ 457,730 |
| 911 (Fund 13)                         | \$ 55,397  |
| Public Safety Fee (Fund 16)           | \$ 21,557  |
| Storm Water (Fund 17)                 | \$ 49,094  |
| Cable TV (Fund 23)                    | \$ 31,036  |
| Animal Shelter (Fund 24)              | \$ 201,768 |
| Administrative Services (Fund 31)     | \$ 94,872  |
| Equipment Replace / Reserve (Fund 32) | \$ 318,966 |

Grants are usually awarded covering a two year period. The JAG 2009 grant in the General Fund (Fund 01) was not fully expended in the prior fiscal year. The unexpended balance needs to be recognized and appropriated for additional revenue of \$4,500 and additional related appropriations of \$890.

After the budget is adopted, requests for funding that have been approved by the City Council need to be

appropriated. The Downtown Coalition requested operational funding for their new program that requires an increase in the Community Support line by \$7,500. The Chehalem Valley Chamber of Commerce requested additional support for the Visitor's Center that requires an increase in the Tourism Promotion line by \$9,250. Both requests will be funded from General Fund Contingency.

The School Street property, originally budgeted in the fiscal year 2009-2010, was not purchased. Therefore, a 2010-2011 appropriation must be made to purchase the property out of the Library Capital Outlay in the General fund (Fund 01) for \$165,000. Funding will come from General Fund Contingency. With an increase in the beginning fund balance and the decreases already mentioned, the net adjustment to General Fund Contingency is an increase in the amount of \$459,421.

The Street Fund (Fund 02) will increase Street Fund Contingency by \$110,389 to reflect the increase in the beginning fund balance.

The Capital Projects Fund (Fund 04) for Water, Wastewater and Stormwater projects, has two projects that were estimated to be further along in the construction process at the end of 2009-2010. Therefore, the projects do not have enough appropriated in 2010-2011. The supplemental budget identifies \$432,500 to be added to the current Wastewater Projects budget of \$1,310,000 for a total of \$1,742,500. The funding sources for these two projects will come from the Wastewater Fund (Fund 06) in the amount of \$425,500 and from the Wastewater SDC Fund (Fund 46) in the amount of \$7,000.

The Emergency Medical Services Fund (Fund 05) received a health preparedness grant in the amount of \$6,718. The supplemental budget recognizes and appropriates revenues and expenditures for this grant. The net adjustment to EMS Contingency will be an increase of \$41,780 including the increase in the beginning fund balance.

The City Council approved a resolution to establish a utility assistance program. The program will be partially funded by an increase in internal charges from the Wastewater (Fund 06) in the amount of \$21,500. Contingency will be decreased by \$21,500. Total adjustments to the Wastewater Contingency will result in a net decrease of \$15,367.

The City Council approved a resolution to establish a utility assistance program. The program will be partially funded by an increase in internal charges from the Water (Fund 07) in the amount of \$21,500. Funding will come from Contingency. In the prior fiscal year, the City received an ARRA Well field grant. The appropriations were not completely expended, therefore, additional revenues must be recognized and unexpended expenses appropriated for the balance of the Well field grant in the amount of \$20,691. Total adjustments to the Water Contingency will result in a net increase of \$436,230.

Throughout the year, emergencies arise that require non-budgeted purchases to be made. One such purchase was the replacement of the Dictaphone in the dispatch center (Fund 13). Appropriations need to be moved from Contingency to Capital Outlay in the amount of \$25,815. The net change in Contingency, including the beginning fund balance adjustment and this purchase, will be an increase to Contingency of \$29,582.

A patrol vehicle was included in the prior fiscal year's budget, but was not purchased. The supplemental budget appropriates expenses of \$30,000 to be moved from Public Safety Fee Contingency (Fund 16) to Capital Outlay for a net decrease in Contingency of \$8,443.

The Capital Projects Fund for Street (Fund 18) has the 2<sup>nd</sup> Street from 219 to Springbrook project that was

estimated to be completed at the end of 2009-2010. The supplemental budget identifies the request of \$337,000 to be added to the current Street Projects budget for a total of \$774,000. The funding source for this project will come from the Street SDC Fund (Fund 42) in the amount of \$337,000.

The Animal Shelter Capital Project (Fund 24) was estimated to be further along in the construction process at the end of 2009-2010. Construction had not begun, therefore, the carry-over balance is \$201,768 higher than estimated. The supplemental budget identifies the request of \$201,768 to be added to the current Animal Shelter Project budget of \$255,400 for a total of \$457,168 for the Animal Shelter Capital Project.

An ARRA solar backup grant was received in the Admin Support Services Fund (Fund 31) facilities department. Revenues and expenses need to be recognized and appropriated in the amount of \$24,500. The Utility Assistance Program revenues and expenses need to be recognized and appropriated in the Utility Assistance line of the Utility Billing Department. The Budget Committee approved a move from Contingency to Professional Services in the amount of \$10,000 for a survey. Total adjustments to Admin Support Services Contingency are \$84,872.

In anticipation of the City Council's resolution for the new Animal Shelter, the City Facilities Fund (Fund 34) has been re-activated. There is no budget as dollar amounts have not been estimated nor approved.

The Equipment Replacement and Reserve Fund (Fund 32) is for the City's departments to hold reserved funds for equipment and computers over multiple years. In the budget process the departments estimate what their needs will be for the remainder of the year and that amount is subtracted from their available balance. At the end of each fiscal year we are able to calculate the actual balance in the reserves. Therefore, it would be appropriate to recognize the true available balance in the departments' reserves for use during the current fiscal year. The supplemental budget recognizes these differences by increasing the reserves balance for the noted departments and increasing Contingency by \$283,771.

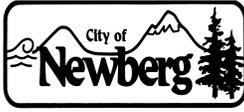
The majority of funding for the 2<sup>nd</sup> Street – 219 to Springbrook Capital Project (Fund 18) came from Miscellaneous Revenues from ODOT, Yamhill County and Climax. The supplemental budget will recognize this increase in revenues in the Street SDC Fund (Fund 42) in the amount of \$416,000 with a net increase to Contingency of \$79,000.

#### **FISCAL IMPACT:**

The annual budget appropriation increase requested is \$3,736,692 for a total budget of \$68,493,775.

#### **STRATEGIC ASSESSMENT:**

The adoption of this supplemental budget will accurately reflect the activity of the City. The public hearing for the supplemental budget was noticed in the paper of record, the Newberg Graphic, the week of October 18<sup>th</sup>, 2010.



**RESOLUTION No. 2010-2922**

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**A RESOLUTION ADOPTING SUPPLEMENTAL BUDGET #1 FOR FISCAL YEAR 2010-2011 BEGINNING JULY 1, 2010 AND ENDING JUNE 30, 2011**

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**RECITALS:**

1. The 2010-2011 Budget was adopted by Resolution No. 2010-2898, June 21, 2010, by the City Council.
2. Since then circumstances request changes to the budget as noted in Exhibit "A", which is hereby attached and by this reference incorporated.

**THE CITY OF NEWBERG RESOLVES AS FOLLOWS:**

To recognize actual carryover beginning balances, appropriate expenditure changes and recognize changes in contingencies as noted in Exhibit "A", which is hereby adopted and by this reference incorporated.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: November 2, 2010.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 1<sup>st</sup> day of November, 2010.

\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 4<sup>th</sup> day of November, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

**LEGISLATIVE HISTORY**

By and through \_\_\_\_\_ Committee at \_\_\_ / \_\_\_ / \_\_\_ meeting. Or,  None.  
(committee name) (date) (check if applicable)

**EXHIBIT "A"**  
**To Resolution No. 2010-2922**

City of Newberg  
Supplemental Budget #1  
Fiscal Year 2010-2011

| <u>FUND 01 - GENERAL FUND</u> |                 | BUDGET    | CHANGE  | REVISED   |
|-------------------------------|-----------------|-----------|---------|-----------|
| Beg F/B - Net Working Capital | <i>Increase</i> | 2,141,239 | 637,561 | 2,778,800 |
| JAG Grant                     | <i>Increase</i> | -         | 4,500   | 4,500     |
| Community Support             | <i>Increase</i> | 26,500    | 7,500   | 34,000    |
| Tourism Promotion             | <i>Increase</i> | 40,000    | 9,250   | 49,250    |
| JAG Grant 2009                | <i>Increase</i> | -         | 890     | 890       |
| Library Capital Outlay        | <i>Increase</i> | -         | 165,000 | 165,000   |
| Contingency                   | <i>Increase</i> | 175,418   | 459,421 | 634,839   |

*To recognize the increased carryover from 2009-10 ending fund balance and to recognize and appropriate revenues and expenditures not expended in the prior year for the JAG 2009 grant, the School St house for future Library expansion, and unexpected increase in expenditures for the Visitor's Center.*

| <u>FUND 02 - STREET FUND</u>  |                 | BUDGET  | CHANGE  | REVISED |
|-------------------------------|-----------------|---------|---------|---------|
| Beg F/B - Net Working Capital | <i>Increase</i> | 53,143  | 110,389 | 163,532 |
| Contingency                   | <i>Increase</i> | 108,143 | 110,389 | 218,532 |

*To recognize the increased carryover from 2009-10 ending fund balance.*

| <u>FUND 04 - CAPITAL PROJECT FUND</u> |                 | BUDGET    | CHANGE  | REVISED   |
|---------------------------------------|-----------------|-----------|---------|-----------|
| Transfer In - Wastewater Fund         | <i>Increase</i> | 968,000   | 425,500 | 1,393,500 |
| Transfer In - WW SDC Fund             | <i>Increase</i> | 342,000   | 7,000   | 349,000   |
| WWTP Sawdust Dryer                    | <i>Increase</i> | -         | 2,500   | 2,500     |
| Hwy 240 Pump Station                  | <i>Increase</i> | 1,210,000 | 430,000 | 1,640,000 |

*To recognize additional budget needs for the Sawdust Dryer of \$2,500 and the Hwy 240 Pump Station of \$430,000.*

| <u>FUND 05 - EMS FUND</u>     |                 | BUDGET  | CHANGE | REVISED |
|-------------------------------|-----------------|---------|--------|---------|
| Beg F/B - Net Working Capital | <i>Increase</i> | 272,761 | 41,780 | 314,541 |
| Misc Grants                   | <i>Increase</i> | -       | 6,718  | 6,718   |
| Supplies                      | <i>Increase</i> | 12,000  | 6,718  | 18,718  |
| Contingency                   | <i>Increase</i> | 112,484 | 41,780 | 154,264 |

*To recognize the increased carryover from 2009-10 ending fund balance and to recognize and appropriate revenues and expenditures for a Health Preparedness grant awarded to Emergency Medical Services.*

| <u>FUND 06 - WASTEWATER FUND</u>       |                 | BUDGET    | CHANGE   | REVISED   |
|--|-----------------|-----------|----------|-----------|
| Beg F/B - Net Working Capital          | <i>Increase</i> | 1,785,338 | 431,633  | 2,216,971 |
| Internal Chrg - Admin Support Services | <i>Increase</i> | 516,005   | 21,500   | 537,505   |
| Transfer - Capital Projects            | <i>Increase</i> | 968,000   | 425,500  | 1,393,500 |
| Contingency                            | <i>Decrease</i> | 1,240,368 | (15,367) | 1,225,001 |

*To recognize the increased carryover from 2009-10 ending fund balance and to recognize and appropriate expenditures for the utility assistance program approved by the City Council and increase transfer needs for approved capital projects.*

| <u>FUND 07 - WATER FUND</u>            |                 | BUDGET    | CHANGE  | REVISED   |
|--|-----------------|-----------|---------|-----------|
| Beg F/B - Net Working Capital          | <i>Increase</i> | 1,775,239 | 457,730 | 2,232,969 |
| Wellfield Grant (Revenue)              | <i>Increase</i> | -         | 20,691  | 20,691    |
| Wellfield Grant (Expense)              | <i>Increase</i> | -         | 20,691  | 20,691    |
| Internal Chrg - Admin Support Services | <i>Increase</i> | 516,005   | 21,500  | 537,505   |
| Contingency                            | <i>Increase</i> | 1,570,270 | 436,230 | 2,006,500 |

*To recognize the increased carryover from 2009-10 ending fund balance and to recognize and appropriate revenues and expenditures for an ARRA wellfield grant and the utility assistance program approved by the City Council.*

| <u>FUND 13 - 911 TAX FUND</u> |                 | BUDGET  | CHANGE | REVISED |
|-------------------------------|-----------------|---------|--------|---------|
| Beg F/B - Net Working Capital | <i>Increase</i> | 100,686 | 55,397 | 156,083 |
| Capital Outlay                | <i>Increase</i> | -       | 25,815 | 25,815  |
| Contingency                   | <i>Increase</i> | 65,295  | 29,582 | 94,877  |

*To recognize the increased carryover from 2009-10 ending fund balance and to appropriate unexpected expenditure for a dictaphone for dispatch.*

| <u>FUND 16 - PUBLIC SAFETY FEE</u> |                 | BUDGET  | CHANGE  | REVISED |
|------------------------------------|-----------------|---------|---------|---------|
| Beg F/B - Net Working Capital      | <i>Increase</i> | 173,965 | 21,557  | 195,522 |
| Capital Outlay                     | <i>Increase</i> | -       | 30,000  | 30,000  |
| Contingency                        | <i>Decrease</i> | 172,021 | (8,443) | 163,578 |

*To recognize the increased carryover from 2009-10 ending fund balance and to appropriate expenditures for the purchase of a vehicle that was not purchased, but budgeted, in the prior fiscal year.*

| <u>FUND 17 - STORMWATER FUND</u> |                 | BUDGET  | CHANGE | REVISED |
|----------------------------------|-----------------|---------|--------|---------|
| Beg F/B - Net Working Capital    | <i>Increase</i> | 682,027 | 49,094 | 731,121 |
| Contingency                      | <i>Increase</i> | 495,209 | 49,094 | 544,303 |

*To recognize the increased carryover from 2009-10 ending fund balance.*

| <u>FUND 18 - STREET CAPITAL PROJECTS FUND</u> |                 | BUDGET  | CHANGE  | REVISED |
|---|-----------------|---------|---------|---------|
| Transfer In - Street SDC Fund                 | <i>Increase</i> | 113,000 | 337,000 | 450,000 |
| 2nd Street - 219 to Springbrook               | <i>Increase</i> | -       | 337,000 | 337,000 |

*To recognize and appropriate the balance of expenditures for 2nd Street - 219 to Springbrook that was budgeted, but not expended, in prior fiscal year.*

| <u>FUND 23 - CABLE TV FUND</u> |                 | BUDGET | CHANGE | REVISED |
|--------------------------------|-----------------|--------|--------|---------|
| Beg F/B - Net Working Capital  | <i>Increase</i> | 15,160 | 31,036 | 46,196  |
| Community Support              | <i>Increase</i> | 25,660 | 31,036 | 56,696  |

*To recognize the increased carryover from 2009-10 ending fund balance.*

| <u>FUND 24 - ANIMAL SHELTER FUND</u> |                 | BUDGET  | CHANGE  | REVISED |
|--------------------------------------|-----------------|---------|---------|---------|
| Beg F/B - Net Working Capital        | <i>Increase</i> | 215,200 | 201,768 | 416,968 |
| Animal Shelter (NASF)                | <i>Increase</i> | 255,400 | 201,768 | 457,168 |

*To recognize the increased carryover from 2009-10 ending fund balance and appropriate increased needs of the approved capital project facility.*

| <u>FUND 31 - ADMIN SUPPORT SERVICES FUND</u> |                 | BUDGET  | CHANGE | REVISED |
|--|-----------------|---------|--------|---------|
| Beg F/B - Net Working Capital                | <i>Increase</i> | 318,467 | 94,872 | 413,339 |
| ARRA Grant - NDPD Solar Backup               | <i>Increase</i> | -       | 24,500 | 24,500  |
| Internal Rev - Utility Billing               | <i>Increase</i> | 245,040 | 43,000 | 288,040 |
| Professional Services                        | <i>Increase</i> | 400     | 10,000 | 10,400  |
| ARRA Grant - NDPD Solar Backup               | <i>Increase</i> | -       | 24,500 | 24,500  |
| Utility Assistance                           | <i>Increase</i> | 7,400   | 43,000 | 50,400  |
| Contingency                                  | <i>Increase</i> | 334,059 | 84,872 | 418,931 |

*To recognize the increased carryover from 2009-10 ending fund balance and to recognize and appropriate revenues and unanticipated expenditures for an ARRA solar grant, utility assistance program approved by the City Council, and a survey approved by the Budget Committee.*

| <u>FUND 32 - EQUIPMENT REPLACEMENT FUND</u> |                 | BUDGET    | CHANGE  | REVISED   |
|---|-----------------|-----------|---------|-----------|
| Beg F/B - Net Working Capital               | <i>Increase</i> | 991,883   | 318,966 | 1,310,849 |
| Capital Outlay - Computers - IT             | <i>Increase</i> | -         | 5,500   | 5,500     |
| Capital Outlay - Computers - Legal          | <i>Increase</i> | 5,600     | 2,400   | 8,000     |
| Capital Outlay - Computers - Court          | <i>Increase</i> | -         | 6,726   | 6,726     |
| Capital Outlay - Computers - Fire           | <i>Increase</i> | -         | 2,500   | 2,500     |
| Capital Outlay - Computers - Planning       | <i>Increase</i> | 4,000     | 6,969   | 10,969    |
| Capital Outlay - Computers - Building       | <i>Increase</i> | 2,000     | 5,500   | 7,500     |
| Capital Outlay - Computers - Ops            | <i>Increase</i> | 9,000     | 5,600   | 14,600    |
| Contingency                                 | <i>Increase</i> | 1,005,147 | 283,771 | 1,288,918 |

*To recognize and appropriate the differences between estimated and actuals from the 2009-10 ending fund balance and to appropriate the unexpected increased needs for computer replacements.*

| <u>FUND 34 - CITY FACILITIES FUND</u> |  | BUDGET | CHANGE | REVISED |
|---------------------------------------|--|--------|--------|---------|
| Transfer In-General Fund              |  | -      | -      | -       |
| New Animal Shelter (City)             |  | -      | -      | -       |

*To re-activate the fund for the future recognition and appropriation for the new animal shelter facility, City portion.*

| <u>FUND 42 - STREET SDC</u>        |                 | BUDGET    | CHANGE  | REVISED   |
|------------------------------------|-----------------|-----------|---------|-----------|
| Miscellaneous Revenues             | <i>Increase</i> | -         | 416,000 | 416,000   |
| Transfer Out - Street Cap Projects | <i>Increase</i> | 113,000   | 337,000 | 450,000   |
| Contingency                        | <i>Increase</i> | 1,931,822 | 79,000  | 2,010,822 |

*To recognize revenues received from ODOT, Yamhill County and Climax for 2nd Street Capital Project and to appropriate increase transfer needs for Fund 18 Street Capital Projects.*

| <u>FUND 46 - WASTEWATER SDC</u> |                 | BUDGET    | CHANGE  | REVISED   |
|---------------------------------|-----------------|-----------|---------|-----------|
| Transfer - Capital Projects     | <i>Increase</i> | 342,000   | 7,000   | 349,000   |
| Contingency                     | <i>Decrease</i> | 1,211,907 | (7,000) | 1,204,907 |

*To increase transfer to Fund 04 for wastewater capital projects by decreasing Contingency.*

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# REQUEST FOR COUNCIL ACTION

**DATE ACTION REQUESTED: November 1, 2010**

Order XX Ordinance \_\_\_ Resolution \_\_\_ Motion \_\_\_ Information \_\_\_  
 No. **2010-0029** No. No.

**SUBJECT:** Designate the Johnson Furniture site as a local historic landmark on Newberg’s historic resources inventory, and change the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District.

**Contact Person (Preparer) for this Order: Luke Pelz, AICP**

**Dept.: Planning & Building**

**File No.: HISD-10-001**  
*(if applicable)*

**HEARING TYPE:**     LEGISLATIVE                       QUASI-JUDICIAL

**RECOMMENDATION:**

Adopt **Order No. 2010-0029** designating the Johnson Furniture site as a local historic landmark on Newberg’s historic resources inventory, and amending the zoning map to C-3/H Central Business District/Historic Landmark Sub-District for 204, 206, and 208 E. First Street, Tax Lots 3219AB-10300, -10301, and -10400.

**EXECUTIVE SUMMARY:**

The buildings that occupy the Johnson Furniture site are about a century old, include design features that contribute to the historic character of downtown Newberg, and are associated with Newberg’s local history. Historic and current photos of the site are shown in Attachment “4”. The building located at 204 E. First was built in approximately 1910 by E. C. Baird and housed Baird’s General Store from that time through 1926. Baird was a prominent early citizen of Newberg whose Colonial Revival home at 701 E. Franklin was included in the inventory as well. The design features at 204 E. First Street are characteristic of many early brick front commercial structures built in Newberg around the turn-of-the century. Design features include blind transom windows, stretcher bond brick, brick pilasters, brick cornice, and recessed brick panels at the cornice. The building at 206 E. First Street, constructed in 1920, includes polychrome brick medallions, a brick cornice, soldier courses above the transom, and blind transom lights. The building at 208 E. First Street, constructed in 1911, was occupied by Christianson-Larkin Hardware Co. The tenants were Nels C. Christianson and George Larkin – both prominent early citizens that contributed significantly to the commercial growth of Newberg. LeVerne and Dorothy Johnson bought the building in approximately 1948, and started a retail furniture and hardware store – the furniture store has continued to operate since that time. Although 208 E. First has been altered over the past century, the overall form and scale remain intact making an important addition to the historic character of the streetscape. With exception of Nap’s Grocery, all of the buildings on the city block are historic and have similar design features. The buildings on the south side of First Street, immediately east of the subject block, are also historic in nature and compatible aesthetically with the three subject properties.

The Johnson Furniture site has a non-conforming illuminated awning sign along First Street. The non-conforming status means that the sign was constructed legally with permits, but does not meet current downtown sign requirements. The Development Code requires that all non-conforming signs comply with the current code by 2010. Non-conforming signs that are part of a historic landmark building are exempt from the non-conforming sign regulations. In order for the existing “Johnson Furniture” sign to remain, L. Johnson Furniture Inc. requests that the City Council designate the Johnson Furniture site as a local historic

landmark on Newberg's historic resources inventory, and change the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District. A location map is shown in Attachment "5". The Planning Commission reviewed the proposal and recommends that the Council designate the Johnson Furniture site a local historic landmark. The recommendation is shown in Attachment "2". About 130 letters of support were submitted and are shown in Attachment "7".

**FISCAL IMPACT:**

The Planning Commission found that the historic landmark designation may contribute positively to local tourism.

**STRATEGIC ASSESSMENT:**

Newberg's Natural and Cultural Resources Inventory & Historic Landmark Overlay Zone

The State of Oregon has established 19 statewide land use planning goals which express the states policies regarding land use. Goal 5 is intended to conserve natural and historic areas. The Goals are achieved through local comprehensive plan and development code policies. In 1990 the City of Newberg Comprehensive Plan was revised to include historic resource conservation policies as well as a historic resources inventory. A consultant was hired at that time to conduct an analysis of Newberg's historic resources and make a recommendation to the City. To evaluate Newberg's resources, the consultant used the National Register of Historic Places criteria for evaluating historic sites. The final inventory includes 116 local historic resources which are divided into three categories – primary, secondary, and contributing resources. The primary resources are of greatest significance to the city and are important to the community for their exceptional architectural qualities, historical associations and/or their relationship to the environment. These resources are most eligible candidates for inclusion on the National Register of Historic Places and local Landmark designation. Secondary resources are important architecturally, historically, and/or environmentally but do not possess exceptional architectural merit or as strong of historical ties. These properties may be eligible for inclusion in the National Register of Historic Places and local Landmark designation. Contributing properties are resources which provide the setting for more important resources and which enhance the character of the community or area. These properties are associated with people or events of secondary importance or which show various stages of development of the community. These resources may be eligible for inclusion in the National Register of Historic Places as part of a district or part of a local district.

At the time of the 1990 update, the Council decided that inclusion on the historic resource inventory was voluntary. The consultant recommended including the Johnson Furniture site as a local historic landmark on the initial draft inventory, however the site was not included on the final plan inventory due to a request by the property owner. The 1990 historic resource surveys and evaluations for the Johnson Furniture site (204, 206, and 208 E. First Street) are shown in Attachment "6". 204 and 206 E. First Street received evaluations as contributing resources, while 208 E. First Street received an evaluation as a secondary resource.

Newberg's Non-Conforming Sign Regulations

A permit was issued for the illuminated "Johnson Furniture" awning sign on August 21, 1996. The sign is non-conforming because the Newberg Code 151.597(B) allows lettering only on the lowest 12 inches of an awning sign. The City of Newberg adopted an upgraded sign ordinance in 1998 and an upgraded sign ordinance for downtown in 2002. The new sign ordinance included a provision that required all signs to conform to the new sign code by 2008. This was intended to give owners and businesses plenty of time to

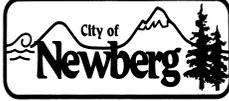
upgrade their signs, while making use of them in the meantime. In 2008 the Newberg City Council directed staff to inform property owners of this provision and extended the deadline to comply until March 2010. Staff found that there were a total of about 50 non-conforming signs as of 2009. Letters were sent to property owners asking them to either remove or modify the non-conforming sign in conformance with the code. The Development Code includes a process that allows property owners to request that the non-conforming sign remain. About 10 out of the 50 property owners with non-conforming signs submitted a request to have a hearing. Hearings were held in June 2009 and most requests were approved with conditions. The owner of Johnson Furniture did not request a hearing - therefore the sign is currently considered non-conforming and in violation of the Development Code. Properties that are located in the Historic Landmark Overlay Zone are exempt from the non-conforming sign regulations.

### Findings

In order to make a decision the City Council is required to make findings that show the proposal meets the historic landmark designation criteria. Tentative findings are shown in Attachment "1". The City Council may modify the tentative findings prior to adoption.

### **Attachments:**

- Attachment "1" Order 2010-0029 w/findings
- Attachment "2" Resolution 2010-283
- Attachment "3" Planning Commission minutes
- Attachment "4" Site photos
- Attachment "5" Site map
- Attachment "6" 1990 Historic resources survey and evaluation
- Attachment "7" Letters of support
- Attachment "8" Application - by reference



# ORDER No. 2010-0029

**AN ORDER DESIGNATING THE JOHNSON FURNITURE SITE AS A LOCAL HISTORIC LANDMARK ON NEWBERG'S HISTORIC RESOURCES INVENTORY AND AMENDING THE ZONING MAP TO C-3/H CENTRAL BUSINESS DISTRICT/HISTORIC LANDMARK SUB-DISTRICT FOR 204, 206, AND 208 E. FIRST STREET, TAX LOTS 3219AB-10300, -10301, AND -10400**

### RECITALS:

1. The Johnson Furniture site exhibits distinguishing architectural features that complement the existing concentration of historic buildings in downtown Newberg. Preservation of the Johnson Furniture site contributes to local tourism and promotes civic pride in Newberg's past.
2. The proposal meets the intent of the historic overlay zone and the historic landmark designation criteria set forth in the Newberg Development Code.

### THE CITY OF NEWBERG ORDERS AS FOLLOWS:

1. The Johnson Furniture site (204, 206, and 208 E. First Street) is designated as a local historic landmark. The Newberg Historic Resource Inventory is amended to designate 204 and 206 E. First Street as contributing historic resources and 208 E. First Street as a secondary resource.
2. The Zoning Map is hereby amended from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District at 204, 206, and 208 E. First Street, Tax Lots 3219AB-10300, -10301, and -10400.
3. The findings shown in Exhibit "A" are adopted. Exhibit "A" is hereby attached and by this reference incorporated.

➤ **EFFECTIVE DATE** of this order is the day after the adoption date, which is: November 2, 2010.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 1st day of November, 2010.

\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 4th day of November, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

### QUASI-JUDICIAL HISTORY

By and through Planning Committee at 09 /09 /2010 meeting. Or,    None.  
(committee name) (date) (check if applicable)

**EXHIBIT “A” FINDINGS**

Order 2010-0029/File HISD-10-001

Johnson Furniture Historic Landmark Designation – 204, 206, and 208 E. First St.

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Note: The Development Code and Comprehensive Plan excerpts are shown in *italic font*. Findings are shown in regular font.

**A. HISTORIC LANDMARK DESIGNATION CRITERIA THAT APPLY - NDC § 151.491:**

*151.490 PURPOSE.*

*The purpose of the "H" Overlay Zone is to:*

- (A) Safeguard the historic landmarks, buildings and sites representing significant elements of Newberg history;*
- (B) Promote the historic, educational, cultural, economic and general welfare of the public through the preservation, restoration and protection of these buildings, structures, sites, and objects of historic interest within the city;*
- (C) Foster civic pride in the accomplishments of the past;*
- (D) Protect and enhance the city’s attractions to tourists and visitors;*
- (E) Carry out the provisions of the Land Conservation and Development Commission Goal 5.*

*151.491 (D) LANDMARK DESIGNATION.*

*Designation criteria. If the building, structure, site, or object is currently listed in the National Register of Historic Places of the United States of America, the property or properties shall be designated as a local landmark. In addition, landmarks shall include those buildings, structures, sites, or objects which have been identified as landmarks in the Historic Resources Element of the comprehensive plan. The following criteria will be used by the Planning Commission and City Council in considering other properties:*

- (1) The evaluation criteria used in the 1990 Historic Resources Evaluation shall be considered. Any or all of the criteria may be satisfied for designation:
  - (a) The landmark is associated with natural history, historic people, or with important events in national state or local history. The age of a specific building shall be considered but shall not be deemed sufficient in itself to warrant designation as a significant historic resource.*
  - (b) The landmark embodies distinguishing characteristics of architectural specimens inherently valuable for a study of a period, style, or method of construction.*
  - (c) The landmark is a notable work of a master builder, designer or architect, or the structure represents a rarity of type, style, or design in the community.*
  - (d) The landmark retains a high degree of original design, crafting, materials, and original site features.*
  - (e) The landmark contributes to the immediate environment and the character of the neighborhood or city.**
- (2) The proposed landmark will serve the purpose of this section as stated in § 151.490.*
- (3) The economic, social, environmental, and energy consequences of conflicting uses shall be considered.*

**B. NEWBERG COMPREHENSIVE PLAN – HISTORIC RESOURCE POLICIES (G3):**

- (A) The continued preservation of Newberg’s designated historic sites and structures shall be encouraged.*
- (B) Newberg’s Historic Inventory shall be updated as needed to reflect new information.*
- (C) The City will encourage identification and/or preservation of significant historic landmarks, archaeological or architectural sites which meet criteria established by the City.*

**FINDINGS:** The City Council finds that the proposal meets the historic landmark designation criteria and promotes the Comprehensive Plan policies because:

The buildings that occupy the site are about a century old, include design features that contribute to the historic character of downtown Newberg, and are associated with Newberg’s local history. The building located at 204 E. First was built in approximately 1910 by E. C. Baird and housed Baird’s General Store from that time through 1926. Baird was a prominent early citizen of Newberg whose Colonial Revival home at 701 E. Franklin was included in the inventory as well. The simple, unadorned lines at 204 E. First are characteristic of the many early brick front commercial structures built in Newberg around the turn-of-the century. Design features include blind transom windows, stretcher bond brick, brick pilasters, brick cornice, and recessed brick panels at the cornice. Minor alterations that have been done do not destroy the overall contribution it makes to the historic character of the commercial core. The building at 206 E. First Street, constructed in 1920, includes polychrome brick medallions, a brick cornice, soldier courses above the transom, and blind transom lights. The building at 208 E. First Street, constructed in 1911, was occupied by Christianson-Larkin Hardware Co. The tenants were Nels C. Christianson and George Larkin – both prominent early citizens that contributed significantly to the commercial growth of Newberg. LeVerne and Dorothy Johnson bought the building in approximately 1948, and started a retail furniture and hardware store – the furniture store has continued to operate since that time. Although 208 E. First has been altered over the past century, the overall form and scale remain intact making an important addition to the historic character of the streetscape. With exception of Nap’s Grocery, all of the buildings on the city block are historic and have similar design features. The buildings on the south side of First Street, immediately east of the subject block, are also historic in nature and compatible aesthetically with the three subject properties. The existing “Johnson Furniture” awning sign along First Street, permitted in 1996, has a similar design to awnings from the early 20<sup>th</sup> century and does not detract from the historic character of the site.

There are positive energy, environmental, social, and economic benefits by designating this site a historic landmark. Reducing the use of new building materials and landfill waste, by limiting demolition has positive environmental and energy benefits. Future generations will continue to have a physical record of Newberg’s past which contributes to civic pride, tourism, and local history education. The historic landmark designation will not impact the current, or future, occupant’s ability to continue to operate an economically viable commercial business.

The City Council concurs with the findings of the 1990 historic resource inventory evaluation that identifies 204 and 206 E. First Street as contributing historic resources and 208 E. First Street as a secondary historic resource.

## PLANNING COMMISSION RESOLUTION No. 2010-283

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AMEND THE NEWBERG HISTORIC RESOURCES INVENTORY TO DESIGNATE THE JOHNSON FURNITURE SITE AS A LOCAL HISTORIC LANDMARK, AND AMEND THE ZONING MAP FROM C-3 CENTRAL BUSINESS DISTRICT TO C-3/H CENTRAL BUSINESS DISTRICT/HISTORIC LANDMARK SUB-DISTRICT AT 204, 206, AND 208 E. FIRST STREET, TAX LOTS 3219AB-10300, -10301, AND -10400

### RECITALS:

1. The Johnson Furniture site exhibits distinguishing architectural features that complement the existing concentration of historic buildings in downtown Newberg.
2. Preservation of the Johnson Furniture site contributes to local tourism and promotes civic pride in Newberg's past.
3. The findings are shown in Exhibit "A". Exhibit "A" is hereby attached and by this reference incorporated.

### THE PLANNING COMMISSION OF THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The City Council should designate the Johnson Furniture site (204, 206, and 208 E. First Street) as a local historic landmark.
2. The City Council should amend the Newberg Historic Resource Inventory to designate 204 and 206 E. First Street as contributing historic resources and 208 E. First Street as a secondary resource.
3. The City Council should amend the Zoning Map from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District at 204, 206, and 208 E. First Street, Tax Lots 3219AB-10300, -10301, and -10400.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: September 10, 2010.

**ADOPTED** by the Planning Commission of the City of Newberg, Oregon, this 9<sup>th</sup> day of September, 2010.

AYES: 6      NAYS: 0      ABSTAIN: 0      ABSENT: 1 (Stuhr)

ATTEST:

Yamara A. Bergeron      09/09/10  
Planning Commission Secretary      Date

Nick Li      09/09/2010  
Planning Commission Chair      Date

Exhibits:  
"A" Findings

**PLANNING COMMISSION MINUTES**  
**September 9, 2010**  
**7 p.m. Regular Meeting**  
**Newberg Public Safety Building,**  
**401 E. Third Street**

TO BE APPROVED AT THE OCTOBER 14, 2010 PLANNING COMMISSION MEETING

**I. ROLL CALL**

**Present:**

Thomas Barnes

Derek Duff (arrived 7:04 pm)

Matson Haug

Philip Smith, Vice Chair

Nick Tri, Chair

Lon Wall

**Absent:**

Cathy Stuhr, excused

**Staff Present:**

Barton Brierley, AICP; Planning & Building Director

Steve Olson, AICP; Associate Planner

Luke Pelz, AICP; Assistant Planner

Tami Bergeron, Recording Secretary

**II. OPEN MEETING**

Chair Tri opened the meeting at 7:00 p.m. and asked for roll call.

**III. CONSENT CALENDAR:**

Chair Tri entertained a motion to accept the minutes of the August 12, 2010 meeting.

|  |
|--|
| <p><b>MOTION #1: Wall/Haug</b> to approve the minutes as presented from the Planning Commission Meeting of August 12, 2010. (5 Yes/ 0 No/ 2 Absent [Duff/Stuhr]) Motion carried.</p> |
|--|

**IV. COMMUNICATIONS FROM THE FLOOR:**

Chair Tri offered an opportunity for non-agenda items to be brought forth. Nothing was offered from the floor.

**V. QUASI-JUDICIAL PUBLIC HEARING:**

**APPLICANT:** L. Johnson Furniture, Inc.

**REQUEST:** Designate the Johnson Furniture site as a local historic landmark on Newberg's historic resources inventory, and change the zoning designation of the property

from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District.

**LOCATION:** 204, 206 and 208 E. 1<sup>st</sup> Street

**TAX LOTS:** 3219AB-10300, -10301, and -10400

**FILE NO.:** HISD-10-001                      **RESOLUTION NO.:** 2010-283

**CRITERIA:** Newberg Development Code 151.491

### **Opening of the Hearing:**

Chair Tri asked the Commissioners for any abstentions, conflicts of interest, or objections to jurisdiction. Lon Wall stated that he travels by the furniture store each day. Philip Smith said he purposely went by the store to review the signage and building in question. Thomas Barnes said he purchases furniture from the Johnson's Furniture store at that same location. Commissioners Wall, Smith and Barnes all stipulated that they could make an unbiased judgment in this matter. Chair Nick Tri read the state law requirements regarding quasi-judicial public hearings.

Luke Pelz gave the staff report (see official meeting packet for details). Luke showed photos and shared facts that illustrated the Johnson's Furniture Store is of similar historical value as other designated buildings in Newberg. Staff is recommending the site be designated as a local historic landmark and be included in Newberg's historic resources inventory. Staff also recommends that the Planning Commission adopt Resolution 2010-283 changing the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark. The Commission had a few clarifying questions.

### **Public Testimony:**

Chair Tri opened public testimony at 7:25 p.m.

Mike Gunn, the applicant's representative, summarized the proposal. He represented the Johnson Family in 1990s when the historic inventory concept was first being developed in Newberg. Mike Gunn stated that Johnson's reasons for requesting the change in designation as a historic property are two-fold. First, the Johnson's have witnessed that the historic landmark regulations are not excessively restrictive. Second, the Johnson family needs the designation as a historic building due to the change in the City's sign ordinance. Because they did not apply to allow the non-conforming sign to remain, they are left with few options. The options include: modify the sign, remove the sign, replace the sign, or request historic landmark designation. Mike Gunn further referred the commissioners to review the City's staff report, which shows how this site meets the historical building designation criteria.

Matson Haug asked if it were possible later, for historical buildings to be removed from the historical buildings inventory if desired. Mike Gunn stated that it is possible to remove the designation through a similar process.

Philip Smith thought it normal to have a property owner such as Johnson to have opted not to be included in the historical inventory at the beginning of the process. He asked Johnson or his consultant to speak to what items they feel were so onerous twenty years prior that are now otherwise. Mike Gunn stated that they felt the designation would add restrictions to the property that would prohibit changes and improvements that were needed. They now realize that the designation is not too restrictive.

Chair Nick Tri asked Mr. Johnson if he wanted to speak since he submitted a public comment form. Mr. Johnson declined.

Chair Tri closed public testimony at 7:42 pm and opened deliberation.

**VOTE ON MOTION #2: Wall/Barnes** moved to adopt Resolution 2010-283, a resolution recommending the City Council amend the Newberg Historic Resources Inventory to designate the Johnson Furniture site as a local historic landmark, and amend the Zoning Map from C-3 Central Business District to C-3/H Central Business District/Historic Landmark subdistrict at 204, 206, and 208 E. First Street, Tax Lots 3219AB-1030, -10301, and -10400 (6 Yes/ 0 No / 1 Absent [Stuhr]) Motion carried by audible vote confirmation.

## VI. ITEMS FROM STAFF

1. Update on Council items:
  - Kale Rogers was appointed as new Student Planning Commissioner and will attend the October 14, 2010 meeting.
  - Terms expire at the end of this year: Thomas Barnes, Nick Tri, and Derek Duff have an opportunity to reapply for these positions if they desire.
  - City Council had a meeting on Tuesday night. They deliberated on the Fred Meyer gas station continuation. The application was unchanged from what had been presented to Planning Commission. The vote was four to three to overturn the Planning Commission decision and approve the application.
  - City Council also held a hearing on the Affordable Housing topic. They have not made any final decision and intend to hold deliberation at their October 18 meeting.
  - The Economic Opportunities Analysis was reviewed by the City Council. They recommended this go to the Land Use Board of Appeals for review.
  - The next City Council meeting is October 4, where they will review the Electronic Signs code amendment.
2. Other reports, letters, or correspondence:
  - None brought forward.
3. Next Planning Commission Meeting: October 14, 2010.

## VII. ITEMS FROM COMMISSIONERS

Commissioner Lon Wall wanted to discuss criteria review. He stated that in the past, information has been in staff reports that had nothing to do with the application criteria. The staff report might be construed as prejudicial since it was offering information outside of the criteria. Barton Brierley said it is appropriate to include background information about a project; sometimes the information indirectly relates to the criteria. The commissioners asked whether questioning the staff report and discussing the information was appropriately when reviewing the criteria in question.

Matson Haug announced that upon the conclusion of tonight's meeting, he was resigning from the Planning Commission and the Citizen's Rate Review Committee. He will send a letter of resignation the following day to Mayor Bob Andrews and copy the Planning Commission members. Matson thanked the current commissioners for the opportunity to serve with them and thanked staff. Barton Brierley thanked Matson Haug for the many years of service he has offered the City of Newberg by serving on the Planning Commission.

**VIII. ADJOURN**

Chair Tri adjourned the meeting at 8:05 pm

**Approved by the Planning Commission on this 14th day of October, 2010.**

**AYES:** 6      **NO:** 0      **ABSENT:** 0      **ABSTAIN:** 0

  
*Planning Recording Secretary*

  
*Planning Commission Chair*

# CURRENT SITE PHOTOS





# HISTORIC SITE PHOTOS



NAME: Johnson Furniture  
ADDRESS: 208 E. First  
T/R/S: 3S 2W 19  
MAP NO: 19AB  
TAX LOT: 10300  
QUAD: Newberg  
ROLL NO: 16  
NEGATIVE NO: 21  
SLIDE NO: \_\_\_\_\_



NAME: \_\_\_\_\_  
ADDRESS: 206 E. First  
T/R/S: 3S 2W 19  
MAP NO: 19AB  
TAX LOT: 10300  
QUAD: Newberg  
ROLL NO: 12  
NEGATIVE NO: 10  
SLIDE NO: \_\_\_\_\_



NAME: \_\_\_\_\_  
ADDRESS: 204 E. First  
T/R/S: 3S 2W 19  
MAP NO: 19AB  
TAX LOT: 10400  
QUAD: Newberg  
ROLL NO: 12  
NEGATIVE NO: 11  
SLIDE NO: \_\_\_\_\_

# Location Map



CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: DATE OF CONSTRUCTION: c. 1910  
COMMON NAME: Western Auto ORIGINAL USE: Commercial  
ADDRESS: 204 E. First PRESENT USE: Commercial  
T/R/S: 3S 2W 19 ARCH./BLDR.:  
MAP NO: 3S 2W 19AB TAX LOT: 10400 STYLE: Commercial  
ADDITION: Everests Addition BLDG. X STRUC.    DIST.    SITE    OBJ.     
BLOCK: 3 LOT: 7 THEME: Architecture - 20th century  
OWNER: William Flatters & Alice Flatters CITY: X UGB:  
ADDRESS: 204 E. First QUAD: Newberg

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 1  
FOUNDATION MATERIAL: BASEMENT (Y/N):  
WALL CONSTRUCTION: Masonry STRUCTURAL FRAME: Unknown  
ROOF FORM & MATERIALS: Flat w/parapet wall  
PRIMARY WINDOW TYPE: Retail base. Blind transom.  
EXTERIOR SURFACING MATERIALS: Stretcher bond brick.  
DECORATIVE FEATURES: Neon sign. Brick pilasters  
OTHER: Brick cornice. Recessed brick panels at cornice.  
CONDITION: EXCELLENT    GOOD X FAIR    DETERIORATED    MOVED    (DATE)     
(EXPLAIN) Needs paint. Water damage.  
EXTERIOR ALTERATIONS/ADDITIONS (DATED): Retail base altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

SETTING: Located mid-block in primarily commercial area. Between early 20th century commercial buildings. Fronts on heavily trafficked First Street.

STATEMENT OF SIGNIFICANCE: This building was built in approximately 1910 by E.C. Baird and housed Baird's General Store from that time through 1926. Baird was a prominent early citizen of Newberg whose fine Colonial Revival home at 701 E. Franklin is included in this Inventory. The simple, unadorned lines on this building are characteristic of the many early brickfront commercial structures built in Newberg around the turn-of-the-century. Minor alterations do not destroy the overall contribution it makes to the historic character of the commercial core. The vintage neon sign associated with the Western Auto Store now occupying the building is of note.

SOURCES:  
Polk Co. Business Directories, 1920, 23-24, 25-26  
Sanborn Insurance Maps, 1905, 1912, 1929.  
Ticor Title Co. Records, McMinnville OR.  
Yamhill Co. Directory, 1912.

SHPO INVENTORY NO.:

CITY OF NEWBERG  
 INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM

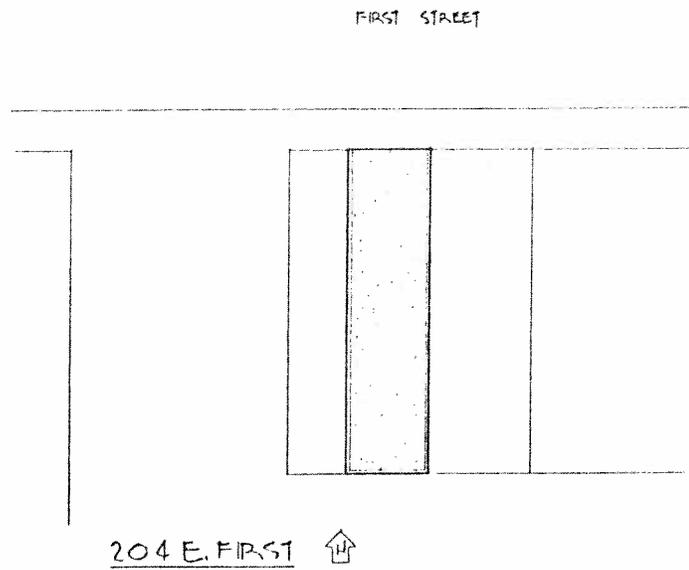
PAGE 2

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NAME: \_\_\_\_\_  
 ADDRESS: 204 E. First  
 T/R/S: 3S 2W 19  
 MAP NO: 19AB  
 TAX LOT: 10400  
 QUAD: Newberg  
 ROLL NO: 12  
 NEGATIVE NO: 11  
 SLIDE NO: \_\_\_\_\_

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GRAPHIC SOURCES:  
 City Map, 1973

SHPO INVENTORY NO. \_\_\_\_

CITY OF NEWBERG  
HISTORIC RESOURCE INVENTORY EVALUATION CRITERIA

Ranking C

Total Points: 28.0  
Resource Address: 204 E. First  
Resource No: 131

|  |                             |  |                          |
|--|-----------------------------|--|--------------------------|
| <p>A. Historic Considerations: (2.0) x Score <u>4</u></p> <p>The Resource is:</p> <p>Associated with past events, trends, or values that may be either cultural, economic, social or political.</p> <p>Associated with a group or organization relevant to city, county, state or national history.</p> <p>Associated with the life or activities of a person significant in the past locally, statewide or nationally.</p> <p><u>4</u></p>  | <p>C. Rating <u>8.0</u></p> | <p>Physical Integrity (1.5) x Score <u>2</u></p> <p>The Resource:</p> <p>Retains integrity of original design, crafting and materials to identify period construction Alterations are compatible with original design.</p> | <p>Rating <u>3.0</u></p> |
| <p>B. Architectural Considerations: (4.0) x Score <u>2</u></p> <p>The Resource is significant under the following Criteria:</p> <p><u>2</u> <u>Style, Materials, Construction:</u> Embodies the distinctive characteristics of a type, period or method of construction.</p> <p><u>    </u> <u>Rarity:</u> Resource is one of the only or one of a few remaining resources of its type in the area.</p> <p><u>    </u> <u>Architect/Builder:</u> Resource is the work of a major local architect, builder or engineer.</p> <p><u>    </u> <u>Design:</u> Resource is a rarity of type, style, or design.</p> | <p>E. Rating <u>8.0</u></p> | <p>Chronology (1.0) x Score <u>4</u></p> <p>Property was developed early in the scale of local history or is an early expression of a type/style.</p>  | <p>Rating <u>4.0</u></p> |
| <p>Final Ranking</p> <p>Primary Resource (40-50) <u>    </u></p> <p>Secondary Resource (30-39.5) <u>    </u></p> <p>Contributing Resource (20-29.5) <u>  ✓  </u></p> <p>Not Included in Inventory (0-19.5) <u>    </u></p>   |                             | <p>TOTAL <u>28.0</u></p>   |                          |

- Scoring
- (No.) = Relative Importance
  - Score on Scale of 1 to 5
  - 5 - Excellent
  - 4 - Very Good
  - 3 - Good
  - 2 - Fair
  - 1 - Poor

\*Note: Under Categories A., B. and D., the scores are averaged if the resource is evaluated under more than one criteria.

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Johnson Hardware  
COMMON NAME: Johnson Hardware  
ADDRESS: 206 E. First  
T/R/S: 3S 2W 19  
MAP NO: 3S 2W 19AB TAX LOT: 10300  
ADDITION: Everests  
BLOCK: 3 LOT:  
OWNER: Dorothy Johnson  
ADDRESS: POB 456

DATE OF CONSTRUCTION: c. 1920  
ORIGINAL USE: Commercial  
PRESENT USE: Commercial  
ARCH./BLDR.:  
STYLE: Commercial  
BLDG. X STRUC.    DIST.    SITE    OBJ.     
THEME: Architecture - 20th century  
CITY: X UGB:  
QUAD: Newberg

PLAN TYPE/SHAPE: Rectangular  
FOUNDATION MATERIAL: Unknown  
WALL CONSTRUCTION: Masonry  
ROOF FORM & MATERIALS: Flat w/parapet.  
PRIMARY WINDOW TYPE: Retail base.  
EXTERIOR SURFACING MATERIALS: Brick -stretcherbond pattern.  
DECORATIVE FEATURES: Polychrome brick medallions. Brick cornice.  
OTHER: Soldier courses above transom. Blind transom lights.  
CONDITION: EXCELLENT X GOOD    FAIR    DETERIORATED    MOVED    (DATE)     
(EXPLAIN)

NO. OF STORIES: 1  
BASEMENT (Y/N): No  
STRUCTURAL FRAME:

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Addition, 1985. Retail base altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

SETTING: Located mid-block in primarily commercial area between turn-of-the-century commercial building on First Street.

STATEMENT OF SIGNIFICANCE: Although an addition incompatible with the historic character of this building and alterations to the storefront have occurred, the original surface material and decorative masonry work have been retained. In 1929 it was occupied by a furniture store.

SOURCES:  
Johnson, Dorothy. Correspondence. March 1985.  
Sanborn Insurance Maps, 1905, 1912.  
Ticor Title Co. Records, McMinnville OR.  
Yamhill Co. Directory, 1912.

SHPO INVENTORY NO.:

CITY OF NEWBERG  
 INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM

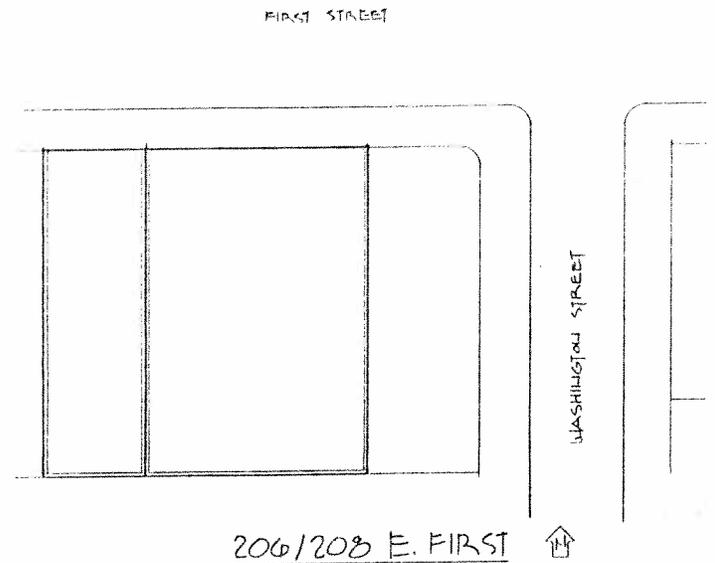
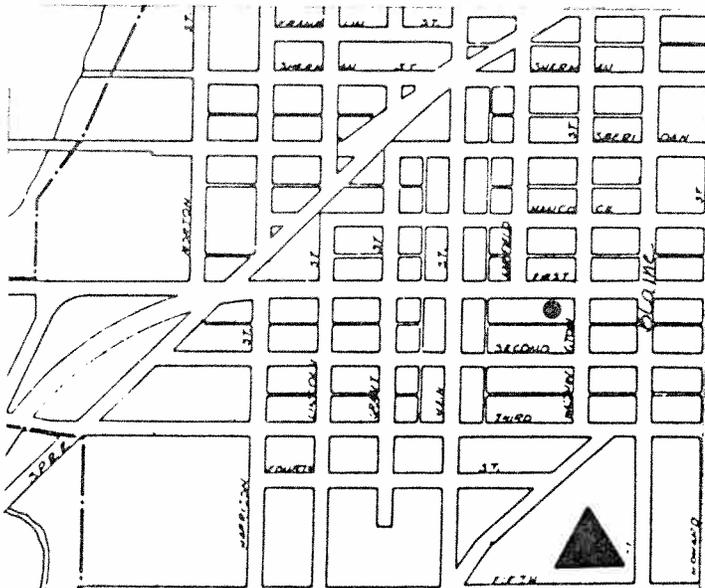
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NAME: \_\_\_\_\_  
 ADDRESS: 206 E. First  
 T/R/S: 3S 2W 19  
 MAP NO: 19AB  
 TAX LOT: 10300  
 QUAD: Newberg  
 ROLL NO: 12  
 NEGATIVE NO: 10  
 SLIDE NO: \_\_\_\_\_

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GRAPHIC SOURCES:  
 City Map, 1973

SHPO INVENTORY NO. \_\_\_\_\_

CITY OF NEWBERG  
HISTORIC RESOURCE INVENTORY EVALUATION CRITERIA

S → C

Ranking C

Total Points: 24.0  
 Resource Address: 206 E. First  
 Resource No: 122

A. Historic Considerations: (2.0) x Score 0 Rating 0  
 The Resource is:  
 Associated with past events, trends, or values that may be either cultural, economic, social or political.  
 Associated with a group or organization relevant to city, county, state or national history.  
 Associated with the life or activities of a person significant in the past locally, statewide or nationally.

C. Physical Integrity (1.5) x Score 2 Rating 3.0  
 The Resource:  
2 Retains integrity of original design, crafting and materials to identify period construction. Alterations are compatible with original design.

D. Site Integrity (1.5) x Score 4.0 Rating 6.0  
5 Resource is on original site.  
3 Contributes to its immediate environment, or to the character or physical development of the neighborhood or city.  
 Site contributes to the resource's integrity.

B. Architectural Considerations: (4.0) x Score 3 Rating 12.0  
 The Resource is significant under the following Criteria:  
3 Style, Materials, Construction: Embodies the distinctive characteristics of a type, period or method of construction.  
Rarity: Resource is one of the only or one of a few remaining resources of its type in the area.  
Architect/Builder: Resource is the work of a major local architect, builder or engineer.  
Design: Resource is a rarity of type, style, or design.

E. Chronology (1.0) x Score 3 Rating 3.0  
3 Property was developed early in the scale of local history or is an early expression of a type/style.

TOTAL 24.0

Final Ranking  
 Primary Resource (40-50) \_\_\_\_\_  
 Secondary Resource (30-39.5) \_\_\_\_\_  
 Contributing Resource (20-29.5) ✓  
 Not Included in Inventory (0-19.5) \_\_\_\_\_

- Scoring**
- (No.) = Relative Importance
  - Score on Scale of 1 to 5
  - 5 - Excellent
  - 4 - Very Good
  - 3 - Good
  - 2 - Fair
  - 1 - Poor

- alterations incomp  
 - cornice covered - metal  
 - storefront almost 1/2 of facade - altered.

\*Note: Under Categories A, B, and D, the scores are averaged if the resource is evaluated under more than one criteria.

118 155

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

**HIST. NAME:** Johnson Furniture  
**COMMON NAME:** Johnson Furniture  
**ADDRESS:** 208 E. First  
**T/R/S:** 3S 2W 19  
**MAP NO:** 3S 2W 19AB **TAX LOT:** 10300  
**ADDITION:** Everests  
**BLOCK:** 3 **LOT:**  
**OWNER:** Dorothy Johnson  
**ADDRESS:** POB 456

**DATE OF CONSTRUCTION:** c. 1911  
**ORIGINAL USE:** Commercial  
**PRESENT USE:** Commercial  
**ARCH./BLDR.:**  
**STYLE:** Commercial  
**BLDG. X STRUC. DIST. SITE OBJ. \_\_\_**  
**THEME:** Architecture - 20th century  
**CITY:** X **UGB:**  
**QUAD:** Newberg

**PLAN TYPE/SHAPE:** Ell plan **NO. OF STORIES:** 2  
**FOUNDATION MATERIAL:** Concrete **BASEMENT (Y/N):** Yes  
**WALL CONSTRUCTION:** Masonry **STRUCTURAL FRAME:** Unknown  
**ROOF FORM & MATERIALS:** Flat w/parapet.  
**PRIMARY WINDOW TYPE:** Retail base. Double-hung sash.  
**EXTERIOR SURFACING MATERIALS:** Brick - stretcher bond pattern.  
**DECORATIVE FEATURES:** Beltcourse. Recessed panels.  
**OTHER:**  
**CONDITION:** EXCELLENT \_\_\_ GOOD \_\_\_ FAIR X DETERIORATED \_\_\_ MOVED \_\_\_ (DATE) \_\_\_  
(EXPLAIN) Water damage to masonry.  
**EXTERIOR ALTERATIONS/ADDITIONS (DATED):** Retail base altered, n.d. Fenestration altered, n.d.

**NOTEWORTHY LANDSCAPE FEATURES:** N/A

**ASSOCIATED STRUCTURES:** N/A

**SETTING:** Mid-block in primarily commercial area between two 20th century commercial buildings. Fronting on heavily trafficked First Street.

**STATEMENT OF SIGNIFICANCE:** This building was constructed in approximately 1911. In 1912 it was occupied by Christianson-Larkin Hardware Co. Proprietors Nels C. Christianson and George Larkin were prominent early citizens in Newberg and contributed significantly to the commercial growth of the town. LeVerne and Dorothy Johnson bought the building in approximately 1948 and started a retail furniture and hardware store which continues to operate to the present. Although it has sustained alterations over the years, the overall form and scale remain intact making an important addition to the historic character of the streetscape.

**SOURCES:**

Johnson, Dorothy. Correspondence. March, 1985.  
Sanborn Insurance Maps, 1905, 1912.  
Ticor Title Co. Records, McMinnville OR.  
Yamhill Co. Directory, 1912.

SHPO INVENTORY NO.: \_\_\_

CITY OF NEWBERG  
 INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM

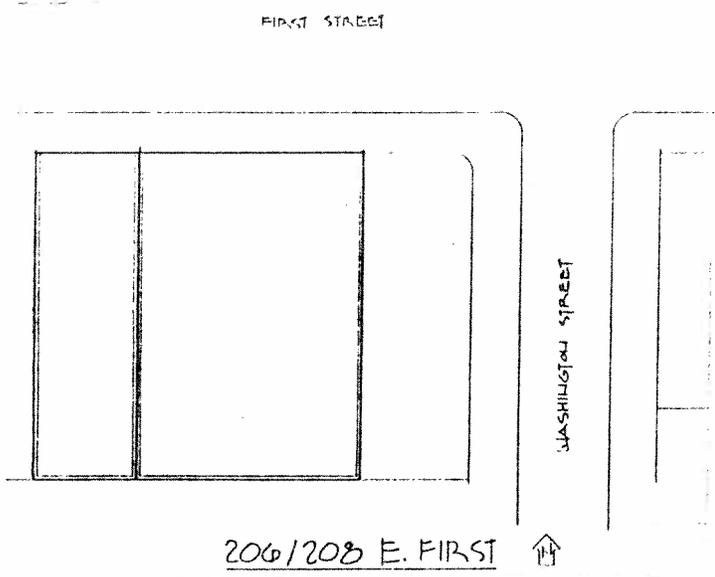
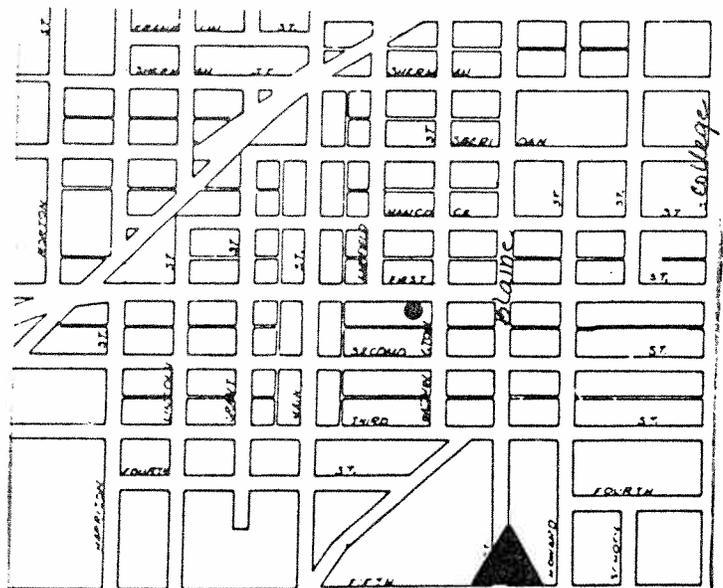
PAGE 2

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NAME: Johnson Furniture  
 ADDRESS: 208 E. First  
 T/R/S: 3S 2W 19  
 MAP NO: 19AB  
 TAX LOT: 10300  
 QUAD: Newberg  
 ROLL NO: 16  
 NEGATIVE NO: 21  
 SLIDE NO: \_\_\_\_\_

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GRAPHIC SOURCES:  
 City Map, 1973

SHPO INVENTORY NO. \_\_\_\_\_

CITY OF NEWBERG  
HISTORIC RESOURCE INVENTORY EVALUATION CRITERIA

Ranking 5

Total Points: 31.0  
Resource Address: 208 E. First  
Resource No: 133

A. Historic Considerations: (2.0) x Score 3 Rating 6.0  
 The Resource is:  
 — Associated with past events, trends, or values that may be either cultural, economic, social or political.  
 — Associated with a group or organization relevant to city, county, state or national history.  
3 Associated with the life or activities of a person significant in the past locally, statewide or nationally.

C. Physical Integrity (1.5) x Score 3 Rating 4.5  
 The Resource:  
3 Retains integrity of original design, crafting and materials to identify period construction. Alterations are compatible with original design.

D. Site Integrity (1.5) x Score 4.5 Rating 4.5  
5 Resource is on original site.  
4 Contributes to its immediate environment, or to the character or physical development of the neighborhood or city.  
 — Site contributes to the resource's integrity.

B. Architectural Considerations: (4.0) x Score 3 Rating 12.0  
 The Resource is significant under the following Criteria:  
3 3 4 4  
 Style, Materials, Construction: Embodies the distinctive characteristics of a type, period or method of construction.  
 Rarity: Resource is one of the only or one of a few remaining resources of its type in the area.  
 Architect/Builder: Resource is the work of a major local architect, builder or engineer.  
 Design: Resource is a rarity of type, style, or design.

E. Chronology (1.0) x Score 4 Rating 4.0  
4 Property was developed early in the scale of local history or is an early expression of a type/style.

- Scoring
- (No.) = Relative Importance
  - Score on Scale of 1 to 5
  - 5 - Excellent
  - 4 - Very Good
  - 3 - Good
  - 2 - Fair
  - 1 - Poor

Final Ranking

|                                    |          |
|------------------------------------|----------|
| Primary Resource (40-50)           | <u>1</u> |
| Secondary Resource (30-39.5)       | <u>1</u> |
| Contributing Resource (20-29.5)    | <u>1</u> |
| Not Included in Inventory (0-19.5) | <u>1</u> |

TOTAL 31.0

\*Note: Under Categories A, B, and D., the scores are averaged if the resource is evaluated under more than one criteria.

September 1, 2010

Mr. Luke Pelz  
City of Newberg Planning

Re: Johnson Furniture Historical Designation Application File #HISD-10-001

HAND DELIVERED

Dear Luke:

Enclosed herein are numerous letters in support of approval of the application. Please insure that all these letters are made a part of the file. The next item associated with the matter is the Planning Commission hearing which is scheduled for September 9 at 7:00 PM. Thank you for your cooperation.

Yours very truly,



Michael G. Gunn  
PO Box 162  
Dundee, OR 97115  
503-537-6977

Enc:

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Theodore L. Davis  
Name

Theodore L. Davis  
Signature

2902 E 2nd St #65  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Maria Secundo

Name

Maria Secundo

Signature

528 Crater Lane  
Newberg OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

(Retired Air Force member; my family lives in Newberg & I return @ least once a year to visit.)

LANI L. LOWE  
Name

Lani L. Lowe  
Signature

140 Blue Beach Road  
Dover DE 19904  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Gladys Morgan  
Name

Gladys Morgan  
Signature

1307 E. Fulton St. Apt. 308  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Diane Reichenbach  
Name

Diane Reichenbach  
Signature

201 W. 2nd St.  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Jim Reichenbach  
Name

  
Signature

201 W 2nd St  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Dotie Massery  
Name

DS Mary  
Signature

18100 Hwy 240  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Melody McMaster  
Name

Melody McMaster  
Signature

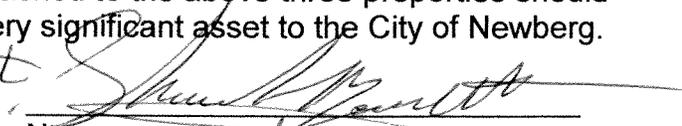
18445 NE Rainbow Ln.  
Newberg, OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
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Shane L Barnett

  
Name

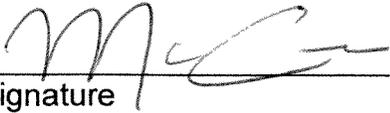
  
Signature

12940 NE Worsenhill RD  
Newberg OR 97132  
Address

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Mark Case  
Name

  
Signature

115 S. Washington  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Dana Bentley  
Name

Dana Bentley  
Signature

15545 SW Bull Mt.  
Tigard OR 97224  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Louis Loper  
Name

Louis Loper  
Signature

28380 Wilsonville Rd  
Newberg OR, 97132  
Address

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Historic Landmark Designation of Johnson Furniture Properties

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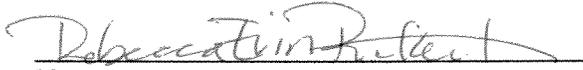
John Lucescu  
Name

[Signature]  
Signature

25240 NE North Valley Rd  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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Name

  
Signature

1317 Villa Rd  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Matt Moore  
Name  
Signature  
3909 Aquarius Blvd  
Newberg OR, 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Deborah Pearson

Name

Deborah Pearson

Signature

612 E 2nd  
Newberg, OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Jenny Mason  
Name

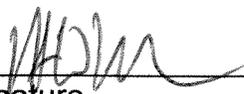
Jenny Mason  
Signature

PO Box 3245  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Robert Mason  
Name

  
Signature

P.O. box 3245  
Newberg Or 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Jessica Cain  
Name  
Jessica Cain  
Signature  
335 W. Edgewood Dr.  
Newberg OR 97132  
Address

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Hurt Schluter

Name



Signature

1337 Aldercrest Ct  
Dundee Or 97115

Address

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MARC BRODEUR

Name



Signature

749 SW SCOTSMAN CT

DUNDEE, OR

97115

Address

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SHARON BJOEN  
Name

Sharon Bjoen  
Signature

19462 NE Colkins Ln  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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Doris I Meredith

Name

Doris I. Meredith

Signature

159 SE 8<sup>th</sup>  
Dundee OR  
PO Box 301 Dundee OR 97115

Address

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Annette meredith  
Name

Annette Meredith  
Signature

PO Box 301 Dundee

159 SE 8<sup>th</sup> Dundee 97115  
Address

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Lorna Monson  
Name

Lorna Monson  
Signature

8820 St. Paul Hwy  
Newberg, OR 97132  
Address

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David Monson  
Name

David Monson  
Signature

8820 NE St Paul Hwy.  
Newberg, OR 97132  
Address

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Beverly Mulline  
Name

Beverly Mulline  
Signature

1283 3<sup>rd</sup> St #67  
Jaffette, Or. 97137  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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MICHAEL J. FLATERS

Name



Signature

621 E. OXFORD ST.  
NEWBERG, OR.  
97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
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MARTIN D Tucker  
Name

MD Tucker  
Signature

209 N. Garfield St.  
Newberg, OR 97132  
Address

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Theresa L. Bowen  
Name

Theresa L. Bowen  
Signature

1091 SE Cedar St  
Dundee OR 97115

Address

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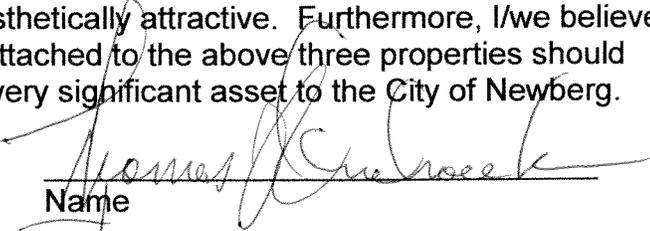
Dana Ramos  
Name

Dana M Ramos  
Signature

704 Green Valley Drive  
Newberg OR 97132  
Address

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Name

Thomas J. ONDRACEK  
Signature

2008 Valerie Dr  
Newberg, OR  
Address

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Tomy Ondracek  
Name

Tomy Ondracek  
Signature

2008 Valeri Dr  
Newberg, OR 97132  
Address

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Geraldine Lefebvre

Name

Geraldine Lefebvre

Signature

3811 Vittoria way  
Newberg, OR 97132

Address

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ROBERT LEFFMIRE

Name



Signature

3811 VICTORIA WAY

NEWBERG OR

97132

Address

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Bonnie Lookabill

Name

Bonnie Lookabill

Signature

Po Box 52

Newberg

Address

Communication in support of L. Johnson Furniture Inc. application for  
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Matt Capka

Name



Signature

3019 N. Meridian

Newberg, OR

97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
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Ed Lutz

Name

Ed Lutz

Signature

1802 N. MAIN ST  
Newberg, Oregon

Address

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Historic Landmark Designation of Johnson Furniture Properties

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Brent Johnson

Name

Brent Johnson

Signature

23554 NE Sunnycrest Road  
Newberg OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
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RON BAIRD

Name

Ron Baird

Signature

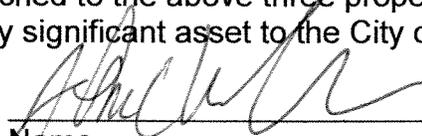
613 Elliott Rd

Newberg, Ore 97132

Address

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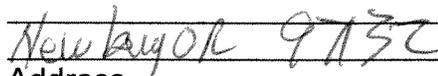
  
\_\_\_\_\_

Name

  
\_\_\_\_\_

Signature

  
\_\_\_\_\_

  
\_\_\_\_\_

Address

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Robert Fleming  
Name

Robert Fleming  
Signature

414 S Edwards St  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Heidi Fleming  
Name

Heidi Fleming  
Signature

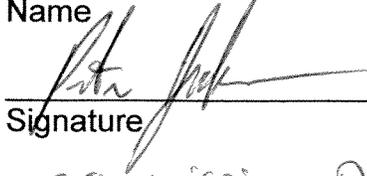
414 S. Edwards St.  
Newberg, OR 97132  
Address

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Pete Jackson

Name



Signature

220 Mission Dr.  
Newberg Or. 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Kimberly Jackson  
Name

  
Signature

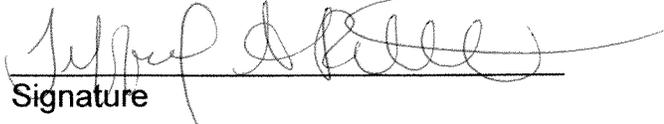
220 Mission Dr  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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Tiffany A. Reinhardt

Name



Signature

206 E 8th St  
Newberg, OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Zach Reinhardt  
Name

  
Signature

2010 E 8th St.  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Blenda Berger  
Name

Blenda Berger  
Signature

1206 Elliott # A

Newberg OR  
Address

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Historic Landmark Designation of Johnson Furniture Properties

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*Christopher Lee*

Name

*Chris*

Signature

*1206 Elliott Rd. Apt. A*

*Newberg OR 97132*

Address

Communication in support of L. Johnson Furniture Inc. application for  
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Keri Croft  
Name

K Croft  
Signature

1000 Wilsonville Rd #93  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Stephanie A. Ward

Name

Stephanie A. Ward

Signature

319 Donald Ln

Newberg 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Eric Fogle  
Name

Eric Fogle  
Signature

1536 east 3rd st  
Cherry Hill apt 26  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Ellie Perkins  
Name

Ellie Perkins  
Signature

1155 Church Street  
Newberg Or 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Margaret Gallegos  
Name

Margaret Gallegos  
Signature

115 S. CHURCH ST  
Newberg OR 97132

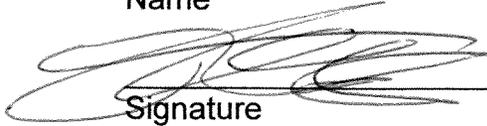
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*Thom McCom*

Name



Signature

*610 Blaine St*

*97132*

Address

Communication in support of L. Johnson Furniture Inc. application for  
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Patricia A Bauer

Name

Patricia A Bauer

Signature

14450 N E Rex Hill CrT  
Newberg OR  
97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Martha Meyers  
Name

\_\_\_\_\_  
Signature

1103 N. Spring Brook RD  
Space # 34  
Address  
Newberg, OR.  
97132.

Communication in support of L. Johnson Furniture Inc. application for  
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Brett Hooker  
Name

Brett Hooker  
Signature

1010 Sierra Vista St  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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Katherine Voth  
Name

Katherine L. Voth  
Signature

1904 N. Center  
Newberg, OR  
97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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Glenn Hoover

Name

Glenn Hoover

Signature

501 E. Franklin

Newberg, OR 97132

Address

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Mary Hoover  
Name

Mary Hoover  
Signature

501 E. Franklin  
Newberg, OR 97132  
Address

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Georgio Strives  
Name

Georgio Strives  
Signature

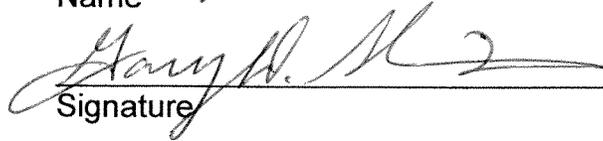
2901 E 2nd #13  
Newberg, OR 97132  
Address

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GARY D. SHIVES

Name



Signature

P.O. BOX 112

NEWBERG, OR 97132

Address

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MICHELLE MILLS  
Name

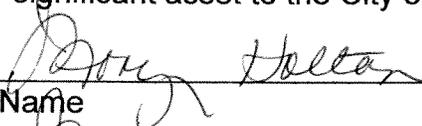
M. Mills  
Signature

14200 LEWIS ROGERS LN  
NEWBERG, OR  
Address

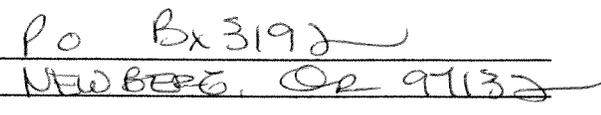
97132

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Name

  
Signature

  
Address

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Amy Schmitt  
Name

  
Signature

24300 NE Happy Hill Ln  
Newberg OR 97132  
Address

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ED McCabe  
Name

  
Signature

913 SITKA  
NEWBERG, OR  
97132  
Address

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DeEtte Rood  
Name

DeEtte Rood  
Signature

1201 Fulton #16  
Newberg, OR 97132  
Address

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Adelina Slocum  
Name

Adelina Slocum  
Signature

24055 NE North Valley Rd  
Newberg, OR 97132

Address

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Kathy Slocum  
Name

Kathy Slocum  
Signature

24055 NE North Valley Rd  
Newberg, OR 97132

Address

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Doris H. Hooten  
Name

DORIS H. HOOTEN  
Signature

1205 Johnson Ct  
Newberg, OR  
97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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Kenneth Wilder  
Name

Kenneth Wilder  
Signature

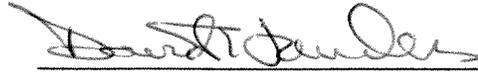
3878 Oak Meadows  
Newberg ORE 97132  
Address

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David Sanders

Name



Signature

304 Mountainview Ct.

Newberg, OR

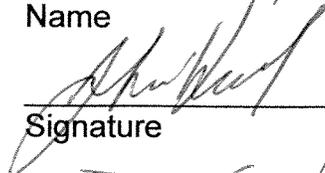
97132

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JOHN HUND  
\_\_\_\_\_  
Name

  
\_\_\_\_\_  
Signature

500 S. RIVER ST #9  
\_\_\_\_\_  
Newberg OR. 97132  
\_\_\_\_\_  
Address

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Libbie R Bailey  
Name

Libbie R Bailey  
Signature

14400 NE Stone Rd  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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*Gene Parker*

Name

*J. E. [unclear]*

Signature

*209 NW Alder St  
Dundee, OR 97115*

Address

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Historic Landmark Designation of Johnson Furniture Properties

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- James Ford  
Name

James Ford  
Signature

941 S. E Elm  
Dundee 97115  
Address

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LORA McCormick

Name

Lora McCormick

Signature

1094 Pennington Dr.  
Newberg OR  
97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Alicia Dickenson  
Name

Alicia Dickenson  
Signature

31727 NE Wilsonville Rd  
Newberg OK 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

STEWART LEWAN  
Name

Stewart Lewan  
Signature

416 DAYTON AVE  
NEWBERG OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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DENNIS SHOOP  
Name

Dennis Shoop  
Signature

23720 NE DILLON RD  
NEWBERG OR  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Chandra Cox  
Name

Chandra Cox  
Signature

105 S Muncie apt 4  
Newberg OK 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Greg Oyer  
Name

[Handwritten Signature]  
Signature

2129 N. Center St  
Newberg Ore 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are a significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

DIANE CANFIELD  
Name  
Diane E Canfield  
Signature  
115 E ILLINOIS  
NEWBERG, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Teresa Lutze  
Name

Teresa Lutze  
Signature

1802 N. main St.  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Sharon J. Dibble  
Name

SHARON J. DIBBLE  
Signature

501 E. Illinois #17  
Newberg, Ore.  
97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Page Scott  
Name

Page Scott  
Signature

313 S. Blaine St  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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MITCHELL HAIGHT

Name



Signature

403 MTN VIEW CT.  
NEW BERG, OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Shirley A. Williams  
Name

SHIRLEY A. WILLIAMS  
Signature

301 COLUMBIA #25  
Newberg  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Tom Jennings  
Name  
Tom Jennings  
Signature  
3812 Coffey Ln  
Newberg  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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DOUGLAS HEUER  
Name

Doug J Heuer  
Signature

2800 E 9<sup>TH</sup> ST  
NEWBERG, OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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MIKE NASHIF  
Name

[Handwritten Signature]  
Signature

3308 COFFEY LN  
NEWBERG OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Kathleen R. Pice  
Name

Kathleen R. Pice  
Signature

3309 N. Main St.  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Harraine Winters  
Name

Harraine E Winters  
Signature

208 Charles Ct  
Newberg, OR  
97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Jeanette M. Hall  
Name

Jeanette M. Hall  
Signature

502A Charles Street  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Name

Stacey Lyon <sup>Gaudier</sup>

Signature

Stacey Lyon

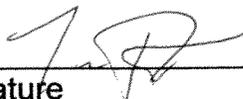
Address

812 Crestview Dr  
Newberg OR 97132

Communication in support of L. Johnson Furniture Inc. application for  
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Teresa Fugit  
Name

  
Signature

604 E 10<sup>th</sup> #B  
Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Cherie Tompkins  
Name

Cherie Tompkins  
Signature

23236 NE Hagen Rd.  
Dundee, Oregon 97115  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Claudine Tanner  
Name

Claudine Tanner  
Signature

Newberg  
Address

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Kay Radzio  
Name

Kay Radzio  
Signature

Newberg  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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*Amy Natzke*

Name

*Amy Natzke*

Signature

*Newberg*

Address

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Cheri Affeneder

Name

Cheri Affeneder

Signature

3030 Burlington Dr  
Newberg

Address

Communication in support of L. Johnson Furniture Inc. application for  
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Mark C. Buckley  
Name

Mark C Buckley  
Signature

112 S. Blaine St

Newberg  
Address

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Historic Landmark Designation of Johnson Furniture Properties

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LISA Buckley

Name

Lisa Buckley  
Signature

2307 Hawthorne Dr.

Newberg OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Annette Estrem  
Name

Annette Estrem  
Signature

176 NW Chandonway

Dundee 97115  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Jerad Reinhardt

Name

Jerad Reinhardt

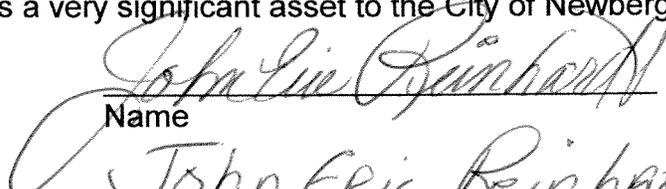
Signature

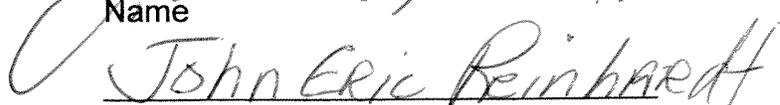
1305 Barclay Way  
Newberg, OR 97132

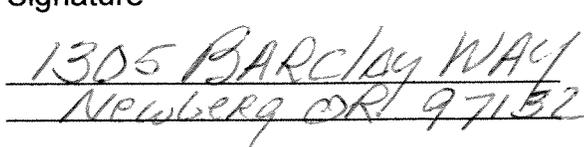
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Name

  
Signature

  
Address

Communication in support of L. Johnson Furniture Inc. application for  
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SAM STERRILL  
Name

Samuel J. Sterrill  
Signature

115 Parkview DR

Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Gene G. Mulkey  
Name

Gene G. Mulkey  
Signature

1301 Fulton St apt 170  
Newberg, OR 97132  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Dana Tegland  
Name

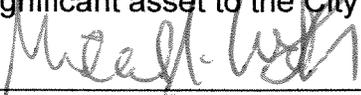
Dana Tegland  
Signature

770 SW Scotsman Ct

Dundee OR 97115  
Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

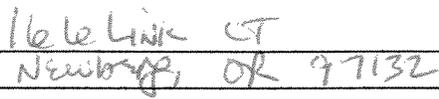
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\_\_\_\_\_

Name

  
\_\_\_\_\_

Signature

  
\_\_\_\_\_  
\_\_\_\_\_

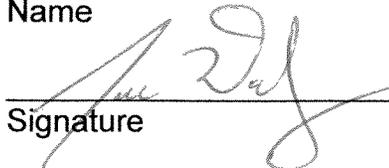
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JOE DANNY

Name



Signature

2429 Heritage Way

Newberg OR

Address

97132

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

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Tideko Darby  
Name

Tideko Darby  
Signature

2429 Heritage way  
Newberg OR  
Address 97132

Communication in support of L. Johnson Furniture Inc. application for  
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S. Michael BARNARD

Name

S. Michael Barnard

Signature

8745 N.E. DogRidge Rd.

NEWBERG, ORE, 97132

Address

Communication in support of L. Johnson Furniture Inc. application for  
Historic Landmark Designation of Johnson Furniture Properties

I/we urge the City of Newberg to approve the application by L. Johnson Furniture Inc. associated with Historic Landmark Designation associated with the following three properties: 204 E. 1<sup>st</sup> St, 206 E. 1<sup>st</sup> St, and 208 E. 1<sup>st</sup> St. I/we believe that these properties are as significant asset to the City of Newberg and are also very aesthetically attractive. Furthermore, I/we believe that the awning sign which is attached to the above three properties should be allowed to remain and is a very significant asset to the City of Newberg.

Beth Newman  
Name

Beth E. Newman  
Signature

517 Villa Road  
Newberg, OR. 97132  
Address

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Alison Johnson  
Name

Alison Johnson  
Signature

105 S. Washington St.  
Newberg, OR 97132  
Address

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Scott Johnson  
Name

[Signature]  
Signature

205 Old Highway 99W  
Newberg OR  
97132  
Address

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Patrick Wall

Name

Patrick Wall

Signature

23355 NE Hagey Rd  
Dunbar OR 97115

Address

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Historic Landmark Designation of Johnson Furniture Properties

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Joanie Wheeler

Name

Joanie Wheeler

Signature

3112 Crestview  
Newberg, OR 97132

Address

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Nancy L. Campbell  
Name

Nancy L. Campbell  
Signature

14948 SW 109<sup>th</sup>  
Tigard, Oregon 97224  
Address

*Provides shade in summer  
and a respite from the lovely  
Oregon rain for the other three  
seasons of the year. NCC*

*Non-resident, but I shop the area  
often and love first Fridays.*

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Dorie Byrd  
Name

Dorie Byrd  
Signature

1812 N. College St.  
Newberg OR  
97132  
Address

All "new" business should comply with sign ordinance. This business should be "grandfathered" in and not be forced to spend money to comply.

Communication in support of L. Johnson Furniture Inc. application for  
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Bonnie Newman  
Name

Bonnie Newman  
Signature

517 Villa Rd  
Newberg, OR  
97132  
Address

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John Newman

Name

John F. Newman

Signature

517 Villa Road

Newberg, OR 97132

Address

We need it "as is now" to enhance the  
view of Newberg Main Street.

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Nancy Mancini

Name

Nancy Mancini

Signature

516 E. 2<sup>nd</sup>

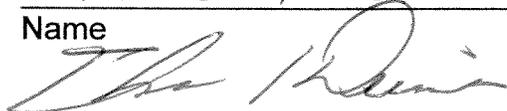
Newberg, OR 97132

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Thomas L. Deines  
Name

  
Signature

114 E 2nd  
Newberg, OR 97132  
Address

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Karlyn Fleming  
Name

Karlyn Fleming  
Signature

3624 Ivy Dr.  
Newberg, OR 97132

Address

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Jim Fleming  
Name

Jim Fleming  
Signature

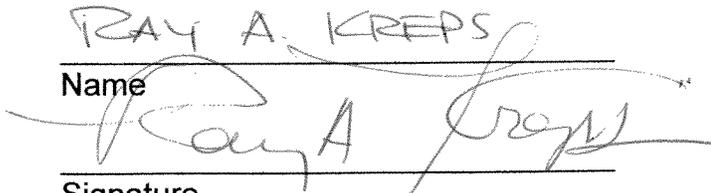
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Newberg, OR  
97132  
Address

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RAY A. KREPS

Name



Signature

1821 ANN CT

NEWBERG ORE 97132

Address

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Melony M. pelroy  
Name

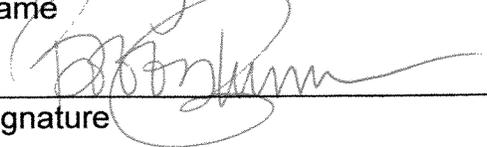
Melony M. pelroy  
Signature

202 E. 9<sup>th</sup> St - Apt. 1007  
Newberg, OR 97130-3135  
Address

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Sobby Plummer  
Name

  
Signature

414 N. Washington  
Newberg, OR 97132  
503 888-5766  
Address

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Tamara Bauer  
Name

Tamara Bauer  
Signature

116079 SW Railroad  
Shenandoah OR 97132  
Address

33030 NE Corral crk  
Newberg OR 97132

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Karen Blanchard

Name

Karen Blanchard

Signature

18725 NE Williamson  
Newberg, OR 97132

Address

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Spurley Hill  
Name

Spurley Hill  
Signature

1801 Villa Rd  
Newberg, Ore 97132  
Address

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STEPHEN BRUNNER

Name



Signature

1107 N SPRING BROOK RD  
NEWBERG OR 97132

Address

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# REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: November 1, 2010

Order \_\_\_ Ordinance \_\_\_ Resolution \_\_\_ Motion XX Information \_\_\_  
No. No. No.

**SUBJECT: Dissolution of the Newberg Downtown Revitalization Committee as of December 31, 2010.**

Contact Person (Preparer) for this Motion: Dan Danicic, City Manager

Dept.: Administration  
File No.:

**RECOMMENDATION:** Dissolve the Newberg Downtown Revitalization Committee as of December 31, 2010, as the primary function that the committee was originally charged to address has been met. The City Council thanks the members of the committee for their important service.

## EXECUTIVE SUMMARY:

The NDRC was created in February 2003 by the City Council as a citizen advisory committee “to assist the Council with their revitalization efforts of downtown Newberg.” The Committee has worked to fulfill its mission in many ways, including a couple of key efforts.

First, the NDRC attempted to identify a funding source(s) that could find support from the public. This was done early during the Committee’s existence, soon after the dissolution of the downtown urban renewal district in 2002. The Committee surveyed downtown business and property owners regarding the potential use of various finance mechanisms available for downtown improvements such as an Economic Improvement District or Business Improvement District. The Committee determined that support at that time was likely insufficient to recommend any of these mechanisms to assist with downtown revitalization. The Committee chose instead to focus on existing funding sources and donations.

Second, with extensive collaboration with various community organizations and with a minimum amount of financial resources, the NDRC has accomplished some significant downtown projects since its inception. Examples include:

- Creation of a concept plan for the Civic Corridor.
- Design and implementation of a public input process on reuse of former Butler property.
- Design and installation a seasonal street banner system.
- Design and installation of a downtown welcome sign.
- Design and installation of streetscape improvement demonstration block.
- Selection and installation of fencing improvements along 99W at Hess Creek.

The City’s investment in these efforts includes financial as well as city staff resources.

Early in 2010, the Newberg Downtown Coalition was formed, a private, non-profit organization that is an off-shoot of an ad hoc committee by the Chehalem Valley Chamber of Commerce. The NDC uses the Main Street Four-Point Approach® from the Trust for Historic Preservation as the foundation for their local initiatives to revitalize downtown Newberg. The NDC has many volunteers working on multiple tasks to improve our historic business district and is led by their Executive Director Mike Ragsdale. They receive technical support from the State of Oregon’s Main Street Program.

Around the year 2000, the Newberg Downtown Association was formed. Last spring, this organization became inactive and has no definitive plans to reactivate itself in the near future. It is the understanding of city staff that this move was taken so as to wait and see how the NDC progressed.

The existence of multiple organizations/committees dedicated to towards the same goal of the revitalization of downtown Newberg can result in an environment of confusion. In addition, given the limited resources of the community, both human and financial, the total impacts are less effective and efficient. Given this situation and the current reduced city resources during these economically challenged times, I would recommend that NDRC be disbanded at the end of the 2010 calendar year. This will allow the community's resources to more effectively and efficiently be coordinated through one organization, the NDC. In addition, it is worth noting that for effort such as this, grass root efforts such as the NDC generally have a greater chance of success than efforts that are solely government driven.

**FISCAL IMPACT:**

Saves on city resources and staff time.

**STRATEGIC ASSESSMENT:**

If this action is taken, the City could continue to provide some resources to support the NDC. Nonetheless, disbanding the NDRC will release city resources currently used to support the NDRC, such as city staff, that could be dedicated to other mission critical needs of the City.

# Memorandum

**To:** Mayor Bob Andrews and City Councilors

**CC:** David Beam, Barton Brierley

**From:** Daniel Danicic, City Manager

**Date:** 10/21/2010

**Re:** NDRC Recommendation

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October 21, 2010

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