

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 hereby adopted 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.

EXHIBIT "A" FINDINGS

Order 2010-0029/File HISD-10-001

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

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 20th 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.