

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

- I. ROLL CALL**
- II. OPEN MEETING**
- III. CONSENT CALENDAR** (items are considered routine and are not discussed unless requested)
 - Approval of August 12, 2010 Planning Commission Meeting Minutes
- IV. COMMUNICATIONS FROM THE FLOOR** (5 minute maximum per person)
 - For items not listed on the agenda
- V. QUASI-JUDICIAL PUBLIC HEARING** (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission). No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners.

APPLICANT: L. Johnson Furniture, Inc.

REQUEST: Designate the Johnson Furniture site as a local historic landmark, with Historic Landmark subdistrict zoning

LOCATION: 204, 206 and 208 E. 1st Street

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

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

CRITERIA: Newberg Development Code 151.491

- VI. ITEMS FROM STAFF**
 - 1. Update on Council items
 - 2. Other reports, letters, or correspondence
 - 3. Next Planning Commission Meeting: October 14, 2010
- VII. ITEMS FROM COMMISSIONERS**
- VIII. ADJOURN**

**FOR QUESTIONS PLEASE STOP BY OR CALL (503) 537-1240,
PLANNING & BUILDING DEPT. - P.O. BOX 970 - 414 E. FIRST STREET**

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TTY service please call (503) 554-7793.

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APPLICANT: Springbrook Properties, Inc. (Joe Kavale)
REQUEST: Conditional use approval for a helipad
LOCATION: 3200 E. Mountainview Drive
TAX LOTS: 3209-2690
FILE NO.: CUP-10-001 **RESOLUTION NO.:** 2010-282
CRITERIA: Newberg Development Code 151.210

Opening of the Hearing:

Chair Tri asked the Commissioners for any abstentions, conflicts of interest, or objections to jurisdiction. Commissioner Stuhr stated her mother owns the property immediately north of the Allison Inn. She spoke with her mother today who stated although the helicopter did scare her the first time it came over, it does not concern her as long as there were not going to be many helicopters flying and the path does not go directly over her property. Commissioner Stuhr stated she could make an unbiased judgment in this matter. Chair Tri read ORS §197.763.

TIME - 7:07 PM

Luke Pelz gave the staff report (see official meeting packet for details). Luke showed photos and a graphic that illustrated the proposed helipad site plan. This is a conditional use in the SD/H zone; will not have a negative impact; is consistent with the code; provides convenient transportation for the Allison Inn and Spa guests; and does not conflict with Oregon Department of Aviation (ODA) requirements.

Staff recommends that the Planning Commission adopts Resolution 2010-282 with the findings contained in Exhibit "A" and approve the conditional use permit to allow a 67' x 67' (4,500 square foot) helipad subject to the conditions of approval contained in Exhibit "B".

Public Testimony:

Chair Tri opened public testimony.

Proponents:

Joe Kavale stated staff did an excellent job of briefing the Planning Commission. This is actually a helistop. The legal difference is that a heliport allows maintenance and fueling of the aircraft. A helistop is only for offload and pickup of passengers or cargo. The hospital has a legal helistop due to the omission of maintenance and fueling. The primary flight route for the proposed helistop, coming down Springbrook Road and staying away from any residential properties, is based on prevailing winds. The D helicopter, when hovering and taking off, have a noise in the range of 80 - 90 decibels from 200 – 300 feet away. The closest house is due south 1,300 feet away. Common uses that have the same decibels include a ringing doorbell, a teakettle, a food processor, and a blender. One of the reasons people notice helicopters is because the noise is intermittent, which draws their attention.

Commissioner Haug asked if there are noise limits in the Development Code. Barton Brierley replied yes there are in the Municipal Code, although he is not sure what they are from memory. Mr. Brierley stepped out of the meeting to gather the information.

Commissioner Stuhr is concerned with the frequency of tours and helicopters landing and taking off. What is to stop a commercial helicopter entity starting to produce a lot of air traffic? Mr. Kavale

replied that could happen, although the Allison Inn would regulate that to limit the impact. Helicopter rides are not cheap and hours of operation are limited to daylight only; dawn to dusk.

Commissioner Wall stated 80 - 90 decibels does not sound accurate to him. He has had helicopters come over his house, which were very loud. Mr. Kavale disagrees with him on the volume because they will be several hundred feet over residential areas. Commissioner Wall asked about the helicopters that have landed there before and whether a special permit is needed. Mr. Kavale explained the FAA allows a helicopter to land anywhere they want to land as long as they have permission. Commissioner Wall asked if this application was made for the helipad because of City ordinance. Mr. Kavale responded by stating he wanted to do it legally by City code, even though the helicopters most likely could have flown in and out until someone had complained about it. They want to be in conformance with the City ordinance.

Commissioner Haug asked whether the visual flight rules are self-imposed or by the regulatory agencies. Joe Kavale replied they are self-imposed. Commissioner Haug would like to add as a conditional use that visual flight rules are required. Mr. Kavale has no objection to that. Commissioner Haug asked how complaints would be handled if any are received. Mr. Kavale replied the noise complaints go to the FAA. Commissioner Haug disagreed, and thought that most complaints would be directed to the city. If there are many complaints, how will it be handled at the City? Do we need conditions? Commissioner Wall stated the FAA could have strange rules and jurisdiction. Mr. Kavale does not know the process the FAA uses to handle noise complaints.

Commissioner Smith asked how many helicopter landings have occurred so far. He wondered have there been any noise, dust, and/or safety problems to date. Mr. Kavale replied six in the last year and there have been no complaints.

Barton Brierley returned to the meeting with the Noise Ordinance, which he read to the Commission.

Commissioner Haug asked what if the City receives complaints from surrounding citizens and those incidents become quite frequent, how do we address those? Barton Brierley stated first call Joe Kavale or the Allison with the complaint and try to resolve it that way; and unless it is unreasonable noise, they would be allowed to do it.

Chair Tri closed public testimony.

Deliberation:

Chair Tri entertained a motion for Resolution 2010-282.

MOTION #2: Haug/ Smith moved to recommend adoption of Resolution 2010-282 with the conditions stated; along with the following conditions: Type 3 & 4 helicopters are only allowed, no instrument landing is ever allowed; visual flight rules must always be used; daylight use only; and must satisfy the City Noise Ordinance requirements; and maintain private use by permission only.

VOTE ON MOTION #2: To adopt Resolution 2010-282. (6 Yes/ 0 No / 1 Absent [Duff]) Motion carried.

Chair Tri recessed for a five- minute break at 8:13 PM.

to keep up. Regarding the point system, there are some standards that are more negative than positive and will be worse for the community.

Commissioner Smith asked Chair Tri if the members of the Ad Hoc Sign Committee could explain why they chose the square footage of the signs that they did. Chair Tri and the Commission responded unanimously to allow the members to speak.

Councilor and Sign Committee Member, Stephen McKinney came forward and spoke to correct a few misperceptions. As a City Councilor, Mr. McKinney found out the playing field was extremely unfair among the community and businesses. He is an ordained Quaker Pastor and this is a way he can love his neighbors equally well. The City code in terms of signs is a difficult instrument to administrate. Signs are dealing with 21st Century technology and the existing code does not line up. Nothing is analog anymore, but digital. Static messages are no more. It has to be good for neighborhoods and businesses alike. He was more than glad to bring this to the City Council because there is no current instrument to use. We cannot use signs in the town in the existing code to promote events. Now, Walgreens can show Amber Alerts with their sign. Commissioner Smith understands the need for fairness but is the concern too generous? Could it be more restrictive? Councilor McKinney thinks the recommended code reflects the technologies, as they exist right now. This is right for Newberg as the old code is not workable. The Sign Committee tried to pick something good for the citizens and make the sign code applicable in trying to keep within the charge of the Mayor. Commissioner Smith understands Commissioner Haug has worried that if we adopt this code it gives leeway for businesses to have visual pollution. Councilor McKinney used Mountainview School as an example. The parents raised money for their sign but it was useless because of the code. You had to drive up to the sign to see it. Sometimes it makes more sense to have a large sign with a setback.

Commissioner Haug stated the testimony Councilor McKinney is giving is intimidating and forceful which establishes the point that there is no reason for him to make any proposal at all because Councilor McKinney is so set in stone on this proposal and will not budge a little on this. Commissioner Haug believes the Councilor's testimony proves his own point. Councilor McKinney stated he has been a preacher his entire life; so that is his methodology of conveying his message. There were all types of points of view on the Sign Committee, not just his, and all members ended up relating to the same material and arriving at the same conclusion. The City of Newberg deserves a 21st Century code in regard to electronic signs. Commissioner Haug stated he is not opposed to upgrading the code or increasing the size to some extent, but questioned the extent of the size changes.

Barton Brierley recommended the Planning Commission focus on the proposed code language and any potential changes they want to recommend, and not speculate on the process.

Commissioner Stuhr understands Commissioner Haug's concerns but pointed out the larger the sign the less animated the sign can be, which is better because they will be static. The site element review is her concern. Some of the choices could actually make it less attractive.

Commissioner Wall asked at what point the City needs to micromanage everything. Councilor McKinney is not intimidating. He would like to know specifically what about the existing ordinance is unfair. The proposed code would change the rules, but be no more fair or unfair. Councilor McKinney explained most businesses under the existing code meet all the requirements to the best of their ability, but if the City Council exempts another sign, why should one of our businessmen have to play by those rules when the larger business with an attorney who threatens to sue, get an exemption? He does not believe that to be a level playing field. Commissioner Wall asked if that is a problem with the fact the

Council has a way to grant an exception, and not a code problem. Councilor McKinney would like to have a better document where exceptions will not need to be granted; making it easier for people to have the ability to use their signs, meeting the criteria. He believes this document adjusts the sign ordinance appropriately since the electronic portion was not applicable anymore.

MOTION: #4: Smith/Haug moved to adopt the staff's proposal regarding the site element review; adding a business definition to the section regarding a sign used by two or more businesses on site; *"Sign will be used by two or more businesses on site; each business must have two or more employees on site at least 15 hours per week."* (6 Yes/ 0 No/ 1 Absent [Duff]) Motion carried.

VOTE ON MOTION #3: To adopt Resolution 2010-281. (5 Yes/ 1 No [Haug] / 1 Absent [Duff]) Motion carried.

TIME: 9:53 PM

VI. ITEMS FROM STAFF:

Update on Council items:

Barton Brierley stated the Planning Commission's decision to deny the conditional use permit for the Fred Meyer gas station was appealed by the applicant and will be heard by the City Council on August 16, 2010. The Planning Commission members can attend but it would not be appropriate for them to speak. On September 7, 2010 the City Council will hold a hearing on Affordable Housing and Design Standards development code amendments. Also, they will consider approving a student planning commissioner.

Other reports, letters, or correspondence:

Commissioner Haug asked about the City budget and what the City Manager presented to the City Council regarding a report to adopt a sustainable budget. Mr. Brierley explained the City Manager proposed a process to the City Council to go to the public citizens both in a forum and survey format to ask questions on what services do they feel are so important they should be paid for at public expense. What are their priorities? Based on that input, base the budget for coming years and make decisions on services that are most needed.

The next Planning Commission meeting is scheduled for September 9, 2010.

VIII. ITEMS FROM COMMISSIONERS:

Commissioner Smith asked about the matter regarding the citizens who came to the meeting this evening believing they would be hearing an application for affordable housing on Meridian Street. Barton Brierley explained the Yamhill County Housing Authority purchased a piece of property on Meridian Street north of the railroad tracks and are preparing to file a zone change application from R -1 to R -3. Staff met with them and encouraged them to have a meeting with the neighbors before it comes to the Planning Commission. The Housing Authority did hold neighborhood meetings. As a result, many

are aware of the proposal and voiced concerns. If the Planning Commissioners hear any comments it will be ex-parte contact so Barton urged the commissioners to please take notes and print out any information such as an email the Commissioners may receive which needs to be in the record. Avoid all ex-parte contact if at all possible.

Commissioner Haug asked the legal basis the City Council has to grant exceptions to violations of the code versus rewriting the code to accommodate them. Barton Brierley replied regarding the Lamphere sign, there was an allowance in the code for the City to approve the sign under the Sign Program, which they did. The City Council did establish the Pilot Program for a period of time to analyze code amendments, which they did under their legislative authority. Commissioner Haug stated Mr. Brierley was incorrect regarding the Lamphere sign. That went to LUBA and when it came back, LUBA remanded it because a proper decision was not made. He believes the sign program was illegal and was not due process.

Commissioner Stuhr appreciates Commissioner Haug's passion but does not believe tonight's meeting was the time to have that energy behind what he was saying. She is a little concerned by the behavior of this board. That energy needs to be tempered and the discussion needs to be focused on the items before the Planning Commission at the meeting.

IX. ADJOURN:

Chair Tri adjourned the meeting at 10:15 PM.

Approved by the Planning Commission on this 9th day of September, 2010.

AYES:

NO:

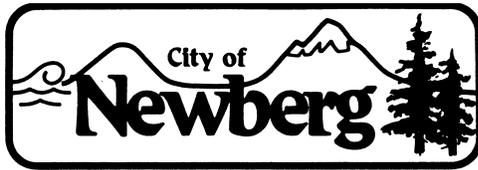
ABSENT:

ABSTAIN:

Planning Recording Secretary

Planning Commission Chair

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Planning and Building Department

P.O. Box 970 · 414 E. First Street · Newberg, Oregon 97132

(503) 537-1240 · (503) 537-1272 FAX · www.ci.newberg.or.us

STAFF REPORT

HISTORIC LANDMARK DESIGNATION – JOHNSON FURNITURE

Type III Historic Landmark Designation Review

FILE NUMBER: HISD-10-001
REQUEST: Designate the Johnson Furniture site as a local historic landmark on Newberg's historic resources inventory, and change the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District.
APPLICANT: L. Johnson Furniture Inc. (Michael Gunn, Applicant's Representative)
OWNER: Leonard Johnson as Trustee of the Johnson Family Trust
LOCATION: 204, 206, and 208 E. First Street
TAX LOT: 3219AB-10300, -10301, and -10400
PLAN
DESIGNATION: COM Commercial
ZONE: CBD Central Business District
CODE CRITERIA: Newberg Development Code § 151.491
PREPARED BY: Luke Pelz, AICP; Assistant Planner
ATTACHMENTS: Attachment "1" Planning Commission Resolution 2010-283 with:

- Exhibit "A" Findings

Attachment "2" 1990 Historic Resource Survey & Evaluation
Attachment "3" Application
Attachment "4" Public Comment



A. EXECUTIVE SUMMARY:

The Johnson Furniture site has a non-conforming illuminated awning sign along First Street. The non-conforming status means that the sign was constructed legally with permits, but does not meet current downtown sign requirements. The Development Code requires that all non-conforming signs comply with the current code by 2010. Non-conforming signs that are part of a historic landmark building are exempt from the non-conforming sign regulations. In order for the existing “Johnson Furniture” sign to remain, L. Johnson Furniture Inc. requests to designate the Johnson Furniture site as a local historic landmark on Newberg’s historic resources inventory, and change the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District.

Staff finds that the proposal meets the historic landmark designation criteria and Comprehensive Plan policies.

At the September 9, 2010 public hearing the Commission should:

1. Review the historic landmark designation criteria and Comprehensive Plan policies;
2. Consider public testimony;
3. Make findings of fact; and
4. Make a decision to adopt Resolution 2010-283, a recommendation to City Council to designate the Johnson Furniture site (204, 206, and 208 E. First Street) as a local historic landmark on Newberg’s historic resources inventory, and change the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District.

For this request the Planning Commission action is a recommendation to the City Council. The Planning Commission may recommend: a) approval with no conditions, b) approval with conditions, or c) denial of the request. A tentative Planning Commission Resolution with findings can be viewed in Attachment “1”.

B. EXISTING SITE INFORMATION:

- | | |
|-------------------------------------|---|
| 1. Lot Area: | ≈ 0.3 acres or 12,600 square feet. |
| 2. Current Land Use: | Commercial (Furniture Store). |
| 3. Adjacent Land Uses: | Commercial. |
| 4. Topography & Natural Features: | Flat (1% < slope). |
| 5. Access & Transportation: | There is no existing off-street parking.
Pedestrian access is taken from First Street. |
| 6. Utilities & Public Improvements: | The adjacent streets are fully improved. The site is currently served by city water. |
| 7. Site Photos: | |



C. PROPOSAL:

The proposal includes designating the Johnson Furniture site as a local historic landmark on Newberg's historic resources inventory, and changing the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District. No exterior or interior site modifications are proposed.

D. DISCUSSION:

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

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

At the time of the 1990 update, the Council decided that inclusion on the historic resource inventory was voluntary. The consultant recommended including the Johnson Furniture site as a local historic landmark on the initial draft inventory, however the site was not included on the final plan inventory due to a request by the property owner. The 1990 historic resource surveys and evaluations for the Johnson Furniture site (204, 206, and 208 E. First Street) are shown in Attachment "2". 204 and 206 E. First Street received evaluations as contributing resources, while 208 E. First Street received an evaluation as a secondary resource.

The Johnson Furniture Site

The buildings that occupy the Johnson Furniture site are about a century old, include design features that contribute to the historic character of downtown Newberg, and are associated with Newberg's local history. 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 Street 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. 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.

Newberg’s Non-Conforming Sign Regulations

A permit was issued for the illuminated “Johnson Furniture” awning sign on August 21, 1996. The sign is non-conforming because the Newberg Code 151.597(B) allows lettering only on the lowest 12 inches of an awning sign. The City of Newberg adopted an upgraded sign ordinance in 1998 and an upgraded sign ordinance for downtown in 2002. The new sign ordinance included a provision that required all signs to conform to the new sign code by 2008. This was intended to give owners and businesses plenty of time to upgrade their signs, while making use of them in the meantime. In 2008 the Newberg City Council directed staff to inform property owners of this provision and extended the deadline to comply until March 2010. Staff found that there were a total of about 50 non-conforming signs as of 2009. Letters were sent to property owners asking them to either remove or modify the non-conforming sign in conformance with the code. The Development Code includes a process that allows property owners to request that the non-conforming sign remain. About 10 out of the 50 property owners with non-conforming signs submitted a request to have a hearing. Hearings were held in June 2009 and most requests were approved with conditions. The owner of Johnson Furniture did not request a hearing – therefore the sign is currently considered non-conforming and in violation of the Development Code. Properties located in the Historic Landmark Overlay Zone are exempt from the non-conforming sign regulations.

Findings

In order to make a recommendation the Planning Commission is required to make findings that show the proposal meets the historic landmark designation criteria. Tentative findings are shown in Attachment “1”. The Planning Commission may modify the tentative findings prior to adoption.

E. PUBLIC TESTIMONY

The applicant submitted approximately seventy signed letters of support regarding the proposal, which are shown in Attachment “4”.

F. PROCESS

The Development Code requires certain procedures regarding public notice and application review according to Oregon Revised Statutes. The procedural requirements of the Newberg Development Code § 151.022 are met as follows:

1. July 23, 2010: The Director determined the application was complete. The applicant owns all property within 500 feet of the development site therefore mailed notice is not required. Notice was posted on site.
2. September 9, 2010: The Planning Commission held a public hearing to consider the request.

G. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopts Resolution 2010-283 with the findings contained in Exhibit “A” and approve the request to designate the Johnson Furniture site as a local historic landmark on Newberg’s historic resources inventory, and change the zoning designation of the property from C-3 Central Business District to C-3/H Central Business District/Historic Landmark Sub-District.

ATTACHMENT 1
PLANNING COMMISSION RESOLUTION No. 2010-283

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

RECITALS:

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

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

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

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

ADOPTED by the Planning Commission of the City of Newberg, Oregon, this 9th day of September, 2010.

AYES:

NAYS:

ABSTAIN:

ABSENT:

ATTEST:

Planning Commission Secretary

Date

Planning Commission Chair

Date

Exhibits:

"A" Findings

EXHIBIT “A” FINDINGS

Resolution 2010-283/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 Planning Commission 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 Planning Commission 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.

RECEIVED

July 2, 2010

JUL - 2 2010

Mr. Barton Brierley
City of Newberg Planning
414 E. 1st St
Newberg, OR 97132

HAND DELIVERED

Re: L. Johnson Furniture Inc – Historic Landmark Designation
Tax Accts 3219Ab 10300, 10301, and 10400

Dear Barton:

Enclosed herein are the following documents associated with the matter (original plus 12 copies):

1. Type III Application with applicant and owner signature
2. Public Notice Information (both to be mailed and posted)
3. Lot Book Report (shows both Leonard and Chris as trustees because no death certificate has been recorded yet)
4. Written Response to Criteria
5. Pictures of applicable signage and properties

Since this is an application for Historic Landmark Designation, there is no application fee. It is my understanding that you are going to schedule the Planning Commission Hearing for October 4. Please provide me notice of the actual hearing date so I can mail the notice to all the applicable property owners. To reiterate, I am not acting as an attorney in this matters as I am on inactive status but acting as a consultant to the applicant. Please advise when complete and if you have any questions. Thank you for your cooperation.

Yours very truly,



Michael G. Gunn
PO Box 162
Dundee, OR 97115
503-538-8285

enc:

CITY OF NEWBERG **ATTACHMENT 2**
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

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

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

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

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

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

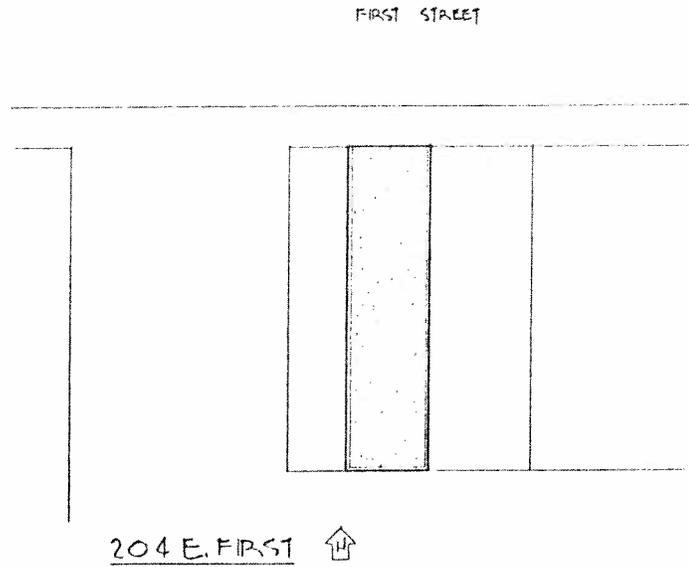
SOURCES:
Polk Co. Business Directories, 1920, 23-24, 25-26
Sanborn Insurance Maps, 1905, 1912, 1929.
Ticor Title Co. Records, McMinnville OR.
Yamhill Co. Directory, 1912. **PC: Page 21 of 176**

CITY OF NEWBERG
 INVENTORY OF HISTORIC PROPERTIES
 HISTORIC RESOURCE SURVEY FORM

PAGE 2



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



CITY OF NEWBERG
HISTORIC RESOURCE INVENTORY EVALUATION CRITERIA

Ranking C

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

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

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

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

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CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

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

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

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Unknown
WALL CONSTRUCTION: Masonry
ROOF FORM & MATERIALS: Flat w/parapet.
PRIMARY WINDOW TYPE: Retail base.

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

EXTERIOR SURFACING MATERIALS: Brick -stretcherbond pattern.
DECORATIVE FEATURES: Polychrome brick medallions. Brick cornice.
OTHER: Soldier courses above transom. Blind transom lights.

CONDITION: EXCELLENT X GOOD FAIR DETERIORATED MOVED (DATE)
(EXPLAIN)

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

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

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

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

SOURCES:

Johnson, Dorothy. Correspondence. March 1985.
Sanborn Insurance Maps, 1905, 1912.
Ticor Title Co. Records, McMinnville OR.
Yamhill Co. Directory, 1912. **PC: Page 24 of 176**

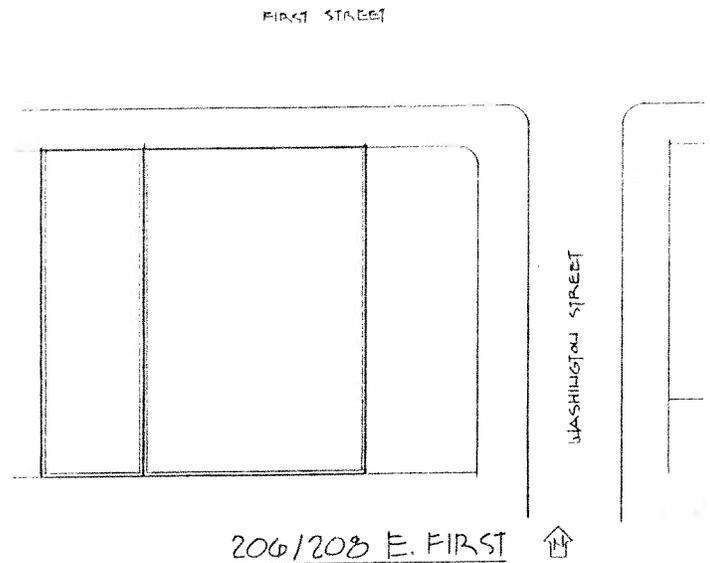
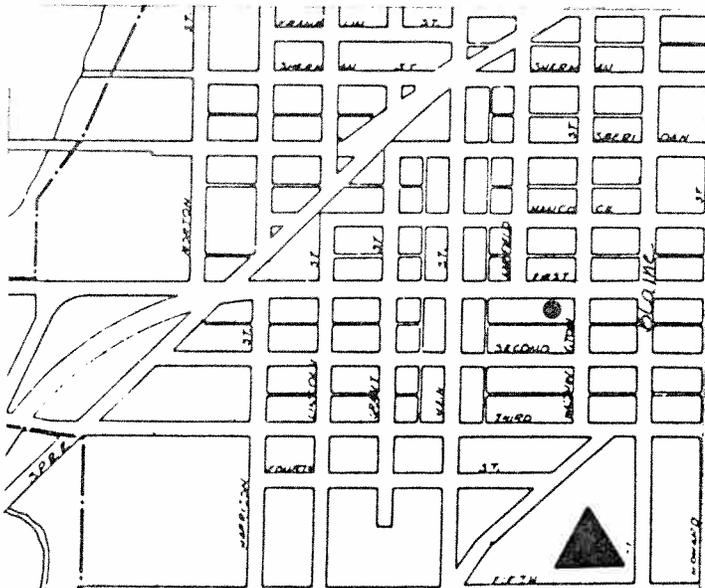
SHPO INVENTORY NO.:

CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

PAGE 2



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



CITY OF NEWBERG
HISTORIC RESOURCE INVENTORY EVALUATION CRITERIA

S → C

Ranking C

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

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

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

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

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

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

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

TOTAL 24.0

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

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

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

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CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

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

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

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

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

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

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

SOURCES:

Johnson, Dorothy. Correspondence. March, 1985.
Sanborn Insurance Maps, 1905, 1912.
Ticor Title Co. Records, McMinnville OR.
Yamhill Co. Directory, 1912. **PC: Page 27 of 176**

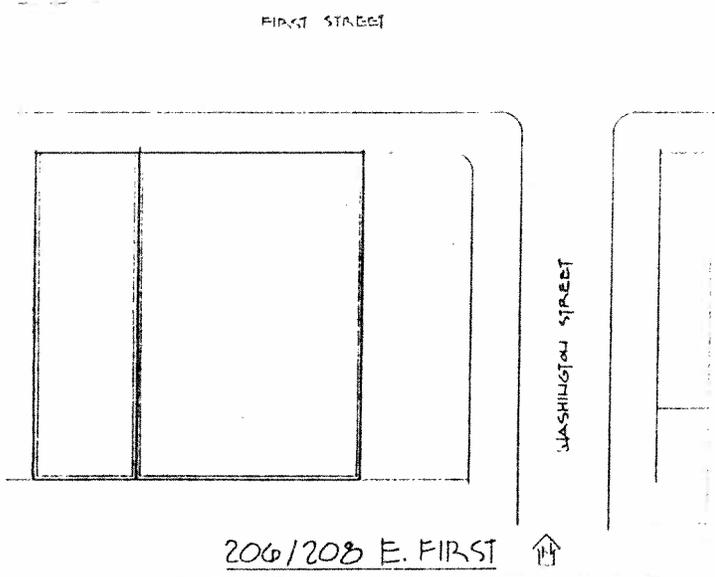
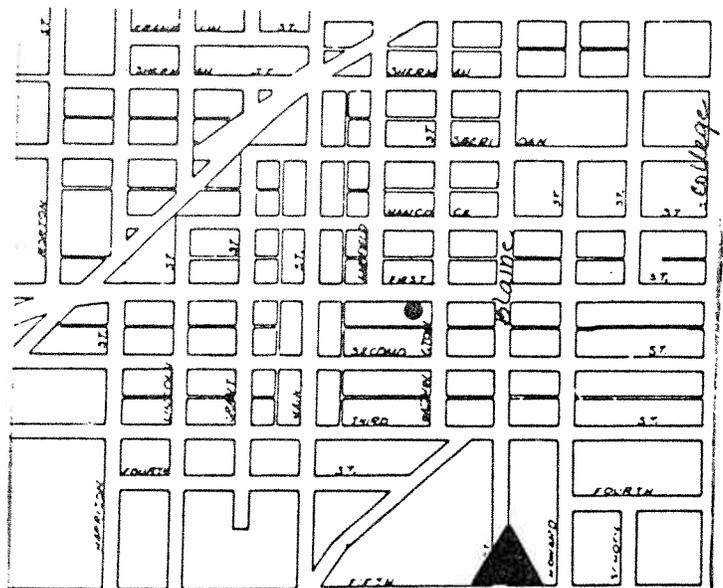
SHPO INVENTORY NO.: ___

CITY OF NEWBERG
 INVENTORY OF HISTORIC PROPERTIES
 HISTORIC RESOURCE SURVEY FORM

PAGE 2



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



**CITY OF NEWBERG
HISTORIC RESOURCE INVENTORY EVALUATION CRITERIA**

Ranking 5

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

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

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

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

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

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

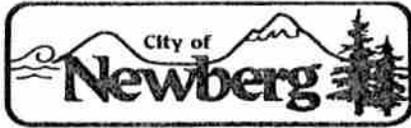
Final Ranking
 Primary Resource (40-50)
 Secondary Resource (30-39.5)
 Contributing Resource (20-29.5)
 Not Included in Inventory (0-19.5)

TOTAL 31.0

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

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

4.0



TYPE III APPLICATION - 2010
(QUASI-JUDICIAL REVIEW)
ATTACHMENT 3

File #: _____

TYPES - PLEASE CHECK ONE:

- Annexation
Comprehensive Plan Amendment (site specific)
Zoning Amendment (site specific)
X Historic Landmark Modification/Alteration
Conditional Use Permit
Type III Major Modification
Planned Unit Development
Other: (Explain)

APPLICANT INFORMATION:

See attached Memorandum & Response to Criteria

APPLICANT: L. Johnson Furniture Inc.
ADDRESS: 206 E 1st St Newberg OR 97132 PO Box 456 Newberg
PHONE: 503-538-4513 MOBILE: FAX: 503-538-0386
OWNER (if different from above): Leonard Johnson Trustee PHONE: 503-538-9503
ADDRESS: 19460 NE Williamson Rd Newberg OR
ENGINEER/SURVEYOR: N/A PHONE:
ADDRESS:

GENERAL INFORMATION:

PROJECT NAME: Historic Landmark Drsg. PROJECT LOCATION: 204, 206, 208 E. 1st St
PROJECT DESCRIPTION/USE: Commercial
MAP/TAX LOT NO. (i.e. 3200AB-400): 3219 AB 10300, 10301, 10400 ZONE: E-3 SITE SIZE: 29 SQ. FT. ACRE X
COMP PLAN DESIGNATION: Com TOPOGRAPHY: Flat
CURRENT USE: Commercial
SURROUNDING USES:
NORTH: Commercial SOUTH: Commercial / Residential
EAST: Commercial WEST: Commercial

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: [] Fees [X] Public Notice Information [X] Current Title Report [X] Written Criteria Response [X] Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexationp. 16
Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
Conditional Use Permitp. 21
Historic Landmark Modification/Alterationp. 23
Planned Unit Developmentp.26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

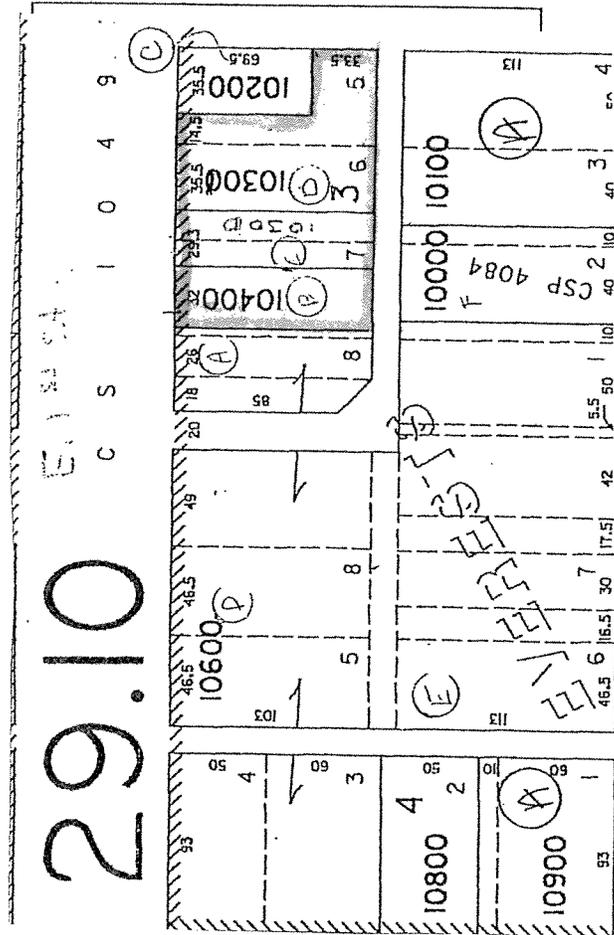
Applicant Signature [Signature] Date 6-30-10
L. Johnson Furniture Inc.
Print Name

Owner Signature [Signature] Date TTEE 6-30-10
Leonard Johnson Trustee Johnson
Print Name Family Trust

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists

Site

TAX LOT NUMBER: 3219AB 10300, 10301, 10400



**MEMORANDUM REGARDING LAND USE APPLICATION –
HISTORIC LANDMARK ESTABLISHMENT**

1. History regarding the properties.

A. There are three (3) properties that are the subject of this application: 204 E. 1st St (previously known as “Western Auto” building), 206 E. 1st St, and 208 E. 1st St. with tax accounts 3219AB 10300, 10301, and 10400.

1). All these properties have been owned by the Johnson Family for a considerable period of time. Leonard Johnson’s parents, LeVerne and Dorothy Johnson purchased 208 E. 1st St in or about 1948 and purchased 206 E. 1st St in or about 1951. After LeVerne and Dorothy Johnson’s death, ownership of these two buildings was conveyed to Leonard Johnson and Larry Johnson. Leonard and Chris Johnson (his spouse) and Larry and Linda Johnson (his spouse) purchased the old Western Auto building in or about 1990. In or about 1995, Leonard Johnson and Chris Johnson and Larry and Linda Johnson divided the business with Leonard and Chris Johnson receiving the furniture portion and Larry and Linda Johnson receiving the flooring portion. As part of the division, Leonard and Chris Johnson received the three subject properties, and Larry and Linda Johnson received real property located at 300 E. 1st St (commonly known as “the Johnson Flooring building”). On or about March 9, 2010, ownership of the three subject properties was transferred to Leonard and Chris Johnson as co-trustees of the Johnson Family Trust. On May 31, 2010, Chris Johnson passed away, and at the present time, Leonard Johnson is the sole trustee of the Johnson Family Trust.

2). 206 and 208 E. 1st St have been continually operated by the Johnson family as a furniture store since they were acquired by LeVerne and Dorothy Johnson as set forth above [they were also utilized as a flooring store until the business division as set forth above, and for a certain period of time 206 E. 1st was also used as a hardware store]. For a certain period of time subsequent to its acquisition by the Johnsons, 204 E. 1st St was also utilized as a hardware store by Johnsons, but subsequent to Johnsons ceasing the hardware business, that property has been continually utilized as a furniture store.

B. In or about 1996, Leonard and Chris Johnson, after obtaining permit approval from the City of Newberg, caused to be constructed the existing “awning type” sign attached to the front of the 3 subject properties. In constructing the sign, Leonard and Chris Johnson spent approximately \$26,000. Leonard Johnson estimates that if he were required to construct that same sign today, it would cost approximately \$40,250 (calculated at \$350/lineal ft. x. approximately 115 lineal ft.).

2. Historic issues regarding the properties.

A. In or about 1990/91, the City of Newberg instituted various hearings associated with the proposed classification of certain properties as “historic

designation” properties. The three subject properties as well as 300 E. 1st St (nka the Johnson Flooring property) were initially proposed by the City of Newberg to be included as historic designation properties. The City of Newberg held a series of public hearings regarding the matter, and the Johnson family, together with numerous other property owners, objected to their properties being included as historic designation properties. The primary reason for the Johnson family’s objection as well as the objections of other property owners was that everyone felt that the conditions the City of Newberg was attempting to place on historic properties would be too restrictive and would cause a financial burden on the property owners. Eventually, the City of Newberg adopted an ordinance which included certain properties as “historic designation” properties but only if the property owners voluntarily agreed that their specific property (ies) should be included as historic designation properties. Because of the reasons set forth above, the Johnson family chose to not have the three subject properties as well as 300 E. 1st St included as historic designation properties [note: there were also numerous other property owners who chose to not have their properties included as historic designation properties].

B. To date, the three subject properties are **not** included as Historic Landmark properties; however, this application is requesting that the three subject properties be designated as Historic Landmark properties. The reasons for this request are discussed in detail later in this Memorandum.

3. Sign issues regarding the properties.

A. As set forth above, the existing sign was constructed with permit approval from the City of Newberg in or about 1996. Notwithstanding the fact that the sign was a permit approved sign when constructed, according to the City of Newberg, it now does not satisfy the criteria for sign approval as set forth in Newberg City Ordinance #151.597 (B) in that the “screened on sign” letters occupy more than the lowest single 12” of the awning sign (reference attached pictures of the sign for a more descriptive visual reference). As the City of Newberg is aware, the existing sign ordinance was adopted by the City Council **subsequent to** the permit approval by the City of Newberg of construction of the existing sign.

B. Because the existing sign does not satisfy the requirements of NCO #151.597 (B) as set forth above and thus is a non-conforming sign, in or about January 2, 2009, the City of Newberg sent communication to Leonard and Chris Johnson setting forth that the sign was non-conforming as set forth above and that they had three options associated with the sign, to-wit:

- 1). Remove the sign, or
- 2). Modify the sign so that it was conforming, or
- 3). Apply to allow the sign to remain as a non-conforming sign pursuant to the hearings officer process adopted by the City of Newberg; however, that application was required to be submitted no later than March 31, 2009.

C. Analyzing the options communicated to the Johnson Family as set forth above,

1). Option #1 regarding removal of the sign was not a viable option to Johnsons. That sign cost a significant amount of money to construct and would cost even a more significant amount to remove and replace with a sign that was conforming. Furthermore, Johnsons felt that the existing sign was both an attractive and an aesthetic asset to the downtown core area. Numerous people over the years have complimented Johnsons on the attractiveness of the sign and also to the fact that they use the sign to shield themselves from precipitation when walking along 1st St.

2). Option #2 regarding modifying the sign so that it was conforming was not a viable option, because the letters pictures and are screened on by the factory, and the only way to make the sign conforming would be to “paint over” the existing letters and pictures which would not be aesthetic at all and would be an eyesore for the downtown area. Additionally, it is next to impossible to pain attractive letters on an existing awning. For these reasons, option #2 was not really an option.

3). Option #3 was potentially a viable option for Johnsons as they could have and probably should have submitted an application to the hearings officer requesting that they allow the sign to remain as a non-conforming sign. Because of the fact that at the time Johnsons were experiencing severe financial problems caused by the embezzlement of thousands of dollars (an amount of six figures) by their furniture store bookkeeper which was the main focus of their attention, they “let the matter slip by” and inadvertently did not apply to allow the sign to remain. Because of the March 31, 2009 time deadline for submitting the application, that option is no longer available. That fact is not being brought to the City’s attention as an all encompassing justification as to Johnson’s failure to submit the application, as they were at fault for not submitting the application [however, Johnsons submit it is also speculative as to whether or not the application would have been approved had it been submitted by them]. Johnsons simply want the City to be made aware of the fact that for the past few years, they have been experiencing severe financial and emotional stress brought about by the embezzlement, and that stress has diverted their attention from other issues. The bookkeeper is now being criminally prosecuted associated with the embezzlement.

D. The options now available to Leonard Johnson as trustee (herein known as “Leonard Johnson”) are very limited. For the reasons set forth above, it is not feasible to attempt to make the sign conforming. He must either remove the sign or obtain City of Newberg approval for the sign to remain. If there is no approval obtained, then the sign will have to be removed. The only method to obtain City approval is to have the three subject properties be established as Historic Landmark properties per NCO #151.149 (F) in that Historic Landmark properties are exempt from the City of Newberg sign ordinance. While the primary reason for this said application is to ultimately obtain approval for the existing sign to remain, nonetheless, Leonard Johnson is required to satisfy all the existing ordinance criteria

required by this application in order to obtain approval for the properties to be designated as Historic Landmark properties.

E. Furthermore, Leonard Johnson wants the City of Newberg to know that his opinion regarding the conditions placed on the historic properties by the City of Newberg has changed over the years. Originally, as set forth above, Leonard Johnson believed that the conditions imposed on historic designated properties would be too restrictive and cause financial burdens on the property owners. However, in the almost 20 years since the ordinance was enacted, Leonard Johnson now sees a benefit to the City in having Historic Designated properties, and furthermore that the conditions as not “too restrictive” as he originally thought they would be.

4. Ordinance criteria associated with Historic Landmark Establishment.

A. The applicable NCO is #151.490 et. Seq. Specifically, NCO #151.491 (D)(1), (D)(2), and (D)(3) set forth the applicable criteria associated with determining whether or not to designate a specific property (ies) as a Historic Landmark Designation, to-wit:

(D)(1) – Note: Any or all of the following 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 or the neighborhood or city.

(D)(2) –

The proposed landmark will serve the purpose of this section as stated in NCO 151.490.

(D)(3) –

The economic, social, environmental, and energy consequences of conflicting uses shall be considered.

Regarding Criteria D(1)

(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.

All three of the subject properties satisfy this condition.

1 – Two of the properties are approximately 100 years old, while the third property is approximately 90 years old. Clearly, by their age alone, these three properties satisfy the definition of historic and are associated with natural history. Furthermore, they are associated with historic local people and important events in local history. 204 E. 1st St was constructed by E. C. Baird, a prominent local citizen, and housed his grocery store for a considerable period of time. 206 E. 1st St was operated as a furniture store in 1929, more than 80 years ago. 208 E. 1st St was constructed in or about 1911 and was occupied at that time by Christianson-Larkin Hardware Co. The owners of that hardware company were Nels Christianson and George Larkin, both of whom were prominent local citizens.

Therefore, Leonard Johnson submits that he has satisfied the requirements of NCO #151.490(D)(1)(a).

(b). The landmark embodies distinguishing characteristics of architectural specimens inherently valuable for a study of a period, style, or method of construction.

All three of the subject properties satisfy this condition.

1 – As set forth above, two of the properties are approximately 100 years old, while the third property is approximately 90 years old. The lines of each building are characteristic of many of the early brick front commercial buildings constructed in Newberg in the early 1900's. The fronts of the buildings were constructed of brick and all have decorative masonry work. 204 E. 1st St has a parapet wall for the front of the roof and retail base windows with blind transoms as well as brick pilasters and recessed brick panels. 206 E. 1st St has a parapet wall for the front of the roof as well as stretcher bond pattern brick and brick medallions. 208 E. 1st St also has a parapet wall for the front of the roof, stretcher bond pattern brick and recessed panels. The fronts of these three buildings are consistent with many of the downtown area buildings constructed during this period of time.

Therefore, Leonard Johnson submits that he has satisfied the requirements of NCO #151.490(D)(1)(b).

(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.

1 – It is unknown as to whether or not the three subject properties are the notable work of a master builder, designer, or architect. However, 204 E. 1st St was constructed by E.C. Baird, who was a very prominent local citizen. It is true that the three properties represent the style and design of certain other buildings in the downtown area; however, Leonard Johnson would submit that the City of Newberg is not required to consider this criteria (ie., Leonard Johnson is not required to satisfy this criteria), and that the fact that he has satisfied all of the other four criteria set forth in NCO #151.490(D)(1) far outweighs the fact that he may not have satisfied this specific criteria.

(d). The landmark retains a high degree of original design, crafting, materials, and original site features.

All three of the subject properties satisfy this condition.

1 – While there have been some alterations to the properties over the years, nonetheless, the form and scale and appearance of the fronts of these properties remain intact and make an important contribution to the historic nature of the downtown area.

Therefore, Leonard Johnson submits that he has satisfied the requirements of NCO #151.490(D)(1)(d).

(e). The landmark contributes to the immediate environment and the character or the neighborhood or city.

All three of the subject properties satisfy this condition.

1 – The downtown area of the City is historic in nature. With the exception of Nap's Grocery, all of the buildings on the city block are historic and compatible with each other. The buildings on the south side of 1st St that are in the block that is immediately east of the subject block are also historic in nature and compatible aesthetically with the three subject properties (reference attached pictures of the block immediately east). Leonard Johnson also submits that the awning is very compatible with the character of the fronts of the three subject properties.

Therefore, Leonard Johnson submits that he has satisfied the requirements of NCO 151.490(D)(1)(e) and furthermore has satisfied at least four of the five criteria of this ordinance section. Again, to emphasize, Leonard Johnson is not required to

satisfy **all five** of the ordinance criteria; he has satisfied four of the five. According to the ordinance, the City has the authority to approve an application of this nature upon an applicant satisfying only **one** of the ordinance criteria.

Regarding Criteria (D)(2)

The proposed landmark will serve the purpose of this section as stated in NCO 151.490, which sets forth the following:

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 attraction to tourists and visitors;

(E) Carry out the provisions of LCDC Goal 5.

All three of the subject properties satisfy this condition.

1- These properties are all at least 90 years old and by definition are historic in nature. Because they were constructed by prominent local citizens and were occupied by commercial activities in the early 1900's, they represent a significant element of local history. Furthermore, these three properties promote the historical nature of the downtown Newberg area and by reason of their architectural styles are obviously sites and objects of historic interest within the City. The properties foster civic pride as evidenced by their historic preservation as well as the fact that numerous citizens are supportive of this application as evidenced by the numerous letters of support which are attached hereto. Designating these three properties as historic landmarks would comply with the terms and conditions of the City's Comprehensive Plan; specifically, Goals and Policies G-3 which state:

3. Historic Resources Policies

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.

e. The City will encourage identification and/or preservation of significant historic landmarks, archaeological or architectural sites which meet criteria established by the City.

These properties enhance the city's attraction to tourists and visitors as evidenced by the City's Comprehensive Plan which encourages historic preservation.

Lastly, designating these three properties as Historical Designations fully complies with the applicable portions of LCDC Goal 5 which states:

To protect ... historic areas. Local governments shall adopt programs that shall conserve historic resources for the present and future generations.

Therefore, Leonard Johnson submits that he has satisfied the requirements of NCO #151.490(D)(2).

Regarding Criteria (D)(3)

(3) The economic, social, environmental, and energy consequences of conflicting uses shall be considered.

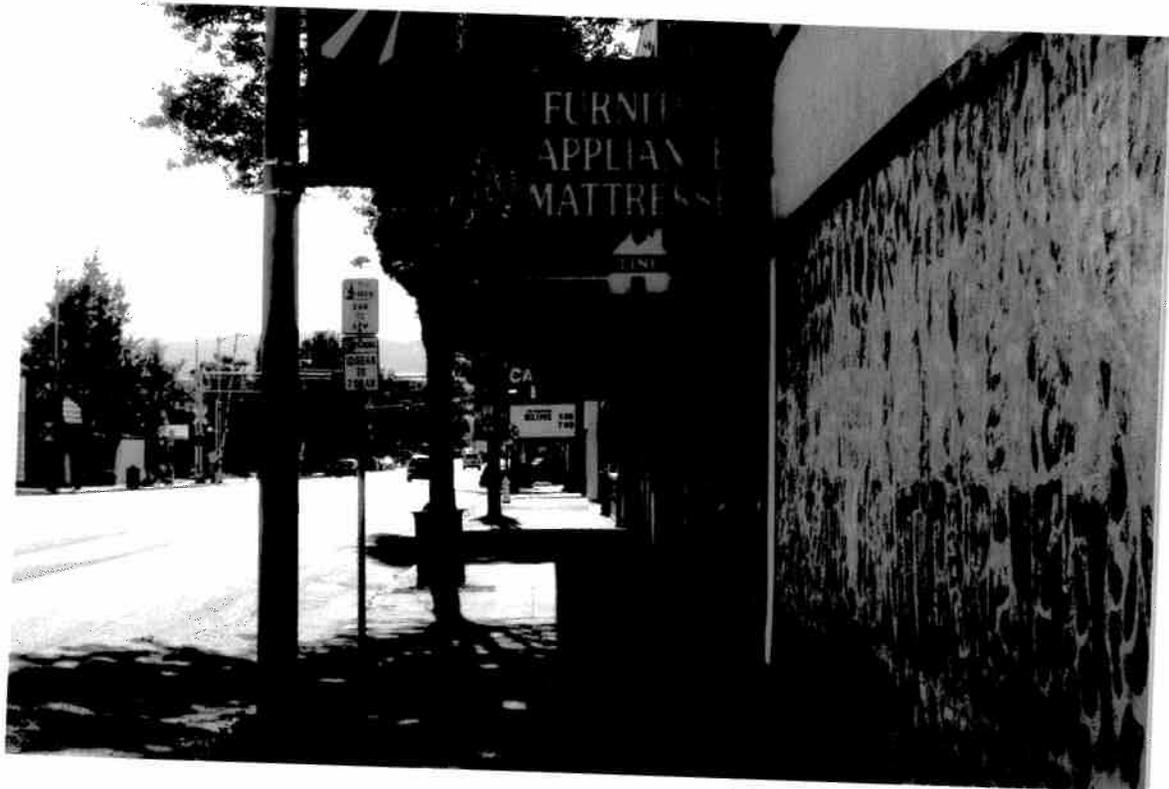
The properties have been used for commercial activities for at least six decades. Therefore, their current usage maximizes the economic viability of the properties. If they were to be demolished, and new buildings constructed [it is highly unlikely that City approval could be obtained for this), the economic cost to Leonard Johnson would be astronomical. Demolishing the existing buildings and constructing new buildings is not economically feasible.

These three properties are all at least 90 years old and are obviously historical in nature. This historical nature together with the fact that citizens of Newberg are exposed to rich culture based on the conditions of these buildings means that from a social standpoint, the citizens of Newberg as well as non-citizens of Newberg reap valuable culture and history from these properties in their present condition.

If these properties were to be demolished and new properties constructed in their place, that would require significant energy to be expended in the demolition and new construction. It is also submitted that the environmental effect of leaving the buildings in their present historical condition is far better on the City than the environmental effect of demolishing the existing buildings and replacing them.

Therefore, Leonard Johnson submits that he has satisfied the requirements of NCO #151.490(D)(3).





September 1, 2010

RECEIVED
ATTACHMENT 4
SEP 1 2010

Mr. Luke Pelz
City of Newberg Planning

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

HAND DELIVERED

Dear Luke:

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

Yours very truly,



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

Enc:

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

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

Theodore L. Davis
Name

Theodore L. Davis
Signature

2902 E 2nd St #65
Newberg OR 97132
Address

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

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Maria Secundo

Name

Maria Secundo

Signature

528 Crater Lane
Newberg OR 97132

Address

Communication in support of L. Johnson Furniture Inc. application for
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(Retired Air Force member; my family lives in Newberg & I return @ least once a year to visit.)

LANN L. HOWE
Name

Lann L. Howe
Signature

140 Blue Beach Road
Dover DE 19904
Address

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

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

Gladys Morgan
Name

Gladys Morgan
Signature

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

Address

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Historic Landmark Designation of Johnson Furniture Properties

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Diane Reichenbach
Name

Diane Reichenbach
Signature

201 W. 2nd St.
Newberg OR 97132
Address

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

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Jim Reichenbach
Name


Signature

201 W 2nd St
Newberg, OR 97132
Address

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Historic Landmark Designation of Johnson Furniture Properties

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Dotie Massery
Name

DS Mary
Signature

18100 Hwy 240
Newberg OR 97132
Address

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

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Melody McMaster
Name

Melody McMaster
Signature

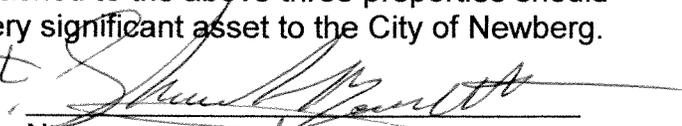
18445 NE Rainbow Ln.
Newberg, OR 97132

Address

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

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Shane L Barnett


Name


Signature

12940 NE Worsenhill RD
Newberg OR 97132
Address

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Historic Landmark Designation of Johnson Furniture Properties

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Mark Case
Name


Signature

115 S. Washington
Newberg OR 97132
Address

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

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Dana Bentley
Name

Dana Bentley
Signature

15545 SW Bull Mt.
Tigard OR 97224
Address

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Louis Loper
Name

Louis Loper
Signature

28380 Wilsonville Rd
Newberg OR, 97132

Address

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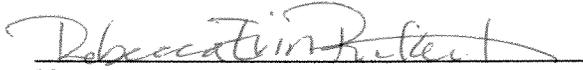
John Lucescu
Name

[Signature]
Signature

25240 NE North Valley Rd
Newberg OR 97132
Address

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


Signature

1317 Villa Rd
Newberg OR 97132
Address

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Matt Moore
Name

Matt Moore
Signature

3909 Aquarius Blvd
Newberg OR, 97132
Address

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Deborah Pearson

Name

Deborah Pearson

Signature

612 E 2nd
Newberg, OR 97132

Address

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Historic Landmark Designation of Johnson Furniture Properties

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Jenny Mason
Name

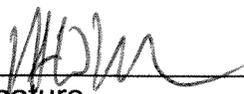
Jenny Mason
Signature

PO Box 3245
Newberg OR 97132
Address

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Robert Mason
Name


Signature

P.O. box 3245
Newberg Or 97132
Address

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

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Rurt Schluter

Name



Signature

1337 Aldercrest Ct
Dundee Or 97115

Address

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MARC BRODEUR

Name



Signature

749 SW SCOTSMAN CT

DUNDEE, OR

97115

Address

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SHARON BJOEN
Name

Sharon Bjoen
Signature

19462 NE Colkins Ln
Newberg OR 97132
Address

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Doris I Meredith

Name

Doris I. Meredith

Signature

159 SE 8th
Dundee OR
PO BOX 301 Dundee OR 97115

Address

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Annette meredith
Name

Annette Meredith
Signature

PO Box 301 Dundee

159 SE 8th Dundee 97115
Address

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Lorna Monson
Name

Lorna Monson
Signature

8820 St. Paul Hwy
Newberg, OR 97132
Address

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David Monson

Name

David Monson

Signature

8820 NE St Paul Hwy.
Newberg, OR 97132

Address

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Beverly Mulline
Name

Beverly Mulline
Signature

1283 3rd St #67
Jayfette, Or. 97137
Address

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MICHAEL J. FLATERS

Name



Signature

621 E. OXFORD ST.
NEWBERG, OR.
97132

Address

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MARTIN D Tucker
Name

MD Tucker
Signature

209 N. Garfield St.
Newberg, OR 97132
Address

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

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

Theresa L. Bowen
Name

Theresa L. Bowen
Signature

1091 SE Cedar St
Dundee OR 97115

Address

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

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Dana Ramos

Name

Dana M Ramos

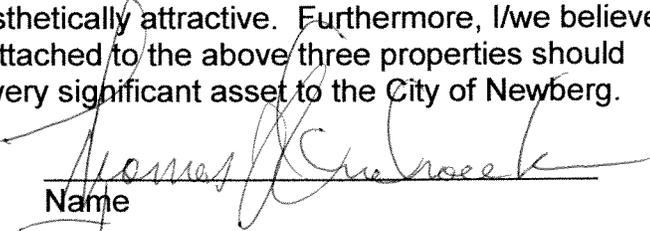
Signature

704 Green Valley Drive
Newberg OR 97132

Address

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

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Name

Thomas J. ONDRACEK
Signature

2008 Valeri DR
Newberg, OR
Address

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

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Tomy Ondracek
Name

Tomy Ondracek
Signature

2008 Valeri Dr
Newberg, OR
97132
Address

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

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Geraudine Lefebvre

Name

Geraudine Lefebvre

Signature

3811 Vittoria way
Newberg, OR 97132

Address

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

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ROBERT LEFFMIRE

Name



Signature

3811 VICTORIA WAY

NEWBERG OR

97132

Address

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

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Bonnie Lookabill
Name

Bonnie Lookabill
Signature

Po Box 52
Newberg
Address

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

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Matt Capka

Name



Signature

3019 N. Meridian
Newberg, OR

97132

Address

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

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Ed Lutz

Name

Ed Lutz

Signature

1802 N. MAIN ST
Newberg, Oregon

Address

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

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Brent Johnson

Name

Brent Johnson

Signature

23554 NE Sunnycrest Road
Newberg OR 97132

Address

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

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RON BAIRD

Name

Ron Baird

Signature

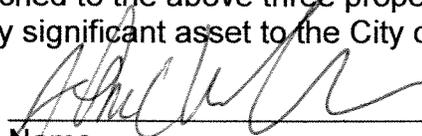
613 Elliott Rd

Newberg, Ore 97132

Address

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

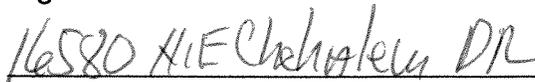
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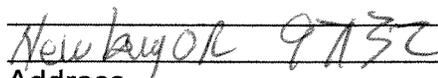


Name



Signature





Address

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

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Robert Fleming

Name

Robert Fleming

Signature

414 S Edwards St
Newberg, OR 97132

Address

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

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Heidi Fleming
Name

Heidi Fleming
Signature

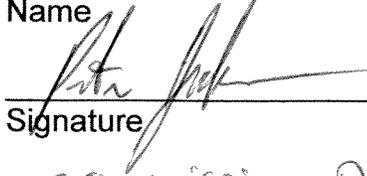
414 S. Edwards St.
Newberg, OR 97132
Address

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Pete Jackson

Name



Signature

220 Mission Dr.
Newberg Or. 97132

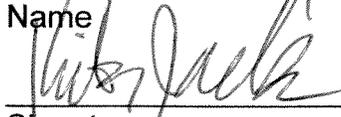
Address

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

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Kimberly Jackson

Name



Signature

220 Mission Dr
Newberg, OR 97132

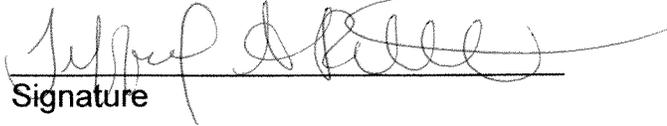
Address

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Tiffany A. Reinhardt

Name



Signature

206 E 8th St
Newberg, OR 97132

Address

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

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Zach Reinhardt

Name



Signature

2010 E 8th St.
Newberg, OR 97132

Address

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

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Blenda Berger
Name

Blenda Berger
Signature

1206 Elliott #A

Newberg OR
Address

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Historic Landmark Designation of Johnson Furniture Properties

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Christopher Lee

Name

Chris

Signature

1206 Elliott Rd. Apt. A

Newberg OR 97132

Address

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

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Keri Croft
Name

[Handwritten Signature]
Signature

1000 Wilsonville Rd #93
Newberg OR 97132
Address

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

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Stephanie A. Ward

Name

Stephanie A. Ward

Signature

319 Donald Ln

Newberg 97132

Address

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

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Eric Fogle
Name

Eric Fogle
Signature

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

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

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Ellie Perkins
Name

Ellie Perkins
Signature

1155 Church Street
Newberg Or 97132
Address

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

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Margaret Gallegos
Name

Margaret Gallegos
Signature

115 S. CHURCH ST
Newberg OR 97132

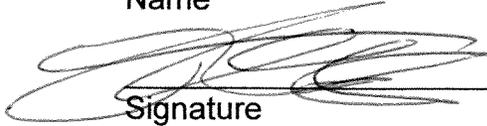
Address

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Thomas McCombs

Name



Signature

610 Blaine St

97132

Address

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

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Patricia A Bauer

Name

Patricia A Bauer

Signature

14450 N E Rex Hill CrT
Newberg OR
97132

Address

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

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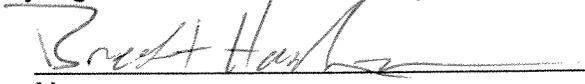
Martha Meyers
Name

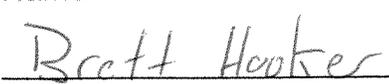
Signature

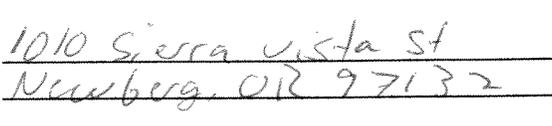
1103 N. Spring Brook RD
Space # 34
Address Newberg, OR.
97132.

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

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Name


Signature


Address

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Historic Landmark Designation of Johnson Furniture Properties

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Katherine Voth
Name

Katherine L. Voth
Signature

1904 N. Center
Newberg, OR
97132
Address

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

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Glenn Hoover

Name

Glenn Hoover

Signature

501 E. Franklin

Newberg, OR 97132

Address

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

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Mary Hoover
Name

Mary Hoover
Signature

501 E. Franklin
Newberg, OR 97132
Address

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

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Georgio Strives

Name

Georgio Strives

Signature

2901 E 2nd #13

Newberg, OR 97132

Address

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

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GARY D. SHIVES

Name

Gary D. Shives

Signature

P.O. BOX 112

NEWBERG, OR 97132

Address

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Historic Landmark Designation of Johnson Furniture Properties

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MICHELLE MILLS
Name

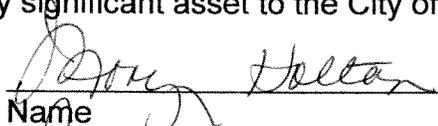
M. Mills
Signature

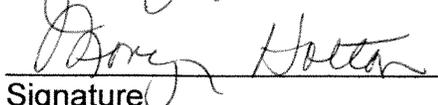
14200 LEWIS ROGERS LN
NEWBERG, OR
Address

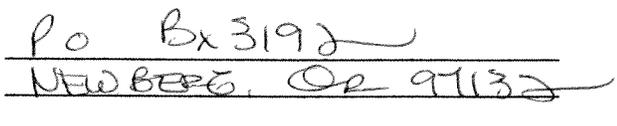
97132

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Name


Signature


Address

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Amy Schmitt
Name


Signature

24300 NE Happy Hill Ln
Newberg OR 97132
Address

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ED McCabe
Name

ED McCabe
Signature

913 SITKA
NEWBERG, OR 97132
Address

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

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

DeEtte Rood
Name

DeEtte R. Rood
Signature

1201 Fulton #16
Newberg, OR 97132
Address

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

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Adelina Slocum
Name

Adelina Slocum
Signature

24055 NE North Valley Rd
Newberg, OR 97132

Address

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

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Kathy Slocum
Name

Kathy Slocum
Signature

24055 NE North Valley Rd
Newberg, OR 97132

Address

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Historic Landmark Designation of Johnson Furniture Properties

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Doris H. Hooten
Name

DORIS H. HOOTEN
Signature

1205 Johnson Ct
Newberg, OR
97132
Address

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

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Kenneth Wilder
Name

Kenneth Wilder
Signature

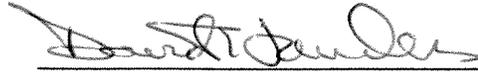
3878 Oak Meadows
Newberg ORE 97132
Address

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

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David Sanders

Name



Signature

304 Mountainview Ct.

Newberg, OR

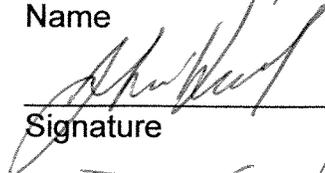
97132

Address

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Historic Landmark Designation of Johnson Furniture Properties

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JOHN HUND
Name


Signature

500 S. River ST#9
Newberg OR. 97132
Address

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

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Libbie R Bailey
Name

Libbie R Bailey
Signature

14400 NE Stone Rd
Newberg OR 97132
Address

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

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Gene Parker

Name

J. E. Parker

Signature

*209 NW Alder St
Dundee, OR 97115*

Address

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Historic Landmark Designation of Johnson Furniture Properties

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- James Ford
Name

James Ford
Signature

941 S. E Elm
Dundee 97115
Address

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Historic Landmark Designation of Johnson Furniture Properties

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LORA McCormick

Name

Lora McCormick

Signature

1094 Pennington Dr.
Newberg OR
97132

Address

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

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Alicia Dickenson
Name

Alicia Dickenson
Signature

31727 NE Wilsonville Rd
Newberg OK 97132
Address

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

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STEWART LEWAN
Name

Stewart Lewan
Signature

416 DAYTON AVE
NEWBERG OR 97132
Address

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

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DENNIS SHOOP
Name

Dennis Shoop
Signature

23720 NE DILLON RD
NEWBERG OR
Address

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

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Chandra Cox

Name

Chandra Cox

Signature

105 S Muncie apt 4
Newberg OK 97132

Address

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Historic Landmark Designation of Johnson Furniture Properties

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Greg Oyer
Name

[Handwritten Signature]
Signature

2129 N. Center St
Newberg Ore 97132
Address

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

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

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Historic Landmark Designation of Johnson Furniture Properties

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Teresa Lutze

Name

Teresa Lutze

Signature

1802 N. main St.
Newberg, OR 97132

Address

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Sharon J. Dibble
Name

SHARON J. DIBBLE
Signature

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

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Page Scott
Name

Page Scott
Signature

313 S. Blaine St
Newberg, OR 97132
Address

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MITCHELL HAIGHT

Name



Signature

403 MTN VIEW CT.
NEW BERG, OR 97132

Address

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Shirley A. Williams
Name

SHIRLEY A. WILLIAMS
Signature

301 COLUMBIA #25
Newberg
Address

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Tom Jennings
Name
Tom Jennings
Signature
3812 Coffey Ln
Newberg
Address

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Douglas Heuer
Name

Doug J Heuer
Signature

2800 E 9TH ST
NEWBERG, OR 97132

Address

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MIKE NASHIF

Name

MIKE NASHIF

Signature

3308 COFFEY LN
NEWBERG OR 97132

Address

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Kathleen R. Poce
Name

Kathleen R. Poce
Signature

3309 N. Main St.
Newberg, OR 97132
Address

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 Bernaine Winters
Name

 Bernaine E Winters
Signature

 208 Charles Ct
 Newberg, OR
 97132
Address

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Jeanette M. Hall
Name

Jeanette M. Hall
Signature

502A Charles Street
Newberg, OR 97132
Address

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Name

Stacey Lyon ^{Gaudier}

Signature

Stacey Lyon

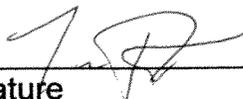
Address

812 Crestview Dr
Newberg OR 97132

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Teresa Fugit
Name


Signature

604 E 10th #B
Newberg OR 97132
Address

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

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Cherie Tompkins
Name

Cherie Tompkins
Signature

23236 NE Hagen Rd.
Dundee, Oregon 97115
Address

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Historic Landmark Designation of Johnson Furniture Properties

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Claudine Tanner
Name

Claudine Tanner
Signature

Newberg
Address

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Kay Radzio

Name

Kay Radzio

Signature

Newberg

Address

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Amy Natzke

Name

Amy Natzke

Signature

Newberg

Address

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Cheri Affeneder

Name

Cheri Affeneder

Signature

3030 Burlington Dr
Newberg

Address

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Mark C. Buckley
Name

Mark C Buckley
Signature

112 S. Blaine St

Newberg
Address

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LISA Buckley

Name

Lisa Buckley
Signature

2307 Hawthorne Dr.

Newberg OR 97132
Address

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Annette Estrem
Name

Annette Estrem
Signature

176 NW Chandonmay

Dundee 97115
Address

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Jerad Reinhardt

Name

Jerad Reinhardt

Signature

1305 Barclay Way
Newberg, OR 97132

Address

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Historic Landmark Designation of Johnson Furniture Properties

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John Eric Reinhardt
Name

John Eric Reinhardt
Signature

1305 BARCLAY WAY
NEWBERG OR 97132
Address

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SAM STERRILL
Name

Samuel J. Sterring
Signature

115 Parkview DR
Newberg, OR 97132
Address

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Gene G. Mulkey
Name

Gene G. Mulkey
Signature

1301 Fulton St apt 170
Newberg, OR 97132
Address

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

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

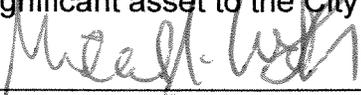
Dana Tegland
Name

Dana Tegland
Signature

770 SW Scotsman Ct
Dundee OR 97115
Address

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

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Name



Signature



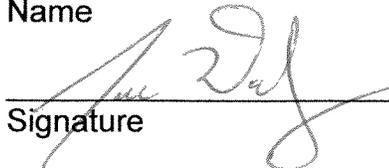
Address

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

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JOE DANNY

Name



Signature

2429 Heritage Way

Newberg OR

Address

97132

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

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Tideko Darby
Name

Tideko Darby
Signature

2429 Heritage way
Newberg OR
Address 97132

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

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S. Michael BARNARD

Name

S. Michael Barnard

Signature

8745 N.E. DogRidge Rd.

NEWBERG, ORE, 97132

Address

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

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Beth Newman

Name

Beth E. Newman

Signature

517 Villa Road

Newberg, OR. 97132

Address

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

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Alison Johnson
Name

Alison Johnson
Signature

105 S. Washington St.
Newberg, OR 97132
Address

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

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Scott Johnson
Name

[Signature]
Signature

205 Old Highway 99W
Newberg OR
97132
Address

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

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Patrick Wall

Name

Patrick Wall

Signature

23355 NE Hagey Rd
Dunbar OR 97115

Address

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

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Joanie Wheeler

Name

Joanie Wheeler

Signature

3112 Crestview
Newberg, OR 97132

Address

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

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Nancy L. Campbell
Name

Nancy L. Campbell
Signature

14948 SW 109th
Tigard, Oregon 97224
Address

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

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

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

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Dorie Byrd
Name

Dorie Byrd
Signature

1812 N. College St.
Newberg OR
97132
Address

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

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

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

Bonnie Newman
Name

Bonnie Newman
Signature

517 Villa Rd
Newberg, OR
97132
Address

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

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John Newman

Name

John F. Newman

Signature

517 Villa Road

Newberg, OR 97132

Address

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

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

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

Nancy Mancini

Name

Nancy Mancini

Signature

516 E. 2nd

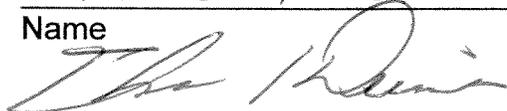
Newberg, OR 97132

Address

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Thomas L. Deines
Name


Signature

114 E 2nd
Newberg, OR 97132
Address

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

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Karlyn Fleming
Name

Karlyn Fleming
Signature

3624 Ivy Dr.
Newberg, OR 97132

Address

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

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Jim Fleming
Name

Jim Fleming
Signature

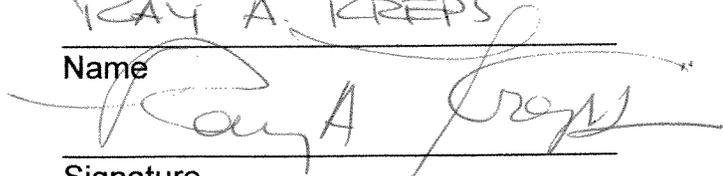
3624 Ivy Dr
Newberg, OR
97132
Address

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RAY A. KREPS

Name



Signature

1821 ANN CT

NEWBERG ORE - 97132

Address

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

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Melany M. pelroy
Name

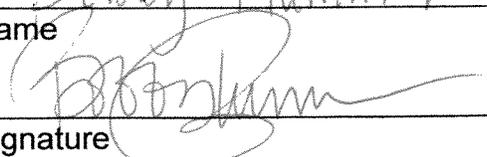
Melany M. pelroy
Signature

202 E. 9th St - Apt. 1007
Newberg, OR 97130-3135
Address

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Sobby Plummer
Name


Signature

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

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

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Tamara Bauer
Name

Tamara Bauer
Signature

116079 SW Railroad
Shenandoah OR 97132
Address

33030 NE Corral crk
Newberg OR 97132

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

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Karen Blanchard

Name

Karen Blanchard

Signature

18725 NE Williamson
Newberg, OR 97132

Address

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Spurley Hill
Name

Spurley Hill
Signature

1801 Villa Rd
Newberg, Ore 97132
Address

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

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STEPHEN BRUNNER

Name



Signature

1107 N SPRING BROOK RD
NEWBERG OR 97132

Address