

## HISTORIC RESOURCES

### I. INTRODUCTION

The findings of the 1990 update to the 1985 City of Newberg Historic Resource Inventory are presented in this element of the City Comprehensive Plan. The element includes the lists of historic resources which represent the Final Plan Inventory for Goal 5 purposes. An Economic, Social, Environmental and Energy (ESEE) analysis conducted for the historic resources is included with the Final Plan Inventory. The element is organized as follows:

- I. Introduction
- II. Historic Resource Inventory Evaluation
- III. Identification of Goal 5 Resources
- IV. ESEE Analysis
- V. Conclusion

### II. HISTORIC RESOURCE INVENTORY EVALUATION

#### A. 1985 Historic Resource Inventory

The initial City of Newberg Historic Resource Inventory was conducted in 1984-85 and encompassed historic properties within the city limits of Newberg and the Urban Growth Boundary. The inventory involved three major phases. Phase I, a windshield survey, consisted of identifying properties of architectural significance within the study area. Concurrently, a literature search was conducted to document the development patterns of the town as well as identifying significant events or individuals important to the history of Newberg. Historical research on each identified resource was then conducted as Phase II of the inventory process. Phase III consisted of a ranked evaluation of the surveyed resources. Properties which ranked Primary, Secondary or Contributing were included in the inventory. A final report was then prepared which included a historical overview of the city's development, major historical themes, building types and styles, methodology, the evaluation process, findings and preservation recommendations. The project was completed in August of 1985.

In 1990, the City of Newberg updated the inventory of historic resources in accordance with LCDC Goal 5 requirements. As part of the update, it was discovered that no inventory evaluation forms used in the ranking process exist. These forms are essential in the process of evaluation, protection and planning. The lack of proper documentation of the 1985 evaluation process made the 1990 re-evaluation process necessary. Documentation of alterations, rehabilitations, and demolitions since the completion of 1985 inventory was also necessary to assure an accurate re-evaluation process. The re-evaluation was started in May 1990 and was completed in June 1990.

#### B. Methodology

Prior to the 1990 architectural field survey, all information pertaining to the 1985 City of Newberg Historic Resource Inventory was reviewed to gain a better understanding of the city's development, settlement patterns, prominent individuals and resource types and styles. Prior to the field work, the location of each historic resource was identified and then plotted on a city tax lot map and color coded as to its 1985 ranking of Primary, Secondary or Contributing. Each resource was given a field number as a reference. The properties were then located and evaluated in the field for current condition, alterations, additions, rehabilitations or demolitions. Any changes to the inventoried resources were noted for use in the re-evaluation process. Architecturally intact, properties over fifty years of age within areas containing high concentrations of historic resources which had not been included in the 1985 Historic Resource Inventory were noted on a separate list for possible inclusion in the inventory at a later date (see Appendix F).

Quantitative and qualitative lists were developed incorporating data from the previous survey and the current field investigation. The lists sorted the one hundred ninety-three (193) inventoried properties by street

address, style, date of construction, and by 1985 rankings. These lists were developed to assist in the re-evaluation process.

### **C. 1990 Historic Resource Inventory Update**

The inventoried properties were then re-evaluated taking into consideration new information collected in the 1990 field investigation. An evaluation form was developed based on a system used in the evaluation process for the cities of Newberg, Gresham, Astoria, and Hood River. Criteria for evaluation was based on the National Register of Historic Places criteria for evaluation which reflect the city's criteria for Landmark designation from the draft Historic Landmarks Ordinance (section 421-D). The weighted factor rating system used was based on the Advisory Committee on Historic Preservation for the State of Oregon in determining eligibility of National Register nominations. The criteria were divided into five broad categories; A. Historic Considerations, B. Architectural Considerations, C. Physical Integrity, D. Site Integrity, and E. Chronology.

The major categories were broken down into several smaller sub-categories. Appropriate sub-categories within the main categories were rated using a five level scale and a progression of numerical points were assigned to each ratings; Excellent (5), Very Good (4), Good (3), Fair (2) and Poor (1). Although the rating system from excellent to poor was used, the total number of points for each category varied. A weighted factor was used in each category similar to the State Historic Preservation Office evaluation rating system. The Architectural Significance had a possible twenty points, Historic Significance had a possible ten points, Physical and Site Integrity both had a possible seven and a half points and Chronology a total of five points. Based on total cumulative points, each resource was placed in one of the following rankings; Primary, Secondary, or Contributing (see Appendix A for definition of rankings).

The initial 1990 evaluation process was conducted by consultant, Sally Donovan. The majority of the 1990 rankings corresponded with the 1985 rankings. A total of forty-seven (47) properties out of one hundred ninety-three (193) properties had potential rank changes or were to be taken out of the inventory as a result of new information gathered in the field survey. These forty-seven (47) resources were reviewed by three members of the City Planning Commission, the City Planning Director and the consultant. After the final evaluation, all forty-seven (47) buildings re-evaluated either changed in ranking or were taken out of the inventory due to alterations or demolitions.

A color coded tax lot map depicting the various building rankings and locations, identified by a field number, was prepared for use by the City Planning Department. This map aided in the identification of areas of historic resource concentrations which may have the potential of local or national historic district designations. Properties identified in the field which may have the potential for inclusion in the inventory at a later date were also noted on the map (see Appendix F for list).

### **D. Inventory Update Findings**

One hundred ninety-three (193) resources were included in the 1985 Historic Resource Inventory. Since the inventory was completed, six (6) resources (#9, #27, #43, #57, #112, #114,) have been demolished and three (3) buildings (#128, #129, #154) were taken out of the inventory due to alterations (see Appendix E). One resource (#80) was moved from its original site since the completion of the inventory in 1985, however the ranking remained the same.

The 1990 evaluation examined a total of one hundred eighty-four (184) resources in the inventory: fifty (50) Primary resources, sixty-nine (69) Secondary resources and sixty-five (65) Contributing resources. Of the thirty-nine (39) buildings that changed in rankings from 1985 to 1990, seven (7) buildings went down in rankings and thirty-two (32) buildings went up in rankings. Five of the seven resources which went down in ranking were in the downtown commercial district, one an industrial building, and one was a residential building. One hundred eleven (111) buildings were noted in the field for possible inclusion in the inventory at a later date. (see Appendix F). The majority of these buildings would probably be classified as Contributing resources in the inventory although some would clearly be Secondary resources.

High concentrations of historic resources were found in three areas:

1. The "Knob Hill" grouping, extending irregularly from N. Washington Street to Carlton Way on the west-east boundary to E. Sheridan Street to E. Franklin Street on the north-south boundary.
2. The Downtown Commercial Core extending along First Street from Main Street on the west to Meridian Street on the east.
3. The "Edwards District", extending approximately from E. Second Street to E. Sixth Street from S. School Street to S. Edwards Street.

### **III. IDENTIFICATION OF GOAL 5 RESOURCES**

#### **A. The Goal 5 Process**

Statewide planning Goal 5 requires local governments to adopt comprehensive plans and implementation measures which address opens space, scenic and historic areas, and natural resources. As a part of the Goal 5 process, local communities are required to identify significant historic resources, as well as conflicts with preservation of these resources. There are five steps that a community is required to undertake in the Goal 5 process: 1) inventory resources to determine quantity, quality and location of resources; 2) evaluate the significance of the resource, rank resources; 3) identify conflicting uses which would be obstacles to preserving the resources; 4) select appropriate policies to either fully protect the resource, allow the conflicting use and potential loss of the resource or balance protection of the resource by minimizing the negative impacts that a conflicting use may have; 5) implement adopted policies.

#### **B. Definitions**

The Primary resources in the historic inventory 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.

The three distinct areas were noted in the 1985 Cultural Resource Inventory and 1990 update to the inventory as possible National Register districts or local historic districts, possess high numbers of historic resources which are contiguous architecturally and/or historically. These areas contain Primary, Secondary and Contributing resources. As important links to the historical development of Newberg, these properties have a strong visual and historical relationship to one another and add continuity and an overall sense of place to the community. The concentration areas are: Area A-"Knob Hill", north of the commercial core; Area B-Downtown Commercial Core; and Area C-Edwards Neighborhood, directly south of the commercial core. (See Appendix E for area locations). These concentration areas have the potential, upon further investigation and survey work, to be designated local or national historic districts.

A fourth concentration area - the Springbrook District, a grouping known for its association with the early fruit industry in the area, was originally identified in the inventory. This concentration area has been deleted due to the demolition of two of the four structures which had originally been inventoried. The Springbrook Friends Church was demolished in 1988 and the Springbrook Cannery was demolished in 1990.

The other properties which are identified as Landmark resources and subject to the ESEE analysis are ranked as Primary in the inventory. These Primary resources, located outside the concentration areas, are

viewed as the most significant resources in the community which are potentially eligible for inclusion in the National Register of Historic Places.

### **C. Final Plan Inventory**

Through the 1990 evaluation and further examination of the properties included on the Historic Resource Inventory, all Primary, Secondary and Contributing resources in concentration Area A, B, and C and all Primary resources outside the concentration areas represent the Final Plan Inventory thus subject to the Goal 5 process. (See Appendix B for the list of resources.)

The remaining sixty-eight (68) properties which are listed as Secondary and Contributing resources on the 1990 Cultural Resource Inventory update outside the three delineated concentration areas also add to the character the community, but are not considered for City Landmark status subject to the full Goal 5 process (Appendix C). These resources are classified as "1-A Sites" under Goal 5. These properties on their own do not have strong enough architectural and historical ties to meet the criteria for Landmark (as stated in the Newberg's draft Historic Preservation Ordinance) or National Register designation and thus are not included on the Final Plan Inventory. These properties are not subject to the ESEE analysis process.

### **D. Overview of Goal 5 Cultural Resources**

A total of one hundred sixteen (116) historic resources are included in the Final Plan Inventory thus subject to an ESEE analysis. These resources include the properties in Areas A through C and the Primary resources outside the concentration areas. The distribution of resources is as follows:

**Concentration Area A** - 34 total historic resources: 11 Primary resources, 14 Secondary resources, and 9 Contributing resources.

**Concentration Area B (Commercial Core)** - 45 total resources: 12 Primary resources, 20 Secondary resources, and 13 Contributing resources.

**Concentration Area C** - 16 total resources: 6 Primary resources, 6 Secondary resources, and 4 Contributing resources.

**Primary Resources outside concentration areas** - 21 Primary resources.

## **IV. ESEE ANALYSIS**

### **A. Identification of Major Conflicting Uses**

Based on the overall assessment of the major historic Concentration Areas, A through C, and all other Primary resources identified, there appear to be three major conflicts which may adversely affect the integrity of the historic resource: 1) alterations and demolitions 2) future private or public developments allowed by current zoning, and 3) the condition of the resource.

There appears to be no Goal 5 resources in any of the study areas which would be considered "conflict free" properties. The zoning in all cases allows for some level of more intense development. In general, these more intense zoning designations are viewed as a conflict, potentially causing the alteration or demolition of the historic resource.

### **B. ESEE Analysis Format**

Goal 5 requires that an economic, social, environmental and energy (ESEE) analysis be conducted for all inventoried cultural resources that are included in the Final Plan Inventory. Appendix B includes lists of landmarks in the three designated concentration areas and all other Primary buildings which are identified as landmarks. The following sections identify conflicts within each area, and include an ESEE analysis.

## **C. Concentration Area A**

Concentration A area is located directly north of the downtown commercial core of Newberg. The area is roughly bounded on the north by Franklin Street, N. Washington Street on the west, Carlton Way on the east and E. Sheridan Street on the south.

Thirty-four (34) resources are located in Concentration Area A and twenty-nine (29) are identified as landmarks. There are eleven (11) Primary, fourteen (14) Secondary and nine (9) Contributing resources in Area A. The list of properties in Area A represent a portion of the Final Plan Inventory and are included in Appendix B. The ESEE checklist summary for properties which are not designated as landmarks is included in Appendix G.

### **1. Identification of Conflicts with Historic Resources-Area A**

All of the resources in Area A are single family residences with the exception of the Central School (415 E. Sheridan, #102), Behnke House (503 N. College, #26), currently a multi-family dwelling, the Masonic Lodge (402 E. Sheridan, #101), the Hodson House (314 N. Meridian, #70) currently used by George Fox University and the Newberg City Library (503 E. Hancock, #12).

Twenty-two (22) of the thirty-four (34) resources in Area A are zoned R2. The majority of these resources are currently used as single family residences with the exception of one multi-family dwelling, one school, one library, and one lodge hall. The zoning, R2 (Medium Density Residential), allows for more intense use of the land thus potentially creating a threat to the resource if more intense redevelopment of the site is planned. The applicable allowable uses within a R2 zoned area are: multi-family dwellings, public and semi-public buildings and uses, planned unit developments, schools and churches. There are two (2) buildings in Area A which are zoned R3 (High Density Residential). Applicable allowable uses in R3 encompass the same uses as R2 with the addition of public and private parking garages and public parking lots. Conflicting uses identified for the six (6) resources zoned RP (Residential-Professional) in Area A include R2 and R3 uses as well as clinics, hospitals, and offices. One (1) property, the Newberg City Library is zoned C3 (Central Business District) and three (3) properties zoned C2. Applicable C2 and C3 uses which may be a conflict with the landmark resources include retail and service establishments, and business offices.

Another potential conflict in the area is the future expansion of George Fox University which would most likely affect the properties on the eastern and southeast boundary of Area A. Currently, a master plan is being designed for the college which might threaten some of the adjacent inventoried resources. The expansion of the college grounds may potentially cause the alteration or demolition of some of the historic resources in Area A as the demands for more multi-family dwellings increase to house college staff and students. The University presently owns several single family dwellings in Area A.

The south edge of the area is bordered by single and multi-family dwellings. Multi-family (4-plexes) and parking areas have been constructed along the north side of Hancock Street; there are few historic residences remaining along the once residential street. Potentially, these multi-family dwellings and parking areas may encroach northerly, gradually replacing the single family residences thus destroying the historic integrity of the residential neighborhood.

### **2. ESEE Analysis - Concentration Area A**

#### **a. Economic Consequences**

In determining the economic consequences the "highest and best use" of the land determines the overall economic value of the property. It is important to note that the economic analysis is

based on the public consequences, not the financial benefits or consequences to the individual property owners if the site was redeveloped.

Land use and historic designations can influence redevelopment and create conflicting use issues. Conflicts with historic resources are increased if the market conditions or redevelopment plans encourage more intensive development of the site. This redevelopment is further stimulated if the historic resource is in a deteriorated state. The majority of the resources in Area A are single family residences which are zoned R2 for more intensive use and are in good to excellent condition.

The primary economic impact of R2 zoning on historic resources in Area A is the zoning makes property attractive for more intensive use such as duplexes and other multi-family dwellings. On the surface, preservation of the resources in Area A could impede the redevelopment of these properties for more intensive use, which may bring the greatest economic return of the use permitted in a R2 zone. This zoning makes the historic properties more attractive for redevelopment. However, a minimum of 7,500 sq. ft. is needed in a R2 zone to build a duplex. Over half of the properties in Area A are less than 7,500 sq. ft. thus not suitable lots for the construction of new duplexes. The lots over 7,500 sq. ft. in the area would be buildable for duplexes, however current building landscaping and parking requirements would make it unpractical to construct new multi-family units on a majority of the lots.

New multi-family dwellings could be built if a number of the adjoining smaller lots were purchased and buildings razed to make way for new multi-family housing. The construction of denser multi-family units may increase the tax revenue from the area, however this is dependent on the quality of the new development.

Generally, it appears from a sampling of duplexes similar in size and condition in Newberg that the assessed values for duplexes are somewhat higher than single family dwellings assessments. However, research indicates that a single family dwelling in Area A which was converted into a duplex is assessed at a substantially higher rate (approximately \$20,000) than newer duplexes on comparably sized lots within the city. Other comparisons of this type are not available because of the small number of single family residences which have been converted to duplexes in the area.

If pressure for more multi-family housing increases in Area A it would probably be more economical to convert single family residences into multi-family residences than to assemble adequate acreage, demolish the existing building and meet full city standards for new construction. This kind of conversion would maintain the historic integrity of the neighborhood as well as meet the planned density.

The primary economic consequence of fully permitting conflicting uses would be the loss of potential tourism revenue in the community. If the historic character of Area A was destroyed due to major alterations and demolitions, the City would be unable to promote local or national historic districts as a tourist attraction. The cities of Albany, Oregon City, and McMinnville have substantially benefitted financially from the promotion of their historic districts. Not only has there been an increase in revenue to the city through tourism, but generally houses and buildings in the districts have been maintained and/or restored. This has resulted in higher assessed values than prior to district designations.

Tourism is Oregon's third largest industry, contributing over \$2 billion to the economy of the state each year. A 1988 survey by the State of Oregon Tourism Division indicates that 44% of all tourists visit at least one historic site while vacationing. Based on this data, cultural resources contribute to increasing tourism and economic growth.

The southern boundary of Area A roughly borders on Highway 99W, a designated Oregon Access Highway which is used as a primary route for tourists. By promoting the area as a historic district more tourist activity would likely be generated, capturing more revenue for the community. Other businesses like the local viticulture industry would also benefit from the tourist activity as well as other local services and businesses.

Historic resources are important to the economic development of a community, not only attracting tourism revenue but drawing people to the community as an attractive, desirable place to live. The historic areas enhance the continuity of the area as a whole thus strengthening the overall image of the city as a desirable place to work and live. Demolitions or incompatible alterations will detract from the area's potential as a tourist stop.

**b. Social Consequences**

Historic resources are an important amenity to a community. If these resources were demolished or altered substantially, opportunities for education, tourism, historic research, and the creation of a sense of place and identity would be lost. Historic resources create continuity and foster strong social ties in a community.

Concentration Area A has an identity rooted in the early settlement of the Quakers in Newberg. The area developed in conjunction with the downtown commercial core and George Fox University. George Fox University is the fifth oldest Quaker College in the United States and the only Quaker institution in the Pacific Northwest. Officially organized in 1891, the University currently encompasses approximately 60 acres. Central School, the site of the first school house in Newberg, is a central focal point for Area A.

The residences in the area were built for some of the earliest pioneers of Newberg, many associated with the teaching and administrative staff of the University. The area is important for its association with many prominent people in Newberg as well as its wide variety of architectural styles. The residences are generally in excellent to good condition and maintain a high level of integrity. Protecting properties in this area from major alterations and demolitions will help preserve the intrinsic social values associated with a stable residential neighborhood and help preserve a sense of place for future generations to enjoy.

**c. Environmental Consequences**

The environmental impact of allowing conflicting uses to occur would be detrimental. Area A includes a rich blend of historic buildings as well as prominent landscape features. The historic resources in the area define the neighborhood as well as providing an aesthetic environment in which to live.

The importance of concentration Area A is in the relationship the historic buildings have to one another. This relationship unifies the area into a pleasing residential setting. If new construction or major alterations to the historic resources were allowed in the area, it would effect the neighborhood as a whole. Any encroachment of non-compatible new buildings would also effect the historic fabric and character of Area A. Removal of significant street trees or plantings associated with individual properties would also diminish the sense of place created by the neighborhood.

**d. Energy Consequences**

Maintaining Area A as a residential neighborhood will provide a living area which is in close proximity to two major employment centers: George Fox University and the downtown commercial core. The pivotal location of the area will help reduce the amount of energy expended by limiting the distance traveled by automobiles to work, school and business.

Preserving the historic resources in the area would also save energy in terms of building materials and energy expended in the construction of a new building. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

**D. Concentration Area B-Downtown Commercial Core**

Concentration Area B is located along First Street from Main Street on the west to Meridian Street on the east. Area B includes forty-five (45) resources: twelve (12) Primary, twenty (20) Secondary, and thirteen (13) Contributing resources. Thirty-one (31) of these resources are identified as landmark properties and are

listed in Appendix B as part of the Final Plan Inventory. Fourteen (14) properties were excluded from landmark status and the ESEE checklist summary for these properties is included in Appendix G.

## **1. Identification of Conflicts with Historic Resources-Area B**

The approximately eight block linear area is comprised of forty-five (45) buildings dating from 1888 to 1936 which are fairly uniform in scale and materials (brick). There has been very little new construction in the downtown core over the last fifty years; most of the buildings date from the historic period. The majority of the buildings are occupied by retail or service businesses. Other buildings in the commercial core include City Hall, a post office and a theater.

All of the forty-five (45) resources in Area B are zoned C3 (Central Business District) which is a compatible type of zoning for the resources. The greatest potential conflict in the commercial core are alterations, additions or demolitions to the existing buildings. A substantial number of the buildings have undergone major alterations: two buildings were pulled from the Historic Resource Inventory during the 1990 Inventory update because of extensive exterior alterations and five went down in ranking because of major exterior alterations.

## **2. ESEE Analysis-Concentration Area B (Downtown Commercial Core)**

Newberg's commercial core is zoned C3 (Central Business District) and includes a distinct group of buildings ranging in age from the 1880s to the 1930s. There has been very little infill development in the area over the past fifty years. Major changes which have occurred to the buildings are in the form of alterations to the front facade. Many of the alterations have not been in keeping with the historic character of the building style.

The 1990 Comprehensive Plan specifically includes policies applicable to the commercial core in the "The Economy - General Policies" section. The following General Policies address the economic goals for the city which relate to the downtown:

- 1.i. Encourage tourist-related activities and services such as motor inns, restaurants, parks and recreation facilities, a visitor center, conference and seminar activities.
- 1.k. Promote Newberg as a tourist destination location.
- 1.l. Promote the expansion of local viticulture and wine production as a method for increasing tourism.

The following policy in "The Economy-Commercial Areas" section addresses specific goals for the commercial areas. Policy 3.a. states:

- 3.a. The City shall encourage the retention of the downtown core as a primary shopping, service and financial center for the Newberg area. New commercial developments shall be encouraged to locate there.

"Downtown Policies" specifically address goals for the downtown area. The following policies are relevant:

- 5.a. Improve the central business district as the economic, cultural, business and governmental center of the Newberg area.
- 5.b. Encourage a variety of commercial and service activities to locate in the central business district.

- 5.e. Encourage a higher utilization of downtown space, encouraging intensive use of all building levels.
- 5.f. A concerted effort should be made to revitalize the central business district through rehabilitation or development of existing areas.

**a. Economic Consequences**

Many cities have undergone revitalization of their downtown core successfully integrating historic building with new development. As evident in cities throughout Oregon such as Albany, McMinnville and Portland, the sensitive rehabilitation of the commercial buildings can create substantial increases in revenue by attracting tourism and related new businesses. The promotion of local or national historic districts can also attract tourism revenue to a commercial core as well.

According to Linda Sarnoff of the Albany Planning Department, Albany's three National Historic Districts have added substantially to the revitalization of the city as a whole by increasing tourism and attracting tourist based business such as restaurants and antiques stores. There has been increased public awareness concerning the economic benefits of historic resources as well as a growing overall sense of pride in the community since the designation of the districts. Sarnoff also stated that local Albany real estate agents have also attested to the benefits of historic resources. The residences within the districts are in high demand and are subsequently easier to sell. The protection measures of the historic properties within the districts assures that the level of integrity of the buildings will be maintained in years to come.

Many of Newberg's downtown buildings have undergone restoration/rehabilitation projects which have been consistent with the historic character of the building. Generally, these restored/rehabilitated buildings are assessed at a higher rate than comparably sized buildings which have not undergone rehabilitation or which have been extensively altered.

An attractive central business core capitalizing on the aesthetics of the historic buildings will help meet the goals stipulated in the downtown policies listed above. Creating a pleasing downtown core will increase tourism and attract new business along with stimulating new growth and development. Allowing demolition or inconsistent alterations is clearly in opposition to these the stated policies.

**b. Social Consequences**

The central business district represents a blend of buildings constructed over the past one hundred years. Newberg's downtown is a central focal point for the city, housing both city facilities and private business. It is still the major hub, located in the heart of the community. Distinctive in its continuity of building materials, Newberg's downtown core is a product of two early prominent business in the area: Jesse Edwards brickyard and the Willamina Clay Products Company. The commercial core is also important for its architectural styles. Early false front and Italianate buildings are intermingled with later significant Commercial Style brick buildings. If the historic character of the central commercial core is not preserved due to incompatible alterations or demolitions, then much of Newberg's history will be lost along with opportunities for education, tourism and historic research.

**c. Environmental Consequences**

The environmental impact of allowing conflicting, demolitions and substantial alterations, to occur in the downtown area would be significant. The downtown is a blend of historic buildings which have a distinct relationship to one another in scale and building materials. The buildings

flank First Street, creating a contiguous visual wall of historic resources. The downtown creates a distinctive sense of place for the community.

The historic resources in the downtown define the centralized business core of the city. If new construction or major alterations to the historic resources were allowed in the downtown, it would effect the area as a whole. Any encroachment of non-compatible new buildings would effect the historic fabric and character of the downtown. Removal or further covering of the original building features would negatively impact the historic character and unity of the buildings.

#### **d. Energy Consequences**

By retaining a compact and vital urban core, less expenditure of energy and natural resources are required by limiting the distance traveled to local services and businesses. A healthy core allows residents to accomplish daily errands without commuting to the outlying areas thus conserving fuel and energy.

Preserving the historic resources in the area would save energy in terms of building materials and energy expended in the construction of new buildings. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

### **E. Concentration Area C-Edwards District**

Concentration Area C, the Edwards District, extends approximately from E. Second Street on the north to E. Sixth Street to the south and S. School Street on the west to S. Edwards Street to the east. Thirteen (13) properties in Area C are designated as landmarks and are listed in Appendix B as a part of the Final Plan Inventory. Three (3) properties were excluded from landmark status (see Appendix G).

#### **1. Identification of Conflicts with Historic Resources-Area C**

There are sixteen (16) historic resources in Area C: six (6) of the resources are ranked as Primary, six (6) ranked Secondary and four (4) Contributing. All of the resources in Concentration Area C are single family residences with the exception of the Forsythe House, (201 S. College, #33) and the Parker House (802 E. Fourth, #183), both are currently being used as duplexes, the Church of Christ (200 S. College, #32), currently a community center, Friends Church (307 S. College, #34) and Edwards School (714 E. Sixth, #191).

Twelve (12) of the 16 resources in Area C are zoned R2. The majority of these resources are used as single family residences. The zoning, R2 (Medium Density Residential), allows for more intense use of the land thus potentially threatening the historic resources. The allowable R-2 uses which may create a conflict include multi-family dwellings, churches, planned unit developments, private and semi-public buildings, and schools. There is one (1) building in Area C which is zoned R3 (High Density Residential). Applicable allowable uses in R3 encompass the same uses as R2 with the addition of public and private parking garages and public parking lots. Three (3) of the resources are zoned C2 (Community Commercial). Applicable C2 uses which may be a conflict with the landmark resources include retail and service establishments, and business offices.

The resources (200 S. College, #32; 201 S. College, #33; and 715 E. Third, #174) along the north boundary of the concentration area may be most threatened by the encroachment of uses associated with the commercial core. The resources are all zoned C2 and are in close proximity to the downtown commercial core. The remainder of the area is residential in character which is anchored on the south by the Edwards School. Most of the threats to the buildings which are evident in the other sections of the neighborhood are in the form of incompatible alterations to the buildings.

## 2. ESEE Analysis - Area C

### a. Economic Consequences

The economic consequences of allowing alteration and/or demolitions, and more intense zoning are the same general concerns as outlined in Section IV.C. - Concentration Area A of the ESEE Analysis. If these resources are not preserved and maintained as a group, the loss of potential increased revenue from promotion of these districts through tourism and revitalization may not be realized.

The primary economic impact of R2 zoning on historic resources in Area C is that the zoning makes property attractive for more intensive use such as duplexes and other multi-family dwellings. On the surface, preservation of the resources in Area C could impede the redevelopment of these properties for more intensive use, which may bring the greatest economic return of the use permitted in a R2 zone. This zoning makes the historic properties more attractive for redevelopment. However, a minimum of 7,500 sq ft is needed in a R2 zone to build a duplex. A majority of the residential properties in Area C are less than 7,500 sq. ft. thus not suitable lots for the construction of new duplexes. The lots over 7,500 sq. ft. in the area would be buildable for duplexes, however current building landscaping and parking requirements would make it unpractical to construct multi-family units on the lots.

Multi-family dwellings could be built if a number of the adjoining smaller lots were purchased and buildings razed to make way for new multi-family housing. The construction of denser multi-family units may increase the tax revenue from the area, however this is dependent on the quality of the new dwelling.

The primary economic consequence of fully permitting conflicting uses would be the loss of potential tourism revenue in the community. If the historic character Area C was destroyed due to major alterations and demolitions, the city would be unable to promote local or national historic districts as a tourist attraction. The cities of Albany, Oregon City, and McMinnville have substantially benefitted financially from the promotion of their historic districts. Not only has there been an increase in revenue to the city through tourism, but generally houses in the districts have been maintained and/or restored. This has resulted in higher assessed values than prior to district designations.

**b. Social Consequences**

The Edwards district is one of the most important areas historically in the development of Newberg. Jesse Edwards platted the town of Newberg in 1883. Concentration Area C is part of the original plat of Newberg and maintains a large number of structures constructed prior to 1910. If these resources were demolished or altered substantially, opportunities for education, tourism, historic research, and the creation of a sense of place and identity would be lost. Historic resources create continuity and foster strong social ties in a community.

Area C is also important to the community because of two prominent anchor buildings which unify the neighborhood; the Friends Church and the Edwards School. The Edwards School, built in 1910, is the oldest public school in Newberg and the first school built for the secondary grades. A visual landmark in the area, the Edwards school is an excellent example of the American Renaissance style. The Friends Church is also important socially and as well as visually to Area C. Encompassing a large corner lot, the church is a prominent landmark in the community.

The residences in the area were built for some of the earliest pioneers of Newberg, many associated with the early industries and businesses in the community. The area is important for its association with many prominent people in Newberg as well as its wide variety of architectural styles. The residences are generally in good condition and maintain a high level of integrity. Protecting this area from major alterations and demolitions will help preserve the intrinsic social values associated with a stable residential neighborhood and help preserve a sense of place for future generations to enjoy.

**c. Environmental Consequences**

The environmental consequences of fully allowing conflicting uses to occur would be detrimental to the neighborhood quality and existing historical landscape. Area C includes a rich blend of historic buildings as well as prominent landscape features. The historic resources represent some of the oldest structures in the city and create an aesthetic neighborhood.

The importance of concentration Area C is in the relationship the buildings have to one another and the strong historic ties. The majority of the structures have not been significantly altered and remain in good condition. If new construction or major alterations to the historic resources were allowed in the area, it would effect the neighborhood as a whole. Any encroachment of new non-compatible buildings would affect the historic fabric and character of Area C. Removal of significant street trees or plantings associated with individual properties would also diminish the sense of place in the neighborhood. Preserving the historic nature of the area would also have less of an impact on the existing natural environment.

**d. Energy Consequences**

Maintaining Area C as a residential neighborhood will provide a quality living area in close proximity to two major employment centers: George Fox University and the downtown commercial core. The pivotal location of the area will help reduce the amount of energy expended by limiting the distance traveled by automobiles to work, school and business.

Preserving the historic resources in the area would save energy in terms of building materials and energy expended in the construction of new buildings. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

## **F. Primary Resources Outside Concentration Areas**

The remaining Primary resources are located outside the Concentration Areas and are distributed throughout the city and urban growth boundary. There are twenty-one (21) Primary resources addressed in this section. Eighteen (18) properties are designated as landmarks. The ESEE checklist summary for the three (3) undesignated properties is included in Appendix G. The properties are sorted by their ranking and designated zoning in Appendix B.

### **1. Identification of Conflicts with Historic Resources-Primary Resources**

The twenty-one (21) Primary resources outside the Concentration Areas which are in various zones including R1, R2, R2-RD, R3, C2, and M2. Five resources are located outside the city limits therefore are not zoned by the city. Two (2) resources are zoned R1; six (6) zoned R2; one (1) R3; four (4) C2; two (2) M2, and one (1) resources span several zones.

The two (2) resources that are zoned R1 are both single family dwellings. Conflicting uses include churches, planned unit developments, golf courses, public and semi-public buildings, schools, alterations and demolitions. Conflicting uses for the six (6) R2 resources include all the uses stipulated in R1 zoning with the addition of duplexes and multi-family dwellings. The resources in the R2 zone include two (2) single family residences, one (1) church, two (2) educational buildings (George Fox University), one (1) historic site; E. Young Sawmill site.

Conflicting uses with the single family dwellings within a R3 zone include all uses allowed in R2 with the addition of public parking areas and public and private parking garages. All four (4) resources identified in a C2 zone are residential in use. Conflicting uses identified for these resources include a variety of commercial uses, parking garages and lots, public and semi-public buildings.

Two (2) resources are identified in the M2 zone. The Chehalem Valley feed mill is zoned compatibly with its use. The greatest threat to the building is its condition and the threat of alterations or demolition. The Springbrook School (#113) is also zoned M-2. Conflicting uses include a full range of light-industrial uses such as warehousing and manufacturing. The five (5) resources which are outside the urban growth area include three (3) single family residences, a bridge and an early settlement site. The greatest threats to the single family residences are the development of new subdivisions.

### **2. ESEE Analysis**

#### **a. Economic Consequences**

If these resources were demolished to allow for more intensive development of the site, then the revenue potential from attracting tourism by the promotion of these sites may be lost. These Primary resources represent some of the most significant historic properties in Newberg and are potentially eligible for the National Register of Historic Places. As stated in the economic assessment of the commercial core, tourism is ranked the third largest industry in Oregon, contributing over two billion dollars to the economy of the state each year. Forty-four percent (44%) of the tourist visiting Oregon visit at least one historic site when vacationing. Other businesses and services in the community will benefit from the preservation of these resources by attracting tourism revenue. According to the planning departments in the communities of Albany and McMinnville, historic resources and historic districts have substantially helped attract tourism into their communities as well as fostering civic pride and recognition.

#### **b. Social Consequences**

Each of the twenty-one (21) resources identified as Primary structures in this section represent an important element in the development of Newberg. If these resources were demolished or substantially altered a large part of Newberg's early history would be lost for future generations to study and visit. The strong social ties rooted in these buildings would be lost.

Included as Primary resources are Woodmar Hall (# 72) and Minthorn Hall (# 73); both part of the George Fox University campus. These two buildings are significant as being the only two building remaining on the campus, significant for their association with the college's early development. Founded in 1885 as the Pacific Academy, the school was reorganized as George Fox College in 1891. The University is the fifth oldest Quaker College in the United States and the only Quaker institution in the Pacific Northwest. If these buildings were demolished or incompatibly altered, there would be no physical evidence of the early period of the University. These buildings are an integral part of the college's history and campus. Presently, Woodmar Hall is listed on the National Register of Historic Places.

The Minthorn-Hoover (# 84) residence is also a Primary building in the inventory as well as being listed as a National Historic Landmark. The residence is currently a house museum significant as being the childhood home of President Herbert Hoover and also one of the oldest structures in the community, constructed circa 1882 by Jesse Edwards (founder of the town). The residence is an excellent example of the Italianate style and is a visual landmark in the community. The residence has been well maintained and is under no threat of demolition.

Adjacent to the Minthorn-Hoover residence is another Italianate residence (#17) constructed circa 1886. Smaller in size, the house represents the early development of Newberg and was one of the first buildings in the "new plat" of Newberg. Resource #179 and #177, also in the Edwards town plat, represent intact examples of the Italianate style. The Miles residence (#119) is also a good example of a vernacular Italianate style residence and is important because of its association with B.C. Miles, a prominent early citizen of Newberg. Also in the original town plat is the first mayor's house, resource #46. The residence is an unusual example of a vernacular Queen Anne style dwelling with a distinctive steeply pitched hip roof..

There are two (2) resources adjacent to the downtown on N. Main Street associated with the first building phases and early businesses of Newberg. Resource # 61 is significant as being an intact example of a Wooden False Front style building with Italianate detailing and is also significant for housing The Graphic, Newberg's first newspaper. The Chehalem Valley Mill (#62), located at 303 N. Main Street, is one of the oldest continuously operated businesses in Yamhill County. St. Peters Church (#65), located at 611 N. Main Street, is important as being the only cast stone church in Newberg.

There are six (6) other residential buildings classified as Primary resources. These resources were once located outside the city and associated with larger acreages. Some of the dwellings are now surrounded with newer subdivisions. Resources #73 and #74 are large Queen Anne Style dwellings and are both excellent examples of the style. They are visually prominent landmarks located in outlying area north of the central city. Resources #94 and #126 are excellent rural examples of the Craftsman and Colonial styles and retain their historic character.

Resources #115 and #81 are examples of farm ensembles; only a few of these are listed in the inventory. McKern Donation Land Claim / Century Winery (#115) is the oldest farm unit listed in the inventory, dating from circa 1850-1874 and retains a high level of integrity. Resource # 81, the Mustard Seed Farms, is significant as being the site of the first post office as well as being a good example of a 20th century farmstead.

The Springbrook School (#113), constructed circa 1935, is the last remaining significant historic structure within the area known as Springbrook. Springbrook, originally called Hoskins, was established in 1893 and was important as an early fruit producing area. The small

community developed around the Springbrook church (razed) and later became a headquarters for a large fruit industry, the Springbrook Packing Company Cooperative, built circa 1921. The cannery specialized in evaporated raspberries and operated until 1967. It was demolished in 1990.

The remaining four resources, E. Young Sawmill site (#1), Roger's Landing (#6), Willamette Bridge (#10) and the Southern Pacific Railroad (#67), are associated with the early settlement of the area. These sites are integral parts of the beginnings of Newberg and are symbols of the developmental stages of the community.

**c. Environmental Consequences**

The environmental impact of allowing conflicts, demolitions and substantial alterations, to occur to these resources would be detrimental. These scattered resources are a reminder of the type of structures once common in various portions of the city and outlying areas. The buildings are integral to their sites and create a sense of place for the surrounding area.

If new construction or major alterations to these Primary historic resources were allowed, it would effect the community as a whole. These buildings add to the immediate environment as well as revealing a part of Newberg's past. Preserving the historic nature of the resources would also have less of an impact on the existing natural environment. This is especially evident in the outlying areas where the dwellings were once a part of a large farmstead or acreage.

**d. Energy Consequences**

Preserving these historic resources would save energy in terms of building materials and energy expended in the construction of new buildings. Demolition and resulting new construction may result in newer, more efficient buildings but the energy embodied in material and construction in the existing buildings would be lost.

According to an ESEE energy analysis conducted by the City of Springfield, an average historic structure of approximately 1,700 square feet contains 700 million BTU's per square foot of embodied energy. Demolition requires the expenditure of at least 3,100 BTU's per square foot of energy per structure. Each dwelling contains embodied energy equivalent of 5,350 gallons of gasoline. If these historic resources were preserved this embodied energy would be saved as well as energy expended in new construction and materials.

**V. CONCLUSION**

**A. ESEE Conclusion**

The City of Newberg's historic properties represent a wide variety of resources including residential dwellings as evident in Concentration areas A and C, commercial buildings in Concentration B, churches, educational buildings and farmsteads. Most of the resources are centered around the downtown commercial core which reflect the early developmental periods of the community. Newberg has great potential for growth and development which is evident along the east end of Highway 99W and north of the central core. As noted, new developments often represent potential conflicting uses which threaten the integrity of historic resources and historic neighborhoods.

Overall, the primary economic consequences of allowing the conflicting uses to impact the historic resources is the potential loss of revenue from tourism. These properties in the identified concentration areas represent the most important resources to the community which have the potential to be national or local historic districts. This type of designation would benefit the community economically by potentially increasing tourism. This is evident in the cities of Albany, Oregon City, McMinnville, Astoria and Portland. By preserving the

historic character of community and creating identifiable historic areas, the City of Newberg will also be helping diversify the local economy and strengthening the retail sector.

The social, environmental and energy impacts could be significant if the conflicting uses are allowed. These resources are important socially as a direct link to the origins of the community as well as creating a pleasing, stable environment in which to live. The buildings within the concentration areas have a direct relationship to one another historically and architecturally which create a sense of community unique to the City of Newberg.

Based on the analysis, it is concluded that only in cases where the merits of the conflicting use outweigh the merits of the historic resource should conflicting uses be allowed outright (see Appendix G for the sites where economic benefits have been determined to outweigh historic value). In all other cases, the conflicting uses should be mitigated through a design review process. This process will be implemented through the Historic Landmarks Ordinance.

## **B. Program Action**

Based on the Newberg Historic Resources Inventory and the ESEE analysis, ninety-one (91) resources listed in Appendix B have been designated as City landmarks. As landmarks, the resources are recognized as 3-A resources under LCDC Goal 5 and are subject to the procedures of the Historic Landmarks Subdistrict.

## APPENDIX A

### DEFINITION OF RANKING CATEGORIES

#### **Primary**

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

#### **Secondary**

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

#### **Compatible**

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

#### NOTE:

1. A Primary or Secondary ranking does not necessarily mean that a property has been either designated as a local landmark or listed on the National Register. Designation as a local landmark must go through a review by the City.
2. Nominations for placing a building or district on the National Register of Historic Places must be recommended by the State Advisory Committee on Historic Preservation, and approved by the U.S. Department of the Interior. Inventory rank are not a guarantee of designation or listing.

**APPENDIX B**

**Final Plan Inventory**

The list below represents the Final Plan Inventory of Historic Resources. The list is grouped by concentration area and is sorted by ranking and zoning.

**CONCENTRATION AREA A - "KNOB HILL"  
DESIGNATED LANDMARKS**

| <u>Field #</u> | <u>Address</u>   | <u>Style</u>  | <u>Date</u> | <u>Theme</u> | <u>Rank</u> | <u>Zone</u> |
|----------------|------------------|---------------|-------------|--------------|-------------|-------------|
| 82             | 200 N. River     | Qn An Vern    | c. 1891     | 19th Arch    | P           | C2          |
| 15             | 206 Carlton Way  | Amer Basic    | 1924        | Ed/19th Arch | S           | C2          |
| 54             | 1212 E. Hancock  | Bungalow      | c.1915      | 20th Arch    | C           | C2          |
| 12             | 503 E. Hancock   | Amer. Rens.   | 1912        | Ed/20th Arch | P           | C3          |
| 22             | 315 N. College   | Qn An Vern    | c.1898      | 19th Arch    | P           | R2          |
| 23             | 403 N. College   | Shingle       | c.1904      | 20th Arch    | P           | R2          |
| 24             | 414 N. College   | Qn An Vern    | 1904        | Govern       | P           | R2          |
| 96             | 215 N. School    | Craftsman     | c.1908      | 20th Arch    | P           | R2          |
| 100            | 312 E. Sheridan  | Queen Anne    | c.1905      | 20th Arch    | P           | R2          |
| 105            | 717 E. Sheridan  | Qn An Vern    | c.1900      | Indus/19th   | P           | R2          |
| 21             | 310 N. College   | Bungalow      | c.1909      | 20th Arch    | S           | R2          |
| 25             | 415 N. College   | Qn An Vern    | 1904        | 20th Arch    | S           | R2          |
| 48             | 606 E. Franklin  | Vern/Eastlake | c.1895      | 19th Arch    | S           | R2          |
| 98             | 302 E. Sheridan  | Amer Basic    | 1907        | 20th Arch    | S           | R2          |
| 101            | 402 E. Sheridan  | Stripp Class  | 1932        | Social       | S           | R2          |
| 103            | 610 E. Sheridan  | Queen Anne    | c.1900      | 19th Arch    | S           | R2          |
| 104            | 709 E. Sheridan  | Bungalow      | c.1910      | 20th Arch    | S           | R2          |
| 111            | 515 E. Sherman   | Craftsman     | c.1904      | 20th Arch    | S           | R2          |
| 13             | 400 N. Blaine    | Qn An Vern    | c.1895      | 19th Arch    | C           | R2          |
| 47             | 605 E. Franklin  | Bungalow      | c.1905      | 20th Arch    | C           | R2          |
| 102            | 415 E. Sheridan  | Modern        | 1935        | Education    | C           | R2          |
| 110            | 314 E. Sherman   | Vernacular    | c.1910      | 20th Arch    | C           | R2          |
| 70             | 314 N. Meridian  | Qn An Vern    | c.1896      | 19th Arch    | S           | R3          |
| 106            | 800 E. Sheridan  | Vernacular    | c.1909      | 20th Arch    | C           | R3          |
| 16             | 215 N. Center    | Dut Col Rev   | c.1925      | 20th Arch    | P           | RP          |
| 83             | 214 N. River     | Bungalow      | c.1911      | 20th Arch    | P           | RP          |
| 53             | 1205 E. Hancock  | Dut Col Rev   | c.1925      | 20th Arch    | S           | RP          |
| 107            | 1000 E. Sheridan | Dut Col Rev   | c.1904      | Education    | S           | RP          |
| 109            | 1210 E. Sheridan | Bung/Crafts   | c.1921      | 20th Arch    | C           | RP          |

**CONCENTRATION AREA A - "KNOB HILL"  
INVENTORIED - NOT DESIGNATED AS LANDMARKS**

| <u>Field #</u> | <u>Address</u>   | <u>Style</u>  | <u>Date</u> | <u>Theme</u> | <u>Rank</u> | <u>Zone</u> |
|----------------|------------------|---------------|-------------|--------------|-------------|-------------|
| 49             | 701 E. Franklin  | Colonial Rev. | 1912        | 20th Arch    | P           | R2          |
| 26             | 503 N. College   | Craftsman     | c.1908      | 20th Arch    | S           | R2          |
| 99             | 303 E. Sheridan  | Qn An Vern    | c.1904      | 20th Arch    | S           | R2          |
| 58             | 401 N. Howard    | Craftsman     | 1909        | Medicine     | C           | R2          |
| 108            | 1200 E. Sheridan | Bungalow      | c.1915      | 20th Arch    | C           | RP          |

**CONCENTRATION AREA B - DOWNTOWN COMMERCIAL CORE  
DESIGNATED LANDMARKS**

| <u>Field #</u> | <u>Address</u>      | <u>Style</u>  | <u>Date</u> | <u>Theme</u>  | <u>Rank</u> | <u>Zone</u> |
|----------------|---------------------|---------------|-------------|---------------|-------------|-------------|
| 135            | 214 E. First        | Am Renaiss    | 1910        | 20th Arch     | P           | C3          |
| 140            | 401 E. First        | Stripp Class  | 1936        | Govern        | P           | C3          |
| 145            | 505-07 E. First     | Med Rev       | c.1925      | 20th Arch     | P           | C3          |
| 147            | 510-12 1/2 E. First | Commercial    | c.1928      | 20th Arch     | P           | C3          |
| 149            | 516 E. First        | Commercial    | c.1927      | 20th Arch     | P           | C3          |
| 161            | 717 E. First        | Commercial    | c.1896      | 19th Arch     | P           | C3          |
| 137            | 304 E. First        | Art Deco      | 1936        | 20th Arch     | P           | C3          |
| 143            | 414 E. First        | Am Renaiss    | 1913        | Gov/20th      | P           | C3          |
| 155            | 612-16 E. First     | Am Renaiss    | c.1907      | 20th Arch     | P           | C3          |
| 158            | 701 E. First        | Commercial    | c.1890      | 19th Arch     | P           | C3          |
| 29             | 111 S. College      | Med Rev       | c.1923      | 20th Arch     | S           | C3          |
| 31             | 117 S. College      | Qn An Vern    | c.1902      | 19th Arch     | S           | C3          |
| 134            | 209 E. First        | Commercial    | c.1921      | 20th Arch     | S           | C3          |
| 138            | 308 E. First        | Moderne       | c.1936      | 20th Arch     | S           | C3          |
| 141            | 406 E. First        | Commercial    | c.1909      | Social        | S           | C3          |
| 146            | 508 E. First        | Wes F F       | c.1910      | 20th Arch     | S           | C3          |
| 150            | 518 E. First        | Commercial    | c.1927      | 20th Arch     | S           | C3          |
| 151            | 602 E. First        | Commercial    | c.1920      | 20th Arch     | S           | C3          |
| 157            | 700 E. First        | Commercial    | c.1910      | 20th Arch     | S           | C3          |
| 162            | 720 E. First        | Commercial    | c.1920      | 20th Arch     | S           | C3          |
| 167            | 809 E. First        | Italianate    | c.1888      | 19th Arch     | S           | C3          |
| 168            | 814 E. First        | Commercial    | 1891        | 19th Arch     | S           | C3          |
| 117            | 115 N. Washington   | Vern/Eastlake | c.1900      | 19th Arch     | S           | C3          |
| 144            | 502 E. First        | Commercial    | 1911        | 20th Arch     | S           | C3          |
| 30             | 116 S. College      | Commercial    | c.1925      | 20th Arch     | C           | C3          |
| 127            | 111 E. First        | Modernistic   | c.1938      | Trans/20th Ar | C           | C3          |
| 130            | 203 E. First        | Moderne       | c.1930      | 20th Arch     | C           | C3          |
| 148            | 514 E. First        | Commercial    | c.1928      | 20th Arch     | C           | C3          |
| 153            | 608 E. First        | Commercial    | c.1914      | 20th Arch     | C           | C3          |
| 156            | 613-15 E. First     | Commercial    | c.1920      | 20th Arch     | C           | C3          |
| 160            | 714-716 E. First    | Commercial    | c.1920      | 20th Arch     | C           | C3          |

**CONCENTRATION AREA B - DOWNTOWN COMMERCIAL CORE  
INVENTORIED - NOT DESIGNATED AS LANDMARKS**

| <u>Field #</u> | <u>Address</u> | <u>Style</u> | <u>Date</u> | <u>Theme</u> | <u>Rank</u> | <u>Zone</u> |
|----------------|----------------|--------------|-------------|--------------|-------------|-------------|
| 139            | 315 E. First   | Wes F F      | c.1904      | 20th Arch    | P           | C3          |
| 142            | 408 E. First   | Commercial   | c.1911      | 20th Arch    | P           | C3          |
| 59             | 109 S. Howard  | Vernacular   | 1914        | Religion     | S           | C3          |
| 133            | 208 E. First   | Commercial   | c.1911      | 20th Arch    | S           | C3          |
| 95             | 109 N. School  | Span Col Rev | c.1928      | Communicat   | S           | C3          |
| 136            | 300 E. First   | Italianate   | c.1895      | Comm/Soc     | S           | C3          |
| 163            | 801 E. First   | Modernistic  | 1925        | 20th A/Trans | S           | C3          |
| 131            | 204 E. First   | Commercial   | c.1910      | 20th Arch    | C           | C3          |
| 132            | 206 E. First   | Commercial   | c.1920      | 20th Arch    | C           | C3          |
| 152            | 606 E. First   | Commercial   | c.1910      | 20th Arch    | S           | C3          |
| 159            | 710 E. First   | Wes FF       | c.1900      | 20th Arch    | C           | C3          |
| 164            | 804 E. First   | Italianate   | c.1900      | 19th Arch    | C           | C3          |
| 165            | 807 E. First   | Commercial   | c.1920      | 20th Arch    | C           | C3          |
| 166            | 808 E. First   | Wes F F      | c.1905      | 20th Arch    | C           | C3          |

**CONCENTRATION AREA C - EDWARDS DISTRICT  
DESIGNATED LANDMARKS**

| <u>Field #</u> | <u>Address</u> | <u>Style</u> | <u>Date</u> | <u>Theme</u>   | <u>Rank</u> | <u>Zone</u> |
|----------------|----------------|--------------|-------------|----------------|-------------|-------------|
| 35             | 401 S. College | Bung/Crafts  | c.1916      | 20th Arch      | P           | R2          |
| 36             | 402 S. College | Stick Style  | 1883        | 19th Arch/Set  | P           | R2          |
| 38             | 509 S. College | Prairie      | c.1910      | 20th Arch      | P           | R2          |
| 46             | 307 S. Edwards | Qn An Vernc. | 1891        | Government     | P           | R2          |
| 191            | 714 E. Sixth   | Am Renaiss   | 1910        | Educ/20th A    | P           | R2          |
| 175            | 800 E. Third   | Qn An Vern   | 1904        | 20th Arch      | S           | R2          |
| 39             | 516 S. College | Bungalow     | c.1910      | Gv/20th Arch S | R2          |             |
| 176            | 801 E. Third   | Qn An Vern   | c.1900      | 19th Arch      | S           | R3          |
| 33             | 201 S. College | Queen Anne   | c.1904      | 20th Arch.     | S           | C2          |
| 174            | 715 E. Third   | Qn An Vern   | c.1895      | 19th Arch      | S           | C2          |
| 37             | 421 S. College | Vernacular   | c.1903      | Industry       | C           | R2          |
| 183            | 802 E. Fourth  | Dut Col Rev  | c.1905      | 20th Arch      | C           | R2          |
| 187            | 600 E. Fifth   | Vernacular   | c.1910      | 20th Arch      | C           | R2          |

**CONCENTRATION AREA C - EDWARDS DISTRICT  
INVENTORIED - NOT DESIGNATED AS LANDMARKS**

| <u>Field #</u> | <u>Address</u> | <u>Style</u>  | <u>Date</u> | <u>Theme</u> | <u>Rank</u> | <u>Zone</u> |
|----------------|----------------|---------------|-------------|--------------|-------------|-------------|
| 34             | 307 S. College | Romanesque    | 1892        | Rel./19th A  | P           | R2          |
| 32             | 200 S. College | Mediterranean | c.1924      | Rel./20th A. | S           | C2          |
| 182            | 716 E. Fourth  | Dut Col Rev   | c.1904      | 20th Arch    | C           | R2          |

**PRIMARY RESOURCES OUTSIDE CONCENTRATION AREAS  
DESIGNATED LANDMARKS**

| <u>Field #</u> | <u>Address</u>     | <u>Style</u>  | <u>Date</u> | <u>Theme</u>  | <u>Rank</u> | <u>Zone</u> |
|----------------|--------------------|---------------|-------------|---------------|-------------|-------------|
| 73             | 1103 N. Meridian   | Queen Anne    | c.1905      | 20th Arch     | P           | R1          |
| 74             | 1117 N. Meridian   | Qn An Vern    | c.1900      | 19th Arch     | P           | R1          |
| 65             | 611 N. Main        | Craftsman     | 1908        | Rel/20th Arch | P           | R2          |
| 71             | 414 N. Meridian    | Stripp Class  | NA          | Educ/Rel      | P           | R2          |
| 119            | 434 Wynooski       | Italianate    | c.1888      | 19th Ar/Gov   | P           | R2          |
| 179            | 1112 E. Third      | Italianate    | 1886        | 19th Arch     | P           | R2          |
| 1              | E Young Sawm.      | NA            | 1838        | Sett/Ind      | P           | R2          |
| 177            | 911 E. Third       | Italianate    | c.1885      | 19th Arch     | P           | R3          |
| 17             | 114 S. Center      | Vern/Ital.    | c.1886      | 19th Arch     | P           | C2          |
| 81             | 4020 Portland Rd.  | English Cott  | 1931        | Sett/Gov/Agr  | P           | C2          |
| 84             | 115 S. River       | Italianate    | c.1882      | 19th Arch     | P           | C2          |
| 62             | 303 N. Main        | Utilitarian   | c.1900      | Indus/Agri    | P           | M2          |
| 7              | S. Pac. RR Trestle | NA            | 1887        | Transp        | P           | Multi-Z     |
| 6              | Roger's Landing    | NA            | 1847        | Set/Transp    | P           | Out Cit     |
| 10             | Willamette R. Brid | NA            | 1914        | Transp        | P           | Out Cit     |
| 94             | 2708 Roberts Ln.   | Colonial Rev. | c.1910      | 20th Arch     | P           | Out Cit     |
| 115            | 1200 S. Springbro  | Italianate    | c.1874      | Sett/Agri     | P           | Out Cit     |
| 126            | 3004 N. Zimri Dr.  | Craftsman     | c.1910      | 20th Arch     | P           | Out Cit     |

**PRIMARY RESOURCES OUTSIDE CONCENTRATION AREAS  
INVENTORIED - NOT DESIGNATED AS LANDMARKS**

| <u>Field #</u> | <u>Address</u>    | <u>Style</u>  | <u>Date</u> | <u>Theme</u> | <u>Rank</u> | <u>Zone</u> |
|----------------|-------------------|---------------|-------------|--------------|-------------|-------------|
| 61             | 111 N. Main       | Wes F F       | c.1890      | 19th Arch    | P           | C2          |
| 72             | 414 N. Meridian   | Stripp Class  | NA          | Educ/Rel     | P           | R2          |
| 113            | 2404 N. Springbk. | Colonial Rev. | c.1930      | Education    | P           | M2          |

**APPENDIX C**

**List of the sixty-eight (68) Secondary and Contributing Resources not included in Final Plan Inventory:**

| <u>Field #</u> | <u>Address</u>      | <u>Style</u>  | <u>Date</u> | <u>Theme</u>  | <u>Rank</u> | <u>Zone</u> |
|----------------|---------------------|---------------|-------------|---------------|-------------|-------------|
| 28             | 3011 N. College     | Qn An Vern    | c.1895      | 19th Arch     | C           | R1          |
| 80             | 2000 Libra          | Dutch Con Rev | 1932        | 20th Arch     | C           | R1          |
| 69             | 429 S. Main         | Vernacular    | c.1902      | 20th Arch     | S           | R1          |
| 79             | 1515 N. Main        | Vernacular    | c.1900      | 19th Arch     | S           | R1          |
| 180            | 102 W. Third        | Bungalow      | c.1910      | 20th Arch     | S           | R1          |
| 181            | 115 W. Third        | Gothic Rev.   | c.1927      | Rel/20th Arch | S           | R1          |
| 189            | 209 W. Fifth        | Vernacular    | c.1910      | 20th Arch     | C           | R1          |
| 40             | 310 Dayton Ave.     | Vernacular    | c.1900      | 19th Arch     | C           | R1          |
| 41             | 400 Dayton Ave.     | Vernacular    | c.1900      | 20th Arch     | C           | R1          |
| 42             | 402 Dayton Ave.     | Vernacular    | c.1900      | 20th Arch     | C           | R1          |
| 44             | 600 Dayton Ave.     | Utilitarian   | NA          | Agriculture   | C           | R1          |
| 45             | 700 Dayton Ave.     | Vernacular    | c.1900      | 19th Arch     | C           | R1          |
| 76             | 108 N. Morton       | Vernacular    | c.1900      | 20th Arch     | C           | R1          |
| 190            | 400 W. Fifth        | Vernacular    | c.1895      | 19th Arch     | C           | R1          |
| 50             | 603 N. Grant        | Qn An Vern    | c.1906      | 20th Arch     | S           | R2          |
| 60             | 412 S. Howard       | Bung/Crafts   | c.1913      | 20th Arch     | S           | R2          |
| 64             | 602 N. Main         | Qn An Vern    | c.1910      | 20th Arch     | S           | R2          |
| 90             | 820 S. River        | Craftsman     | c.1903      | 20th Arch     | S           | R2          |
| 92             | 1016 S. River       | Bungalow      | c.1900      | 20th Arch     | S           | R2          |
| 93             | 1116 S. River       | Qn An Vern    | c.1900      | 20th Arch     | S           | R2          |
| 122            | 601 Wynooski        | Colonial      | 1923        | Education     | S           | R2          |
| 123            | 712 Wynooski        | Bung/Crafts   | c.1915      | 20th Arch     | S           | R2          |
| 124            | 810 Wynooski        | Amer Basic    | c.1915      | 20th Arch     | S           | R2          |
| 169            | 1308 E. First       | Qn An Vern    | c.1900      | 20th Arch     | S           | R2          |
| 170            | 1318 E. First       | Vernacular    | c.1900      | 19th Arch     | S           | R2          |
| 178            | 912 E. Third        | Qn An Vern    | c.1903      | 20th Arch     | S           | R2          |
| 186            | 1200 E. Fourth      | Mediterranean | 1928        | Develop/Apt   | S           | R2          |
| 188            | 1200 E. Fifth       | Qn An Vern    | 1890        | 19th Arch     | S           | R2          |
| 4              | Pacific Face Br Co. | NA            | 1892        | Industry      | S           | R2          |
| 97             | 403 S. School       | Bungalow      | c.1900      | Indus/Med     | S           | R2          |
| 5              | Ramsey Grist Mill   | NA            | 1849        | Ind/Agri.     | S           | R2          |
| 18             | 316 S. Center       | Bungalow      | c.1911      | 20th Arch     | C           | R2          |
| 19             | 410 S. Chehalem     | Vernacular    | c.1902      | 20th Arch     | C           | R2          |
| 56             | 401 N. Harrison     | Vernacular    | c.1900      | 19th Arch     | C           | R2          |
| 66             | 612 N. Main         | Vernacular    | c.1905      | 20th Arch     | C           | R2          |
| 75             | 501 S. Meridian     | Vernacular    | c.1900      | 19th Arch     | C           | R2          |
| 78             | 112 E. North        | Italianate    | c.1910      | 20th Arch     | C           | R2          |
| 86             | 300 S. River        | Vern/Eastlake | c.1895      | 19th Arch     | C           | R2          |
| 87             | 515 S. River        | Vern/Eastlake | c.1898      | 19th Arch     | C           | R2          |
| 88             | 800 S. River        | Amer Basic    | c.1893      | 20th Arch     | C           | R2          |
| 89             | 801 S. River        | Vernacular    | c.1903      | 20th Arch     | C           | R2          |
| 91             | 821 S. River        | Vernacular    | c.1900      | 19th Arch     | C           | R2          |
| 116            | 617 Villa Road      | Amer Basic    | c.1905      | 20th Arch     | C           | R2          |
| 118            | 409 S. Willamette   | Bung/Crafts   | c.1912      | 20th Arch     | C           | R2          |
| 120            | 508 Wynooski        | Qn An Vern    | c.1895      | 19th Arch     | C           | R2          |
| 121            | 520 Wynooski        | Vernacular    | c.1895      | 19th Arch     | C           | R2          |
| 173            | 1512 E. Second      | Vernacular    | c.1905      | 20th Arch     | C           | R2          |
| 184            | 814 E. Fourth       | Italianate    | c.1900      | 19th Arch     | C           | R2          |
| 185            | 900 E. Fourth       | Vernacular    | c.1900      | 20th Arch     | C           | R2          |
| 192            | 1314 E. Sixth       | Vernacular    | c.1908      | 20th Arch     | C           | R2          |
| 193            | 1401 E. Eighth      | Qn An Vern    | c.1900      | 19th Arch     | C           | R2          |

| <u>Field #</u> | <u>Address</u>    | <u>Style</u>  | <u>Date</u> | <u>Theme</u>  | <u>Rank</u> | <u>Zone</u> |
|----------------|-------------------|---------------|-------------|---------------|-------------|-------------|
| 67             | 1020 N. Main      | Utilitarian   | c.1920      | Agricultural  | S           | R3          |
| 14             | 210 S. Blaine     | Utilitarian   | c.1895      | Industry      | C           | R3          |
| 20             | 215 S. Church     | Vernacular    | c.1895      | 19th Arch     | C           | R3          |
| 77             | 3313 E. Mtnview   | Craftman      | c.1895      | 19th Arch     | C           | C2          |
| 51             | 415 E. Hancock    | Qn An Vern    | c.1910      | 20th Arch     | C           | C2          |
| 55             | 303 N. Harrison   | Qn An Vern    | c.1900      | 19th Arch     | C           | C2          |
| 68             | 101 S. Main       | Vernacular    | c.1900      | 19th Arch     | C           | C2          |
| 85             | 203 S. River      | Colonial Rev. | c.1935      | 20th Arch     | C           | C2          |
| 171            | 604 W. First      | Vernacular    | c.1900      | 19th Arch     | C           | C2          |
| 172            | 510-12 E. Second  | Bungalow      | c.1920      | 20th Arch     | C           | C2          |
| 52             | 1014 E. Hancock   | Bungalow      | c.1904      | 20th Arch     | S           | C3          |
| 11             | 2400 Aspen Way    | Vernacular    | c.1890      | Agriculture   | S           | M2          |
| 63             | 403 N. Main       | Utilitarian   | c.1900      | Indus/19th Ar | S           | M2          |
| 2              | Highway 99W       | NA            | 1917        | Transp.       | S           | Multi-Z     |
| 3              | Highway 219       | NA            | NA          | Transp.       | S           | Multi-Z     |
| 8              | Spaulding Lum Co. | NA            | NA          | Industry      | S           | Out Cit     |
| 125            | 2705 N. Zimri Dr. | Craftsman     | c.1909      | 20th Arch     | S           | Out Cit     |

**APPENDIX D**

**List of properties which have been demolished or taken out of the 1985 inventory due to major alterations.**

| <u>Field #</u> | <u>Address</u>     | <u>Style</u> | <u>Date</u> | <u>Theme</u>  | <u>Rank</u> | <u>Zone</u> |
|----------------|--------------------|--------------|-------------|---------------|-------------|-------------|
| 154            | 611 E. First       | Commercial   | c.1910      | Gov/Comc.     | Deleted     | 1990        |
| 128            | 112 E. First       | Commercial   | c.1920      | 20th Arch     | Deleted     | 1990        |
| 129            | 202 E. First       | Commercial   | c.1910      | 20th Arch     | Deleted     | 1990        |
| 9              | Spaulding Lum. Co. | NA           | NA          | Industry      | Demo        | Demo        |
| 27             | 2216 N. College    | Vernacular   | c.1880      | Set/Relig     | Demo        | Demo        |
| 57             | 301 S. Harrison    | Vernacular   | c.1905      | 20th Arch     | Demo        | Demo        |
| 114            | 3709 N. Springbro  | Queen Anne   | 1900        | Religion      | Demo        | Demo        |
| 43             | 600 Dayton Ave.    | Utilitarian  | c.1900      | Agriculture   | Demo        | Demo        |
| 112            | 2201 Springbrook   | Utilitarian  | NA          | Agric/Indust. | Demo        | Demo        |

**APPENDIX E**

**Map of Concentration Areas**

## APPENDIX F

### Properties for possible inclusion in the Newberg Historic Inventory

| <u>No.</u> | <u>Address</u>    | <u>No.</u> | <u>Address</u>              |
|------------|-------------------|------------|-----------------------------|
| 1          | 212 N. River      | 52         | 800 E. Franklin             |
| 2          | 509 N. Meridian   | 53         | 501 N. Meridian             |
| 3          | 1209 E. Hancock   | 54         | 407 N. Meridian             |
| 4          | 200 Carlton Way   | 55         | Memorial Park               |
| 5          | 1216 E. Hancock   | 56         | 816 E. Ninth                |
| 6          | 215 N. River      | 57         | 402 S. Howard               |
| 7          | 214 E. Meridian   | 58         | 501 S. Meridian             |
| 8          | 215 E. Meridian   | 59         | 316 E. Fourth               |
| 9          | 206 E. Meridian   | 60         | 305 S. Center               |
| 10         | 200 E. Meridian   | 61         | 103 S. Main                 |
| 11         | 801 E. Sheridan   | 62         | 309 S. Main                 |
| 12         | 716 E. Sheridan   | 63         | R.R. Tracks (Blaine Street) |
| 13         | 714 E. Sheridan   | 64         | 316 S. River                |
| 14         | 708 E. Sheridan   | 65         | 720 S. River                |
| 15         | 700 E. Sheridan   | 66         | 1015 S. River               |
| 16         | 601 E. Sheridan   | 67         | 915 S. River                |
| 17         | 214 E. Sheridan   | 68         | 1212 E. Sixth               |
| 18         | 601 E. Third      | 69         | Scott Leavitt Park          |
| 19         | 310 N. School     | 70         | 306 Dayton                  |
| 20         | 610 E. Sherman    | 71         | 211 E. First                |
| 21         | 400 N. School     | 72         | 607 E. Third                |
| 22         | 402 N. School     | 73         | 411 E. First                |
| 23         | 505 E. Sherman    | 74         | 1500 E. Second              |
| 24         | 503 E. Sherman    | 75         | 1518 E. Second              |
| 25         | 315 E. Sherman    | 76         | 1562 E. Second              |
| 26         | 307 E. Sherman    | 77         | 1600 E. Second              |
| 27         | 215 E. Sherman    | 78         | 511-513 N. Meridian         |
| 28         | 306 E. Sherman    | 79         | 715 N. Meridian             |
| 29         | 300 E. Sherman    | 80         | 411 or 415 E. Edwards       |
| 30         | 313 N. Washington | 81         | 414 S. Edwards              |
| 31         | 200 E. Sheridan   | 82         | 509 S. Edwards              |
| 32         | 206 E. Sheridan   | 83         | 502 S. Edwards              |
| 33         | 214 E. Sheridan   | 84         | 508 S. Edwards              |
| 34         | 808 E. Sherman    | 85         | 514 S. Edwards              |
| 35         | 312 N. Edwards    | 86         | 715 E. Sixth                |
| 36         | 1006 E. Hancock   | 87         | 420 S. College              |
| 37         | 1000 N. Center    | 88         | 700 E. Fifth                |
| 38         | 111 N. Meridian   | 89         | 702 E. Fifth                |
| 39         | 109 N. Meridian   | 90         | 214 S. Meridian             |
| 40         | 114 N. Edwards    | 91         | 203 S. Center               |
| 41         | 115 N. School     | 92         | 317 S. Center               |
| 42         | 501 E. First      | 93         | 400 S. River                |
| 43         | 404 E. Hancock    | 94         | 340 S. River                |
| 44         | 400 E. Hancock    | 95         | 205 S. College              |
| 45         | 501 E. Franklin   | 96         | 314 S. College              |
| 46         | 505 E. Franklin   | 97         | 411 S. College              |
| 47         | 603 E. Franklin   | 98         | 415 S. College              |
| 48         | 709 E. Franklin   | 99         | 714 E. Third                |
| 49         | 415 N. Edwards    | 100        | 608 E. Second               |
| 50         | 501 N. Edwards    | 101        | 600 E. Second               |
| 51         | 411 N. Edwards    | 102        | 516 E. Second               |

| <u>No.</u> | <u>Address</u> |     |               |
|------------|----------------|-----|---------------|
| 103        | 500 E. Second  | 104 | 408 S. Howard |
| 108        | 515 S. Howard  | 105 | 420 S. Howard |
| 109        | 420 E. School  | 106 | 508 S. Howard |
| 110        | 410 S. School  | 107 | 513 S. Howard |
| 111        | 610 E. Fourth  |     |               |