



**Historic Preservation Commission**

**August 6, 2024, 7pm**

**Newberg Public Safety Building 401 E. Third Street**

**Denise Bacon Community Room**

**Online: <https://us06web.zoom.us/j/89536547180>**

**Public Comment Registration: <https://bit.ly/nbgcomment>**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENTS**

**5. QUASI-JUDICIAL HEARING**

**5.1. Modification of a Designated Historic Landmark 800 E Third Street**

**6. ADJOURNMENT**

**ADA STATEMENT**

Contact the City Recorder's Office for physical or language accommodations at least 2 business days before the meeting. Call (503) 537-1283 or email [cityrecorder@newbergoregon.gov](mailto:cityrecorder@newbergoregon.gov). For TTY services please dial 711.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**

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HEARING DATE: July 30, 2024

FILE NO: HIS24-0003

REQUEST: Request for Modification to a Designated Historic Landmark

LOCATION: 800 E Third Street

TAX LOT: R3219AD 01400

APPLICANT: Judith K. Holznagel

OWNER: Judith K. Holznagel

ZONE: Medium Density Residential (R-2)

COMPREHENSIVE PLAN: Medium Density Residential (MDR)

SUBDISTRICTS: Airport Overlay (AO) Subdistrict  
Historic Landmarks (H) Subdistrict

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**CONTENTS**

Exhibit A. Order 2024-003 with  
Exhibit "A-1": Findings  
Exhibit "A-2": Conditions

Exhibit B. Application Materials

Exhibit C. Agency Comments

Exhibit D. Historic Resource Survey Form for 800 E Third Street

## A. DESCRIPTION OF APPLICATION

Judith K. Holznagel (Applicant) has requested to modify a designated historic landmark by replacing a detached carport with an attached garage of approximately the same size.

The application materials (Exhibit B) describe the applicant's desire to add an attached garage which will be 468 square feet in size and which the Applicant believes will be compatible with the size and scale of the main building (historic structure). The proposed exterior siding for the addition will be 1-inch channel shiplap with a beveled channel which is intended to blend with another addition that occurred in 2004. The 2004 addition was reviewed and approved by the Historic Preservation Commission as File No. H-15-04.



*Figure 1. Wilson House (Newberg Historic Resource Inventory, 1991)*

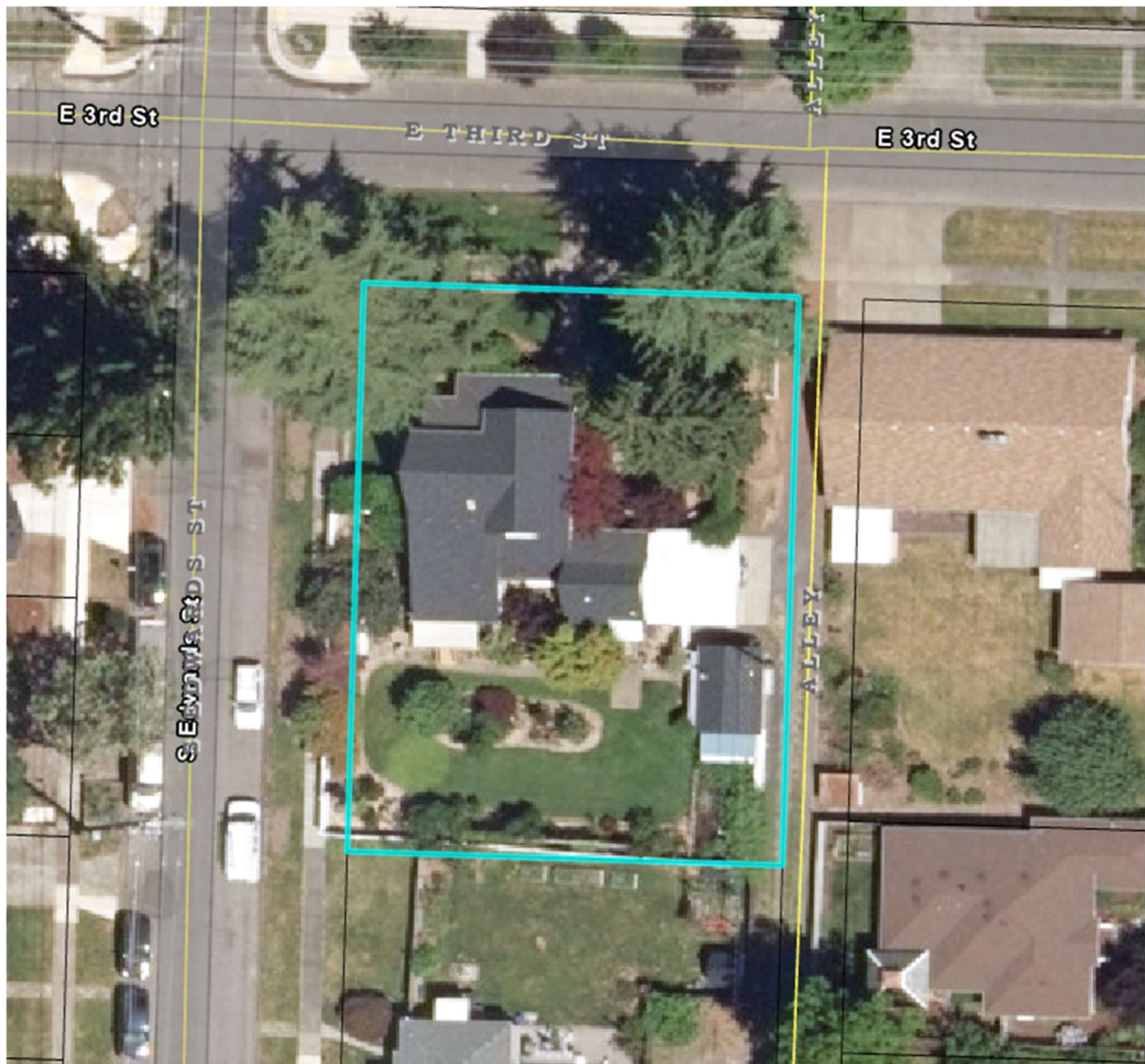
## B. SITE INFORMATION

1. Location: 800 E Third Street
2. Proposed Structure Size: Approximately 468 square feet
3. Topography: Flat
4. Current Land Uses: Residential
5. Natural Features: Landscaping / None
6. Adjacent Land Uses:
  - a. North: Residential
  - b. East: Residential
  - c. South: Residential
  - d. West: Residential
7. Adjacent Zoning:

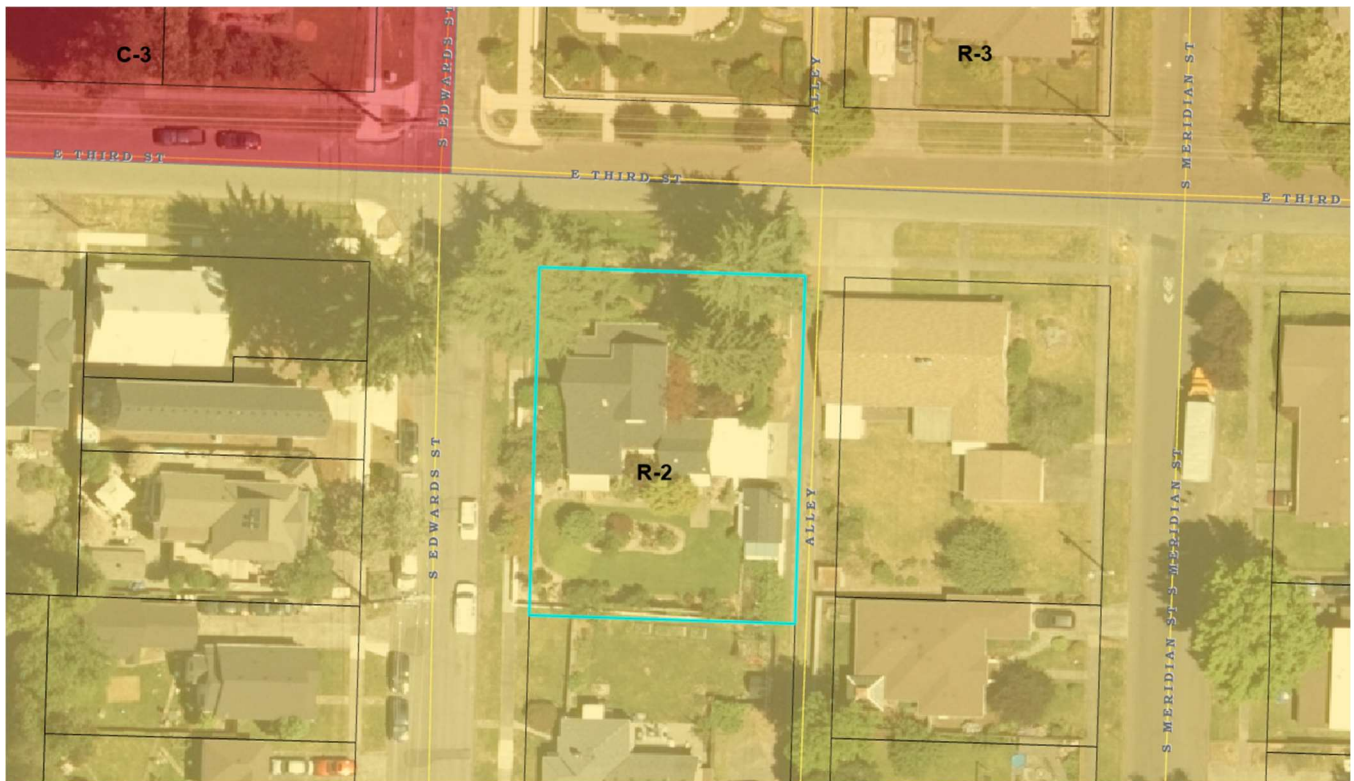
- a. North: High Density Residential (R-3)
  - b. East: Medium Density Residential (R-2)
  - c. South: R-2
  - d. West: R-2
8. Access and Transportation: The building is sited on the northwest corner of the intersection E Third and S Edwards Streets. The subject property is accessible via an alley that takes access from E Third Street. The property has lot frontage onto E Third and S Edwards Streets which are both identified as *Residential* in the City's Transportation System Plan for this location.
9. Utilities:
  - a. Sanitary Sewer: An 8-inch sewer main is located in S Edwards to the west of the property which provides service to the residence.
  - b. Water: A 12-inch water main is located in S Edwards to the west of the property with a  $\frac{3}{4}$  -inch service line running along the right-of-way located on the north side of the property to a water meter which serves the residence.
  - c. Storm: A storm inlet is located across the street from the property at the corner of S Edwards and E Third Streets.
  - d. Other: Overhead lines are present on the west side of S Edwards Street, on the far side of the street from the structure.



**Aerial Map**

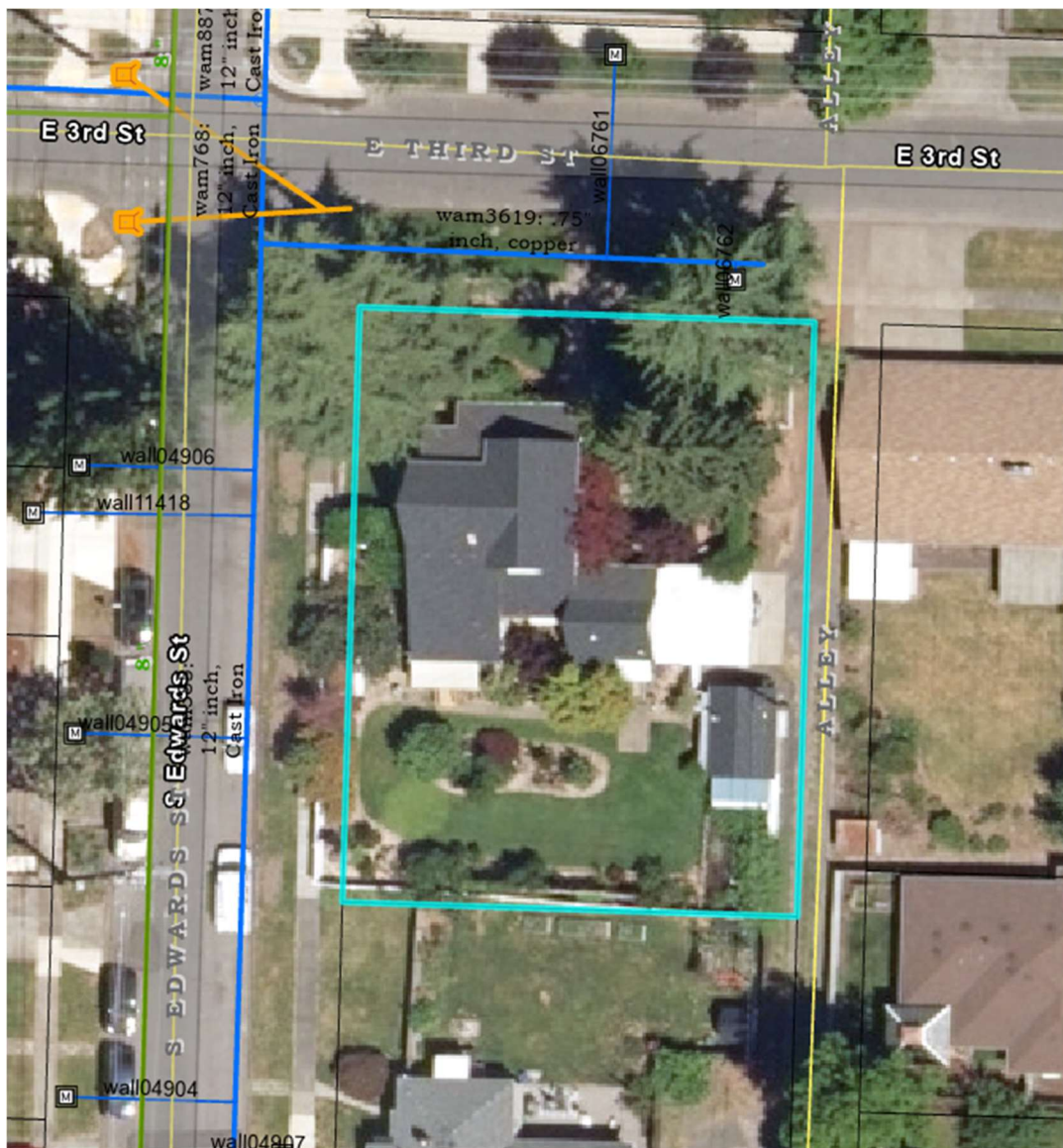


## Zoning Map





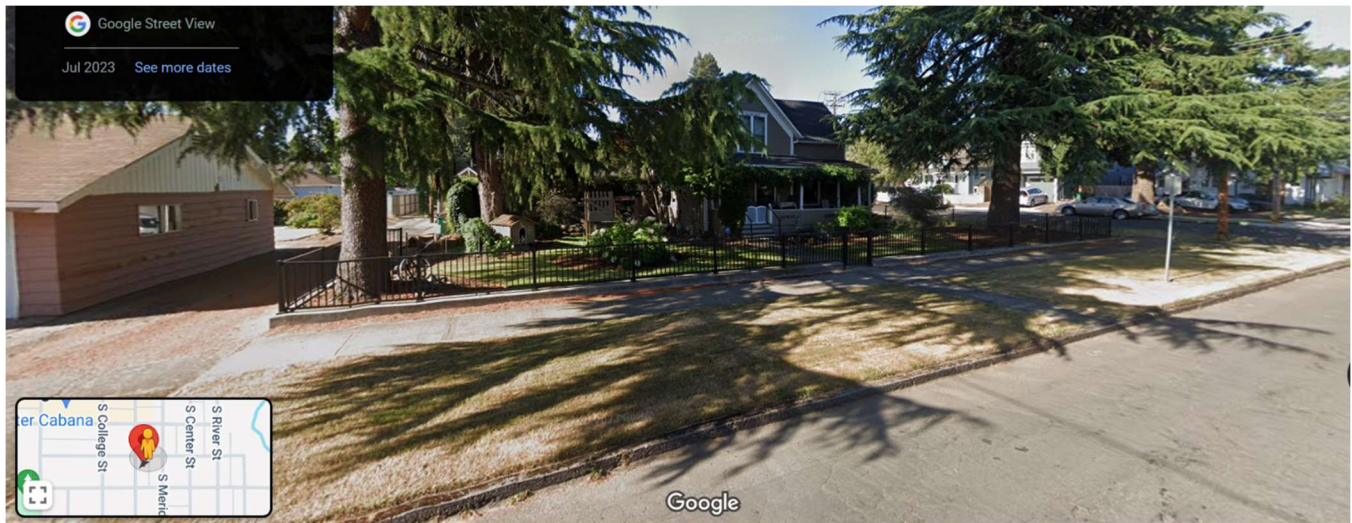
Utilities Map



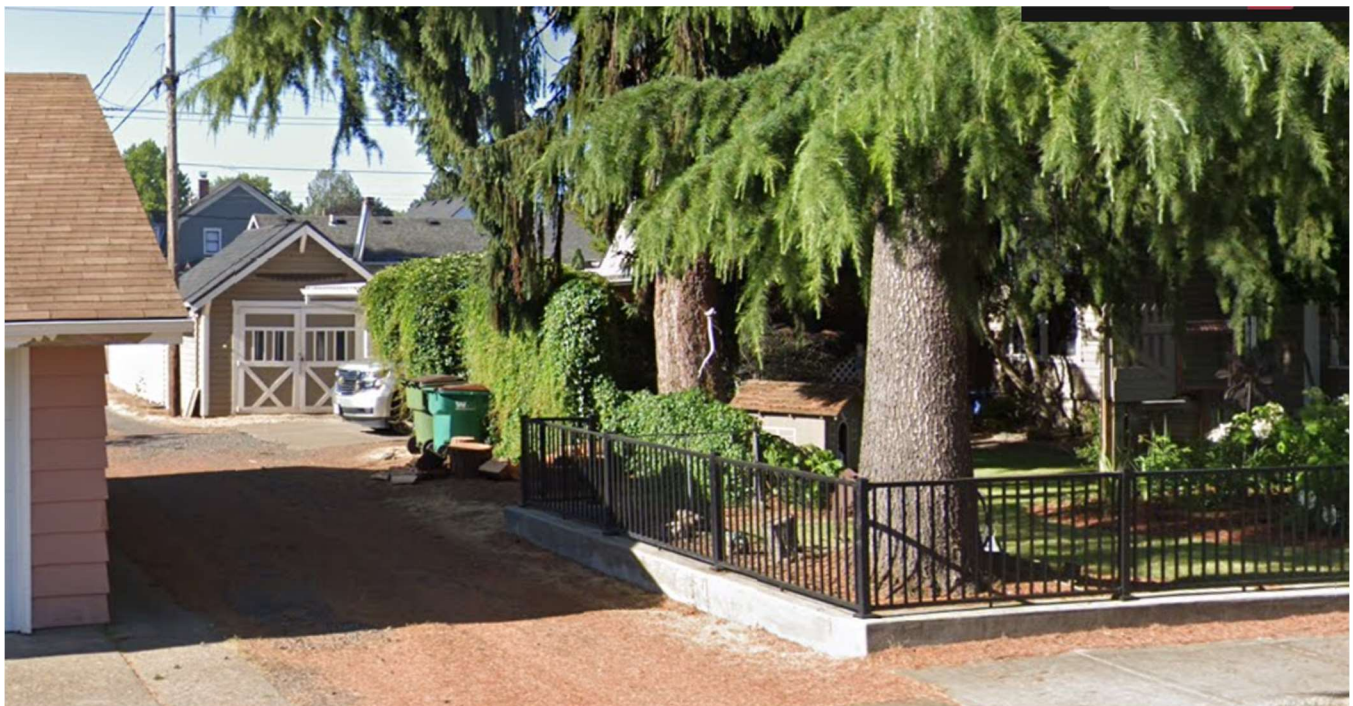


## Site Photos

### *Frontage Along E Third Street*

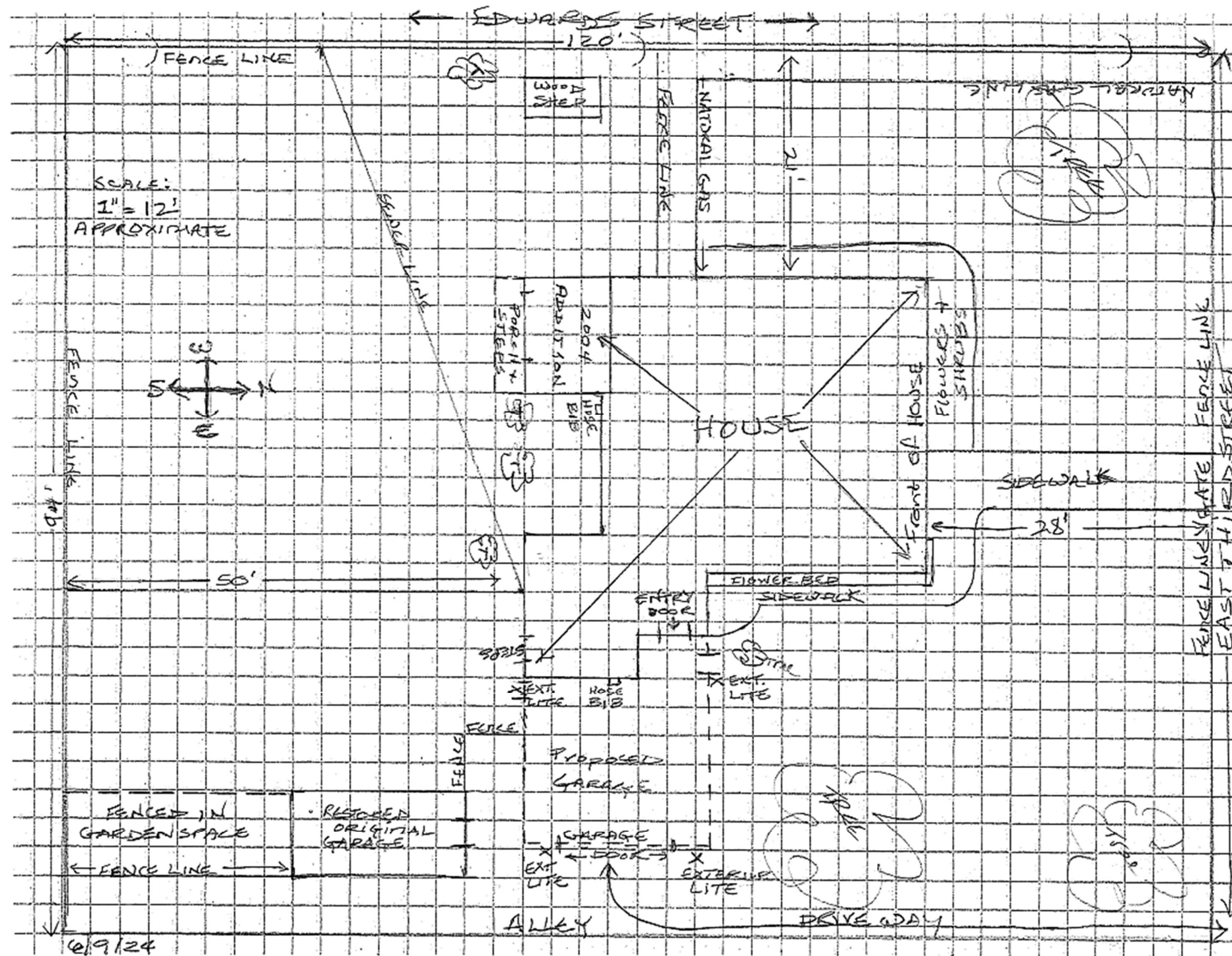


### *On-Site Alley Looking Towards Parking Area*





## Application Materials – Site Plan



**C. PROCESS**

The historic review request is a Type III application and follows the procedures in Newberg Municipal Code 15.100.050. The Historic Preservation Commission will hold a quasi-judicial hearing on the application. The Commission is to make a decision on the application based on the criteria listed in the attached findings. The Historic Preservation Commission's decision is final unless appealed. Important dates related to this application are as follows:

1. 6/13/2024 The Applicant submitted an application.
2. 6/24/2024 The Community Development Director deemed the application complete.
3. 7/11/2024 The Applicant posted notice on the site.
4. 7/12/2024 The application was circulated for agency review.
5. 7/12/2024 The Applicant mailed notice to the property owners within 500 feet of the site.
6. 7/25/2024 The *Newberg Graphic* published notice of the Historic Preservation Commission hearing.
7. 7/29/2024 City staff posted notice of the hearing in four public places.
8. 8/6/2024 The Historic Preservation Commission will hold a quasi-judicial hearing to consider the application.

**D. AGENCY COMMENTS**

The application was routed to several public agencies for review and comment. As of the writing of this report, the city received the following agency comments which are provided in Exhibit C:

1. City Manager: *Reviewed; no conflict*
2. Community Development Director: *Reviewed; no conflict*
3. Finance Department: *Reviewed; no conflict*
4. Newberg-Dundee Police Department: *Reviewed; no conflict*
5. Public Works, Operations: *Reviewed; no conflict*
6. Public Works, Regulatory Compliance: *Reviewed; no conflict*
7. Public Works, Engineering: *Reviewed; no conflict*

8. Waste Management: *Reviewed; no conflict*
9. Yamhill County Transit: *Reviewed; no conflict*

## E. PUBLIC COMMENTS

As of the writing of this report, the city has not received any written public comments.

## F. ANALYSIS

### ***Land Use Processes and Procedures***

According to NMC 15.344.015, the “historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter [NMC 15.344]. In conducting a Type III review, the commission shall have all powers and duties of the planning commission.” Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not require land use review for other actions, the application should be reviewed and decided by the Historic Preservation Commission.

The Applicable Code Sections reviewed for this application included:

- NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.
  - NMC Section 15.344.010 Purpose.
  - NMC Section 15.344.015 Historic preservation commission review.
  - NMC Section 15.344.050 Alteration, new construction, demolitions. Responses provided for sub-section A (Exterior Alterations).

### ***Background Information for the Subject Property***

In Newberg, properties designated as historic landmarks in the Newberg Historic Resources Inventory (1990) are subject to the Historic Landmarks (H) Subdistrict standards within Newberg Municipal Code Chapter 15.344. The Historic Resources Inventory (1990) identifies the “Wilson House” as a locally designated historic landmark. The landmark is located at 800 E Third Street, identified as Field #175 in the inventory, and part of Concentration Area C “Edwards District”. The inventory identifies the landmark as a *Secondary* resource. According to the inventory, *Secondary* resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria.

The Historic Resource Survey Form for the Wilson House is included as part of the application and Exhibit D. According to the profile’s statement of significance:

*This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c.*



1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.


CITY OF NEWBERG INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM	
PAGE 2	
*****	
	NAME: <u>Wilson House</u> ADDRESS: <u>800 E. Third</u> T/R/S: <u>3S 2W 19</u> MAP NO: <u>19AD</u> TAX LOT: <u>1400</u> QUAD: <u>Newberg</u> ROLL NO: <u>2</u> NEGATIVE NO: <u>10</u> SLIDE NO: _____
	*****

Figure 1. Excerpt from the City Historic Resources Inventory, Historic Resource Survey Form for 800 E Third Street.

- G. PRELIMINARY STAFF RECOMMENDATION:** The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommends the following motion:

*Move to adopt Historic Preservation Commission Order 2024-003, which approves the requested modification of a historic landmark.*



# ***HISTORIC PRESERVATION COMMISSION ORDER 2024-003***

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**AN ORDER APPROVING MODIFICATION OF A DESIGNATED HISTORIC LANDMARK AT  
800 E THIRD STREET, YAMHILL COUNTY TAX LOT R3219AD 01400.**

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## **RECITALS**

1. The Judith K. Holznagel submitted an application for the modification of a designated historic landmark at 800 E Third Street, Yamhill County Tax Lot R3219AD 01400.
2. After proper notice, the Newberg Historic Preservation Commission held a hearing on August 6, 2024, to consider the application. The Commission considered testimony, and deliberated.
3. The Newberg Historic Preservation Commission finds that the application meets the applicable criteria as shown in the findings shown in Exhibit "A-1".

## **The Newberg Planning Commission orders as follows:**

1. The findings shown in Exhibit "A-1" are hereby adopted. Exhibit "A-1" is hereby adopted and by this reference incorporated.
2. Historic Review Application HIS24-0003 is hereby approved, subject to the conditions contained in Exhibit "A-2". Exhibit "A-2" is hereby adopted and by this reference incorporated.
3. This order shall be effective August 21, 2024, unless appealed prior to that date.
4. This order shall expire one year after the effective date above if the Applicant does not obtain a building permit pursuant to this application by that time.

**Adopted by the Newberg Historic Preservation Commission this 6th day of August 2024.**

ATTEST:

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Historic Preservation Commission Chair

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Historic Preservation Commission Secretary

## **List of Exhibits:**

Exhibit "A-1": Findings  
Exhibit "A-2": Conditions

**EXHIBIT “A-1” FINDINGS  
MODIFICATION OF A DESIGNATED HISTORIC LANDMARK  
800 E Third Street (FILE NO. HIS24-0003)**

Formatting Note: The Newberg Municipal Code (NMC) criteria and development standards are written in *italic bold font* and the findings are written in regular font. The NMC criteria will be presented first, followed by the findings of fact.

Findings of fact with underlined font indicate subsequent inclusion into Conditions of Approval.

**I. FINDINGS FOR THE HISTORIC LANDMARK SUBDISTRICT (NMC CHAPTER 15.344)**

*NMC Section 15.344.010 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. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13; Ord. 2451, 12-2-96. Code 2001 § 151.490.]*

**Response:** The structure at 800 E Third Street is designated as a historic landmark of Newberg Historic Resource Inventory (1990).

Wilson House, located at 800 E Third Street, is identified as Field #175 in the inventory, and considered to be part of Concentration Area C “Edwards District”. The inventory identifies the landmark as a *Secondary* resource. According to the inventory, *Secondary* resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria.

The historic resource profile for the Wilson House is included as part of the application and Exhibit D. According to the profile’s statement of significance:

*This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c. 1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and*

*resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.*

The application materials submitted indicate that the Applicant is proposing to maintain the historic landmark designation of the structure and that the addition is expected to be reasonably compatible with the structure's historic character.

The criterion will be met if historic character can be maintained including through the compliance with NMC 15.344.030 relating to alteration of a designated historic structure.

***NMC Section 15.344.015 Historic preservation commission review.***

***The historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter. In conducting a Type III review, the commission shall have all powers and duties of the planning commission. The notice, review, and appeal provisions of this code that apply to Type III planning commission reviews shall apply equally to Type III historic preservation commission review. In cases where an application requires both historic preservation commission and planning commission review, such as for a modification to a landmark for a conditional use, the two commissions may hold a combined hearing. However, the two commissions shall make separate decisions. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13.]***

**Response:** The proposed project seeks to modify a designated historic structure at 800 E Third Street. Because the proposed project includes modifying of a designated historic landmark in the City of Newberg's Historic Resource Inventory (1990), the application should be reviewed and decided by the Historic Preservation Commission using the City's Type III procedure per NMC 15.344.030(C)(2).

Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not include land use review outside those within NMC Chapter 15.344 (Historic Landmark Subdistrict), the application should be reviewed and decided by the Historic Preservation Commission.

The criterion will be met upon review and decision by the Historic Preservation Commission.

***NMC Section 15.344.030 Alteration, new construction, demolitions.***

***A. Exterior Alterations.***

***1. Application Process. Application for permit approval shall be made to the director. The application shall include site plans, floor plans, elevations, materials, textures, and other information deemed necessary by the director to determine the appropriateness of the alterations of the designated landmark.***

**Response:** The Applicant submitted application materials on June 13<sup>th</sup>, 2024. The application materials (Exhibit B) were deemed complete on June 24<sup>th</sup>, 2024.

The criterion will be met following review of the Historic Preservation Commission.

*[...]*

***3. Historic Preservation Commission Review Criteria and Guidelines Type III. Excluding routine maintenance and minor alterations subject to director review, requests to alter a designated landmark in such a manner as to affect its exterior appearance shall be reviewed for permit approval by the historic preservation commission using the Type III procedure. The historic preservation commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines:***

***a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:***

***i. Average Setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.***

***ii. Architectural Elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, colonial revival, Dutch colonial revival, and bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.***

***iii. Building Orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.***

***iv. Vehicle Parking/Storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.***

***v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.***

**Response:** The application materials' site plan and other materials indicate that the historic structure will be preserved and impact to the structure will be minimal. With respect to specific elements of the historic structure:

- i. Average setback: The proposed project will be attached to the main building (historic structure) and will not modify the main building's setback distance which is approximately 28 feet from its E Third Street frontage. The proposed addition will be located approximately 50 feet from the front setback along E Third Street and approximately 9 feet from the alley located on the east side of the property. Because the addition will be located outside of the front setback area and is larger than the main building's existing 28-foot setback, the average setback will not be affected. This criterion is met.
  - ii. Architectural Elements: Key elements identified in the Historic Resource Survey Form (Exhibit D) for the main building (historic structure) include the gable roof, vertical massing, and double-hung sash windows. The proposed project will replace an existing detached carport which has been on the subject property for an extended period of time. The addition to the east side of the building will not modify the architectural features identified as significant to the structure. The criterion is met.
  - iii. Building Orientation: The orientation of the main building (historic structure) will not be modified by the proposed project. This criterion is not applicable.
  - iv. Vehicle Parking/Storage: The main building (historic structure) façade is setback from E Third Street by approximately 28 feet. The proposed addition will be setback from the E Third Street frontage by approximately 50 feet and accessed via the alley located on the eastern side of the property. The proposed building materials for the addition will match a 2004 addition to the building and according to the application materials will be compatible, with but not mimic, the historic structure's siding and materials. This criterion is met.
  - v. Fences: Because no fences are proposed, this criterion is not applicable.
- The criteria are met or not applicable as described above.



Figure 2 Excerpt from the City Historic Resources Inventory, Historic Resource Survey Form for 800 E Third Street

***b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

*c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

*d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.*

*e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Response:** The application materials (Exhibit B) and other supporting materials indicate that the historic structure will be preserved and impact to the structure will be minimal. With respect to specific elements:

- b. Record of Time, Place, and Use: The City's Historic Resources Inventory (1990) identifies the "Wilson House" as a locally designated historic landmark and *Secondary* resource. According to the inventory, *Secondary* resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria. As described in the Historic Resource Survey Form (Exhibit D) for the main building, the main building is an example of the Vernacular style and also significant for its contributions to the setting in which it is located (Concentration Area C – Edwards District) and association with Charles B. Wilson. The proposed project does not compromise the architectural elements

noted in the Historic Resource Survey Form or its Statement of Significance. Further, the proposed project will not modify the setting or association with Charles B. Wilson.

The proposed project will use construction materials that match an addition that occurred in 2004 which was reviewed and approved by the City of Newberg's Historic Preservation Commission at that time. Because the proposed addition will not mimic existing historic style or materials and will strive to match an existing non-historic addition on the site, the proposed project will not create a false sense of historical development. The criterion is met.

- c. **Changes Over Time:** The most recent change occurring at the subject property was an addition to the rear of the main building (historic structure) that occurred in 2004 and was reviewed by the City of Newberg's Historic Preservation Commission at that time. No additional aspects of the subject property have been identified as having acquired historic significance in their own right. Because no other changes are known to have acquired historic significance in their own right, this criterion is not applicable.

- d. **Distinctive Features:** The main building (historic structure) includes distinctive features and finishes which are identified in the Historic Resources Survey Form (Exhibit D) as including an intersecting gable, double-hung sash with architectural molding, flashglass, brackets and pendants, frieze, bargeboards, polygonal bay, and turned posts on the front porch. The proposed project will add an attached garage to the eastern side of the main building (historic structure). Because the proposed project will not impact distinctive features identified in the structure's Historic Resource Survey Form, the criterion is met.



*Figure 3 Location of Proposed Addition (Source: City Historic Resources Inventory, Historic Resource Survey Form)*

- e. **Deteriorated Features:** Neither the repair nor replacement of historic features is proposed as part of this project. This criterion is not applicable.
- f. **Preferred Treatments:** The surface cleaning of the main building (historic structure) is not proposed as part of this project. The criterion is not applicable.
- g. **Archeological Resources:** No significant archeological resources have been identified at the development site or are anticipated to be present. The criterion is not applicable.
- h. **Historic Character:** The City's Historic Resources Inventory (1990) identifies the "Wilson House" as a locally designated historic landmark and *Secondary* resource. According to the inventory, Secondary resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria. As described in the Historic Resource Survey Form (Exhibit D) for the main building, the main building is an

example of the Vernacular style and also significant for its contributions to the setting in which it is located (Concentration Area C – Edwards District) and association with Charles B. Wilson. The proposed project does not compromise the architectural elements noted in the Historic Resource Survey Form or its Statement of Significance. Further, the proposed project will not modify the setting or association with Charles B. Wilson.

The proposed project will use construction materials that match a 2004 addition which was reviewed and approved by the City of Newberg's Historic Preservation Commission at that time. Because the proposed addition will not mimic existing historic style or materials and will strive to match an existing non-historic addition on the site, the addition is expected to be distinguishable from historic features but reasonably compatible with the structure's historic character. The criterion is met.

- i. Future Removal: The proposed will not compromise the integrity of the main building (historic structure). It is anticipated that if the addition must be removed in the future the attached garage addition would not be integral to the structures architectural integrity or historic character. Because the addition of an attached garage will not be integral to the main building, it is anticipated that the historic portion of the property will be unimpaired for the foreseeable future. This criterion is met.

The criteria are met or not applicable as described above.

## **II. CONCLUSION FOR HISTORIC LANDMARK SUBDISTRICT FINDINGS**

As described in the Findings for the Historic Landmark (H) Subdistrict, the project may be approved subject to Conditions of Approval in Exhibit A-2 because the criteria are met or not applicable



**EXHIBIT “A-2” CONDITIONS OF APPROVAL  
MODIFICATION OF A DESIGNATED HISTORIC LANDMARK  
800 E Third Street (FILE NO. HIS24-0003)**

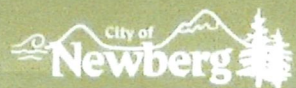
**A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:**

1. **Permit Submittal:** Submit a building permit application. Show all applicable features of the plan approved through design review, including the following:
  - a. Mechanical details
  - b. Structural details
  - c. Any other information necessary to evaluate the site
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.
3. **Public Improvement Construction Drawings:** Provide construction drawings for review and approval by the Public Works Engineering Department as applicable.

**B. DEVELOPMENT NOTES**

- Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections.
- Contact the Fire Department (503-537-1260) for Fire Safety final inspections.
- Contact Yamhill County (503-538-7302) for electrical final inspections.
- Contact the Planning Division (503-537-1240) for landscaping final inspections.

**EXHIBIT B: APPLICATION MATERIALS**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**



# TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #:

HIS24-0003

## TYPES – PLEASE CHECK ONE:

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Conditional Use Permit      |
| <input type="checkbox"/> Comprehensive Plan Amendment (site specific)         | <input type="checkbox"/> Type III Major Modification |
| <input type="checkbox"/> Zoning Amendment (site specific)                     | <input type="checkbox"/> Planned Unit Development    |
| <input checked="" type="checkbox"/> Historic Landmark Modification/alteration | <input type="checkbox"/> Other: (Explain) _____      |

## APPLICANT INFORMATION:

APPLICANT: Judith K. Holznagel

ADDRESS: 800 East Third CITY: Newberg STATE: OR ZIP: 97132

EMAIL ADDRESS: jholznagel.jh@gmail.com PHONE: MOBILE: 5037805494

OWNER (if different from above): PHONE: 503-780-5494

ADDRESS: CITY: STATE: ZIP:

ENGINEER/SURVEYOR: Justin Fenton

CONTACT: Justin Fenton

EMAIL ADDRESS: justin@fentonstructural.com PHONE: 5033321622 MOBILE:

## GENERAL INFORMATION:

PROJECT LOCATION: 800 East Third Street Newberg, OR 97132 PROJECT VALUATION: \$ 125,000.00

PROJECT DESCRIPTION/USE: Replacing existing carport with a garage on the exact footprint of the existing carport.

MAP/TAX LOT NO. (i.e. 3200AB-400): 1400-3219AD SITE SIZE: 11,260 SQ. FT. ☒ ACRE ☐

COMP PLAN DESIGNATION: MDR CURRENT ZONING: R-2

CURRENT USE: Carport TOPOGRAPHY: level

SURROUNDING USES:

NORTH: RESIDENTIAL SOUTH: RESIDENTIAL

EAST: RESIDENTIAL WEST: RESIDENTIAL

## ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

General Checklist: ☐ Fees ☐ Public Notice Information ☐ Current Title Report(60 days) ☐ Written Criteria Response ☐ Owner Signature  
☐ 1 - Digital Copy of Full Application Packet

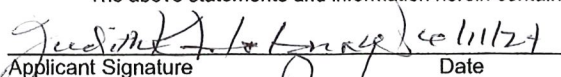
For the type of project detailed checklists and applicable criteria for the written criteria response, turn to:

Annexation .....	p. 11
Comprehensive Plan / Zoning Map Amendment (site specific) .....	p. 20
Conditional Use Permit .....	p. 26
Historic Landmark Modification/Alteration .....	p. 32
Planned Unit Development .....	p. 34

Submit a complete Application Packet to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov)

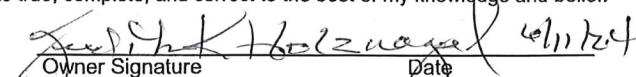
Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

  
Applicant Signature Date

JUDITH K. HOLZNAGEL

Print Name

  
Owner Signature Date

JUDITH K. HOLZNAGEL

Print Name

June 6, 2024

Historic Review – Criteria Response

RE: Proposed Garage replacing existing Carport

To Whom It May Concern:

I am seeking approval to build a one car enclosed garage in the same location that the carport has been for the previous 26 years. I have owned this property for 31 years and my off-street parking has always been in this location. My intention is that once complete the garage will enhance and complete the property. It will be visually compatible with the original historic house. There will not be any changes made to the landscaping that currently exists surrounding the new structure.

In addition, my reason for building the garage is for security and safety. I am 72 and I feel the need for protection when I come and go from my home. An attached garage would fit my need. I can assure you that I respect the historic value of my house and over the years I have made changes that reflect that. I love this house.

It will be built on the same exact foot print as the existing carport. There will be minimal change to the house as the garage will be attached on the same outside wall as the carport currently is and will face the alley. Also, there are currently no windows or doors in this outside wall, nor will any be added. If in the future the garage were to be removed there would be little to no damage to this outside wall.

The existing carport will be removed in its entirety to include the roof, all support posts, an I-beam and a concrete pad. It will be replaced with a new concrete pad the size of the existing carport and a wood structure that is 19 feet by 22 feet. It will have a 16-foot by 7-foot automatic garage door on the East side of the building. It will have a gable roof which will blend nicely with the existing house roof lines. The total build will be 468 square feet. I believe the garage will be compatible with the size and scale of the historic house.

The proposed exterior siding will be 1 inch channel shiplap with beveled channel to indicate it was not original to the historic house. It will blend well with the

siding of the original house and the siding on the addition built in 2004. The siding of the 1904 house and garage are original. The siding of the addition in 2004 is similar but not the same as the 1904 structures. The new garage addition will look slightly different but compatible with the other existing structures. I have enclosed 2 photos that will show the current siding on the 2004 addition and a detailed drawing of the proposed siding in my application.

To my knowledge there are not any significant archeological resources on the property.

I believe the ADA requirements have already been met in 2004 with the installation of the ADA wheelchair ramp at the corner of Edwards and East Third Streets.

The outside of the structure will be painted the same color as the 1904 house, garage and 2004 addition are currently. All structures on the property will be a taupe color with white trim.

To my knowledge there are not any significant historical, architectural or cultural materials located on the side of the house that the garage will be attached to. The only exception could be for the siding which will not be removed for the attachment of the new construction.

Thank you for your consideration regarding my proposed garage addition Type III application. I will be happy to provide you anything further you may want for evaluation of this project.

Thank you,

Judith Holznagel



## 21. 800 E. 3rd Wilson House

Constructed about 1904, this house replaced an evangelical church that had occupied the lot during the 1880's and '90's. The simple lines of this vernacular style residence can be seen on many other residential structures built around the turn-of-the-century. The Doric columns are typical of the period. Charles B. Wilson owned the property from 1904 through 1940.



## 22. 911 E. 3rd Moore House

This home and its outbuildings once encompassed the entire south half of the city block. J. B. and Emma Moore bought the property from Jesse Edwards in 1887. The house was built some time between that time and 1891. It is only one of three Italianate style homes left in Newberg, including the Minthorne House. The barn, once located at the northwest corner of the property, was shaped in an octagon plan.



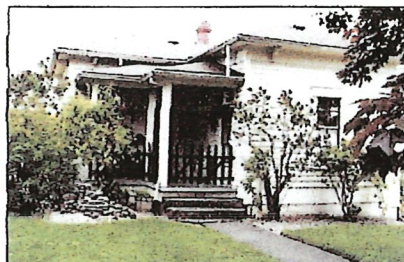
## 23. 912 E. 3rd Cummings House

Constructed about 1904, this home is a simple interpretation of a Queen Anne style. Claude B. Cummings built his home next to his brother's house, which was located just west of Third Street, but has since been razed. Claude and his brother, Thomas, ran a furniture and undertaking business which over time evolved into a furniture and hardware store.



## 24. 114 S. Center The Little Minthorn House

Note the similarity of line and ornament found on both the Italianate style Minthorn House and its smaller companion. Thoughtful



CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Wilson House  
COMMON NAME:  
ADDRESS: 800 E. Third  
T/R/S: 3S 2W 19  
MAP NO: 3S 2W 19AD TAX LOT: 1400  
ADDITION: Original Town - Edwards  
BLOCK: 14 LOT: 5, 6  
OWNER: Laura A. Keiser  
ADDRESS: 800 E. Third

DATE OF CONSTRUCTION: 1904  
ORIGINAL USE: Residence  
PRESENT USE: Residence  
ARCH./BLDR.:  
STYLE: Queen Anne Vernacular  
BLDG. ☒ STRUC. ☐ DIST. ☐ SITE ☐ OBJ. ☐  
THEME: Arch. - 20th Century; Government  
CITY: X UGB:  
QUAD: Newberg

PLAN TYPE/SHAPE: Asymmetrical  
FOUNDATION MATERIAL: Concrete  
WALL CONSTRUCTION: Wood  
ROOF FORM & MATERIALS: Intersecting gable. Comp. shingle.  
PRIMARY WINDOW TYPE: Double-hung sash w/arch. molding. Dec. trim board.  
EXTERIOR SURFACING MATERIALS: Narrow shiplap w/corner and rake boards.  
DECORATIVE FEATURES: Flashglass. Brackets and pendants. Frieze. Bargeboards.  
OTHER: Polygonal bay. Front porch has turned posts.  
CONDITION: EXCELLENT ☐ GOOD ☒ FAIR ☐ DETERIORATED ☐ MOVED ☐ (DATE) \_\_\_\_\_  
(EXPLAIN)  
EXTERIOR ALTERATIONS/ADDITIONS (DATED): Addition on rear (south) elevation, n.d.  
Porch balustrade and steps altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES:

SETTING: Corner lot in residential area notable for concentration of historic buildings.

STATEMENT OF SIGNIFICANCE: This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c. 1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.

SOURCES:

"Post Offices." Scrapbook. Marion Brumback Collection.  
Polk, R.L. and Co. Business Directory, 1923.  
Sanborn Insurance Maps, 1902, 1905, 1912.  
Ticor Title Co. Records, McMinnville OR.

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

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

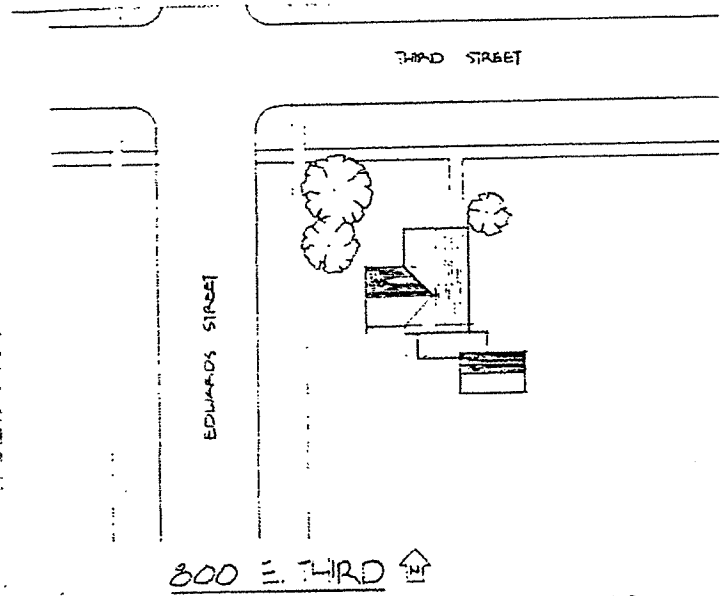
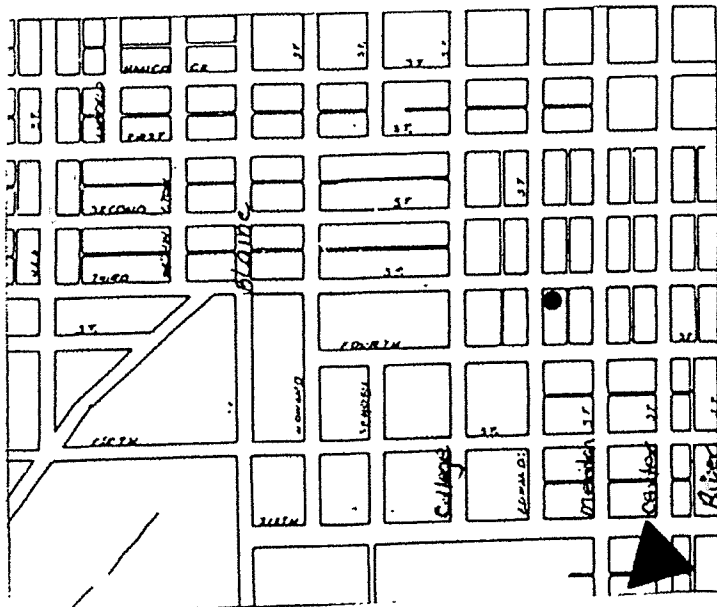
PAGE 2

\*\*\*\*\*



NAME: Wilson House  
ADDRESS: 800 E. Third  
T/R/S: 3S 2W 19  
MAP NO: 19AD  
TAX LOT: 1400  
QUAD: Newberg  
ROLL NO: 2  
NEGATIVE NO: 10  
SLIDE NO: \_\_\_\_\_

\*\*\*\*\*



GRAPHIC SOURCES:  
City Map, 1973

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



EDWARDS STREET  
120'

FENCE LINE

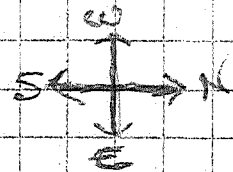
NATURAL GAS LINE

FENCE LINE

NATURAL GAS

21'

SCALE:  
1" = 12'  
APPROXIMATE



SHOULDER LINE

ADDITION  
2004  
HDC  
BIB

HOUSE

SEASONS  
FLOWERS +  
SHRUBS

Front of HOUSE

SIDEWALK

28'

FLOWER BED  
SIDEWALK

ENTRY  
DOOR

EXT. LITE  
HOSE  
BIB

EXT. LITE

PROPOSED  
GARAGE

GARAGE  
DOOR  
EXT. LITE

EXT. LITE

ALLEY

DRIVE WAY

FENCED IN  
GARDEN SPACE

RESTORED  
ORIGINAL  
GARAGE

FENCE LINE

FENCE LINE  
EAST 1<sup>ST</sup> STREET

6/9/24

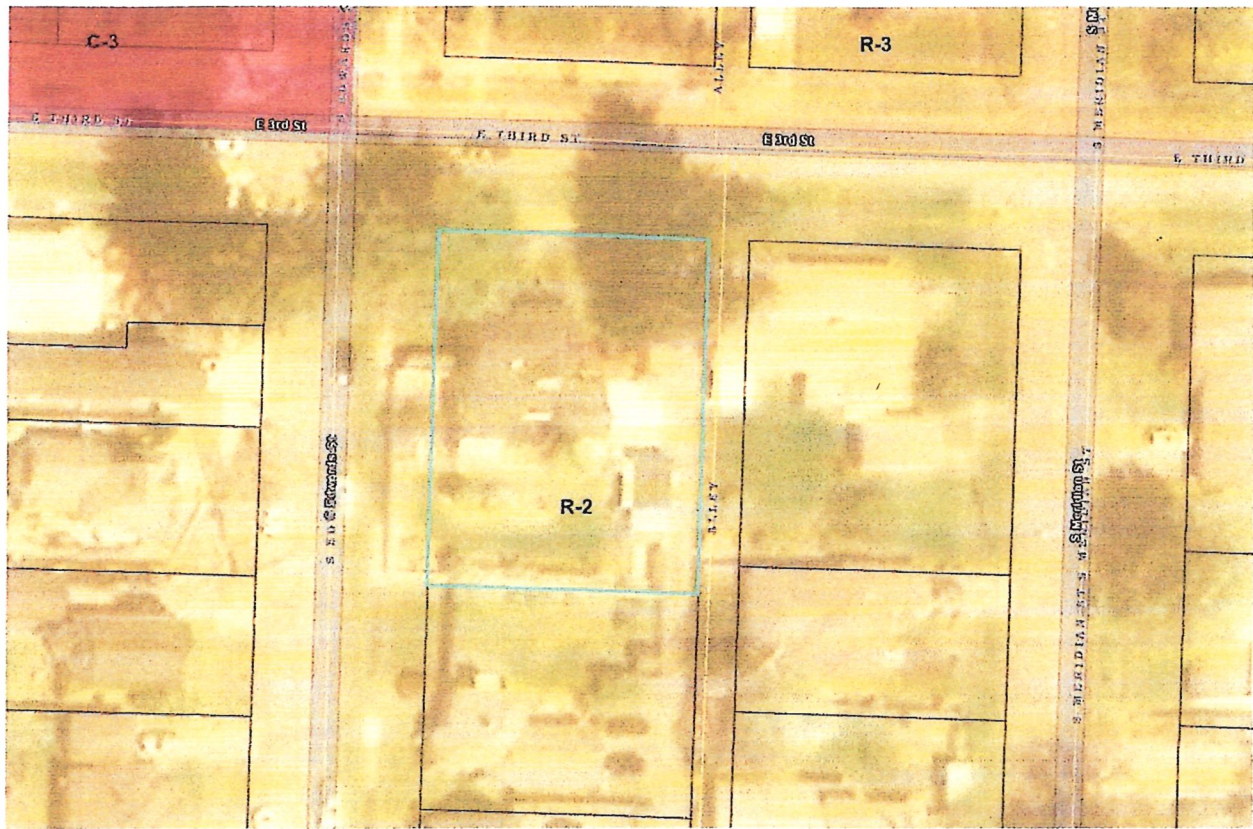


**Aerial View**





## Zoning Map





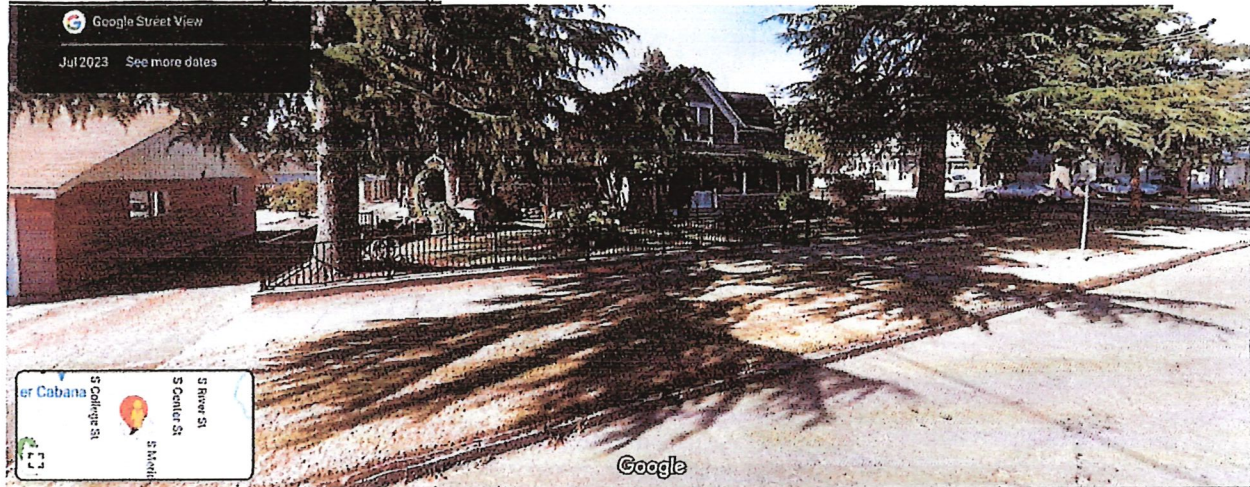
## Site Utilities Map





## Additional Site Images and Plans

### Street View of Subject Property



4/24/2024

Judy Holznagel / Garage Addition

800 E Third Street

Newberg, OR 97132

Currently there is a carport that will be removed and be replaced with an enclosed garage. Judy lives alone at this address. There is a lot of foot traffic that goes up and down the alleyway. The main reason she is doing the enclosed garage addition is for her safety and wellbeing.

There will be a 7'X16' garage door with an opener that will require electrical work that will be done by a licensed electrician.

There are proposed drawings that cover what the scope of work will entail.

My name is Scott McLean and I am helping her maneuver her way through this project. My contact information is --

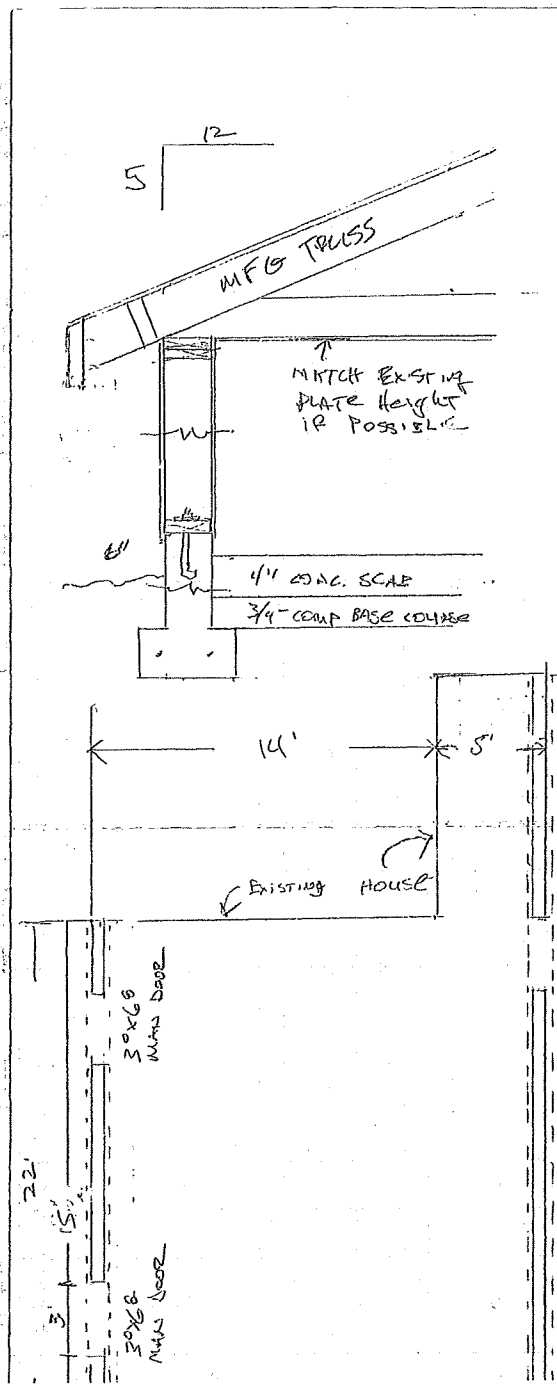
Scott McLean

1303 N Main

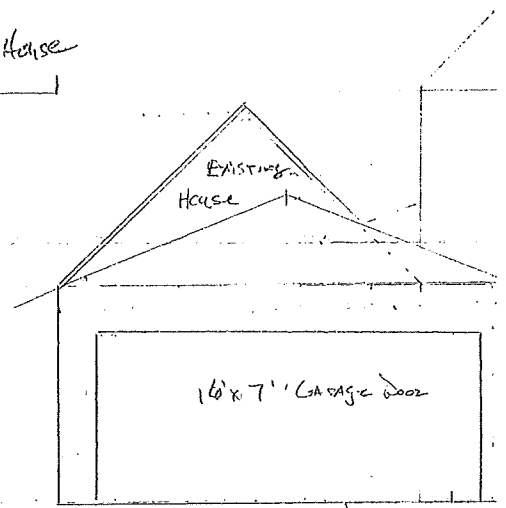
Newberg, OR 97132

Mobile # 503-260-3121

Email -- mcleaninc@comcast.net



REMOVE EXISTING CAR PORT STRUCTURE & S  
 6" x 12" FOOTING  
 6" STEEL WALL w/ 5/8 AS & 4" O/C w 3/4 x 3/4 x 1/4"  
 2x6 PT BOTTOM PLATE ON SIL SEALER  
 2x6 DF STUDS @ 16" O/C  
 2x4 DF TOP PLATES  
 4x12 GARAGE SUB. MAIN DOOR HEADER  
 1/2" LBR PLYWOOD @ EXTERIORS 16" L x 12"  
 1/2" DRYWALL @ INTERIOR WALLS & CEILING  
 MFG ROOF TRUSSES w/ 5/12 PITCH  
 5/8 CAR PORT SLANTING RAFTERS @ 6/12 &  
 COMPOSITION ROOFING



Judy Holsinger  
 800 E. Tenth St



**From:** Scott McLean [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)  
**Subject:** FW: Holznagel updated  
**Date:** Jun 5, 2024 at 4:49:08 PM  
**To:** [jared.bradbury@newbergoregon.gov](mailto:jared.bradbury@newbergoregon.gov)  
**Cc:** [jholznagel.jh@gmail.com](mailto:jholznagel.jh@gmail.com)

Hi again –

This is the updated architectural drawing.

I will try to send you the structural drawings in a bit.

Thanks –  
Scott

McLean, Inc.  
1303 N Main  
Newberg, OR 97132  
503-260-3121 Cell  
Email - [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)

---

**From:** Andy Nordick [<mailto:andy.nordick@parr.com>]  
**Sent:** Wednesday, June 5, 2024 3:59 PM  
**To:** mcleaninc  
**Subject:** Holznagel updated

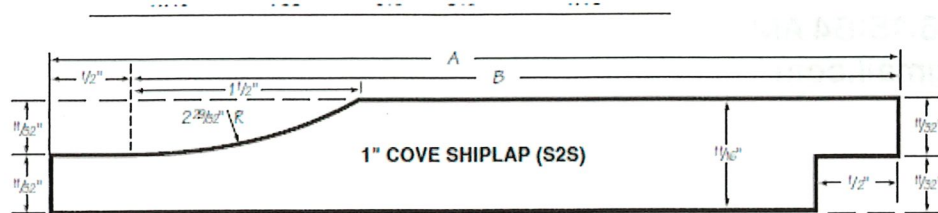
Hey Scotty,

Here is the updated plan.

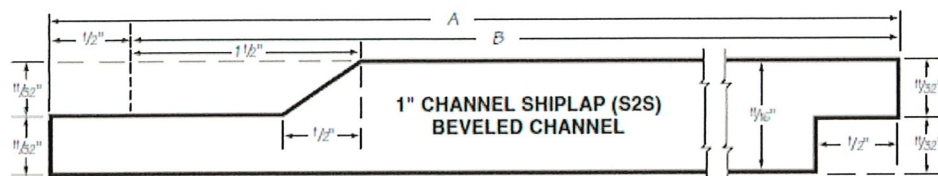
Thank you!

Andrew Nordick  
Newberg Parr Lumber  
503-554-7277 : Office  
503-554-7279 : Fax  
[andy.nordick@parr.com](mailto:andy.nordick@parr.com)



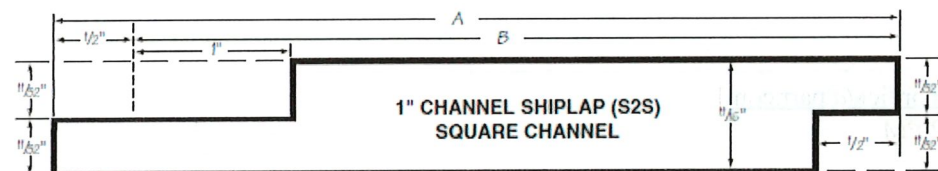


NOMINAL SIZE	PATTERN NUMBER	A	B	CONVERSION FACTOR
1x6	770	5 $\frac{3}{8}$	4 $\frac{7}{8}$	1.24
1x8	771	7 $\frac{1}{8}$	6 $\frac{5}{8}$	1.21
1x10	772	9 $\frac{1}{8}$	8 $\frac{5}{8}$	1.16



NOMINAL SIZE	PATTERN NUMBER	A	B	CONVERSION FACTOR
1x10	773	9 $\frac{1}{8}$	8 $\frac{5}{8}$	1.16

← Proposed Siding for garage



NOMINAL SIZE	PATTERN NUMBER	A	B	CONVERSION FACTOR
1x6	774	5 $\frac{3}{8}$	4 $\frac{7}{8}$	1.24
1x8	775	7 $\frac{1}{8}$	6 $\frac{5}{8}$	1.21
1x10	776	9 $\frac{1}{8}$	8 $\frac{5}{8}$	1.16



Marcus Martell | Disdero Lumber Co. | Sales  
 National: 800-547-1209 | Local: 503-239-8888  
 Direct: 503-607-2451 | Fax: 503-905-7715  
[mmartell@disdero.com](mailto:mmartell@disdero.com) | [www.disdero.com](http://www.disdero.com)  
 12301 SE Carpenter Drive Clackamas, OR, 97015  
[Disdero Lumber Catalog](#)

**From:** Andy Nordick <[andy.nordick@parr.com](mailto:andy.nordick@parr.com)>  
**Sent:** Tuesday, June 4, 2024 11:17 AM  
**To:** Marcus Martell <[mmartell@disdero.com](mailto:mmartell@disdero.com)>  
**Subject:** Bevel Channel?

Hello Marcus,

**From:** Scott McLean [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)  
**Subject:** FW: Bevel Channel?  
**Date:** Jun 6, 2024 at 6:15:54 AM  
**To:** [jholznagel.jh@gmail.com](mailto:jholznagel.jh@gmail.com)

---

Good morning Judy –

I think the 1” channel shiplap in a 1X6 (the one in the middle) is the closest match to the siding on your previous addition. Maybe you can show the historical people this if they have questions.

Thanks –  
Scott

McLean, Inc.  
[1303 N Main](#)  
[Newberg, OR 97132](#)  
[503-260-3121](#) Cell  
Email - [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)

---

**From:** Andy Nordick [<mailto:andy.nordick@parr.com>]  
**Sent:** Wednesday, June 5, 2024 3:32 PM  
**To:** mcleaninc  
**Subject:** FW: Bevel Channel?

Andrew Nordick  
Newberg Parr Lumber  
503-554-7277 : Office  
503-554-7279 : Fax  
[andy.nordick@parr.com](mailto:andy.nordick@parr.com)

**From:** Marcus Martell <[mmartell@disdero.com](mailto:mmartell@disdero.com)>  
**Sent:** Tuesday, June 4, 2024 12:33 PM  
**To:** Andy Nordick <[andy.nordick@parr.com](mailto:andy.nordick@parr.com)>  
**Subject:** RE: Bevel Channel?

We can have this milled to different thickness and width.



Thank you Scott McLean  
McLean Inc. 1303 N Main  
Newberg Or. 97132  
[503 260 3121](tel:5032603121)

*Photo of Siding on 2004 construction*

Would it be possible to send a profile of the bevel channel? Here is what we are trying to match..

Thank you!

**Andrew Nordick**  
Sales Coordinator

**PARR Lumber**  
[Total Home Building Source](#)  
200 N Elliot Rd  
Newberg, OR 97132  
m. 971-720-0056 | d. 503-488-1307  
[parr.com](http://parr.com)



---

**From:** Scott McLean <[mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)>

**Sent:** Tuesday, June 4, 2024 11:14 AM

**To:** Andy Nordick <[andy.nordick@parr.com](mailto:andy.nordick@parr.com)>

**Subject:**



# NWYM - Oregon - Newberg

Untitled layer



Iglesia Evangelica Los Amigos  
en McMinnville



Iglesia Evangelica Los Amigos  
en Newberg



Newberg Friends Church



North Valley Friends Church



2nd Street Community Church



Sherwood Community Friends  
Church



West Chehalem Friends Church



George Fox University



Northwest Friends Church  
Headquarters

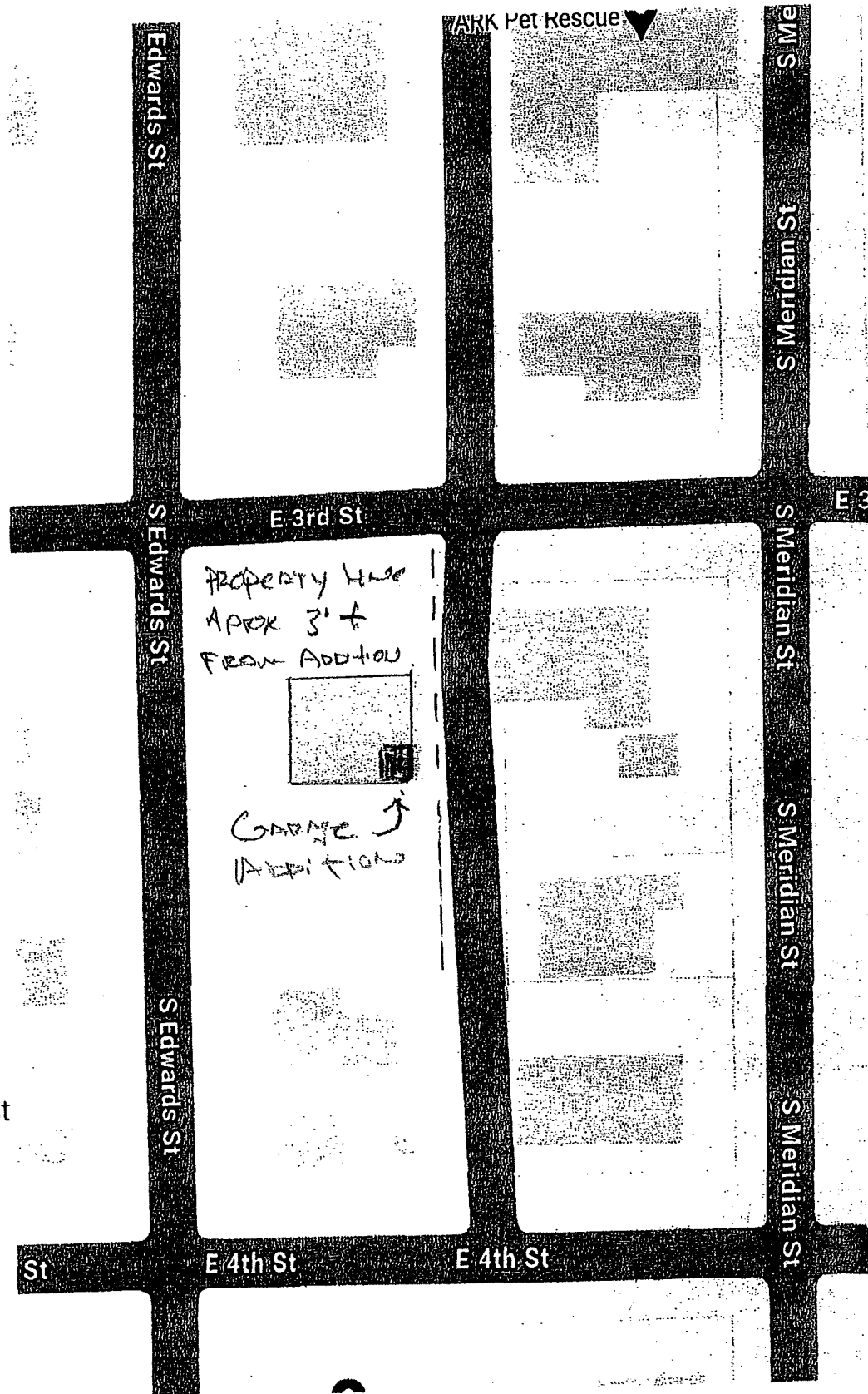


Camp Tilikum

Friends churches of Northwest  
Yearly Meeting of the  
Religious Society of Friends -  
Oregon

For more information, see: <a

href="http://www.nwfriends.org" target="\_blank">http://www.nwfriends.org</a>





**First American Title™**

**First American Title Insurance Company**

775 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

**YAMHILL COUNTY TITLE UNIT**

FAX (866)800-7294

Title Officer: Clayton Carter

(503)376-7363

ctcarter@firstam.com

**LOT BOOK SERVICE**

Seller Directed

Order No.: 1039-4173126

June 11, 2024

Attn:

Phone No.: - Fax No.:

Email:

Re: na

Fee: \$350.00

We have searched our Tract Indices as to the following described property:

Lot 6 and the North 40 feet of Lot 5, all in Block 14, ORIGINAL TOWN (now City) of Newberg, in Yamhill County, State of Oregon.

and as of June 03, 2024 at 8:00 a.m.

We find that the last deed of record runs to

Judith K. Holznagel

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
2. Transfer on Death Deed.  
Recorded: March 11, 2019  
Instrument No.: 201902852, Records of Yamhill County, Oregon  
Grantee: Sandra A. Holznagel

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

NOTE: Taxes for the year 2023-2024 PAID IN FULL

Tax Amount:	\$2,976.54
Map No.:	R3219AD 01400
Property ID:	51785
Tax Code No.:	29.0

1. City liens, if any, of the City of Newberg.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



*First American Title™*

First American Title Insurance Company  
775 NE Evans Street  
McMinnville, OR 97128

### **Illegal Restrictive Covenants**

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.





First American Title

R3219AD 01400  
800 E 3rd St  
Newberg, OR 97132



## Taxlot



Subject



Taxlot

1993 APR 29 PM 3:16

F285P2077

COPYRIGHT 1992

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR 97204

NL 9

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Real Estate Exchange, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judith Kay Holzmagel, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Yamhill County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

Grantee accepts this property in AS-IS condition with no warranties by Grantor, except as set forth in this Deed.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of record

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 85,000.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of , 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Real Estate Exchange, Inc.

By: Paula M. Frey

STATE OF OREGON, County of Multnomah ) ss.

This instrument was acknowledged before me on , 19

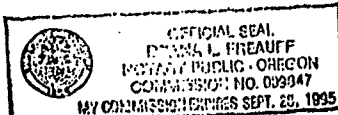
by , 19

This instrument was acknowledged before me on April 27, 1993,

by Paula M. Frey

as Corp. Secretary

of Real Estate Exchange, Inc.



Deanna L. Frey

Notary Public for Oregon

My commission expires 9/26/95

NORTHWEST TITLE COMPANY

Real Estate Exchange, Inc.

Grantor's Name and Address

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

Grantee's Name and Address

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

After recording return to (Name, Address, Zip):

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

Until requested otherwise send all tax statements to (Name, Address, Zip):

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

005537

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of }

I certify that the within instrument was received for record on the day

of , at

of , at

book/reel/volume

page

instrument/misdeed

Record of Deeds

Witness

County Clerk

By: Charles Stern, Deputy.

COUNTY CLERK

4-2993



1993 APR 29 PM 3:16

F285P2078

**EXHIBIT A**

**PROPERTY DESCRIPTION:**

Lot 6 and the North 40 feet of Lot 5, all in Block 14, ORIGINAL TOWN  
(now City) of Newberg, in Yamhill County, State of Oregon.

4-2993



**First American Title™**

## Customer Service Department

503.476.8735 | [csfirst@firstam.com](mailto:csfirst@firstam.com)

Report Created: 6/6/2024

## Ownership

**Legal Owner(s):** Judith Holznagel

**Site Address:** 800 E 3rd St Newberg, OR 97132

**Mailing Address:** 800 E 3rd St Newberg, OR 97132

**Parcel #:** R3219AD 01400

**APN:** 51785

**County:** Yamhill

## Property Characteristics

**Bedrooms:** 3  
**Total Bathrooms:** 2.00  
**Full Bathrooms:** 2  
**Half Bathrooms:** 0.00  
**Units:** 1  
**Stories:** 1.50  
**Fire Place:** N  
**Air Conditioning:** Central  
**Heating Type:** Forced air unit

**Year Built:** 1906  
**Building SqFt:** 1,803  
**First Floor SqFt:** 1,139  
**Basement SqFt:** 0  
**Basement Type:**

**Lot SqFt:** 11,556  
**Lot Acres:** .27  
**Roof Type:** Composition Shingle  
**Roof Shape:** GABLE  
**Porch Type:**  
**Building Style:**  
**Garage:** Detached Garage  
**Garage SqFt:** 420  
**Parking Spots:** 2  
**Pool:**

## Property Information

**Land Use:** RESIDENTIAL  
**Improvement Type:** Single Family Residential  
**Legal Description:** LOT 6 & N 40 LOT 5- BLOCK 14 IN NEWBERG TOWN OF

**Zoning:** R-2  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Subdivision:** Newberg Town Of

## Assessor & Taxes

**2023 Market Land:** \$222,661  
**2023 Market Structure:** \$156,691  
**2023 Market Total:** \$379,352  
**2023 Assessed Total:** \$187,206

**2023 Taxes:** \$2,976.54  
**% Improved:** 44.43  
**Levy Code:**  
**Millage Rate:**

## Sale History

**Last Sale Date:**  
**Prior Sale Date:**

**Doc #:**  
**Prior Doc #:**

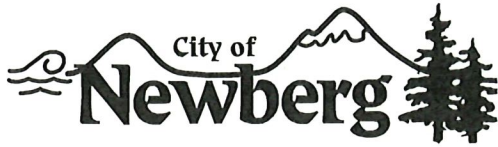
**Last Sale Price:** \$  
**Prior Sale Price:** \$

## Mortgage

**1st Mortgage Date:**  
**1st Mortgage Type:**  
**2nd Mortgage Type:**

**Doc #:**  
**1st Mortgage Lender:**

**1st Mortgage Amt:** \$  
**2nd Mortgage Amt:** \$



## Community Development Department

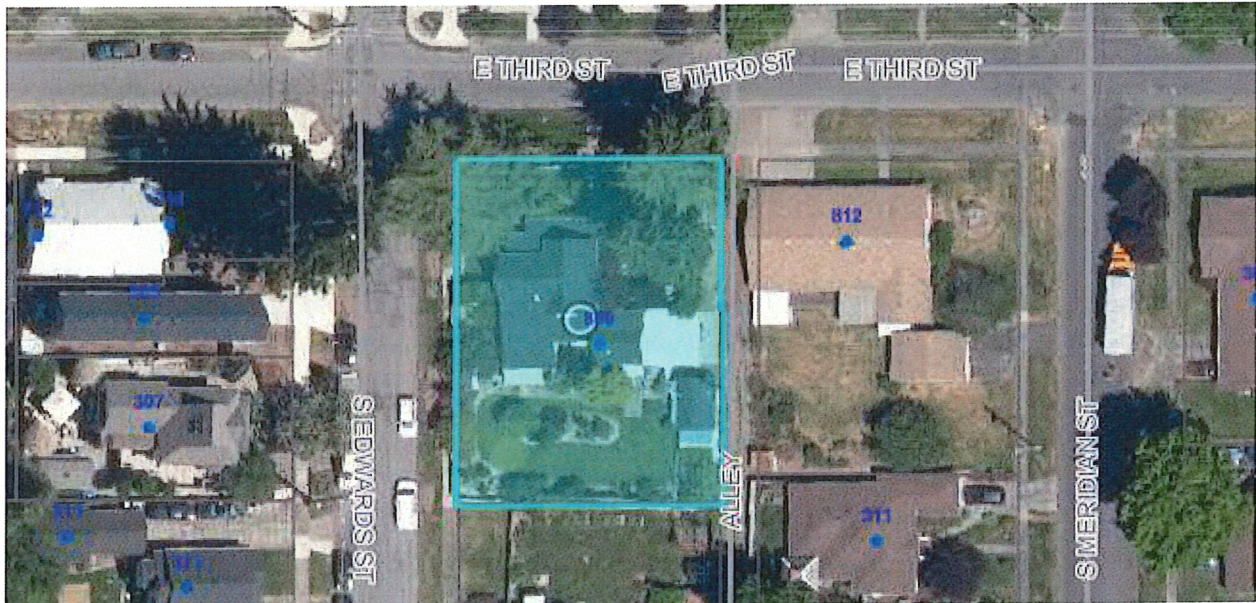
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### NOTICE OF A HISTORIC PRESERVATION COMMISSION HEARING ON A HISTORIC REVIEW

A property owner (City of Newberg) in your neighborhood submitted an application for a Historic Landmark Review at **800 E. Third St., Newberg OR 97132**. The Newberg Historic Preservation Commission will hold a hearing on **[Hearing Date - Month date, year]**, at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Historic Preservation Commission. For more details about giving comments, please see the back of this sheet.

The application would: **Remove existing carport and replace with one care garage structure.**

APPLICANT:	<b>Judith K. Holznagel</b>
TELEPHONE:	<b>(503)780-5494</b>
PROPERTY OWNER:	<b>Judith K. Holznagel</b>
LOCATION:	<b>800 E Third St</b>
TAX LOT NUMBER:	<b>3219AD-01400</b>





We are mailing you information about this project because you own land within 500 feet of the proposed historic review site. We invite you to participate in the land use hearing scheduled before the **Historic Preservation Commission**. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You may also submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. **(CASE FILE NUMBER)**  
City of Newberg, Community Development Department  
PO Box 970  
Newberg, OR 97132

All written comments must be received by 12:00 p.m. on **(Insert Date that is 3 Business Days prior to Hearing Date)** Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. Application material can also be accessed at [www.newbergoregon.gov/planning](http://www.newbergoregon.gov/planning) under the "Current Planning Projects" page

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a historic review are found in Newberg Development Code Section 15.344.030.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Historic Preservation Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: **(Date Mailed by Applicant)**

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.*

# Land Use Notice

**FILE # ( )**

**PROPOSAL:** (REMOVE EXISTING CARPORT AND REPLACE  
WITH ONE CAR GARAGE STRUCTURE)

**FOR FURTHER INFORMATION, CONTACT:**

**City of Newberg**

**Community Development Department**

**414 E First Street**

**Phone: 503-537-1240**



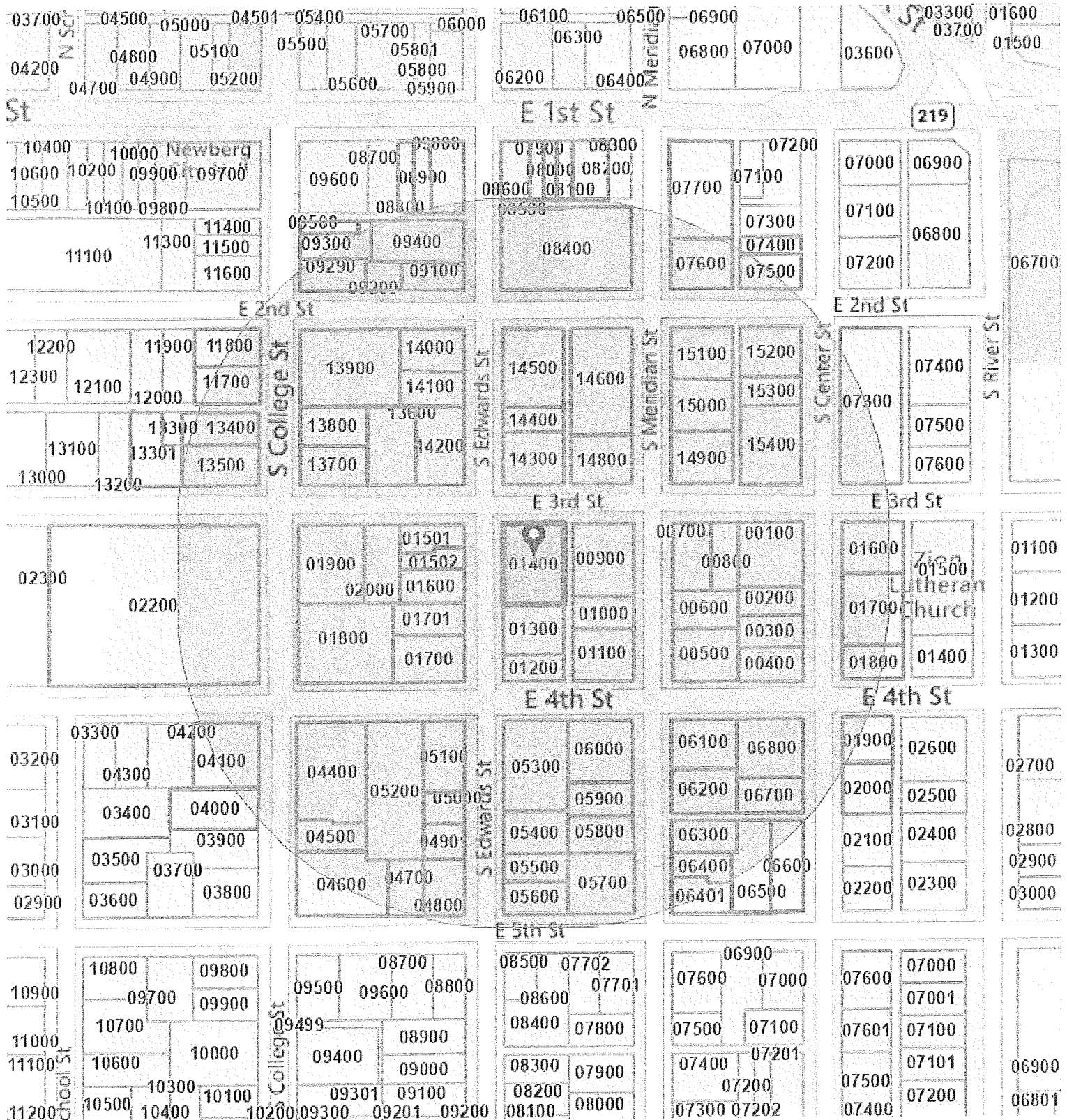
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## Mailing Notifications

Subject: 800 E 3rd St Newberg, OR 97132

503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



Buffer Distance: 500 feet





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## Customer Service Department

503.476.8735 | [csfirst@firstam.com](mailto:csfirst@firstam.com)

Report Created: 6/6/2024

## Ownership

**Legal Owner(s):** Judith Holznagel

**Site Address:** 800 E 3rd St Newberg, OR 97132

**Mailing Address:** 800 E 3rd St Newberg, OR 97132

**Parcel #:** R3219AD 01400

**APN:** 51785

**County:** Yamhill

## Property Characteristics

**Bedrooms:** 3

**Total Bathrooms:** 2.00

**Full Bathrooms:** 2

**Half Bathrooms:** 0.00

**Units:** 1

**Stories:** 1.50

**Fire Place:** N

**Air Conditioning:** Central

**Heating Type:** Forced air unit

**Year Built:** 1906

**Building SqFt:** 1,803

**First Floor SqFt:** 1,139

**Basement SqFt:** 0

**Basement Type:**

**Lot SqFt:** 11,556

**Lot Acres:** .27

**Roof Type:** Composition Shingle

**Roof Shape:** GABLE

**Porch Type:**

**Building Style:**

**Garage:** Detached Garage

**Garage SqFt:** 420

**Parking Spots:** 2

**Pool:**

## Property Information

**Land Use:** RESIDENTIAL

**Improvement Type:** Single Family Residential

**Legal Description:** LOT 6 & N 40 LOT 5- BLOCK 14 IN NEWBERG TOWN OF

**Zoning:** R-2

**School District:** Newberg School District 29j

**Neighborhood:**

**Subdivision:** Newberg Town Of

## Assessor & Taxes

**2023 Market Land:** \$222,661

**2023 Market Structure:** \$156,691

**2023 Market Total:** \$379,352

**2023 Assessed Total:** \$187,206

**2023 Taxes:** \$2,976.54

**% Improved:** 44.43

**Levy Code:**

**Millage Rate:**

## Sale History

**Last Sale Date:**

**Doc #:**

**Last Sale Price:** \$

**Prior Sale Date:**

**Prior Doc #:**

**Prior Sale Price:** \$

## Mortgage

**1st Mortgage Date:**

**Doc #:**

**1st Mortgage Amt:** \$

**1st Mortgage Type:**

**1st Mortgage Lender:**

**2nd Mortgage Amt:** \$

**2nd Mortgage Type:**

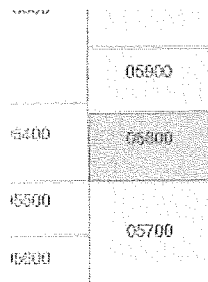


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## Customer Service

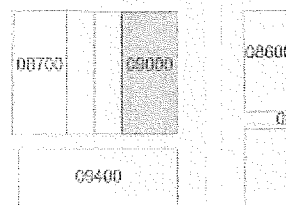
503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



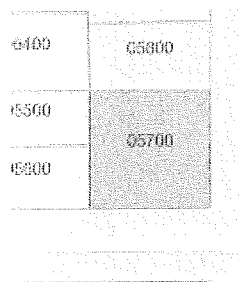
**Legal Owner:** Jonathan & Cheryl Cadd  
**Site Address:** 411 S Meridian St Newberg, OR 97132  
**Mailing Address:** 909 E Fulton St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1394 **Lot Acres:** .13  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05800 BLOCK 25  
SUBDIVISIONNAME EDWARDS ADDITION

**APN:** 52873  
**Ref Parcel #:** R3219AD 05800  
**Taxes:** \$2679.31  
**Market Value:** \$309,970  
**Assessed Value:** \$168,512  
**Sales Price:** \$  
**Transfer Date:**



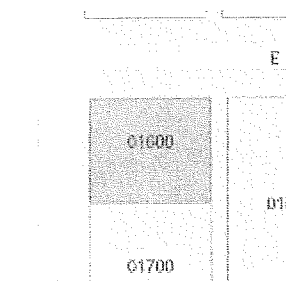
**Legal Owner:** Hu Tian & Huiying Wang  
**Site Address:** 720 E 1st St Newberg, OR 97132  
**Mailing Address:** 26741 Venado Dr Mission Viejo, CA 92691  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .13  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09000 BLOCK 1  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49076  
**Ref Parcel #:** R3219AA 09000  
**Taxes:** \$4006.34  
**Market Value:** \$1,173,738  
**Assessed Value:** \$251,974  
**Sales Price:** \$315,000  
**Transfer Date:** 04/26/2005



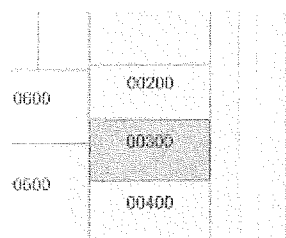
**Legal Owner:** See Tax Records  
**Site Address:** No Site Address Newberg,  
**Mailing Address:** ,  
**Bedrooms:**  
**Bathrooms:**  
**Building SqFt:** **Lot Acres:**  
**Year Built:**  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** No Data  
**Ref Parcel #:** R3219AD 05700  
**Taxes:**  
**Market Value:**  
**Assessed Value:**  
**Sales Price:**  
**Transfer Date:**



**Legal Owner:** Zion Lutheran Church  
**Site Address:** 0 S Center St Newberg, OR 97132  
**Mailing Address:** 301 S River St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .17  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 6 - BLOCK 16 IN NEWBERG TOWN OF

**APN:** 58939  
**Ref Parcel #:** R3220BC 01600  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Luanne Cadd  
**Site Address:** 313 S Center St Newberg, OR 97132  
**Mailing Address:** 909 E Fulton St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.50  
**Building SqFt:** 930 **Lot Acres:** .12  
**Year Built:** 1955  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00300 SUBDIVISIONNAME  
NEWBERG TOWN OF

**APN:** 51375  
**Ref Parcel #:** R3219AD 00300  
**Taxes:** \$2425.16  
**Market Value:** \$280,540  
**Assessed Value:** \$152,528  
**Sales Price:** \$  
**Transfer Date:**

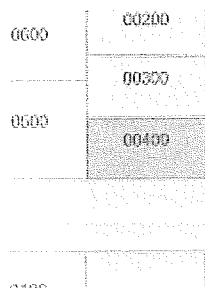


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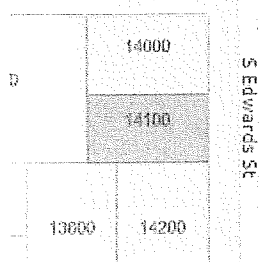
Report Created: 6/6/2024



**Legal Owner:** Carolyn Phipps  
**Site Address:** 317 S Center St Newberg, OR 97132  
**Mailing Address:** 317 S Center St Newberg, OR 97132  
**Bedrooms:** 1.00  
**Bathrooms:** 1.00  
**Building SqFt:** 827 **Lot Acres:** .12  
**Year Built:** 1939  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 51455  
**Ref Parcel #:** R3219AD 00400  
**Taxes:** \$1988.43  
**Market Value:** \$271,843  
**Assessed Value:** \$125,060  
**Sales Price:** \$  
**Transfer Date:**

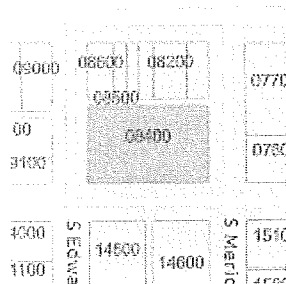
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00400 LOT 3 BLOCK 15  
SUBDIVISIONNAME NEWBERG TOWN OF



**Legal Owner:** A J Mccann Llc  
**Site Address:** 205 S Edwards St Newberg, OR 97132  
**Mailing Address:** 35401 SW Geer Rd Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1544 **Lot Acres:** .13  
**Year Built:** 1945  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47327  
**Ref Parcel #:** R3219AA 14100  
**Taxes:** \$2511.85  
**Market Value:** \$323,185  
**Assessed Value:** \$157,980  
**Sales Price:** \$183,000  
**Transfer Date:** 01/16/2024

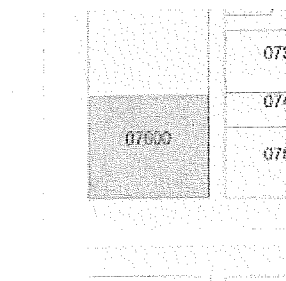
S 15 LT 1 & N 40 LT 2 - BLOCK 12 IN NEWBERG TOWN OF



**Legal Owner:** Sandra & Richard Dormer  
**Site Address:** 112 S Edwards St Newberg, OR 97132  
**Mailing Address:** 19120 NE Highway 240 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .58  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 49325  
**Ref Parcel #:** R3219AA 08400  
**Taxes:** \$10029.86  
**Market Value:** \$738,467  
**Assessed Value:** \$630,817  
**Sales Price:** \$  
**Transfer Date:**

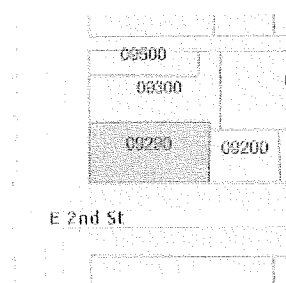
LOTS 2 3 4 & PT 5 & VAC ALLEY - BLOCK 20 IN NEWBERG TOWN OF



**Legal Owner:** Linke  
**Site Address:** 114 S Meridian St Newberg, OR 97132  
**Mailing Address:** 44700 NW Elk Mountain Rd Banks, OR 97106  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .11  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 49209  
**Ref Parcel #:** R3219AA 07600  
**Taxes:** \$2288.51  
**Market Value:** \$506,440  
**Assessed Value:** \$143,933  
**Sales Price:** \$200,000  
**Transfer Date:** 08/14/2015

PT LOT 4 - BLOCK 3 IN NEWBERG TOWN OF



**Legal Owner:** Llp Properties Llp  
**Site Address:** 116 S College St Newberg, OR 97132  
**Mailing Address:** Po Box 1060 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .12  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 49138  
**Ref Parcel #:** R3219AA 09290  
**Taxes:** \$929.47  
**Market Value:** \$124,111  
**Assessed Value:** \$58,458  
**Sales Price:** \$364,789  
**Transfer Date:** 04/23/2009

TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09290 BLOCK 1  
SUBDIVISIONNAME NEWBERG TOWN OF

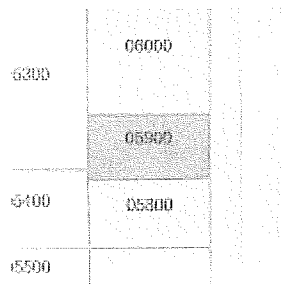


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## Customer Service

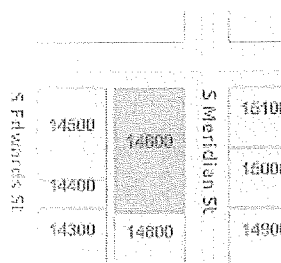
503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



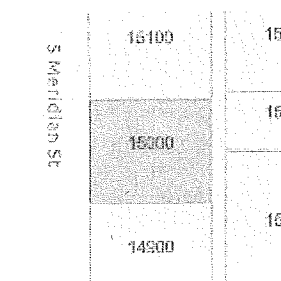
**Legal Owner:** Benito & Irma Salinas  
**Site Address:** 409 S Meridian St Newberg, OR 97132  
**Mailing Address:** 409 S Meridian St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1085      **Lot Acres:** .12  
**Year Built:** 1959  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05900 LOT 1 BLOCK 25 SUBDIVISIONNAME EDWARDS ADDITION

**APN:** 52891  
**Ref Parcel #:** R3219AD 05900  
**Taxes:** \$2859.45  
**Market Value:** \$359,377  
**Assessed Value:** \$179,842  
**Sales Price:** \$  
**Transfer Date:**



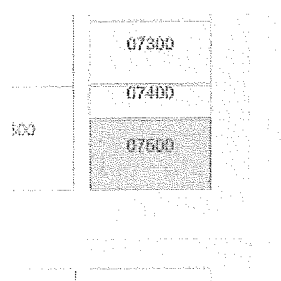
**Legal Owner:** Lajos & Sharon Kovacs  
**Site Address:** 814 E 2nd St STE C Newberg, OR 97132  
**Mailing Address:** 19355 SE Highway 224 Damascus, OR 97089  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0      **Lot Acres:** .35  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14600 LOT 1 BLOCK 11 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 47407  
**Ref Parcel #:** R3219AA 14600  
**Taxes:** \$6891.13  
**Market Value:** \$1,085,046  
**Assessed Value:** \$433,410  
**Sales Price:** \$580,000  
**Transfer Date:** 05/05/2004



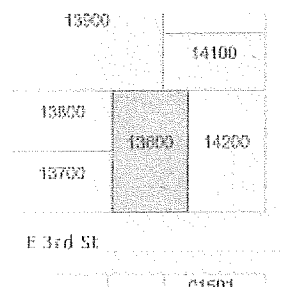
**Legal Owner:** Travers Nancy A Revocable Trus  
**Site Address:** 208 S Meridian St Newberg, OR 97132  
**Mailing Address:** 208 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 704      **Lot Acres:** .17  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 15000 LOT 5 BLOCK 10 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 47498  
**Ref Parcel #:** R3219AA 15000  
**Taxes:** \$2426.26  
**Market Value:** \$308,277  
**Assessed Value:** \$152,597  
**Sales Price:** \$132,500  
**Transfer Date:** 01/05/2015



**Legal Owner:** Randall D Linke Living Trust & Randall D Linke  
**Site Address:** 115 S Center St Newberg, OR 97132  
**Mailing Address:** 44700 NW Elk Mountain Rd Banks, OR 97106  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0      **Lot Acres:** .12  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 54 LOT 3 - BLOCK 3 IN NEWBERG TOWN OF

**APN:** 49183  
**Ref Parcel #:** R3219AA 07500  
**Taxes:** \$387.59  
**Market Value:** \$103,797  
**Assessed Value:** \$24,377  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Robert Swift  
**Site Address:** 709 E 3rd St Newberg, OR 97132  
**Mailing Address:** 709 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1192      **Lot Acres:** .21  
**Year Built:** 1890  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 47229  
**Ref Parcel #:** R3219AA 13600  
**Taxes:** \$2200.33  
**Market Value:** \$298,624  
**Assessed Value:** \$138,387  
**Sales Price:** \$  
**Transfer Date:**

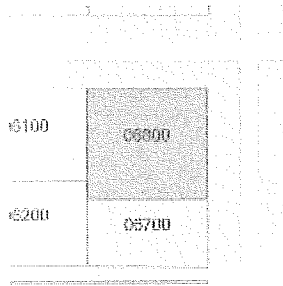


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## Customer Service

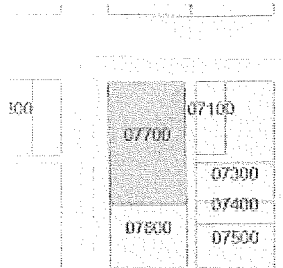
503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



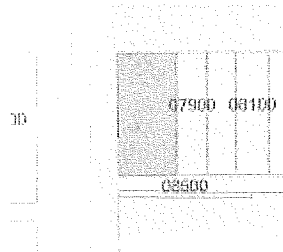
**Legal Owner:** Jackson Living Trust  
**Site Address:** 912 E 4th St Newberg, OR 97132  
**Mailing Address:** 7960 NE Dog Ridge Rd Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1447 **Lot Acres:** .21  
**Year Built:** 1955  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 90 LOTS 1-4 - BLOCK 24 IN EDWARDS ADDITION

**APN:** 53033  
**Ref Parcel #:** R3219AD 06800  
**Taxes:** \$4286.14  
**Market Value:** \$504,463  
**Assessed Value:** \$269,572  
**Sales Price:** \$505,000  
**Transfer Date:** 06/22/2022



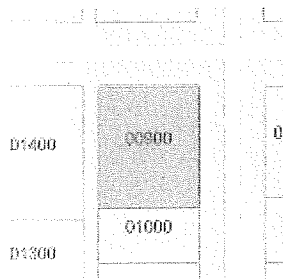
**Legal Owner:** Raudsepp Karl A Trustee & Raudsepp Theresa H Trustee  
**Site Address:** 108 S Meridian St Newberg, OR 97132  
**Mailing Address:** 108 S Meridian St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .32  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 07700 LOT 5 BLOCK 3 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49227  
**Ref Parcel #:** R3219AA 07700  
**Taxes:** \$8001.77  
**Market Value:** \$1,019,700  
**Assessed Value:** \$503,262  
**Sales Price:** \$  
**Transfer Date:**



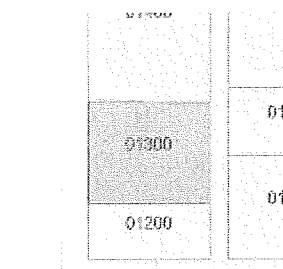
**Legal Owner:** Randy Hopp  
**Site Address:** No Site Address , OR  
**Mailing Address:** Po Box 150 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .09  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOTS 5 & 6 - BLOCK 2 IN NEWBERG TOWN OF

**APN:** 49021  
**Ref Parcel #:** R3219AA 08600  
**Taxes:** \$577.58  
**Market Value:** \$155,518  
**Assessed Value:** \$36,326  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Andrey Koshuba  
**Site Address:** 812 E 3rd St Newberg, OR 97132  
**Mailing Address:** 14237 Bridge Ct Lake Oswego, OR 97034  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1671 **Lot Acres:** .24  
**Year Built:** 1958  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 & N 30 LOT 2 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51650  
**Ref Parcel #:** R3219AD 00900  
**Taxes:** \$4166.02  
**Market Value:** \$448,395  
**Assessed Value:** \$262,017  
**Sales Price:** \$475,672  
**Transfer Date:** 04/25/2023



**Legal Owner:** Samantha Rials  
**Site Address:** 314 S Edwards St Newberg, OR 97132  
**Mailing Address:** Po Box 269 Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1826 **Lot Acres:** .17  
**Year Built:** 1940  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 51758  
**Ref Parcel #:** R3219AD 01300  
**Taxes:** \$2666.08  
**Market Value:** \$325,878  
**Assessed Value:** \$167,680  
**Sales Price:** \$194,000  
**Transfer Date:** 08/28/2007



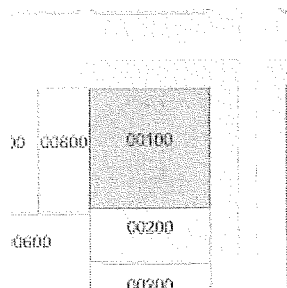


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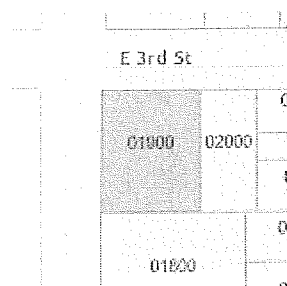
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Report Created: 6/6/2024



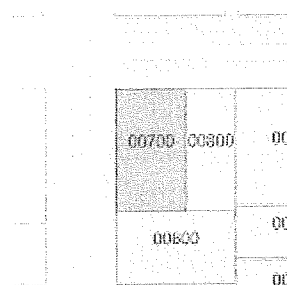
**Legal Owner:** Jeri & John Turgesen  
**Site Address:** 912 E 3rd St Newberg, OR 97132  
**Mailing Address:** 912 E 3rd St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1790 **Lot Acres:** .22  
**Year Built:** 1886  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 & N 15 LOT 2 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51295  
**Ref Parcel #:** R3219AD 00100  
**Taxes:** \$2755.45  
**Market Value:** \$383,893  
**Assessed Value:** \$173,301  
**Sales Price:** \$384,900  
**Transfer Date:** 08/15/2018



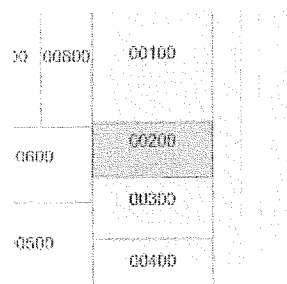
**Legal Owner:** Erin Andrews & Richard Brown  
**Site Address:** 304 S College St Newberg, OR 97132  
**Mailing Address:** 304 S College St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.50  
**Building SqFt:** 2391 **Lot Acres:** .28  
**Year Built:** 1948  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOT 6 - BLOCK 13 IN NEWBERG TOWN OF

**APN:** 51927  
**Ref Parcel #:** R3219AD 01900  
**Taxes:** \$4764.14  
**Market Value:** \$490,149  
**Assessed Value:** \$299,635  
**Sales Price:** \$775,000  
**Transfer Date:** 04/11/2024



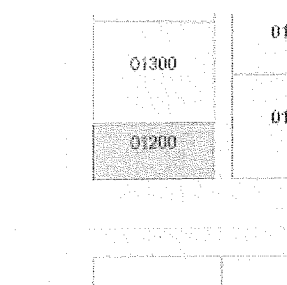
**Legal Owner:** Lydia Soria  
**Site Address:** 300 S Meridian St Newberg, OR 97132  
**Mailing Address:** 300 S Meridian St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1604 **Lot Acres:** .14  
**Year Built:** 1980  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTIONS OF LOTS 5 & 6 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51534  
**Ref Parcel #:** R3219AD 00700  
**Taxes:** \$3845.37  
**Market Value:** \$405,873  
**Assessed Value:** \$241,850  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Chris & Laura Sharp  
**Site Address:** 305 S Center St Newberg, OR 97132  
**Mailing Address:** 305 S Center St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1292 **Lot Acres:** .10  
**Year Built:** 1910  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOT 2 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51357  
**Ref Parcel #:** R3219AD 00200  
**Taxes:** \$2788.60  
**Market Value:** \$313,939  
**Assessed Value:** \$175,386  
**Sales Price:** \$366,000  
**Transfer Date:** 05/29/2020



**Legal Owner:** Timothy S Layton Trust  
**Site Address:** 316 S Edwards St Newberg, OR 97132  
**Mailing Address:** 316 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1074 **Lot Acres:** .09  
**Year Built:** 1939  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 42.5 LOT 4 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51730  
**Ref Parcel #:** R3219AD 01200  
**Taxes:** \$2036.65  
**Market Value:** \$298,331  
**Assessed Value:** \$128,093  
**Sales Price:** \$53,500  
**Transfer Date:** 02/14/2014

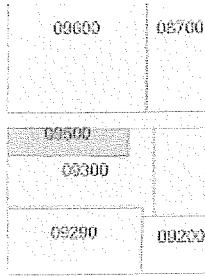


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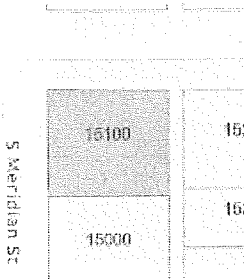
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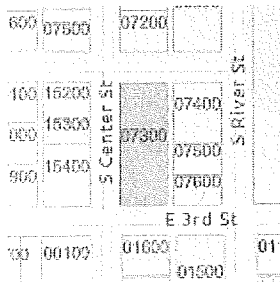
**Legal Owner:** Riverstone Development Llc  
**Site Address:** 108 S College St Newberg, OR 97132  
**Mailing Address:** .  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .04  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT BLOCK 1 IN NEWBERG TOWN OF

**APN:** 49192  
**Ref Parcel #:** R3219AA 09500  
**Taxes:** \$1023.96  
**Market Value:** \$286,169  
**Assessed Value:** \$64,401  
**Sales Price:** \$  
**Transfer Date:**



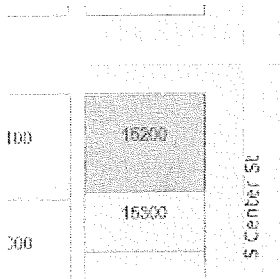
**Legal Owner:** Sparrow Multifamily Properties Llc  
**Site Address:** 204 S Meridian St APT 4 Newberg, OR 97132  
**Mailing Address:** 204 S Meridian St APT 4 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .17  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 6 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47513  
**Ref Parcel #:** R3219AA 15100  
**Taxes:** \$4906.77  
**Market Value:** \$1,374,646  
**Assessed Value:** \$308,606  
**Sales Price:** \$995,000  
**Transfer Date:** 11/05/2020



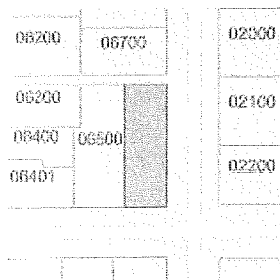
**Legal Owner:** Center Street Apartments Llc  
**Site Address:** 200 S Center St Newberg, OR 97132  
**Mailing Address:** Po Box 4054 Hillsboro, OR 97123  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .52  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR B TAXLOT 07300 LOT 4 BLOCK 9 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 60971  
**Ref Parcel #:** R3220BB 07300  
**Taxes:** \$13566.42  
**Market Value:** \$2,002,707  
**Assessed Value:** \$853,245  
**Sales Price:** \$625,000  
**Transfer Date:** 04/08/2014



**Legal Owner:** Bellingar Enterprises Llc  
**Site Address:** 912 E 2nd St Newberg, OR 97132  
**Mailing Address:** 24055 NE North Valley Rd Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 736 **Lot Acres:** .16  
**Year Built:** 1894  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47531  
**Ref Parcel #:** R3219AA 15200  
**Taxes:** \$2314.99  
**Market Value:** \$278,873  
**Assessed Value:** \$145,599  
**Sales Price:** \$260,000  
**Transfer Date:** 04/30/2018



**Legal Owner:** Brian & Courtney Risse  
**Site Address:** 915 E 5th St Newberg, OR 97132  
**Mailing Address:** 915 E 5th St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1540 **Lot Acres:** .16  
**Year Built:** 1912  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 15 & 16 - BLOCK 24 IN EDWARDS ADDITION SUBDIVISION

**APN:** 52980  
**Ref Parcel #:** R3219AD 06600  
**Taxes:** \$3119.84  
**Market Value:** \$368,353  
**Assessed Value:** \$196,219  
**Sales Price:** \$425,000  
**Transfer Date:** 11/30/2021

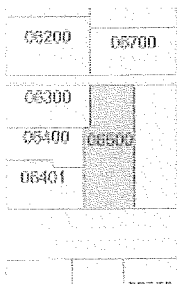


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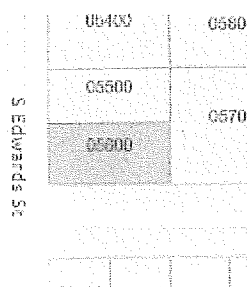
Report Created: 6/6/2024



**Legal Owner:** Robert & Valerie Maslen  
**Site Address:** 911 E 5th St Newberg, OR 97132  
**Mailing Address:** Po Box 193 Dundee, OR 97115  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 893 **Lot Acres:** .18  
**Year Built:** 1953  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 52971  
**Ref Parcel #:** R3219AD 06500  
**Taxes:** \$3132.23  
**Market Value:** \$384,930  
**Assessed Value:** \$196,998  
**Sales Price:** \$  
**Transfer Date:**

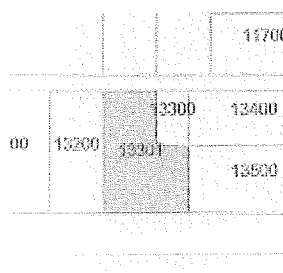
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 06500 LOT 13 BLOCK 24  
SUBDIVISIONNAME EDWARDS ADDITION



**Legal Owner:** Jonathan & Jennifer Koertzen  
**Site Address:** 420 S Edwards St Newberg, OR 97132  
**Mailing Address:** 420 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1224 **Lot Acres:** .12  
**Year Built:** 1948  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 52837  
**Ref Parcel #:** R3219AD 05600  
**Taxes:** \$3766.60  
**Market Value:** \$386,865  
**Assessed Value:** \$236,896  
**Sales Price:** \$255,000  
**Transfer Date:** 11/30/2006

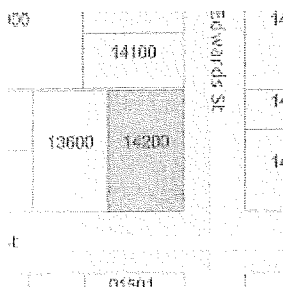
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05600 BLOCK 25  
SUBDIVISIONNAME EDWARDS ADDITION



**Legal Owner:** Newberg Monthly Meeting Of & Friends Church  
**Site Address:** 607 E 3rd St Newberg, OR 97132  
**Mailing Address:** Po Box 487 Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.50  
**Building SqFt:** 2176 **Lot Acres:** .17  
**Year Built:** 1896  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47194  
**Ref Parcel #:** R3219AA 13301  
**Taxes:** \$3996.38  
**Market Value:** \$392,576  
**Assessed Value:** \$251,348  
**Sales Price:** \$  
**Transfer Date:**

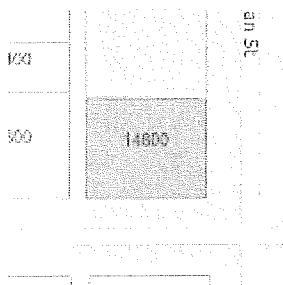
LOT 7 & PT LOT 5 IN CHURCH ADDITION



**Legal Owner:** Rogelio & Lynelle Vivanco  
**Site Address:** 715 E 3rd St Newberg, OR 97132  
**Mailing Address:** 715 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1928 **Lot Acres:** .21  
**Year Built:** 1900  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47345  
**Ref Parcel #:** R3219AA 14200  
**Taxes:** \$2979.11  
**Market Value:** \$412,240  
**Assessed Value:** \$187,368  
**Sales Price:** \$  
**Transfer Date:**

TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14200 BLOCK 12  
SUBDIVISIONNAME NEWBERG TOWN OF



**Legal Owner:** Michelle Higgins  
**Site Address:** 815 E 3rd St Newberg, OR 97132  
**Mailing Address:** 815 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1459 **Lot Acres:** .16  
**Year Built:** 1963  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47461  
**Ref Parcel #:** R3219AA 14800  
**Taxes:** \$3573.23  
**Market Value:** \$410,948  
**Assessed Value:** \$224,734  
**Sales Price:** \$400,000  
**Transfer Date:** 12/11/2020

S 76 LOT 3 - BLOCK 11 IN NEWBERG TOWN OF

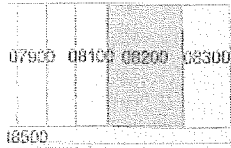


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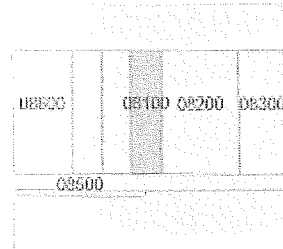
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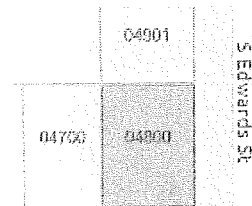
**Legal Owner:** Hopp Ins Agency Inc  
**Site Address:** 812 E 1st St Newberg, OR 97132  
**Mailing Address:** Po Box 150 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 08200 BLOCK 2  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49290  
**Ref Parcel #:** R3219AA 08200  
**Taxes:** \$318.36  
**Market Value:** \$174,634  
**Assessed Value:** \$20,023  
**Sales Price:** \$  
**Transfer Date:**



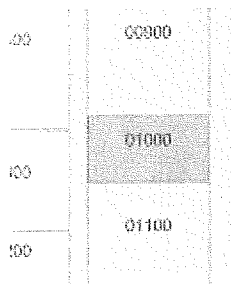
**Legal Owner:** Pollan William J Irrevocable T  
**Site Address:** 808 E 1st St Newberg, OR 97132  
**Mailing Address:** 3245 Curlew St San Diego, CA 92103  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 08100 BLOCK 2  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49307  
**Ref Parcel #:** R3219AA 08100  
**Taxes:** \$308.84  
**Market Value:** \$103,359  
**Assessed Value:** \$19,424  
**Sales Price:** \$70,000  
**Transfer Date:** 07/22/2016



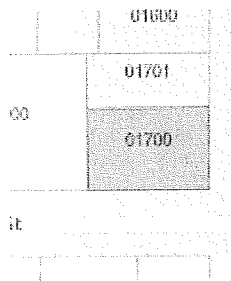
**Legal Owner:** Billy & Kathleen Wood  
**Site Address:** 419 S Edwards St Newberg, OR 97132  
**Mailing Address:** 419 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1200  
**Year Built:** 1949  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04800 SUBDIVISIONNAME  
NEWBERG TOWN OF

**APN:** 52695  
**Ref Parcel #:** R3219AD 04800  
**Taxes:** \$3340.37  
**Market Value:** \$364,549  
**Assessed Value:** \$210,089  
**Sales Price:** \$199,900  
**Transfer Date:** 04/23/2015



**Legal Owner:** Kristine Imper  
**Site Address:** 311 S Meridian St Newberg, OR 97132  
**Mailing Address:** 311 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1236  
**Year Built:** 1952  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 50 LOT 2 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51687  
**Ref Parcel #:** R3219AD 01000  
**Taxes:** \$2753.86  
**Market Value:** \$350,698  
**Assessed Value:** \$173,201  
**Sales Price:** \$425,000  
**Transfer Date:** 02/29/2024



**Legal Owner:** Morrison  
**Site Address:** 315 S Edwards St Newberg, OR 97132  
**Mailing Address:** 717 E Sheridan St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1172  
**Year Built:** 1950  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 01700 LOT 3 BLOCK 13  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 51883  
**Ref Parcel #:** R3219AD 01700  
**Taxes:** \$4576.82  
**Market Value:** \$498,259  
**Assessed Value:** \$287,854  
**Sales Price:** \$  
**Transfer Date:**



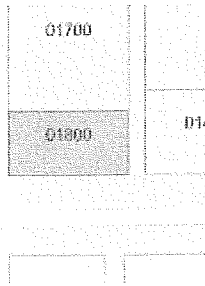


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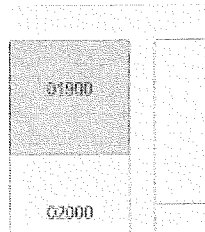
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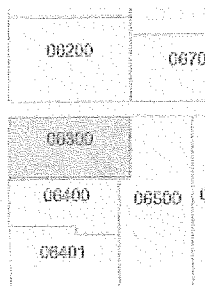
**Legal Owner:** Leslie & Donald Fair  
**Site Address:** 316 S Center St Newberg, OR 97132  
**Mailing Address:** 316 S Center St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1549 **Lot Acres:** .11  
**Year Built:** 1911  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR C TAXLOT 01800 LOT 4 BLOCK 16 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 58957  
**Ref Parcel #:** R3220BC 01800  
**Taxes:** \$2589.22  
**Market Value:** \$314,527  
**Assessed Value:** \$162,846  
**Sales Price:** \$  
**Transfer Date:**



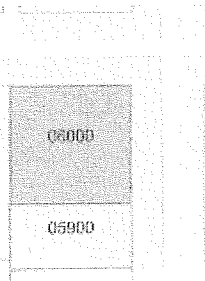
**Legal Owner:** Horst & Olga Voigt  
**Site Address:** 1000 E 4th St Newberg, OR 97132  
**Mailing Address:** 1000 E 4th St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1501 **Lot Acres:** .12  
**Year Built:** 1926  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR C TAXLOT 01900 LOT 16 BLOCK 23 SUBDIVISIONNAME EDWARDS ADDITION

**APN:** 58966  
**Ref Parcel #:** R3220BC 01900  
**Taxes:** \$2702.25  
**Market Value:** \$353,845  
**Assessed Value:** \$169,955  
**Sales Price:** \$  
**Transfer Date:**



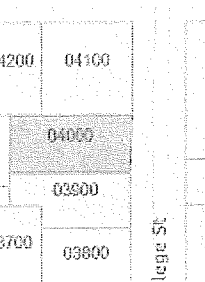
**Legal Owner:** Noah Wiessbeck  
**Site Address:** 410 S Meridian St Newberg, OR 97132  
**Mailing Address:** 410 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 684 **Lot Acres:** .12  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 50 LOTS 9-12 - BLOCK 24 IN EDWARDS ADDITION

**APN:** 52953  
**Ref Parcel #:** R3219AD 06300  
**Taxes:** \$1582.38  
**Market Value:** \$263,203  
**Assessed Value:** \$99,522  
**Sales Price:** \$278,000  
**Transfer Date:** 01/03/2023



**Legal Owner:** Samson Consulting Llc  
**Site Address:** 814 E 4th St Newberg, OR 97132  
**Mailing Address:** Po Box 23966 Portland, OR 97281  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1560 **Lot Acres:** .22  
**Year Built:** 1895  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 97 LOTS 1-4 OF BLOCK 25 IN EDWARDS ADDITION

**APN:** 52917  
**Ref Parcel #:** R3219AD 06000  
**Taxes:** \$2613.26  
**Market Value:** \$352,408  
**Assessed Value:** \$164,358  
**Sales Price:** \$422,500  
**Transfer Date:** 10/10/2023



**Legal Owner:** Hampton  
**Site Address:** 411 S College St Newberg, OR 97132  
**Mailing Address:** 411 S College St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2016 **Lot Acres:** .20  
**Year Built:** 1909  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04000 LOT 3 BLOCK 1 SUBDIVISIONNAME EDWARDS SECOND ADDITION

**APN:** 52463  
**Ref Parcel #:** R3219AD 04000  
**Taxes:** \$3256.50  
**Market Value:** \$391,892  
**Assessed Value:** \$204,814  
**Sales Price:** \$  
**Transfer Date:**

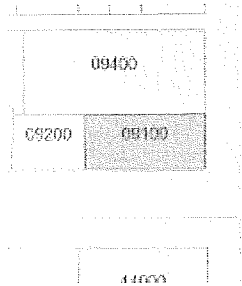


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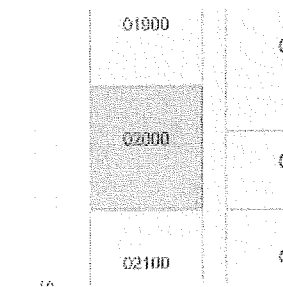
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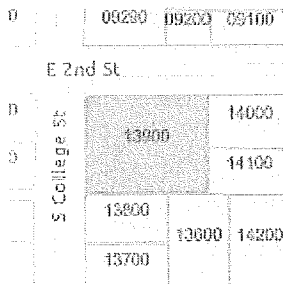
**Legal Owner:** General Telephone Co Of Nw  
**Site Address:** 115 S Edwards St Newberg, OR 97132  
**Mailing Address:** 1068 Po Box Everett, WA 98206  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .94  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09100 LOT 3 BLOCK 1 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49085  
**Ref Parcel #:** R3219AA 09100  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



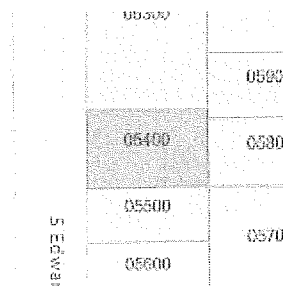
**Legal Owner:** Hpa Borrower 2016-2 MI Llc  
**Site Address:** 408 S Center St Newberg, OR 97132  
**Mailing Address:** 120 S Riverside Plz STE 2000 Chicago, IL 60606  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1296 **Lot Acres:** .14  
**Year Built:** 1966  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 74 LOTS 16-18 & 1/2 VAC ALLEY - BLOCK 23 IN EDWARDS ADDITION

**APN:** 58975  
**Ref Parcel #:** R3220BC 02000  
**Taxes:** \$3274.12  
**Market Value:** \$390,923  
**Assessed Value:** \$205,922  
**Sales Price:** \$  
**Transfer Date:** 01/06/2017



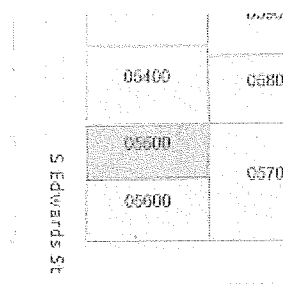
**Legal Owner:** Newberg Friends Church  
**Site Address:** 200 S College St Newberg, OR 97132  
**Mailing Address:** 200 S College St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .41  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTION OF LOTS 5 & 6 - BLOCK 12 IN NEWBERG TOWN OF

**APN:** 47274  
**Ref Parcel #:** R3219AA 13900  
**Taxes:** \$0.00  
**Market Value:** \$601,479  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Christopher Brenner  
**Site Address:** 414 S Edwards St Newberg, OR 97132  
**Mailing Address:** 414 S Edwards St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1888 **Lot Acres:** .15  
**Year Built:** 1927  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 50 LT 9 10 11 & 12 & VAC ALLEY - BLOCK 25 IN EDWARDS ADDITION

**APN:** 52793  
**Ref Parcel #:** R3219AD 05400  
**Taxes:** \$3089.17  
**Market Value:** \$389,473  
**Assessed Value:** \$194,290  
**Sales Price:** \$360,000  
**Transfer Date:** 08/19/2019



**Legal Owner:** Eaa Holdings Llc  
**Site Address:** 416 S Edwards St Newberg, OR 97132  
**Mailing Address:** 1508 N Madison St Lafayette, OR 97127  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2080 **Lot Acres:** .10  
**Year Built:** 1949  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOTS 9 - 12 - BLOCK 25 IN EDWARDS ADDITION

**APN:** 52819  
**Ref Parcel #:** R3219AD 05500  
**Taxes:** \$2461.05  
**Market Value:** \$389,890  
**Assessed Value:** \$154,785  
**Sales Price:** \$  
**Transfer Date:** 10/08/2015

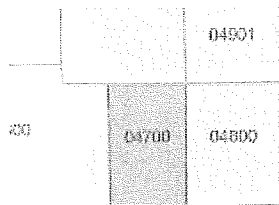


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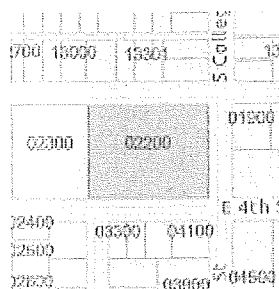
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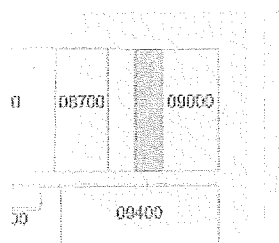
**Legal Owner:** Sherry Devoe  
**Site Address:** 713 E 5th St Newberg, OR 97132  
**Mailing Address:** 713 E 5th St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1118      **Lot Acres:** .11  
**Year Built:** 1935  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04700 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 52686  
**Ref Parcel #:** R3219AD 04700  
**Taxes:** \$2850.09  
**Market Value:** \$313,474  
**Assessed Value:** \$179,253  
**Sales Price:** \$145,000  
**Transfer Date:** 09/20/2012



**Legal Owner:** Newberg Monthly Meeting Of & Friends Church  
**Site Address:** 600 E 3rd St Newberg, OR 97132  
**Mailing Address:** Po Box 487 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0      **Lot Acres:** 1.83  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 52007  
**Ref Parcel #:** R3219AD 02200  
**Taxes:** \$0.00  
**Market Value:** \$1,985,174  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



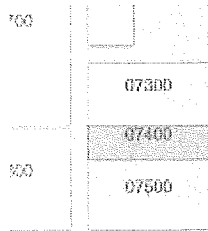


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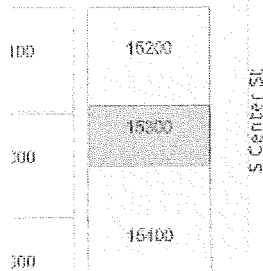
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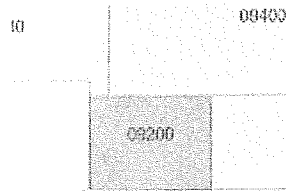
**Legal Owner:** Linke  
**Site Address:** 113 S Center St Newberg, OR 97132  
**Mailing Address:** 44700 NW Elk Mountain Rd Banks, OR 97106  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .06  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 26 LOT 3 - BLOCK 3 IN NEWBERG TOWN OF

**APN:** 49165  
**Ref Parcel #:** R3219AA 07400  
**Taxes:** \$289.30  
**Market Value:** \$54,282  
**Assessed Value:** \$18,195  
**Sales Price:** \$200,000  
**Transfer Date:** 08/14/2015



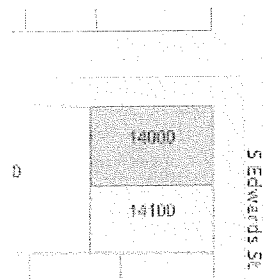
**Legal Owner:** Tara Gustafson  
**Site Address:** 209 S Center St Newberg, OR 97132  
**Mailing Address:** 209 S Center St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1224 **Lot Acres:** .10  
**Year Built:** 1959  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47559  
**Ref Parcel #:** R3219AA 15300  
**Taxes:** \$2626.54  
**Market Value:** \$320,829  
**Assessed Value:** \$165,193  
**Sales Price:** \$269,000  
**Transfer Date:** 10/13/2017



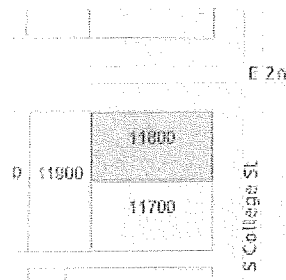
**Legal Owner:** General Telephone Co Of Nw  
**Site Address:** 711 E 2nd St Newberg, OR 97132  
**Mailing Address:** 1068 Po Box Everett, WA 98206  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .56  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09200 BLOCK 1  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49101  
**Ref Parcel #:** R3219AA 09200  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** T & C Apartments Llc  
**Site Address:** 201 S Edwards St Newberg, OR 97132  
**Mailing Address:** 35401 SW Geer Rd Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .15  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** BLOCK 12 IN NEWBERG TOWN OF

**APN:** 47309  
**Ref Parcel #:** R3219AA 14000  
**Taxes:** \$9050.33  
**Market Value:** \$2,618,300  
**Assessed Value:** \$569,210  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Aj Commercial Properties Llc  
**Site Address:** 201 S College St Newberg, OR 97132  
**Mailing Address:** 201 S College St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2120 **Lot Acres:** .13  
**Year Built:** 1900  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 11800 SUBDIVISIONNAME  
CHURCH ADDITION

**APN:** 47032  
**Ref Parcel #:** R3219AA 11800  
**Taxes:** \$3520.60  
**Market Value:** \$616,043  
**Assessed Value:** \$221,424  
**Sales Price:** \$450,000  
**Transfer Date:** 10/04/2017



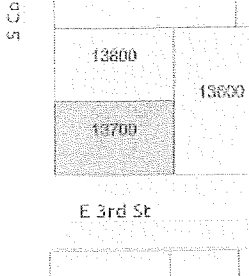
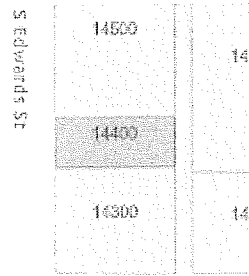
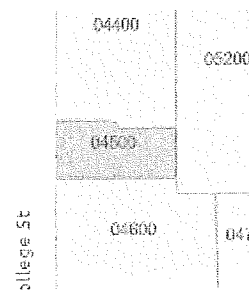
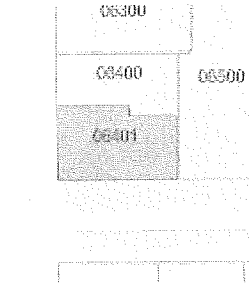
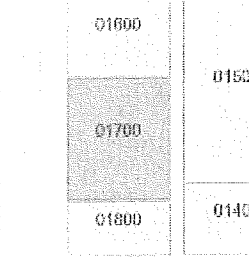


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	<b>Legal Owner:</b> Passista Ragazzi Llc <b>Site Address:</b> 701 E 3rd St Newberg, OR 97132 <b>Mailing Address:</b> 701 E 3rd St Newberg, OR 97132 <b>Bedrooms:</b> .00 <b>Bathrooms:</b> .00 <b>Building SqFt:</b> 0 <b>Year Built:</b> 0 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> 60 X 100 IN LT 4 - BLOCK 12 IN NEWBERG TOWN OF	<b>APN:</b> 47238 <b>Ref Parcel #:</b> R3219AA 13700 <b>Taxes:</b> \$5602.10 <b>Market Value:</b> \$585,167 <b>Assessed Value:</b> \$352,338 <b>Sales Price:</b> \$245,000 <b>Transfer Date:</b> 05/25/2018
	<b>Legal Owner:</b> Elisa Monaro <b>Site Address:</b> 210 S Edwards St Newberg, OR 97132 <b>Mailing Address:</b> 210 S Edwards St Newberg, OR 97132 <b>Bedrooms:</b> 1.00 <b>Bathrooms:</b> 1.00 <b>Building SqFt:</b> 512 <b>Year Built:</b> 1924 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> N 39 OF S 1/2 LOT 5 - BLOCK 11 IN NEWBERG TOWN OF	<b>APN:</b> 47372 <b>Ref Parcel #:</b> R3219AA 14400 <b>Taxes:</b> \$1588.80 <b>Market Value:</b> \$231,985 <b>Assessed Value:</b> \$99,926 <b>Sales Price:</b> \$263,000 <b>Transfer Date:</b> 05/29/2020
	<b>Legal Owner:</b> Cal Erath <b>Site Address:</b> 414 S College St Newberg, OR 97132 <b>Mailing Address:</b> Po Box 281 Dundee, OR 97115 <b>Bedrooms:</b> 3.00 <b>Bathrooms:</b> 1.00 <b>Building SqFt:</b> 1525 <b>Year Built:</b> 1940 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> SEE METES & BOUNDS	<b>APN:</b> 52622 <b>Ref Parcel #:</b> R3219AD 04500 <b>Taxes:</b> \$2795.01 <b>Market Value:</b> \$319,984 <b>Assessed Value:</b> \$175,789 <b>Sales Price:</b> \$ <b>Transfer Date:</b>
	<b>Legal Owner:</b> Craig & Dana Abrahamson <b>Site Address:</b> 420 S Meridian St Newberg, OR 97132 <b>Mailing Address:</b> 420 S Meridian St Newberg, OR 97132 <b>Bedrooms:</b> 3.00 <b>Bathrooms:</b> 1.00 <b>Building SqFt:</b> 1814 <b>Year Built:</b> 1925 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> PARCEL 2 PARTITION P2005-28	<b>APN:</b> 529957 <b>Ref Parcel #:</b> R3219AD 06401 <b>Taxes:</b> \$3622.31 <b>Market Value:</b> \$428,519 <b>Assessed Value:</b> \$227,821 <b>Sales Price:</b> \$350,000 <b>Transfer Date:</b> 10/29/2018
	<b>Legal Owner:</b> G & N A Fisher <b>Site Address:</b> 312 S Center St Newberg, OR 97132 <b>Mailing Address:</b> 312 S Center St Newberg, OR 97132 <b>Bedrooms:</b> 4.00 <b>Bathrooms:</b> 2.00 <b>Building SqFt:</b> 2084 <b>Year Built:</b> 1908 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> LOT 5 & N 30 LOT 4 - BLOCK 16 IN NEWBERG TOWN OF	<b>APN:</b> 58948 <b>Ref Parcel #:</b> R3220BC 01700 <b>Taxes:</b> \$3241.03 <b>Market Value:</b> \$460,202 <b>Assessed Value:</b> \$228,634 <b>Sales Price:</b> \$ <b>Transfer Date:</b>

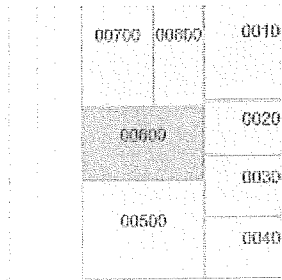


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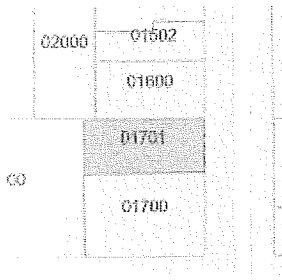
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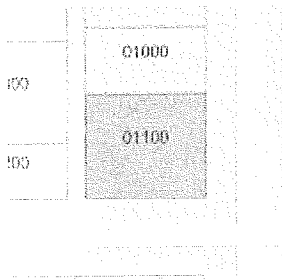
**Legal Owner:** George & Cynthia Cooper  
**Site Address:** 310 S Meridian St Newberg, OR 97132  
**Mailing Address:** 310 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 2642 **Lot Acres:** .14  
**Year Built:** 1948  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00600 LOT 5 BLOCK 15 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 51516  
**Ref Parcel #:** R3219AD 00600  
**Taxes:** \$4169.71  
**Market Value:** \$447,787  
**Assessed Value:** \$262,249  
**Sales Price:** \$  
**Transfer Date:**



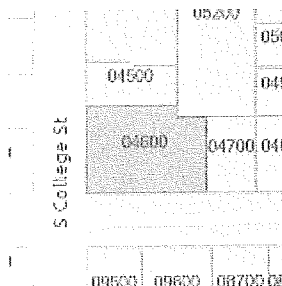
**Legal Owner:** Morrison  
**Site Address:** 311 S Edwards St Newberg, OR 97132  
**Mailing Address:** 717 E Sheridan St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 866 **Lot Acres:** .12  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 01701 LOT 2 BLOCK 13 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 503950  
**Ref Parcel #:** R3219AD 01701  
**Taxes:** \$2640.48  
**Market Value:** \$291,767  
**Assessed Value:** \$166,070  
**Sales Price:** \$  
**Transfer Date:**



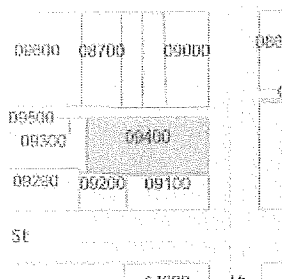
**Legal Owner:** Todd & Kelly Windsor  
**Site Address:** 815 E 4th St Newberg, OR 97132  
**Mailing Address:** 815 E 4th St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1886 **Lot Acres:** .17  
**Year Built:** 1951  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 3 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51712  
**Ref Parcel #:** R3219AD 01100  
**Taxes:** \$3948.97  
**Market Value:** \$429,199  
**Assessed Value:** \$248,366  
**Sales Price:** \$359,900  
**Transfer Date:** 10/15/2019



**Legal Owner:** Buddy & Norma Cook  
**Site Address:** 420 S College St Newberg, OR 97132  
**Mailing Address:** 420 S College St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1941 **Lot Acres:** .31  
**Year Built:** 1915  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04600 BLOCK 26 SUBDIVISIONNAME EDWARDS SECOND ADDITION

**APN:** 52640  
**Ref Parcel #:** R3219AD 04600  
**Taxes:** \$3785.50  
**Market Value:** \$494,297  
**Assessed Value:** \$238,085  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** General Telephone Co  
**Site Address:** 111 S Edwards St Newberg, OR 97132  
**Mailing Address:** Po Box 289 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .21  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09400 BLOCK 1 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49174  
**Ref Parcel #:** R3219AA 09400  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**

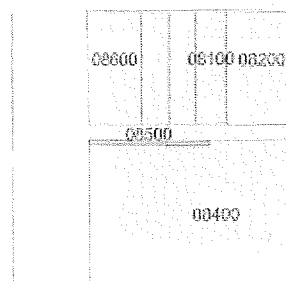


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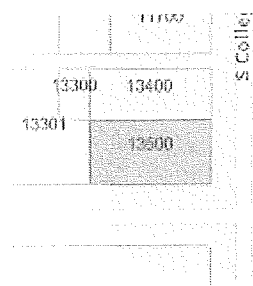
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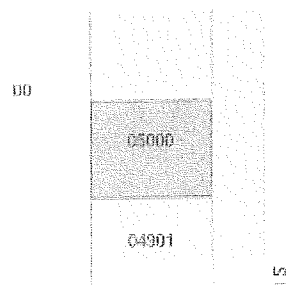
**Legal Owner:** Newberg City Of  
**Site Address:** 0 0 S Edwards St Newberg, OR 97132  
**Mailing Address:** 535 NE 5th St McMinnville, OR 97128  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .01  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 49003  
**Ref Parcel #:** R3219AA 08500  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



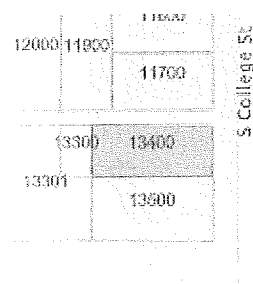
**Legal Owner:** Newberg Monthly Meeting Of & Friends Church  
**Site Address:** 215 S College St Newberg, OR 97132  
**Mailing Address:** Po Box 487 Newberg, OR 97132  
**Bedrooms:** 5.00  
**Bathrooms:** 2.50  
**Building SqFt:** 2924 **Lot Acres:** .17  
**Year Built:** 1947  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTIONS OF LOTS 1 3 & 5 IN CHURCH ADDITION

**APN:** 47210  
**Ref Parcel #:** R3219AA 13500  
**Taxes:** \$3833.92  
**Market Value:** \$428,414  
**Assessed Value:** \$241,130  
**Sales Price:** \$  
**Transfer Date:**



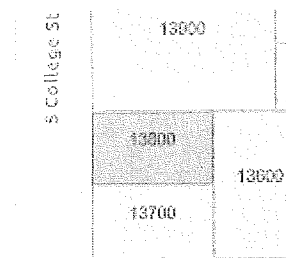
**Legal Owner:** Julie Larkin  
**Site Address:** 411 S Edwards St Newberg, OR 97132  
**Mailing Address:** 411 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 814 **Lot Acres:** .08  
**Year Built:** 1955  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05000 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 52720  
**Ref Parcel #:** R3219AD 05000  
**Taxes:** \$2111.16  
**Market Value:** \$247,332  
**Assessed Value:** \$132,779  
**Sales Price:** \$99,000  
**Transfer Date:** 04/20/2011



**Legal Owner:** Crisman Iryl A Trustee & Crisman Iryl A Revocable Trust  
**Site Address:** 209 S College St Newberg, OR 97132  
**Mailing Address:** 15820 SW Barrington Ter Portland, OR 97224  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .14  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 13400 SUBDIVISIONNAME CHURCH ADDITION

**APN:** 47201  
**Ref Parcel #:** R3219AA 13400  
**Taxes:** \$6051.51  
**Market Value:** \$1,043,333  
**Assessed Value:** \$380,603  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Swift House Llc  
**Site Address:** 210 S College St Newberg, OR 97132  
**Mailing Address:** 3103 NW 151st St Vancouver, WA 98685  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .14  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PART OF LOTS 4 & 5 - BLOCK 12 IN NEWBERG TOWN OF

**APN:** 47256  
**Ref Parcel #:** R3219AA 13800  
**Taxes:** \$2237.05  
**Market Value:** \$460,671  
**Assessed Value:** \$140,697  
**Sales Price:** \$170,000  
**Transfer Date:** 10/19/2015

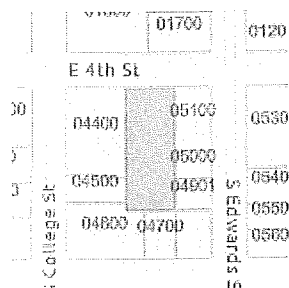


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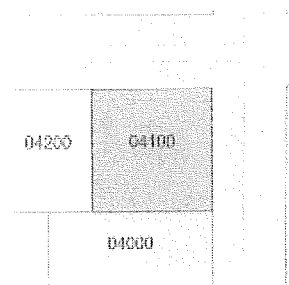
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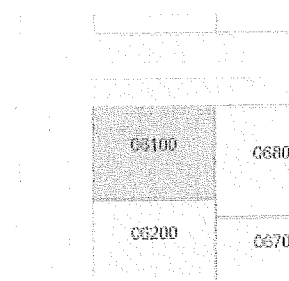
**Legal Owner:** Rolland & Patsy Carlson  
**Site Address:** 712 E 4th St Newberg, OR 97132  
**Mailing Address:** 712 E 4th St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 3864 **Lot Acres:** .43  
**Year Built:** 1929  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05200 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 52766  
**Ref Parcel #:** R3219AD 05200  
**Taxes:** \$4755.88  
**Market Value:** \$604,087  
**Assessed Value:** \$299,116  
**Sales Price:** \$409,000  
**Transfer Date:** 07/19/2012



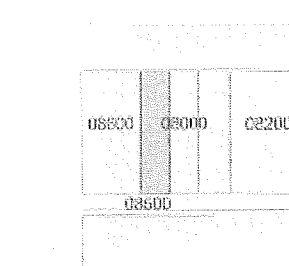
**Legal Owner:** Dan Jensen  
**Site Address:** 401 S College St Newberg, OR 97132  
**Mailing Address:** 401 S College St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2898 **Lot Acres:** .23  
**Year Built:** 1916  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04100 LOT 1 BLOCK 1 SUBDIVISIONNAME EDWARDS SECOND ADDITION

**APN:** 52481  
**Ref Parcel #:** R3219AD 04100  
**Taxes:** \$5473.63  
**Market Value:** \$680,579  
**Assessed Value:** \$344,258  
**Sales Price:** \$  
**Transfer Date:**



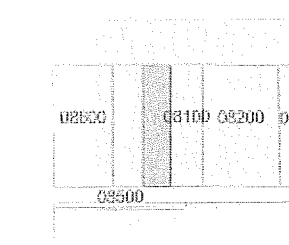
**Legal Owner:** Debra Fields  
**Site Address:** 900 E 4th St Newberg, OR 97132  
**Mailing Address:** 900 E 4th St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1275 **Lot Acres:** .18  
**Year Built:** 1901  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 75 OF LOTS 5 - 8 - BLOCK 24 IN EDWARDS ADDITION

**APN:** 52935  
**Ref Parcel #:** R3219AD 06100  
**Taxes:** \$2307.35  
**Market Value:** \$301,223  
**Assessed Value:** \$145,118  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Randy Hopp  
**Site Address:** 804 E 1st St Newberg, OR 97132  
**Mailing Address:** Po Box 150 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .04  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOTS 5 & 6 - BLOCK 2 IN NEWBERG TOWN OF

**APN:** 49272  
**Ref Parcel #:** R3219AA 07900  
**Taxes:** \$1759.27  
**Market Value:** \$366,661  
**Assessed Value:** \$110,647  
**Sales Price:** \$300,000  
**Transfer Date:** 09/06/2016



**Legal Owner:** John & Rachel Powell  
**Site Address:** 806 E 1st St Newberg, OR 97132  
**Mailing Address:** 804 E 1st St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .04  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 08000 BLOCK 2 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49281  
**Ref Parcel #:** R3219AA 08000  
**Taxes:** \$2228.88  
**Market Value:** \$315,857  
**Assessed Value:** \$140,183  
**Sales Price:** \$190,000  
**Transfer Date:** 07/12/2017



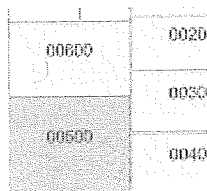


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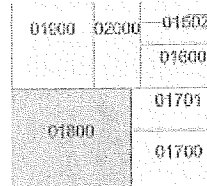
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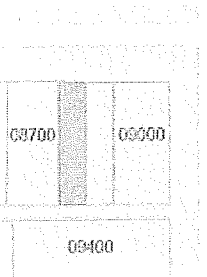
**Legal Owner:** Anna Hardy  
**Site Address:** 316 S Meridian St Newberg, OR 97132  
**Mailing Address:** 316 S Meridian St Newberg, OR 97132  
**Bedrooms:** 5.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1600 **Lot Acres:** .18  
**Year Built:** 1900  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 4 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51482  
**Ref Parcel #:** R3219AD 00500  
**Taxes:** \$2874.30  
**Market Value:** \$369,712  
**Assessed Value:** \$180,776  
**Sales Price:** \$215,000  
**Transfer Date:** 05/14/2010



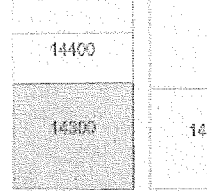
**Legal Owner:** Judi Moran  
**Site Address:** 314 S College St Newberg, OR 97132  
**Mailing Address:** 314 S College St Newberg, OR 97132  
**Bedrooms:** 7.00  
**Bathrooms:** 3.00  
**Building SqFt:** 2640 **Lot Acres:** .41  
**Year Built:** 1891  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 01800 LOT 4 BLOCK 13 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 51892  
**Ref Parcel #:** R3219AD 01800  
**Taxes:** \$4550.79  
**Market Value:** \$609,604  
**Assessed Value:** \$286,217  
**Sales Price:** \$310,000  
**Transfer Date:** 04/19/2004



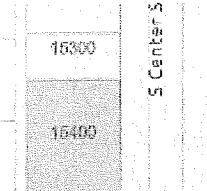
**Legal Owner:** Tesmer & Emery Llc  
**Site Address:** 714 E 1st St Newberg, OR 97132  
**Mailing Address:** Po Box 1029 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .06  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTION OF BLOCK 1 IN NEWBERG TOWN OF

**APN:** 49049  
**Ref Parcel #:** R3219AA 08800  
**Taxes:** \$4277.75  
**Market Value:** \$564,300  
**Assessed Value:** \$269,044  
**Sales Price:** \$200,000  
**Transfer Date:** 07/16/2015



**Legal Owner:** Victorian Secrets Llc  
**Site Address:** 801 E 3rd St Newberg, OR 97132  
**Mailing Address:** 11725 NE Lauren Ln Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1476 **Lot Acres:** .17  
**Year Built:** 1897  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 4 & S 4 LOT 5 - BLOCK 11 IN NEWBERG TOWN OF

**APN:** 47363  
**Ref Parcel #:** R3219AA 14300  
**Taxes:** \$3882.79  
**Market Value:** \$476,412  
**Assessed Value:** \$244,204  
**Sales Price:** \$450,000  
**Transfer Date:** 07/21/2020



**Legal Owner:** Aaron & Sarah Olson  
**Site Address:** 911 E 3rd St Newberg, OR 97132  
**Mailing Address:** 712 E 5th St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2168 **Lot Acres:** .26  
**Year Built:** 1881  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 3 & S 40 LOT 2 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47577  
**Ref Parcel #:** R3219AA 15400  
**Taxes:** \$4572.34  
**Market Value:** \$437,106  
**Assessed Value:** \$287,572  
**Sales Price:** \$351,000  
**Transfer Date:** 08/28/2020

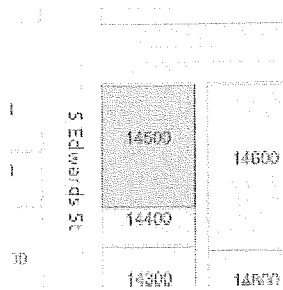


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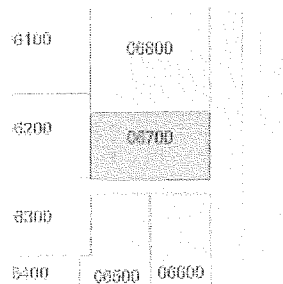
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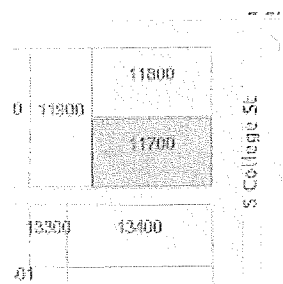
**Legal Owner:** 800 E 2Nd Street Llc  
**Site Address:** 800 E 2nd St STE 101 Newberg, OR 97132  
**Mailing Address:** 35401 SW Geer Rd Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14500 LOT 6 BLOCK 11 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 47390  
**Ref Parcel #:** R3219AA 14500  
**Taxes:** \$20875.59  
**Market Value:** \$3,981,309  
**Assessed Value:** \$1,312,947  
**Sales Price:** \$300,000  
**Transfer Date:** 04/13/2017



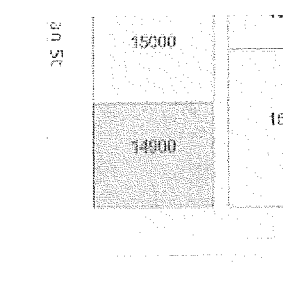
**Legal Owner:** Seth & Diana Stilwell  
**Site Address:** 405 S Center St Newberg, OR 97132  
**Mailing Address:** 405 S Center St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1169  
**Year Built:** 1906  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 06700 LOT 1 BLOCK 24 SUBDIVISIONNAME EDWARDS ADDITION

**APN:** 53006  
**Ref Parcel #:** R3219AD 06700  
**Taxes:** \$2729.25  
**Market Value:** \$319,063  
**Assessed Value:** \$171,653  
**Sales Price:** \$240,700  
**Transfer Date:** 03/30/2017



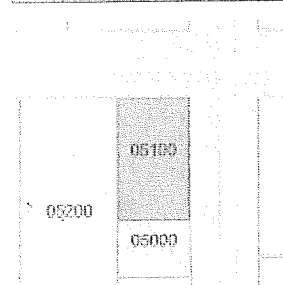
**Legal Owner:** Jessica Bagley & Allen Routt  
**Site Address:** 205 S College St Newberg, OR 97132  
**Mailing Address:** 205 S College St Newberg, OR 97132  
**Bedrooms:** 1.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1078  
**Year Built:** 1901  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 11700 SUBDIVISIONNAME CHURCH ADDITION

**APN:** 47023  
**Ref Parcel #:** R3219AA 11700  
**Taxes:** \$1605.91  
**Market Value:** \$269,652  
**Assessed Value:** \$101,002  
**Sales Price:** \$195,000  
**Transfer Date:** 06/06/2006



**Legal Owner:** Sandra Cornell  
**Site Address:** 214 S Meridian St Newberg, OR 97132  
**Mailing Address:** 214 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1068  
**Year Built:** 1938  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14900 LOT 4 BLOCK 10 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 47489  
**Ref Parcel #:** R3219AA 14900  
**Taxes:** \$2513.44  
**Market Value:** \$300,376  
**Assessed Value:** \$158,080  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Stacy McGinnis  
**Site Address:** 716 E 4th St Newberg, OR 97132  
**Mailing Address:** 716 E 4th St Newberg, OR 97132  
**Bedrooms:** 5.00  
**Bathrooms:** 3.00  
**Building SqFt:** 2016  
**Year Built:** 1908  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 52748  
**Ref Parcel #:** R3219AD 05100  
**Taxes:** \$3074.08  
**Market Value:** \$410,137  
**Assessed Value:** \$193,341  
**Sales Price:** \$  
**Transfer Date:**

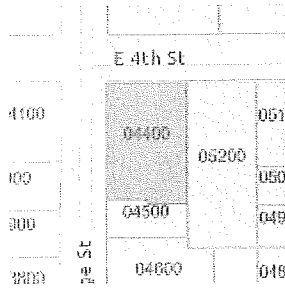


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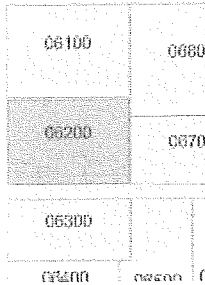
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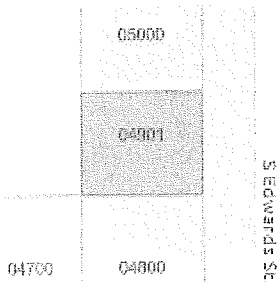
**Legal Owner:** Allen Routt & Jessica Bagley  
**Site Address:** 402 S College St Newberg, OR 97132  
**Mailing Address:** 402 S College St Newberg, OR 97132  
**Bedrooms:** 5.00  
**Bathrooms:** 2.00  
**Building SqFt:** 3613 **Lot Acres:** .37  
**Year Built:** 1880  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 52551  
**Ref Parcel #:** R3219AD 04400  
**Taxes:** \$6610.96  
**Market Value:** \$802,520  
**Assessed Value:** \$415,789  
**Sales Price:** \$899,000  
**Transfer Date:** 10/12/2021



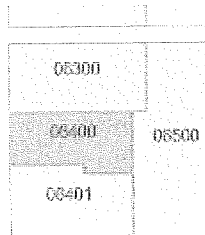
**Legal Owner:** Todd Billick  
**Site Address:** 406 S Meridian St Newberg, OR 97132  
**Mailing Address:** 406 S Meridian St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1232 **Lot Acres:** .16  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 69 LOTS 5-8 - BLOCK 24 IN EDWARDS ADDITION

**APN:** 52944  
**Ref Parcel #:** R3219AD 06200  
**Taxes:** \$2984.77  
**Market Value:** \$366,011  
**Assessed Value:** \$187,724  
**Sales Price:** \$205,000  
**Transfer Date:** 09/23/2015



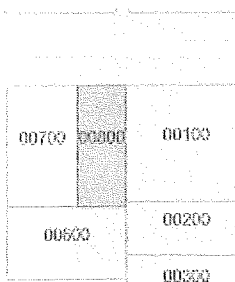
**Legal Owner:** Mica & Karyn Doherty  
**Site Address:** 415 S Edwards St Newberg, OR 97132  
**Mailing Address:** 415 S Edwards St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.50  
**Building SqFt:** 998 **Lot Acres:** .08  
**Year Built:** 1927  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04901 BLOCK 26 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 52711  
**Ref Parcel #:** R3219AD 04901  
**Taxes:** \$1975.42  
**Market Value:** \$262,585  
**Assessed Value:** \$124,242  
**Sales Price:** \$187,000  
**Transfer Date:** 04/12/2007



**Legal Owner:** Guest Steven E Trustee & Guest Leslie M Trustee  
**Site Address:** 416 S Meridian St Newberg, OR 97132  
**Mailing Address:** 22755 Maplewood Mission Viejo, CA 92692  
**Bedrooms:** 3.00  
**Bathrooms:** 2.50  
**Building SqFt:** 1545 **Lot Acres:** .09  
**Year Built:** 2005  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 06400

**APN:** 52962  
**Ref Parcel #:** R3219AD 06400  
**Taxes:** \$4244.10  
**Market Value:** \$440,682  
**Assessed Value:** \$266,928  
**Sales Price:** \$294,000  
**Transfer Date:** 04/22/2016



**Legal Owner:** Elijah & Lori Dickson  
**Site Address:** 906 E 3rd St Newberg, OR 97132  
**Mailing Address:** 410 S Wyooski St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1348 **Lot Acres:** .10  
**Year Built:** 1945  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00800 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 51589  
**Ref Parcel #:** R3219AD 00800  
**Taxes:** \$2544.27  
**Market Value:** \$294,623  
**Assessed Value:** \$160,019  
**Sales Price:** \$  
**Transfer Date:**

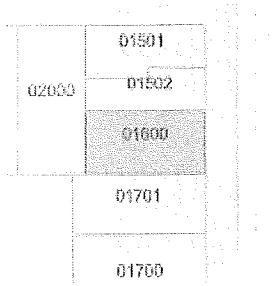


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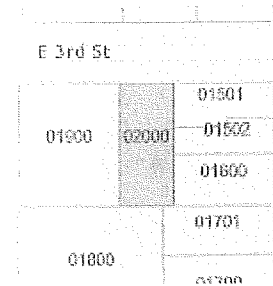
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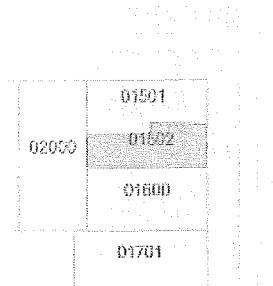
**Legal Owner:** Kennan & Stacy Ohern  
**Site Address:** 307 S Edwards St Newberg, OR 97132  
**Mailing Address:** 307 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1298 **Lot Acres:** .12  
**Year Built:** 1889  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTIONS OF LOTS 1 & 2 - BLOCK 13 IN NEWBERG TOWN OF

**APN:** 51838  
**Ref Parcel #:** R3219AD 01600  
**Taxes:** \$2114.98  
**Market Value:** \$366,504  
**Assessed Value:** \$133,019  
**Sales Price:** \$350,000  
**Transfer Date:** 08/21/2020



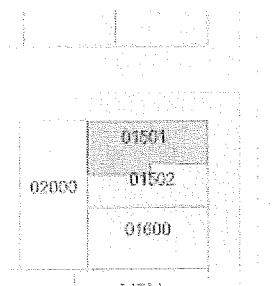
**Legal Owner:** Jay & Alexis Miller  
**Site Address:** 708 E 3rd St Newberg, OR 97132  
**Mailing Address:** 708 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2344 **Lot Acres:** .15  
**Year Built:** 1950  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 51945  
**Ref Parcel #:** R3219AD 02000  
**Taxes:** \$3443.50  
**Market Value:** \$458,263  
**Assessed Value:** \$216,575  
**Sales Price:** \$611,000  
**Transfer Date:** 05/26/2022



**Legal Owner:** Andrew & Lisa Lavier  
**Site Address:** 303 S Edwards St Newberg, OR 97132  
**Mailing Address:** 303 S Edwards St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.50  
**Building SqFt:** 1853 **Lot Acres:** .07  
**Year Built:** 2021  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PARCEL 2 P2021-05

**APN:** 713538  
**Ref Parcel #:** R3219AD 01502  
**Taxes:** \$3932.29  
**Market Value:** \$453,366  
**Assessed Value:** \$247,317  
**Sales Price:** \$414,402  
**Transfer Date:** 10/20/2021



**Legal Owner:** Daniel Danicic Trust  
**Site Address:** 712 E 3rd St Newberg, OR 97132  
**Mailing Address:** 712 E 3rd St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1548 **Lot Acres:** .09  
**Year Built:** 1938  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PARCEL 1 P2021-05

**APN:** 713536  
**Ref Parcel #:** R3219AD 01501  
**Taxes:** \$2530.96  
**Market Value:** \$349,301  
**Assessed Value:** \$159,182  
**Sales Price:** \$388,000  
**Transfer Date:** 03/26/2021



**EXHIBIT C. AGENCY COMMENTS**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: July 26, 2024

Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

---

Reviewed By:

---

Date:

---

Organization:



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Organization:



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Date:

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Organization:



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Reviewed By:

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Date:

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Organization:



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**HEARING DATE:** N/A

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\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

\_\_\_\_\_  
Reviewed By:

\_\_\_\_\_  
Date:

City of Newberg - Operations

\_\_\_\_\_  
Organization:

## Fe Bates

---

**From:** Brown, Jason <JBrown2@wm.com>  
**Sent:** Monday, July 15, 2024 6:38 AM  
**To:** Fe Bates  
**Cc:** Clay Downing; Wille, Jason  
**Subject:** RE: 2-City of Newberg Referral Review Request: HIS24-0003 & PAR24-0001

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fe, WM does not see any issues with these plans providing carts are accessible at 6am for curb/road side pickup.

Thanks

---

**From:** Fe Bates <Fe.Bates@newbergoregon.gov>  
**Sent:** Friday, July 12, 2024 5:17 PM  
**Cc:** Fe Bates <Fe.Bates@newbergoregon.gov>; Clay Downing <Clay.Downing@newbergoregon.gov>; James Dingwall <James.Dingwall@newbergoregon.gov>  
**Subject:** [EXTERNAL] 2-City of Newberg Referral Review Request: HIS24-0003 & PAR24-0001

Good Day,

Attached are two Referral Forms for your review:

Referral HIS24-0003 is for request to replace a carport with a garage on a Historical house

Referral PAR24-0001 is a proposal to split a parent lot into two sub-lots

The full application for each Referral can be viewed by clicking on the Link located on the Form. Please fill out the Referral Sign Off sheet and email it back no later than **July 12, 2024** to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov).

Please reach out if you have any questions.

*Thank you,*

Please let us know how you feel about our services by filling out this [City Services Customer Satisfaction Survey](#).

**Fé Bates**

**Community Development**

*Administrative Assistant*

**City of Newberg**



City Hall: 503-537-1240  
Direct: 503-554-7788



OUR OFFICE HAS TEMPORARILY MOVED TO THE WASTE WATER TREATMENT PLANT AT: 2301 NE WYNOOSKI RD.  
We will be open to the Public for any Permitting or Planning needs from **8:30 to 3:30;** Monday- Friday

**Always STRIVE for Your Best**

Want to learn more and get involved? 🖱️ [bit.ly/cityofnewberg](https://bit.ly/cityofnewberg)

PUBLIC RECORDS LAW DISCLOSURE: *Messages to and from this e-mail address are public records of the City of Newberg and may be subject to public disclosure. This e-mail may be subject to the State Retention Schedule.*



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

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\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

Cynthia Thompson

Reviewed By:

Date:

Organization:

**EXHIBIT D. HISTORIC RESOURCE PROFILE**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

**HIST. NAME:** Wilson House

**COMMON NAME:**

**ADDRESS:** 800 E. Third

**T/R/S:** 3S 2W 19

**MAP NO:** 3S 2W 19AD **TAX LOT:** 1400

**ADDITION:** Original Town - Edwards

**BLOCK:** 14 **LOT:** 5, 6

**OWNER:** Laura A. Keiser

**ADDRESS:** 800 E. Third

**DATE OF CONSTRUCTION:** 1904

**ORIGINAL USE:** Residence

**PRESENT USE:** Residence

**ARCH./BLDR.:**

**STYLE:** Queen Anne Vernacular

**BLDG. ☒ STRUC. ☐ DIST. ☐ SITE ☐ OBJ. ☐**

**THEME:** Arch. - 20th Century; Government

**CITY:** X

**UGB:**

**QUAD:** Newberg

**PLAN TYPE/SHAPE:** Asymmetrical

**FOUNDATION MATERIAL:** Concrete

**WALL CONSTRUCTION:** Wood

**ROOF FORM & MATERIALS:** Intersecting gable. Comp. shingle.

**PRIMARY WINDOW TYPE:** Double-hung sash w/arch. molding. Dec. trim board.

**EXTERIOR SURFACING MATERIALS:** Narrow shiplap w/corner and rake boards.

**DECORATIVE FEATURES:** Flashglass. Brackets and pendants. Frieze. Bargeboards.

**OTHER:** Polygonal bay. Front porch has turned posts.

**CONDITION:** EXCELLENT ☐ GOOD ☒ FAIR ☐ DETERIORATED ☐ MOVED ☐ (DATE) \_\_\_\_\_  
(EXPLAIN)

**EXTERIOR ALTERATIONS/ADDITIONS (DATED):** Addition on rear (south) elevation, n.d.  
Porch balustrade and steps altered, n.d.

**NOTEWORTHY LANDSCAPE FEATURES:** N/A

**ASSOCIATED STRUCTURES:**

**SETTING:** Corner lot in residential area notable for concentration of historic buildings.

**STATEMENT OF SIGNIFICANCE:** This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c. 1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.

**SOURCES:**

"Post Offices." Scrapbook. Marion Brumback Collection.

Polk, R.L. and Co. Business Directory, 1923.

Sanborn Insurance Maps, 1902, 1905, 1912.

Ticor Title Co. Records, McMinnville OR.

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

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

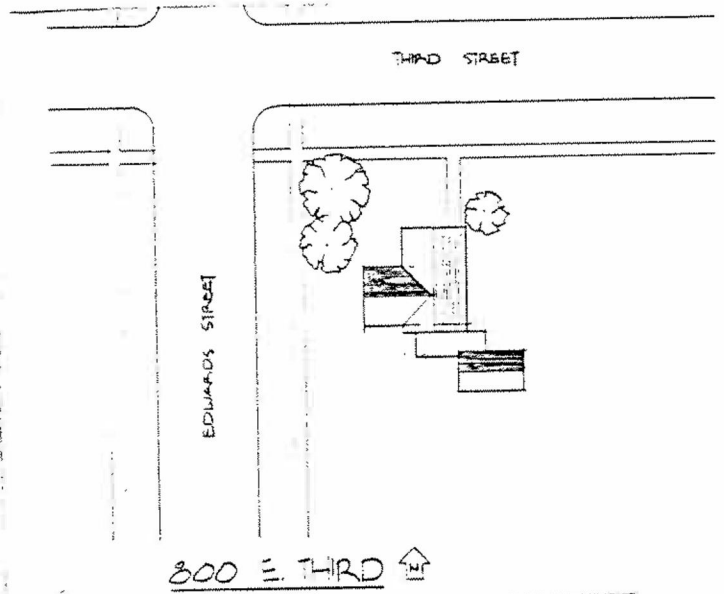
PAGE 2

\*\*\*\*\*



NAME: Wilson House  
ADDRESS: 800 E. Third  
T/R/S: 3S 2W 19  
MAP NO: 19AD  
TAX LOT: 1400  
QUAD: Newberg  
ROLL NO: 2  
NEGATIVE NO: 10  
SLIDE NO: \_\_\_\_\_

\*\*\*\*\*



GRAPHIC SOURCES:  
City Map, 1973

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

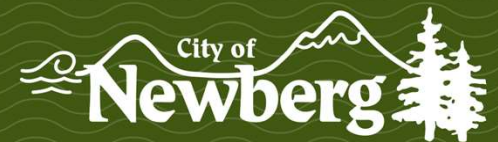


# HISTORIC LANDMARK REVIEW

## Modification for Wilson House

Case File No. HIS24-0003

Historic Preservation Commission | Public Hearing August 6, 2024





# Background

- **Applicant/Owner:** Judith K. Holznagel
- **Request:** Modification for the relocation of designated historic landmark
- **Location:** 800 E Third Street
- **Tax Lot:** R3219AD 01400
- **Zoning:** Medium Density Residential (2)
- **Applicable Criteria:** NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.
  - NMC Section 15.344.010 Purpose.
  - NMC Section 15.344.015 Historic preservation commission review.
  - NMC Section 15.344.050 Alteration, new construction, demolitions. Responses provided for sub-section A (Exterior Alterations).

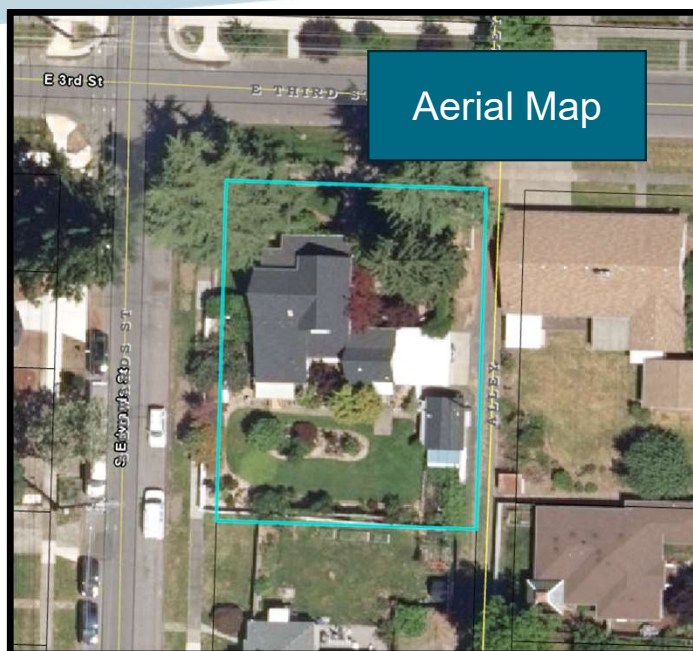


# Site Photos



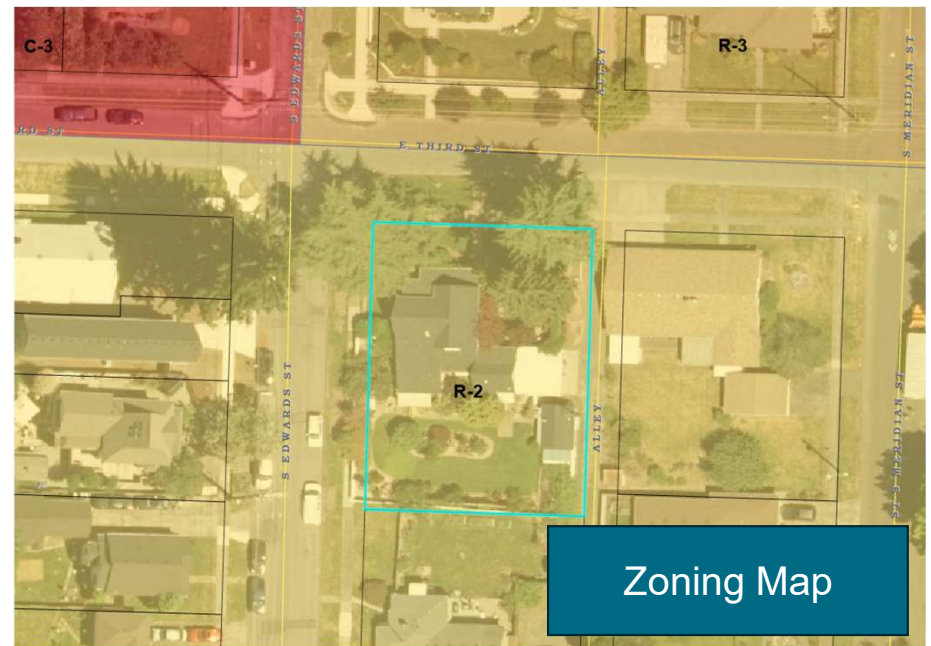
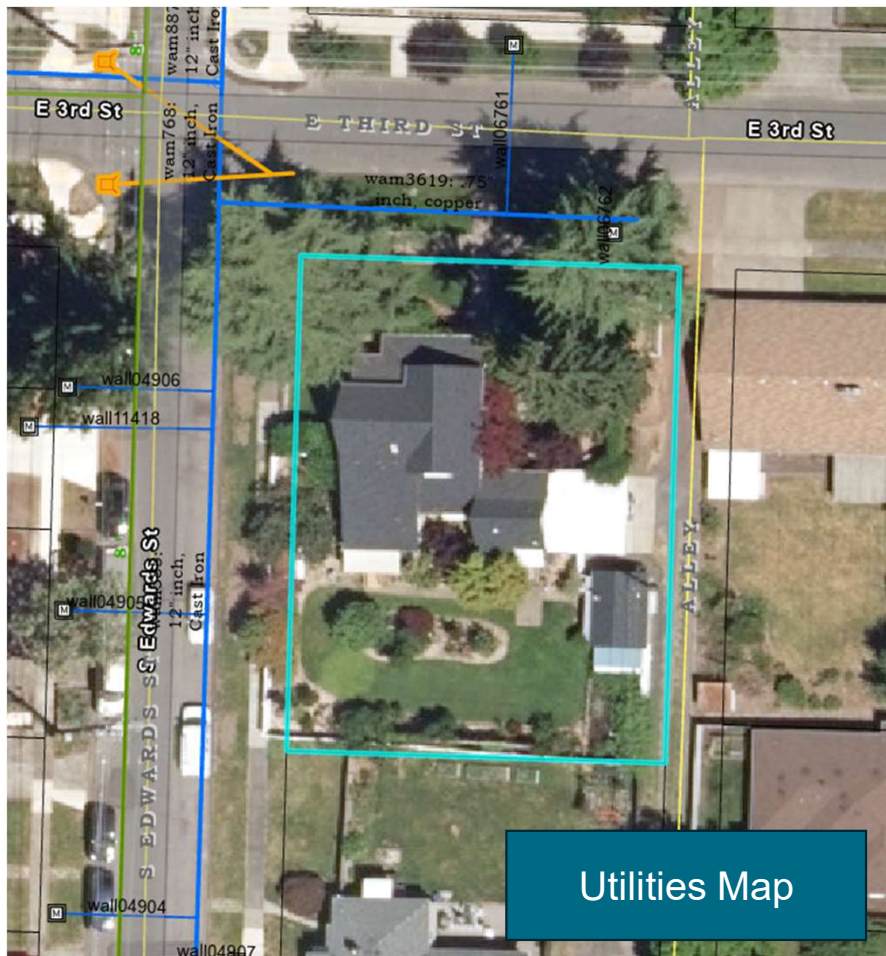


# Site Maps and Photos





# Site Maps and Zoning







## Description of Project

Request to modify a designated historic landmark by replacing a detached carport with an attached garage of approximately the same size.

Will add an attached garage (468 square feet in size). The proposed exterior siding for the addition will be 1-inch channel shiplap with a beveled channel which is intended to blend with another addition that occurred in 2004. The 2004 addition was reviewed and approved by the Historic Preservation Commission as File No. H-15-04.






## Project Site – Historical Context

*This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c. 1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association*

*with Charles B. Wilson, long-time owner and resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.*

CITY OF NEWBERG INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM	
PAGE 2	
*****	
	NAME: <u>Wilson House</u>
	ADDRESS: <u>800 E. Third</u>
	T/R/S: <u>3S 2W 19</u>
	MAP NO: <u>19AD</u>
	TAX LOT: <u>1400</u>
	QUAD: <u>Newberg</u>
	ROLL NO: <u>2</u>
NEGATIVE NO: <u>10</u>	
SLIDE NO: _____	
*****	

### **NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.**

- NMC Section 15.344.010 Purpose.
- NMC Section 15.344.015 Historic preservation commission review.
- NMC Section 15.344.050 Alteration, new construction, demolitions.  
Responses provided for sub-section A (Exterior Alterations).



***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.***

**The historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter. In conducting a Type III review, the commission shall have all powers and duties of the planning commission. The notice, review, and appeal provisions of this code that apply to Type III planning commission reviews shall apply equally to Type III historic preservation commission review. In cases where an application requires both historic preservation commission and planning commission review, such as for a modification to a landmark for a conditional use, the two commissions may hold a combined hearing. However, the two commissions shall make separate decisions.**





## **A. Exterior Alterations.**

**1. Application Process.** Application for permit approval shall be made to the director. The application shall include site plans, floor plans, elevations, materials, textures, and other information deemed necessary by the director to determine the appropriateness of the alterations of the designated landmark.

### **A(3). Exterior Alterations (Historic Preservation Commission Review Criteria and Guidelines Type III)**

- a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:**
  - i. Average Setback.**
  - ii. Architectural Elements.**
  - iii. Building Orientation.**
  - iv. Vehicle Parking/Storage.**
  - v. Fences.**

**A(3). Exterior Alterations (Historic Preservation Commission Review Criteria and Guidelines Type III)**

- b. Each property shall be recognized as a physical record of its time, place, and use**
- c. Changes that have acquired historic significance in their own right shall be retained and preserved.**
- d. Distinctive features, finishes, and construction techniques or examples of craftsmanship shall be preserved.**
- e. Deteriorated historic features shall be repaired rather than replaced.**
- f. The surface cleaning of structures shall be undertaken using the gentlest means possible.**
- g. Significant archeological resources shall be protected and preserved**
- h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property.**
- i. the essential form and integrity of the historic property and its environment would be unimpaired.**



# Staff Recommendation

Staff recommends that the Commission “Move to adopt Historic Preservation Commission Order 2024-003, which approves the requested modification of a historic landmark.”

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**

---

HEARING DATE: July 30, 2024

FILE NO: HIS24-0003

REQUEST: Request for Modification to a Designated Historic Landmark

LOCATION: 800 E Third Street

TAX LOT: R3219AD 01400

APPLICANT: Judith K. Holznagel

OWNER: Judith K. Holznagel

ZONE: Medium Density Residential (R-2)

COMPREHENSIVE PLAN: Medium Density Residential (MDR)

SUBDISTRICTS: Airport Overlay (AO) Subdistrict  
Historic Landmarks (H) Subdistrict

---

**CONTENTS**

Exhibit A. Order 2024-003 with  
    Exhibit "A-1": Findings  
    Exhibit "A-2": Conditions

Exhibit B. Application Materials

Exhibit C. Agency Comments

Exhibit D. Historic Resource Survey Form for 800 E Third Street



## A. DESCRIPTION OF APPLICATION

Judith K. Holznagel (Applicant) has requested to modify a designated historic landmark by replacing a detached carport with an attached garage of approximately the same size.

The application materials (Exhibit B) describe the applicant's desire to add an attached garage which will be 468 square feet in size and which the Applicant believes will be compatible with the size and scale of the main building (historic structure). The proposed exterior siding for the addition will be 1-inch channel shiplap with a beveled channel which is intended to blend with another addition that occurred in 2004. The 2004 addition was reviewed and approved by the Historic Preservation Commission as File No. H-15-04.



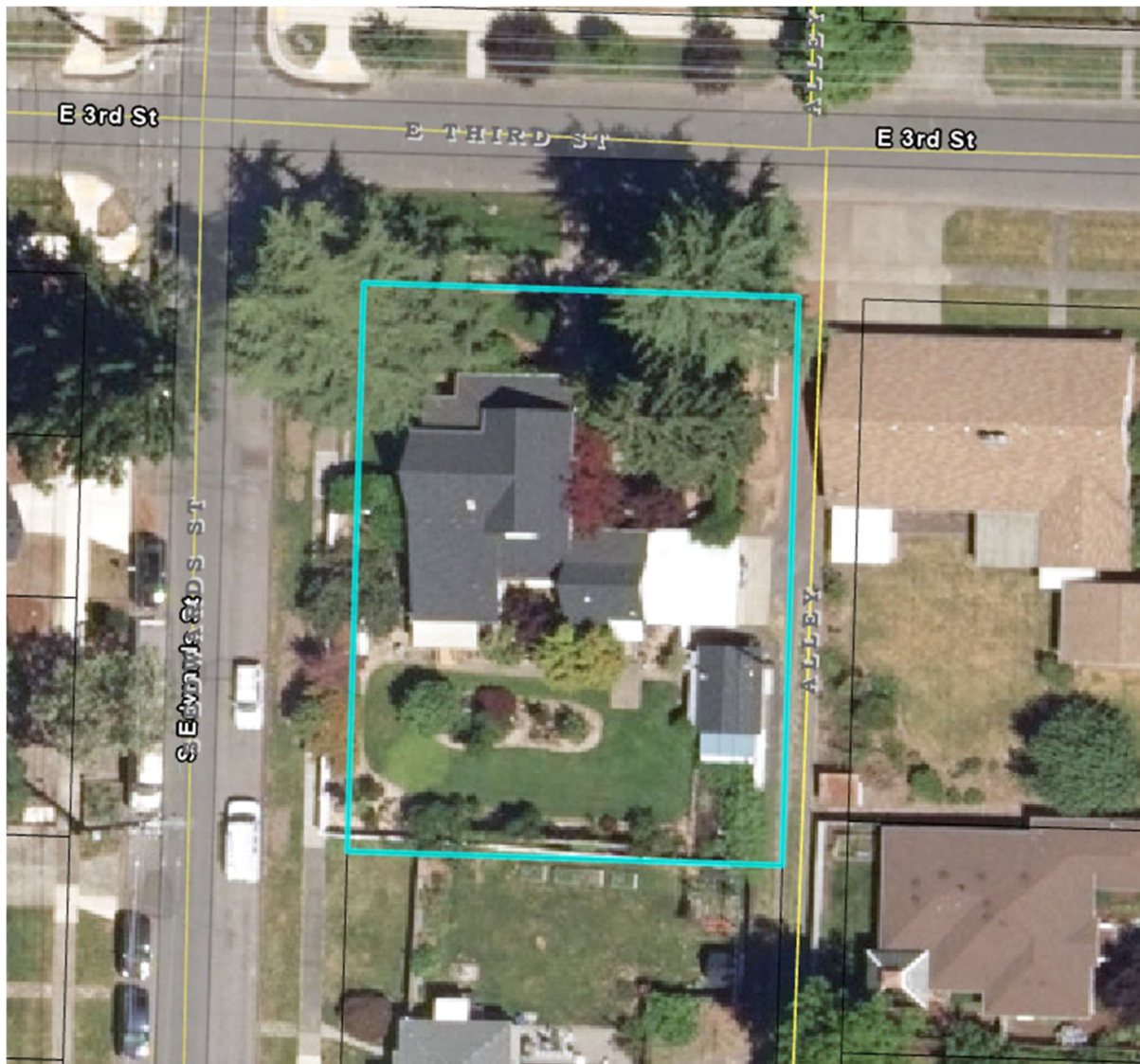
*Figure 1. Wilson House (Newberg Historic Resource Inventory, 1991)*

## B. SITE INFORMATION

1. Location: 800 E Third Street
2. Proposed Structure Size: Approximately 468 square feet
3. Topography: Flat
4. Current Land Uses: Residential
5. Natural Features: Landscaping / None
6. Adjacent Land Uses:
  - a. North: Residential
  - b. East: Residential
  - c. South: Residential
  - d. West: Residential
7. Adjacent Zoning:

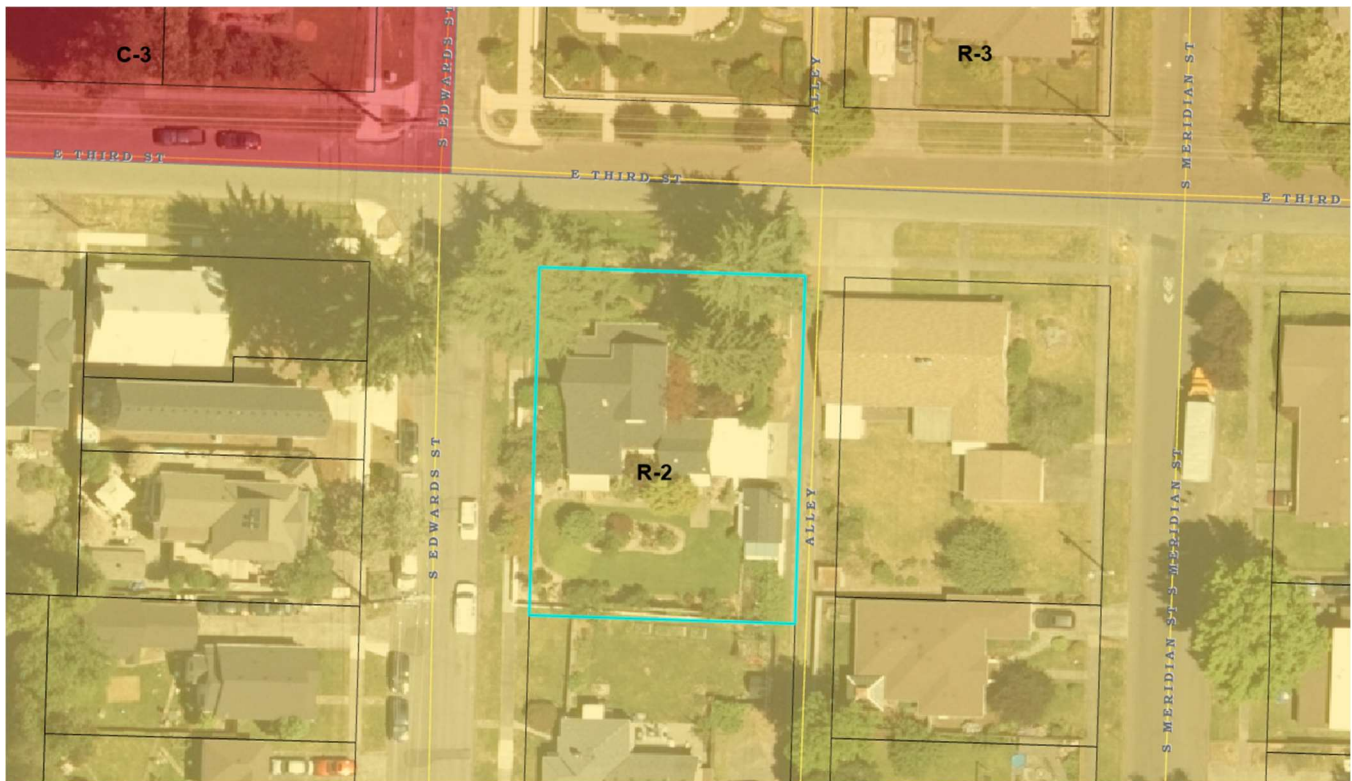
- a. North: High Density Residential (R-3)
  - b. East: Medium Density Residential (R-2)
  - c. South: R-2
  - d. West: R-2
8. Access and Transportation: The building is sited on the northwest corner of the intersection E Third and S Edwards Streets. The subject property is accessible via an alley that takes access from E Third Street. The property has lot frontage onto E Third and S Edwards Streets which are both identified as *Residential* in the City's Transportation System Plan for this location.
9. Utilities:
  - a. Sanitary Sewer: An 8-inch sewer main is located in S Edwards to the west of the property which provides service to the residence.
  - b. Water: A 12-inch water main is located in S Edwards to the west of the property with a  $\frac{3}{4}$  -inch service line running along the right-of-way located on the north side of the property to a water meter which serves the residence.
  - c. Storm: A storm inlet is located across the street from the property at the corner of S Edwards and E Third Streets.
  - d. Other: Overhead lines are present on the west side of S Edwards Street, on the far side of the street from the structure.

## Aerial Map

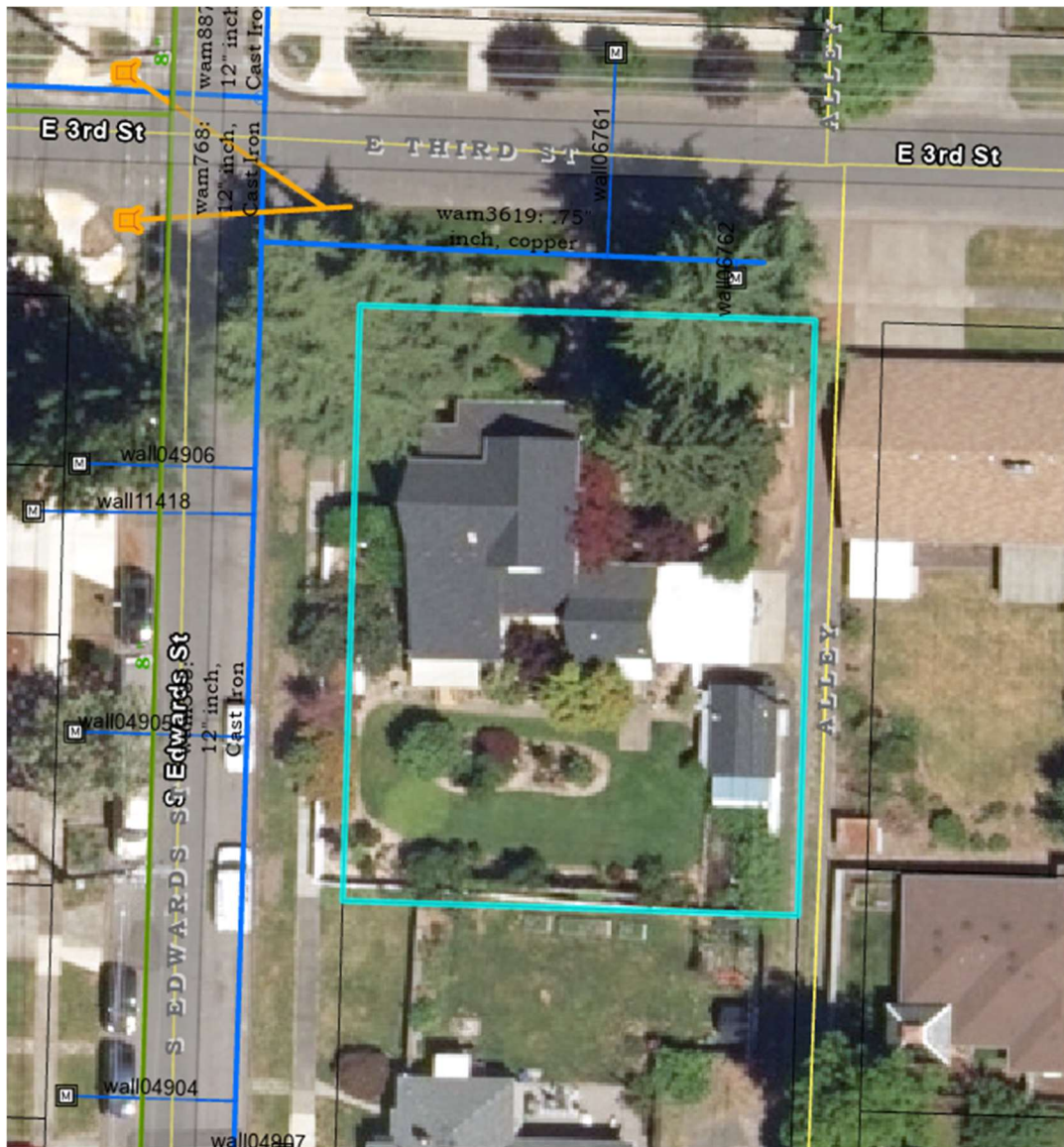




## Zoning Map



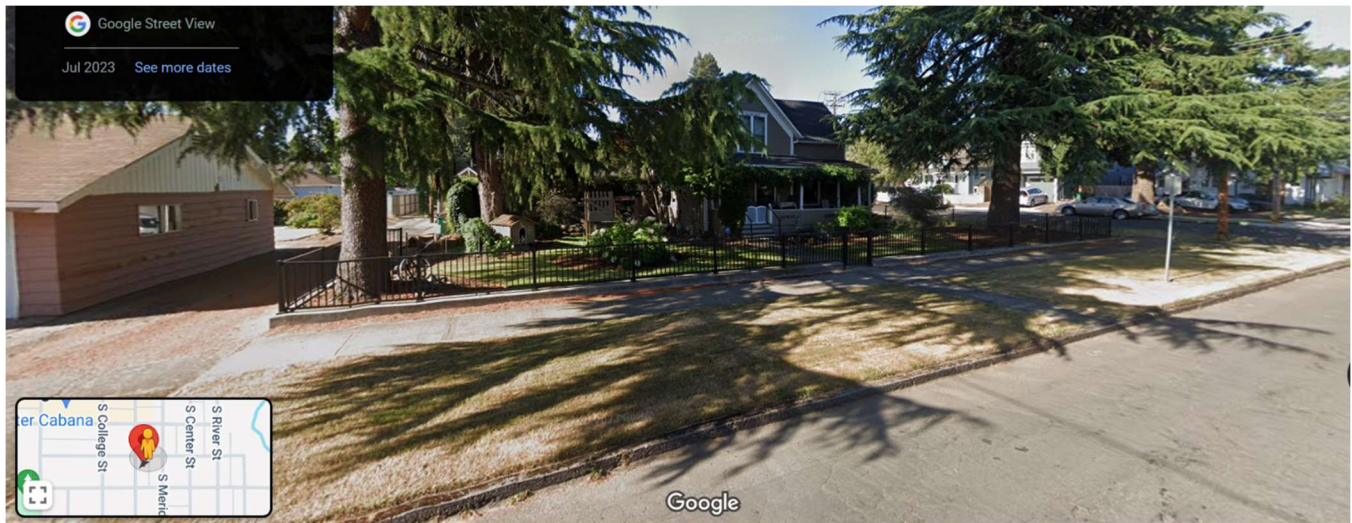
Utilities Map



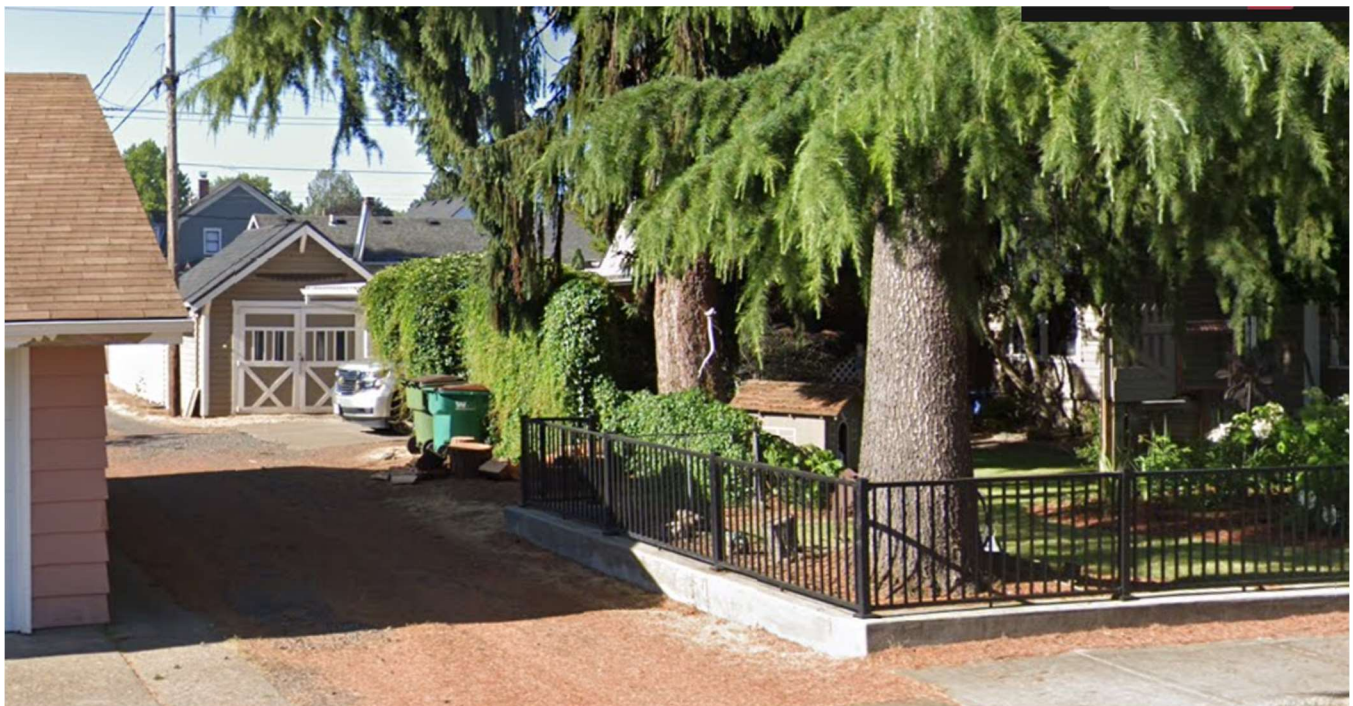


## Site Photos

### *Frontage Along E Third Street*

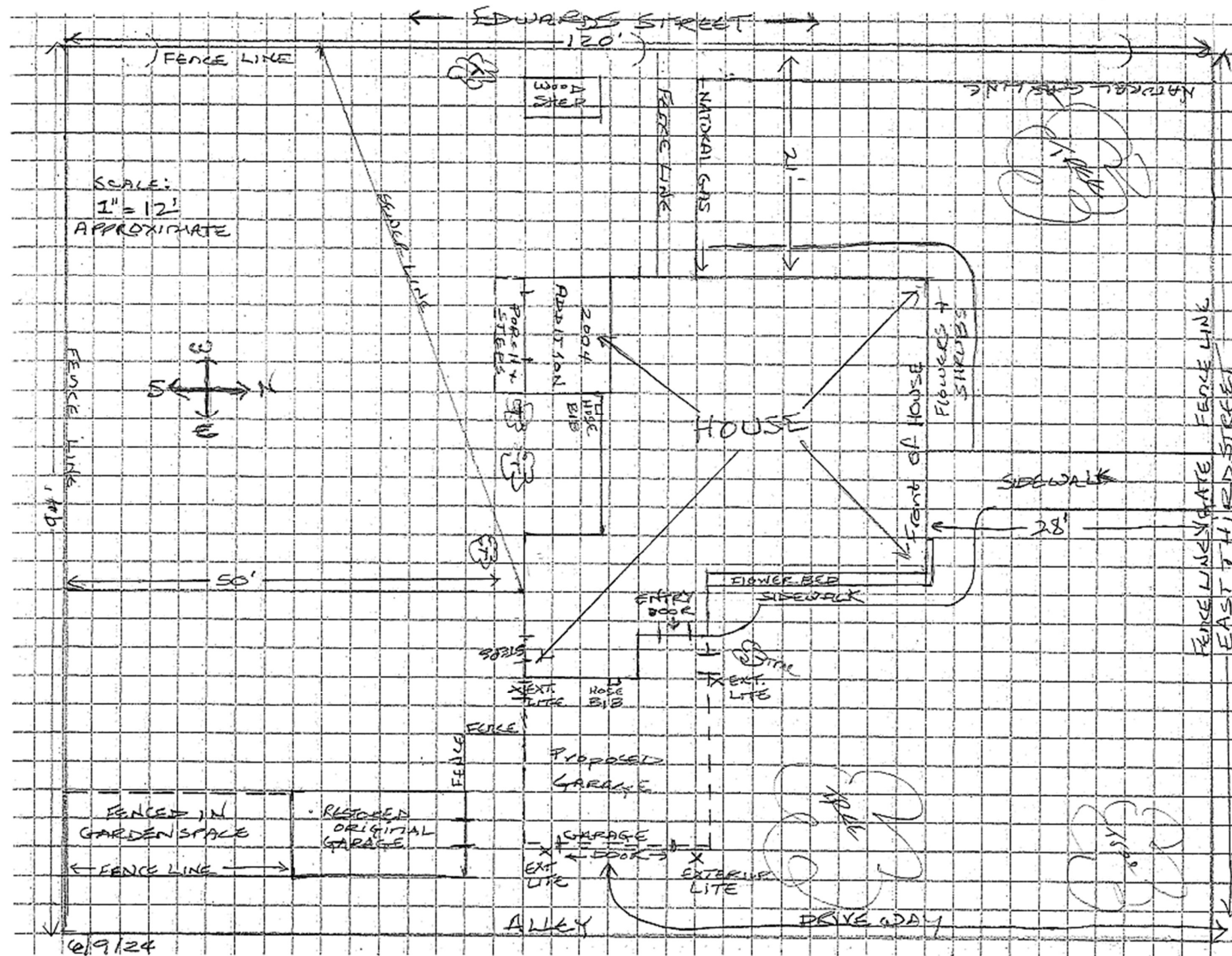


### *On-Site Alley Looking Towards Parking Area*





Application Materials – Site Plan



**C. PROCESS**

The historic review request is a Type III application and follows the procedures in Newberg Municipal Code 15.100.050. The Historic Preservation Commission will hold a quasi-judicial hearing on the application. The Commission is to make a decision on the application based on the criteria listed in the attached findings. The Historic Preservation Commission's decision is final unless appealed. Important dates related to this application are as follows:

1. 6/13/2024 The Applicant submitted an application.
2. 6/24/2024 The Community Development Director deemed the application complete.
3. 7/11/2024 The Applicant posted notice on the site.
4. 7/12/2024 The application was circulated for agency review.
5. 7/12/2024 The Applicant mailed notice to the property owners within 500 feet of the site.
6. 7/25/2024 The *Newberg Graphic* published notice of the Historic Preservation Commission hearing.
7. 7/29/2024 City staff posted notice of the hearing in four public places.
8. 8/6/2024 The Historic Preservation Commission will hold a quasi-judicial hearing to consider the application.

**D. AGENCY COMMENTS**

The application was routed to several public agencies for review and comment. As of the writing of this report, the city received the following agency comments which are provided in Exhibit C:

1. City Manager: *Reviewed; no conflict*
2. Community Development Director: *Reviewed; no conflict*
3. Finance Department: *Reviewed; no conflict*
4. Newberg-Dundee Police Department: *Reviewed; no conflict*
5. Public Works, Operations: *Reviewed; no conflict*
6. Public Works, Regulatory Compliance: *Reviewed; no conflict*
7. Public Works, Engineering: *Reviewed; no conflict*

8. Waste Management: *Reviewed; no conflict*
9. Yamhill County Transit: *Reviewed; no conflict*

## **E. PUBLIC COMMENTS**

As of the writing of this report, the city has not received any written public comments.

## **F. ANALYSIS**

### ***Land Use Processes and Procedures***

According to NMC 15.344.015, the “historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter [NMC 15.344]. In conducting a Type III review, the commission shall have all powers and duties of the planning commission.” Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not require land use review for other actions, the application should be reviewed and decided by the Historic Preservation Commission.

The Applicable Code Sections reviewed for this application included:

- NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.
  - NMC Section 15.344.010 Purpose.
  - NMC Section 15.344.015 Historic preservation commission review.
  - NMC Section 15.344.050 Alteration, new construction, demolitions. Responses provided for sub-section A (Exterior Alterations).

### ***Background Information for the Subject Property***

In Newberg, properties designated as historic landmarks in the Newberg Historic Resources Inventory (1990) are subject to the Historic Landmarks (H) Subdistrict standards within Newberg Municipal Code Chapter 15.344. The Historic Resources Inventory (1990) identifies the “Wilson House” as a locally designated historic landmark. The landmark is located at 800 E Third Street, identified as Field #175 in the inventory, and part of Concentration Area C “Edwards District”. The inventory identifies the landmark as a *Secondary* resource. According to the inventory, *Secondary* resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria.

The Historic Resource Survey Form for the Wilson House is included as part of the application and Exhibit D. According to the profile’s statement of significance:

*This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c.*



1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.


CITY OF NEWBERG INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM	
PAGE 2	
*****	
	NAME: <u>Wilson House</u> ADDRESS: <u>800 E. Third</u> T/R/S: <u>3S 2W 19</u> MAP NO: <u>19AD</u> TAX LOT: <u>1400</u> QUAD: <u>Newberg</u> ROLL NO: <u>2</u> NEGATIVE NO: <u>10</u> SLIDE NO: _____
	*****

Figure 1. Excerpt from the City Historic Resources Inventory, Historic Resource Survey Form for 800 E Third Street.

- G. PRELIMINARY STAFF RECOMMENDATION:** The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommends the following motion:

*Move to adopt Historic Preservation Commission Order 2024-003, which approves the requested modification of a historic landmark.*

# ***HISTORIC PRESERVATION COMMISSION ORDER 2024-003***

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**AN ORDER APPROVING MODIFICATION OF A DESIGNATED HISTORIC LANDMARK AT  
800 E THIRD STREET, YAMHILL COUNTY TAX LOT R3219AD 01400.**

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## **RECITALS**

1. The Judith K. Holznagel submitted an application for the modification of a designated historic landmark at 800 E Third Street, Yamhill County Tax Lot R3219AD 01400.
2. After proper notice, the Newberg Historic Preservation Commission held a hearing on August 6, 2024, to consider the application. The Commission considered testimony, and deliberated.
3. The Newberg Historic Preservation Commission finds that the application meets the applicable criteria as shown in the findings shown in Exhibit "A-1".

## **The Newberg Planning Commission orders as follows:**

1. The findings shown in Exhibit "A-1" are hereby adopted. Exhibit "A-1" is hereby adopted and by this reference incorporated.
2. Historic Review Application HIS24-0003 is hereby approved, subject to the conditions contained in Exhibit "A-2". Exhibit "A-2" is hereby adopted and by this reference incorporated.
3. This order shall be effective August 21, 2024, unless appealed prior to that date.
4. This order shall expire one year after the effective date above if the Applicant does not obtain a building permit pursuant to this application by that time.

**Adopted by the Newberg Historic Preservation Commission this 6th day of August 2024.**

ATTEST:

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Historic Preservation Commission Chair

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Historic Preservation Commission Secretary

## **List of Exhibits:**

Exhibit "A-1": Findings  
Exhibit "A-2": Conditions

**EXHIBIT “A-1” FINDINGS  
MODIFICATION OF A DESIGNATED HISTORIC LANDMARK  
800 E Third Street (FILE NO. HIS24-0003)**

Formatting Note: The Newberg Municipal Code (NMC) criteria and development standards are written in *italic bold font* and the findings are written in regular font. The NMC criteria will be presented first, followed by the findings of fact.

Findings of fact with underlined font indicate subsequent inclusion into Conditions of Approval.

**I. FINDINGS FOR THE HISTORIC LANDMARK SUBDISTRICT (NMC CHAPTER 15.344)**

*NMC Section 15.344.010 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. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13; Ord. 2451, 12-2-96. Code 2001 § 151.490.]*

**Response:** The structure at 800 E Third Street is designated as a historic landmark of Newberg Historic Resource Inventory (1990).

Wilson House, located at 800 E Third Street, is identified as Field #175 in the inventory, and considered to be part of Concentration Area C “Edwards District”. The inventory identifies the landmark as a *Secondary* resource. According to the inventory, *Secondary* resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria.

The historic resource profile for the Wilson House is included as part of the application and Exhibit D. According to the profile’s statement of significance:

*This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c. 1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and*

*resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.*

The application materials submitted indicate that the Applicant is proposing to maintain the historic landmark designation of the structure and that the addition is expected to be reasonably compatible with the structure's historic character.

The criterion will be met if historic character can be maintained including through the compliance with NMC 15.344.030 relating to alteration of a designated historic structure.

***NMC Section 15.344.015 Historic preservation commission review.***

***The historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter. In conducting a Type III review, the commission shall have all powers and duties of the planning commission. The notice, review, and appeal provisions of this code that apply to Type III planning commission reviews shall apply equally to Type III historic preservation commission review. In cases where an application requires both historic preservation commission and planning commission review, such as for a modification to a landmark for a conditional use, the two commissions may hold a combined hearing. However, the two commissions shall make separate decisions. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13.]***

**Response:** The proposed project seeks to modify a designated historic structure at 800 E Third Street. Because the proposed project includes modifying of a designated historic landmark in the City of Newberg's Historic Resource Inventory (1990), the application should be reviewed and decided by the Historic Preservation Commission using the City's Type III procedure per NMC 15.344.030(C)(2).

Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not include land use review outside those within NMC Chapter 15.344 (Historic Landmark Subdistrict), the application should be reviewed and decided by the Historic Preservation Commission.

The criterion will be met upon review and decision by the Historic Preservation Commission.

***NMC Section 15.344.030 Alteration, new construction, demolitions.***

***A. Exterior Alterations.***

***1. Application Process. Application for permit approval shall be made to the director. The application shall include site plans, floor plans, elevations, materials, textures, and other information deemed necessary by the director to determine the appropriateness of the alterations of the designated landmark.***



**Response:** The Applicant submitted application materials on June 13<sup>th</sup>, 2024. The application materials (Exhibit B) were deemed complete on June 24<sup>th</sup>, 2024.

The criterion will be met following review of the Historic Preservation Commission.

*[...]*

***3. Historic Preservation Commission Review Criteria and Guidelines Type III. Excluding routine maintenance and minor alterations subject to director review, requests to alter a designated landmark in such a manner as to affect its exterior appearance shall be reviewed for permit approval by the historic preservation commission using the Type III procedure. The historic preservation commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines:***

***a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:***

***i. Average Setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.***

***ii. Architectural Elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, colonial revival, Dutch colonial revival, and bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.***

***iii. Building Orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.***

***iv. Vehicle Parking/Storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.***

***v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.***

**Response:** The application materials' site plan and other materials indicate that the historic structure will be preserved and impact to the structure will be minimal. With respect to specific elements of the historic structure:

- i. Average setback: The proposed project will be attached to the main building (historic structure) and will not modify the main building's setback distance which is approximately 28 feet from its E Third Street frontage. The proposed addition will be located approximately 50 feet from the front setback along E Third Street and approximately 9 feet from the alley located on the east side of the property. Because the addition will be located outside of the front setback area and is larger than the main building's existing 28-foot setback, the average setback will not be affected. This criterion is met.
  - ii. Architectural Elements: Key elements identified in the Historic Resource Survey Form (Exhibit D) for the main building (historic structure) include the gable roof, vertical massing, and double-hung sash windows. The proposed project will replace an existing detached carport which has been on the subject property for an extended period of time. The addition to the east side of the building will not modify the architectural features identified as significant to the structure. The criterion is met.
  - iii. Building Orientation: The orientation of the main building (historic structure) will not be modified by the proposed project. This criterion is not applicable.
  - iv. Vehicle Parking/Storage: The main building (historic structure) façade is setback from E Third Street by approximately 28 feet. The proposed addition will be setback from the E Third Street frontage by approximately 50 feet and accessed via the alley located on the eastern side of the property. The proposed building materials for the addition will match a 2004 addition to the building and according to the application materials will be compatible, with but not mimic, the historic structure's siding and materials. This criterion is met.
  - v. Fences: Because no fences are proposed, this criterion is not applicable.
- The criteria are met or not applicable as described above.



*Figure 2 Excerpt from the City Historic Resources Inventory, Historic Resource Survey Form for 800 E Third Street*

***b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

*c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

*d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.*

*e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Response:** The application materials (Exhibit B) and other supporting materials indicate that the historic structure will be preserved and impact to the structure will be minimal. With respect to specific elements:

- b. Record of Time, Place, and Use: The City's Historic Resources Inventory (1990) identifies the "Wilson House" as a locally designated historic landmark and *Secondary* resource. According to the inventory, *Secondary* resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria. As described in the Historic Resource Survey Form (Exhibit D) for the main building, the main building is an example of the Vernacular style and also significant for its contributions to the setting in which it is located (Concentration Area C – Edwards District) and association with Charles B. Wilson. The proposed project does not compromise the architectural elements

noted in the Historic Resource Survey Form or its Statement of Significance. Further, the proposed project will not modify the setting or association with Charles B. Wilson.

The proposed project will use construction materials that match an addition that occurred in 2004 which was reviewed and approved by the City of Newberg's Historic Preservation Commission at that time. Because the proposed addition will not mimic existing historic style or materials and will strive to match an existing non-historic addition on the site, the proposed project will not create a false sense of historical development. The criterion is met.

- c. **Changes Over Time:** The most recent change occurring at the subject property was an addition to the rear of the main building (historic structure) that occurred in 2004 and was reviewed by the City of Newberg's Historic Preservation Commission at that time. No additional aspects of the subject property have been identified as having acquired historic significance in their own right. Because no other changes are known to have acquired historic significance in their own right, this criterion is not applicable.

- d. **Distinctive Features:** The main building (historic structure) includes distinctive features and finishes which are identified in the Historic Resources Survey Form (Exhibit D) as including an intersecting gable, double-hung sash with architectural molding, flashglass, brackets and pendants, frieze, bargeboards, polygonal bay, and turned posts on the front porch. The proposed project will add an attached garage to the eastern side of the main building (historic structure). Because the proposed project will not impact distinctive features identified in the structure's Historic Resource Survey Form, the criterion is met.



*Figure 3 Location of Proposed Addition (Source: City Historic Resources Inventory, Historic Resource Survey Form)*

- e. **Deteriorated Features:** Neither the repair nor replacement of historic features is proposed as part of this project. This criterion is not applicable.
- f. **Preferred Treatments:** The surface cleaning of the main building (historic structure) is not proposed as part of this project. The criterion is not applicable.
- g. **Archeological Resources:** No significant archeological resources have been identified at the development site or are anticipated to be present. The criterion is not applicable.
- h. **Historic Character:** The City's Historic Resources Inventory (1990) identifies the "Wilson House" as a locally designated historic landmark and *Secondary* resource. According to the inventory, Secondary resources are properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria. As described in the Historic Resource Survey Form (Exhibit D) for the main building, the main building is an



example of the Vernacular style and also significant for its contributions to the setting in which it is located (Concentration Area C – Edwards District) and association with Charles B. Wilson. The proposed project does not compromise the architectural elements noted in the Historic Resource Survey Form or its Statement of Significance. Further, the proposed project will not modify the setting or association with Charles B. Wilson.

The proposed project will use construction materials that match a 2004 addition which was reviewed and approved by the City of Newberg's Historic Preservation Commission at that time. Because the proposed addition will not mimic existing historic style or materials and will strive to match an existing non-historic addition on the site, the addition is expected to be distinguishable from historic features but reasonably compatible with the structure's historic character. The criterion is met.

- i. Future Removal: The proposed will not compromise the integrity of the main building (historic structure). It is anticipated that if the addition must be removed in the future the attached garage addition would not be integral to the structures architectural integrity or historic character. Because the addition of an attached garage will not be integral to the main building, it is anticipated that the historic portion of the property will be unimpaired for the foreseeable future. This criterion is met.

The criteria are met or not applicable as described above.

## **II. CONCLUSION FOR HISTORIC LANDMARK SUBDISTRICT FINDINGS**

As described in the Findings for the Historic Landmark (H) Subdistrict, the project may be approved subject to Conditions of Approval in Exhibit A-2 because the criteria are met or not applicable

**EXHIBIT “A-2” CONDITIONS OF APPROVAL  
MODIFICATION OF A DESIGNATED HISTORIC LANDMARK  
800 E Third Street (FILE NO. HIS24-0003)**

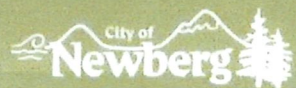
**A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:**

1. **Permit Submittal:** Submit a building permit application. Show all applicable features of the plan approved through design review, including the following:
  - a. Mechanical details
  - b. Structural details
  - c. Any other information necessary to evaluate the site
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.
3. **Public Improvement Construction Drawings:** Provide construction drawings for review and approval by the Public Works Engineering Department as applicable.

**B. DEVELOPMENT NOTES**

- Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections.
- Contact the Fire Department (503-537-1260) for Fire Safety final inspections.
- Contact Yamhill County (503-538-7302) for electrical final inspections.
- Contact the Planning Division (503-537-1240) for landscaping final inspections.

**EXHIBIT B: APPLICATION MATERIALS**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**



# TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #:

HIS24-0003

## TYPES – PLEASE CHECK ONE:

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Conditional Use Permit      |
| <input type="checkbox"/> Comprehensive Plan Amendment (site specific)         | <input type="checkbox"/> Type III Major Modification |
| <input type="checkbox"/> Zoning Amendment (site specific)                     | <input type="checkbox"/> Planned Unit Development    |
| <input checked="" type="checkbox"/> Historic Landmark Modification/alteration | <input type="checkbox"/> Other: (Explain) _____      |

## APPLICANT INFORMATION:

APPLICANT: Judith K. Holznagel

ADDRESS: 800 East Third CITY: Newberg STATE: OR ZIP: 97132

EMAIL ADDRESS: jholznagel.jh@gmail.com PHONE: MOBILE: 5037805494

OWNER (if different from above): PHONE: 503-780-5494

ADDRESS: CITY: STATE: ZIP:

ENGINEER/SURVEYOR: Justin Fenton

CONTACT: Justin Fenton

EMAIL ADDRESS: justin@fentonstructural.com PHONE: 5033321622 MOBILE:

## GENERAL INFORMATION:

PROJECT LOCATION: 800 East Third Street Newberg, OR 97132 PROJECT VALUATION: \$ 125,000.00

PROJECT DESCRIPTION/USE: Replacing existing carport with a garage on the exact footprint of the existing carport.

MAP/TAX LOT NO. (i.e. 3200AB-400): 1400-3219AD SITE SIZE: 11,260 SQ. FT. ☒ ACRE ☐

COMP PLAN DESIGNATION: MDR

CURRENT ZONING: R-2

CURRENT USE: Carport

TOPOGRAPHY: level

SURROUNDING USES:

NORTH: RESIDENTIAL

SOUTH: RESIDENTIAL

EAST: RESIDENTIAL

WEST: RESIDENTIAL

## ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

General Checklist: ☐ Fees ☐ Public Notice Information ☐ Current Title Report(60 days) ☐ Written Criteria Response ☐ Owner Signature  
☐ 1 - Digital Copy of Full Application Packet

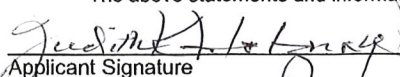
For the type of project detailed checklists and applicable criteria for the written criteria response, turn to:

Annexation .....	p. 11
Comprehensive Plan / Zoning Map Amendment (site specific) .....	p. 20
Conditional Use Permit .....	p. 26
Historic Landmark Modification/Alteration .....	p. 32
Planned Unit Development .....	p. 34

Submit a complete Application Packet to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov)

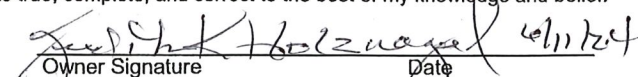
Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

 6/11/24  
Applicant Signature Date

JUDITH K. HOLZNAGEL

Print Name

 6/11/24  
Owner Signature Date

JUDITH K. HOLZNAGEL

Print Name



June 6, 2024

Historic Review – Criteria Response

RE: Proposed Garage replacing existing Carport

To Whom It May Concern:

I am seeking approval to build a one car enclosed garage in the same location that the carport has been for the previous 26 years. I have owned this property for 31 years and my off-street parking has always been in this location. My intention is that once complete the garage will enhance and complete the property. It will be visually compatible with the original historic house. There will not be any changes made to the landscaping that currently exists surrounding the new structure.

In addition, my reason for building the garage is for security and safety. I am 72 and I feel the need for protection when I come and go from my home. An attached garage would fit my need. I can assure you that I respect the historic value of my house and over the years I have made changes that reflect that. I love this house.

It will be built on the same exact foot print as the existing carport. There will be minimal change to the house as the garage will be attached on the same outside wall as the carport currently is and will face the alley. Also, there are currently no windows or doors in this outside wall, nor will any be added. If in the future the garage were to be removed there would be little to no damage to this outside wall.

The existing carport will be removed in its entirety to include the roof, all support posts, an I-beam and a concrete pad. It will be replaced with a new concrete pad the size of the existing carport and a wood structure that is 19 feet by 22 feet. It will have a 16-foot by 7-foot automatic garage door on the East side of the building. It will have a gable roof which will blend nicely with the existing house roof lines. The total build will be 468 square feet. I believe the garage will be compatible with the size and scale of the historic house.

The proposed exterior siding will be 1 inch channel shiplap with beveled channel to indicate it was not original to the historic house. It will blend well with the

siding of the original house and the siding on the addition built in 2004. The siding of the 1904 house and garage are original. The siding of the addition in 2004 is similar but not the same as the 1904 structures. The new garage addition will look slightly different but compatible with the other existing structures. I have enclosed 2 photos that will show the current siding on the 2004 addition and a detailed drawing of the proposed siding in my application.

To my knowledge there are not any significant archeological resources on the property.

I believe the ADA requirements have already been met in 2004 with the installation of the ADA wheelchair ramp at the corner of Edwards and East Third Streets.

The outside of the structure will be painted the same color as the 1904 house, garage and 2004 addition are currently. All structures on the property will be a taupe color with white trim.

To my knowledge there are not any significant historical, architectural or cultural materials located on the side of the house that the garage will be attached to. The only exception could be for the siding which will not be removed for the attachment of the new construction.

Thank you for your consideration regarding my proposed garage addition Type III application. I will be happy to provide you anything further you may want for evaluation of this project.

Thank you,

Judith Holznagel

## 21. 800 E. 3rd Wilson House

Constructed about 1904, this house replaced an evangelical church that had occupied the lot during the 1880's and '90's. The simple lines of this vernacular style residence can be seen on many other residential structures built around the turn-of-the-century. The Doric columns are typical of the period. Charles B. Wilson owned the property from 1904 through 1940.



## 22. 911 E. 3rd Moore House

This home and its outbuildings once encompassed the entire south half of the city block. J. B. and Emma Moore bought the property from Jesse Edwards in 1887. The house was built some time between that time and 1891. It is only one of three Italianate style homes left in Newberg, including the Minthorne House. The barn, once located at the northwest corner of the property, was shaped in an octagon plan.



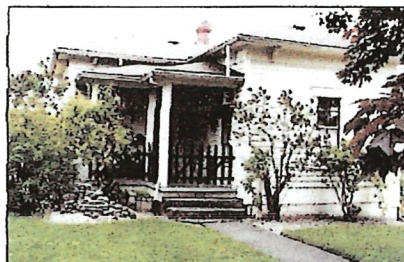
## 23. 912 E. 3rd Cummings House

Constructed about 1904, this home is a simple interpretation of a Queen Anne style. Claude B. Cummings built his home next to his brother's house, which was located just west of Third Street, but has since been razed. Claude and his brother, Thomas, ran a furniture and undertaking business which over time evolved into a furniture and hardware store.



## 24. 114 S. Center The Little Minthorn House

Note the similarity of line and ornament found on both the Italianate style Minthorn House and its smaller companion. Thoughtful



CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Wilson House  
COMMON NAME:  
ADDRESS: 800 E. Third  
T/R/S: 3S 2W 19  
MAP NO: 3S 2W 19AD TAX LOT: 1400  
ADDITION: Original Town - Edwards  
BLOCK: 14 LOT: 5, 6  
OWNER: Laura A. Keiser  
ADDRESS: 800 E. Third

DATE OF CONSTRUCTION: 1904  
ORIGINAL USE: Residence  
PRESENT USE: Residence  
ARCH./BLDR.:  
STYLE: Queen Anne Vernacular  
BLDG. ☒ STRUC. ☐ DIST. ☐ SITE ☐ OBJ. ☐  
THEME: Arch. - 20th Century; Government  
CITY: X UGB:  
QUAD: Newberg

PLAN TYPE/SHAPE: Asymmetrical  
FOUNDATION MATERIAL: Concrete  
WALL CONSTRUCTION: Wood  
ROOF FORM & MATERIALS: Intersecting gable. Comp. shingle.  
PRIMARY WINDOW TYPE: Double-hung sash w/arch. molding. Dec. trim board.  
EXTERIOR SURFACING MATERIALS: Narrow shiplap w/corner and rake boards.  
DECORATIVE FEATURES: Flashglass. Brackets and pendants. Frieze. Bargeboards.  
OTHER: Polygonal bay. Front porch has turned posts.  
CONDITION: EXCELLENT ☐ GOOD ☒ FAIR ☐ DETERIORATED ☐ MOVED ☐ (DATE) \_\_\_\_\_  
(EXPLAIN)  
EXTERIOR ALTERATIONS/ADDITIONS (DATED): Addition on rear (south) elevation, n.d.  
Porch balustrade and steps altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES:

SETTING: Corner lot in residential area notable for concentration of historic buildings.

STATEMENT OF SIGNIFICANCE: This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c. 1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.

SOURCES:

"Post Offices." Scrapbook. Marion Brumback Collection.  
Polk, R.L. and Co. Business Directory, 1923.  
Sanborn Insurance Maps, 1902, 1905, 1912.  
Ticor Title Co. Records, McMinnville OR.

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

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

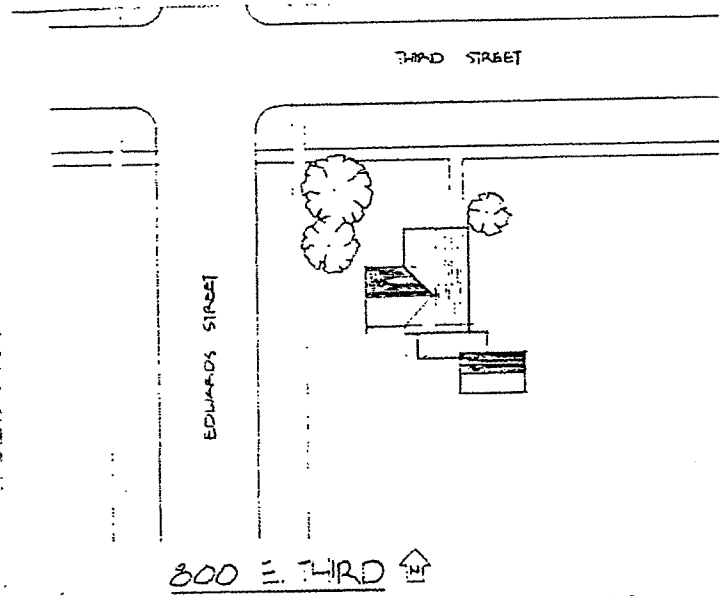
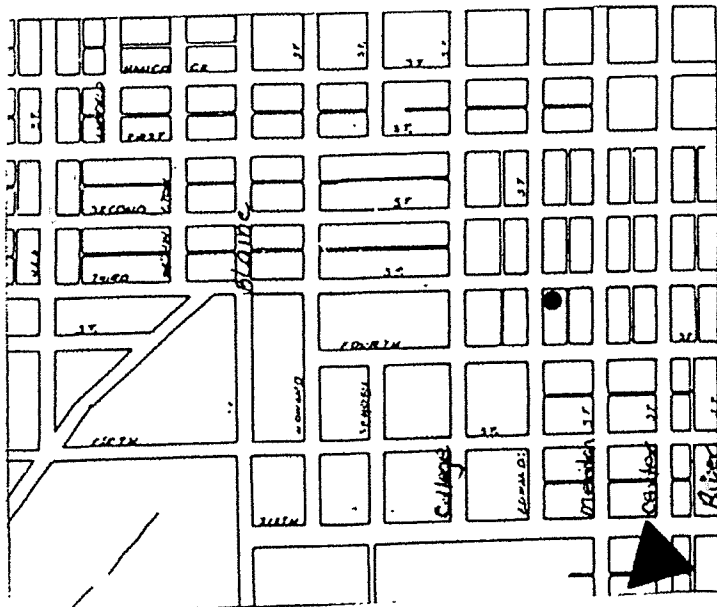
PAGE 2

\*\*\*\*\*



NAME: Wilson House  
ADDRESS: 800 E. Third  
T/R/S: 3S 2W 19  
MAP NO: 19AD  
TAX LOT: 1400  
QUAD: Newberg  
ROLL NO: 2  
NEGATIVE NO: 10  
SLIDE NO: \_\_\_\_\_

\*\*\*\*\*



GRAPHIC SOURCES:  
City Map, 1973

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



EDWARDS STREET  
120'

FENCE LINE

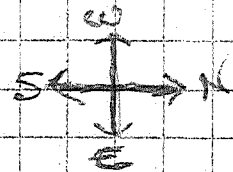
NATURAL GAS LINE

FENCE LINE

NATURAL GAS

21'

SCALE:  
1" = 12'  
APPROXIMATE



SHOULDER LINE

ADDITION  
2004  
HDC  
BIB

HOUSE

SEASONS  
FLOWERS +  
SHRUBS

FRONT OF HOUSE

SIDEWALK

28'

FLOWER BED  
SIDEWALK

ENTRY  
DOOR

EXT. LITE  
HOSE  
BIB

EXT. LITE

PROPOSED  
GARAGE

GARAGE  
DOOR  
EXT. LITE

EXT. LITE

ALLEY

DRIVE WAY

FENCED IN  
GARDEN SPACE

RESTORED  
ORIGINAL  
GARAGE

FENCE LINE

FENCE LINE  
EAST 1<sup>ST</sup> STREET

6/9/24

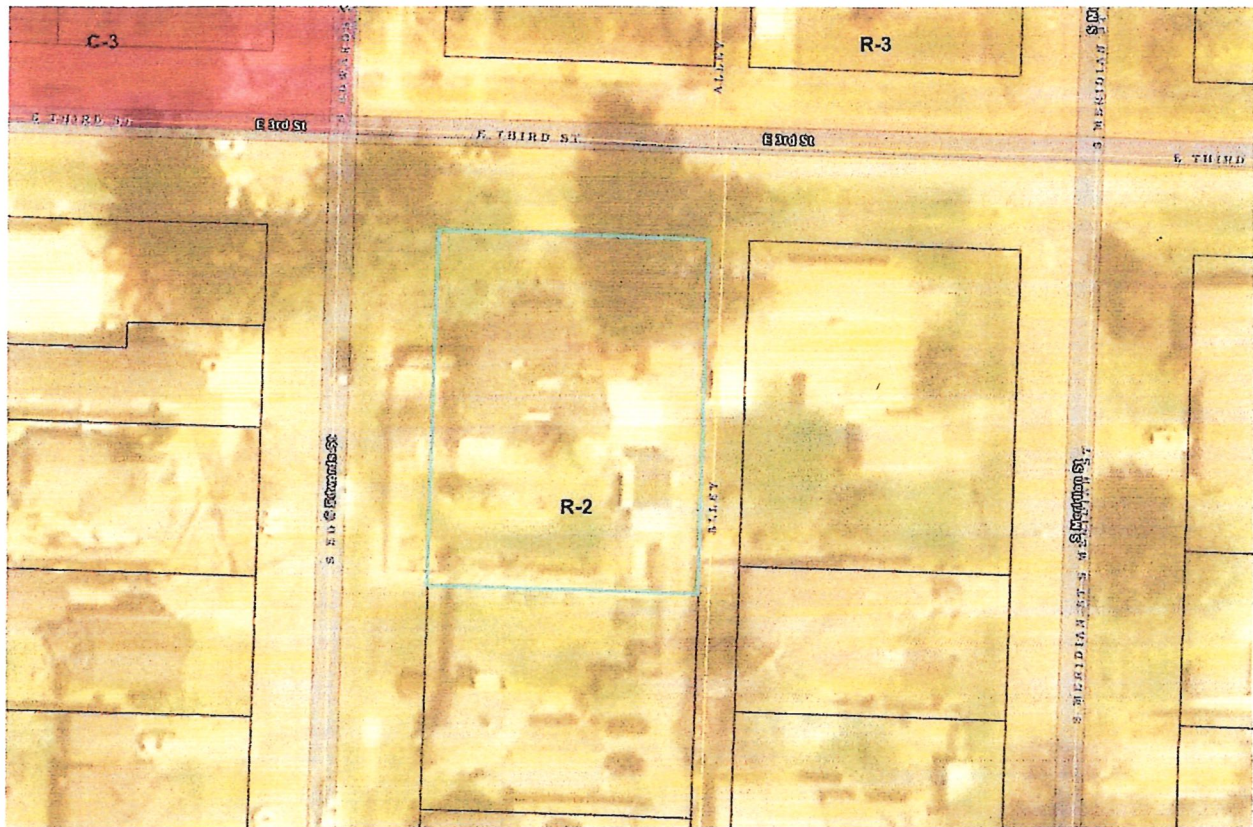


**Aerial View**





## Zoning Map





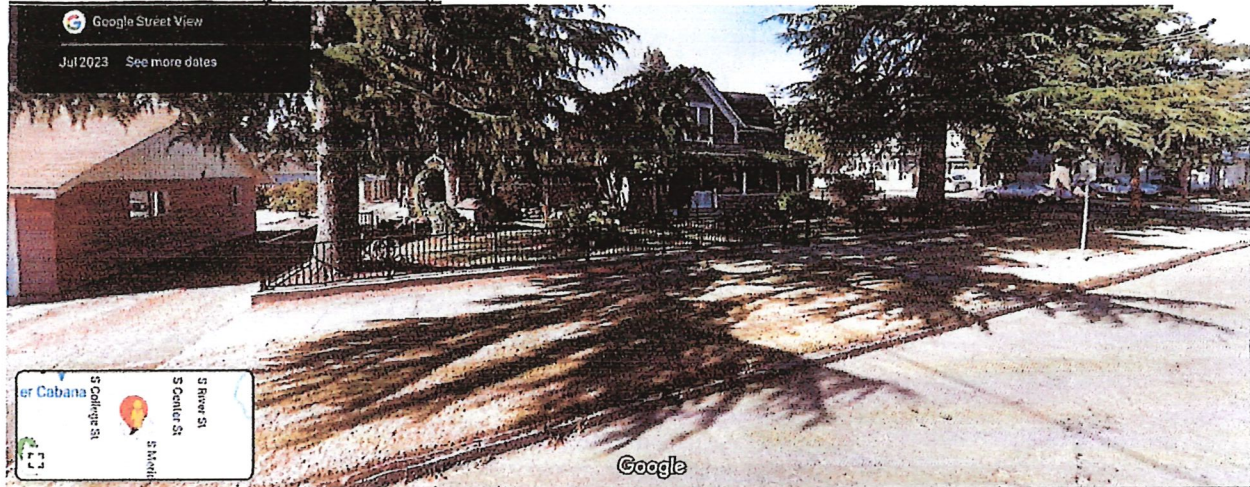
# Site Utilities Map





## Additional Site Images and Plans

### Street View of Subject Property





4/24/2024

Judy Holznagel / Garage Addition

800 E Third Street

Newberg, OR 97132

Currently there is a carport that will be removed and be replaced with an enclosed garage. Judy lives alone at this address. There is a lot of foot traffic that goes up and down the alleyway. The main reason she is doing the enclosed garage addition is for her safety and wellbeing.

There will be a 7'X16' garage door with an opener that will require electrical work that will be done by a licensed electrician.

There are proposed drawings that cover what the scope of work will entail.

My name is Scott McLean and I am helping her maneuver her way through this project. My contact information is --

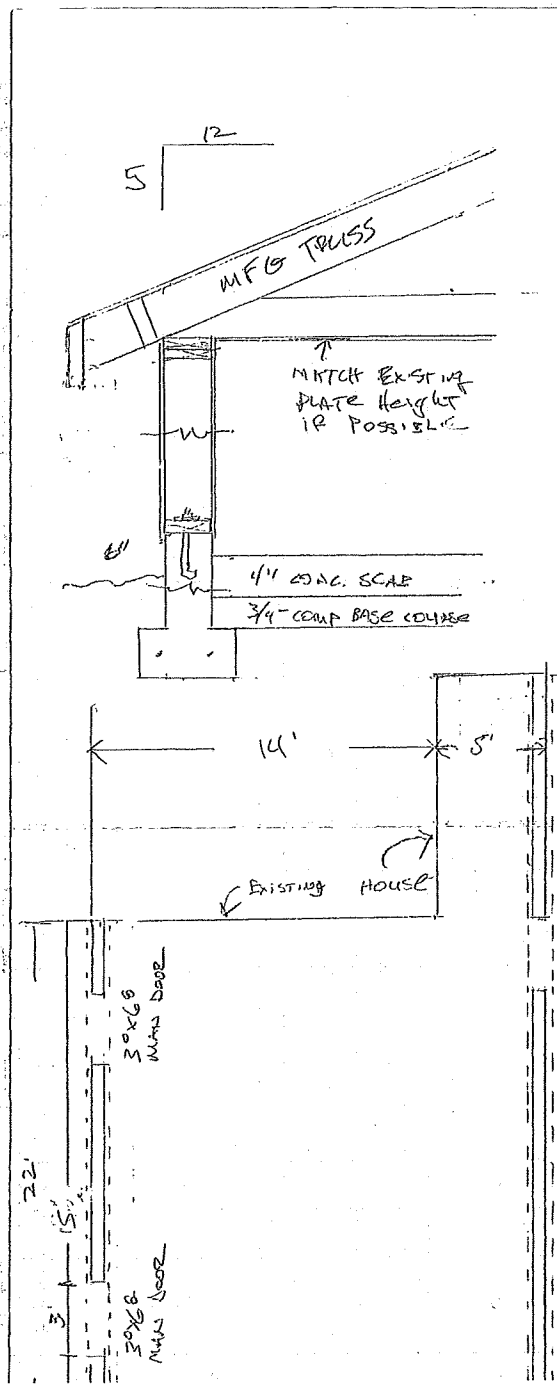
Scott McLean

1303 N Main

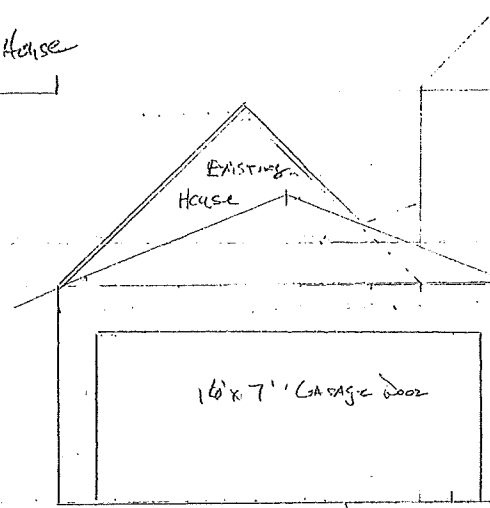
Newberg, OR 97132

Mobile # 503-260-3121

Email -- mcleaninc@comcast.net



REMOVE EXISTING CAR PORT STRUCTURE & S  
 6" x 12" FOOTING  
 6" STEEL WALL w/ 5/8" A.E. & 4" O.C. W 3/4" x 3/4" x 1/4"  
 2x6 PT BOTTOM PLATE ON SIL SEALER  
 2x6 DF STUDS @ 16" O.C.  
 2x4 DF TOP PLATES  
 4x12 GARAGE SUB. MAIN DOOR HEADER  
 1/2" C.B.F. PLYWOOD @ EXTERIORS 16" x 12" @ 12"  
 1/2" DRYWALL @ INTERIOR WALLS & CEILING  
 MFG ROOF TRUSSES w/ 5/12 PITCH  
 5/8" CAR PORT SLANTING NAILS @ 6/12 &  
 COMPOSITION ROOFING



Judy Holsinger  
 800 E. Tenth St

**From:** Scott McLean [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)  
**Subject:** FW: Holznagel updated  
**Date:** Jun 5, 2024 at 4:49:08 PM  
**To:** [jared.bradbury@newbergoregon.gov](mailto:jared.bradbury@newbergoregon.gov)  
**Cc:** [jholznagel.jh@gmail.com](mailto:jholznagel.jh@gmail.com)

Hi again –

This is the updated architectural drawing.

I will try to send you the structural drawings in a bit.

Thanks –  
Scott

McLean, Inc.  
1303 N Main  
Newberg, OR 97132  
503-260-3121 Cell  
Email - [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)

---

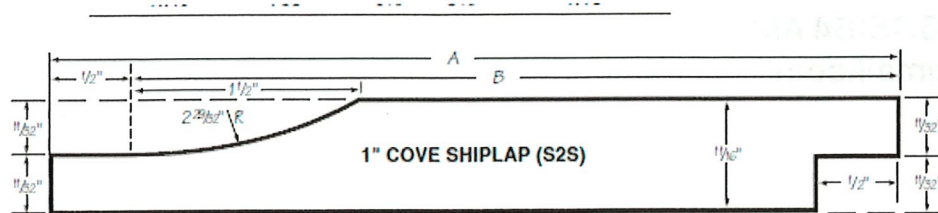
**From:** Andy Nordick [<mailto:andy.nordick@parr.com>]  
**Sent:** Wednesday, June 5, 2024 3:59 PM  
**To:** mcleaninc  
**Subject:** Holznagel updated

Hey Scotty,

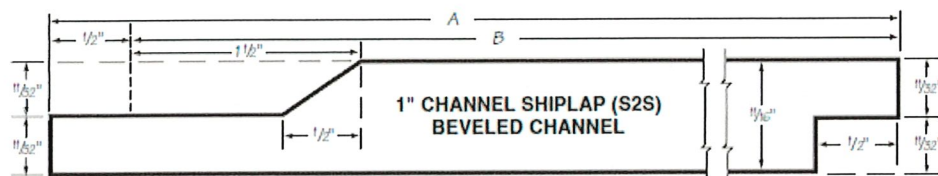
Here is the updated plan.

Thank you!

Andrew Nordick  
Newberg Parr Lumber  
503-554-7277 : Office  
503-554-7279 : Fax  
[andy.nordick@parr.com](mailto:andy.nordick@parr.com)

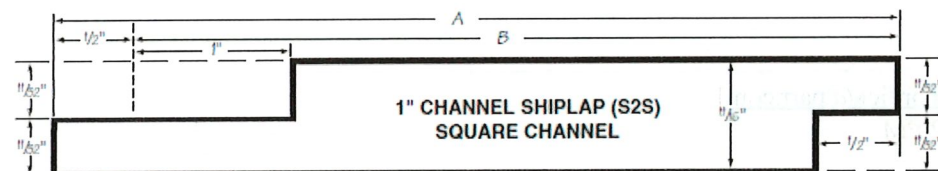


NOMINAL SIZE	PATTERN NUMBER	A	B	CONVERSION FACTOR
1x6	770	5 $\frac{3}{8}$	4 $\frac{7}{8}$	1.24
1x8	771	7 $\frac{1}{8}$	6 $\frac{5}{8}$	1.21
1x10	772	9 $\frac{1}{8}$	8 $\frac{5}{8}$	1.16



NOMINAL SIZE	PATTERN NUMBER	A	B	CONVERSION FACTOR
1x10	773	9 $\frac{1}{8}$	8 $\frac{5}{8}$	1.16

← Proposed Siding for garage



NOMINAL SIZE	PATTERN NUMBER	A	B	CONVERSION FACTOR
1x6	774	5 $\frac{3}{8}$	4 $\frac{7}{8}$	1.24
1x8	775	7 $\frac{1}{8}$	6 $\frac{5}{8}$	1.21
1x10	776	9 $\frac{1}{8}$	8 $\frac{5}{8}$	1.16



Marcus Martell | Disdero Lumber Co. | Sales  
 National: 800-547-1209 | Local: 503-239-8888  
 Direct: 503-607-2451 | Fax: 503-905-7715  
[mmartell@disdero.com](mailto:mmartell@disdero.com) | [www.disdero.com](http://www.disdero.com)  
 12301 SE Carpenter Drive Clackamas, OR, 97015  
[Disdero Lumber Catalog](#)

**From:** Andy Nordick <[andy.nordick@parr.com](mailto:andy.nordick@parr.com)>  
**Sent:** Tuesday, June 4, 2024 11:17 AM  
**To:** Marcus Martell <[mmartell@disdero.com](mailto:mmartell@disdero.com)>  
**Subject:** Bevel Channel?

Hello Marcus,



**From:** Scott McLean [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)  
**Subject:** FW: Bevel Channel?  
**Date:** Jun 6, 2024 at 6:15:54 AM  
**To:** [jholznagel.jh@gmail.com](mailto:jholznagel.jh@gmail.com)

---

Good morning Judy –

I think the 1” channel shiplap in a 1X6 (the one in the middle) is the closest match to the siding on your previous addition. Maybe you can show the historical people this if they have questions.

Thanks –  
Scott

McLean, Inc.  
[1303 N Main](#)  
[Newberg, OR 97132](#)  
[503-260-3121](#) Cell  
Email - [mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)

---

**From:** Andy Nordick [<mailto:andy.nordick@parr.com>]  
**Sent:** Wednesday, June 5, 2024 3:32 PM  
**To:** mcleaninc  
**Subject:** FW: Bevel Channel?

Andrew Nordick  
Newberg Parr Lumber  
503-554-7277 : Office  
503-554-7279 : Fax  
[andy.nordick@parr.com](mailto:andy.nordick@parr.com)

**From:** Marcus Martell <[mmartell@disdero.com](mailto:mmartell@disdero.com)>  
**Sent:** Tuesday, June 4, 2024 12:33 PM  
**To:** Andy Nordick <[andy.nordick@parr.com](mailto:andy.nordick@parr.com)>  
**Subject:** RE: Bevel Channel?

We can have this milled to different thickness and width.



Thank you Scott McLean  
McLean Inc. 1303 N Main  
Newberg Or. 97132  
[503 260 3121](tel:5032603121)

*Photo of Siding on 2004 construction*

Would it be possible to send a profile of the bevel channel? Here is what we are trying to match..

Thank you!

**Andrew Nordick**  
Sales Coordinator

**PARR Lumber**  
[Total Home Building Source](#)  
200 N Elliot Rd  
Newberg, OR 97132  
m. 971-720-0056 | d. 503-488-1307  
[parr.com](http://parr.com)



---

**From:** Scott McLean <[mcleaninc@comcast.net](mailto:mcleaninc@comcast.net)>

**Sent:** Tuesday, June 4, 2024 11:14 AM

**To:** Andy Nordick <[andy.nordick@parr.com](mailto:andy.nordick@parr.com)>

**Subject:**

# NWYM - Oregon - Newberg

Untitled layer



Iglesia Evangelica Los Amigos  
en McMinnville



Iglesia Evangelica Los Amigos  
en Newberg



Newberg Friends Church



North Valley Friends Church



2nd Street Community Church



Sherwood Community Friends  
Church



West Chehalem Friends Church



George Fox University



Northwest Friends Church  
Headquarters

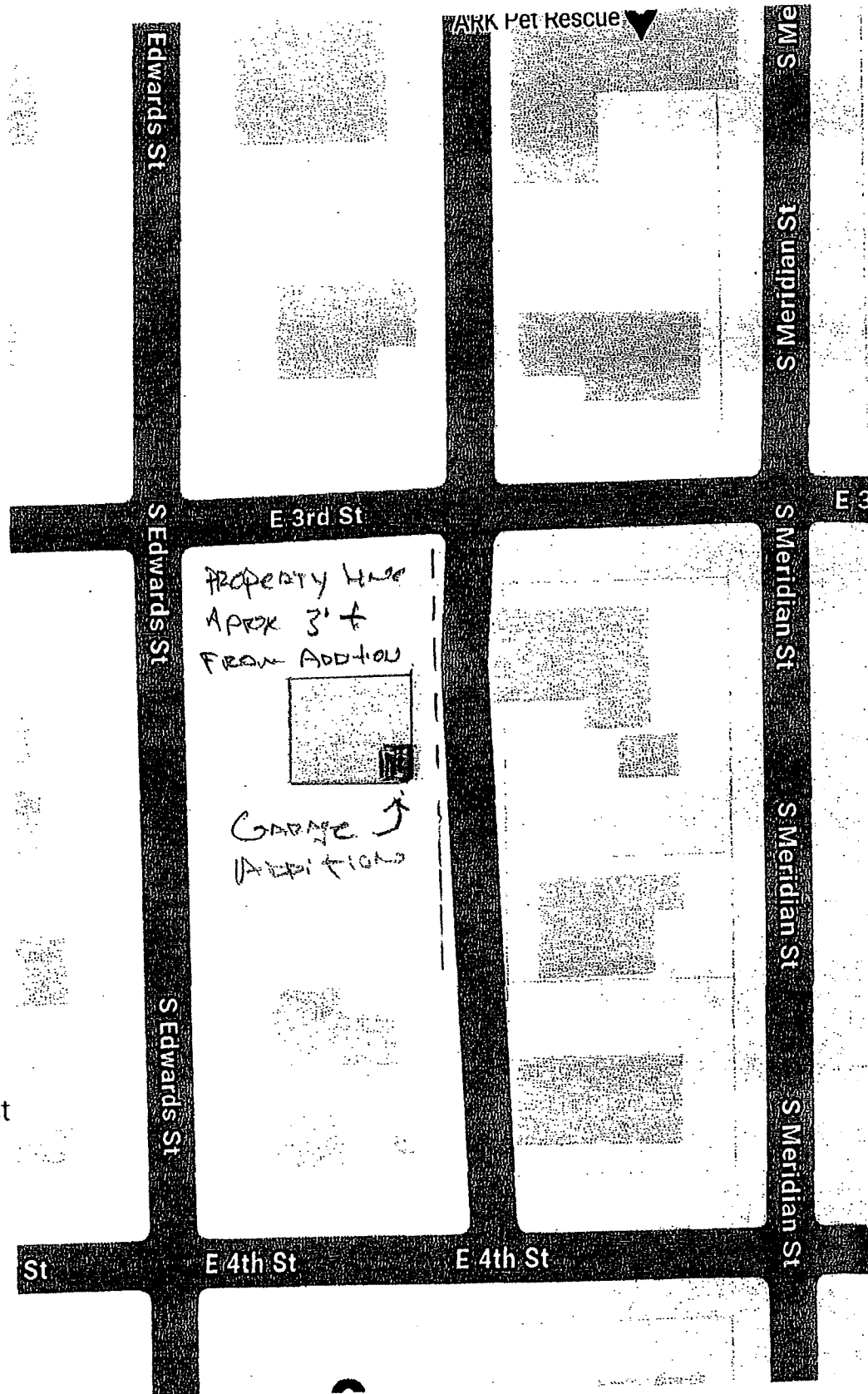


Camp Tilikum

Friends churches of Northwest  
Yearly Meeting of the  
Religious Society of Friends -  
Oregon

For more information, see: <a

href="http://www.nwfriends.org" target="\_blank">http://www.nwfriends.org</a>







**First American Title™**

**First American Title Insurance Company**

775 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

**YAMHILL COUNTY TITLE UNIT**

FAX (866)800-7294

Title Officer: Clayton Carter

(503)376-7363

ctcarter@firstam.com

**LOT BOOK SERVICE**

Seller Directed

Order No.: 1039-4173126

June 11, 2024

Attn:

Phone No.: - Fax No.:

Email:

Re: na

Fee: \$350.00

We have searched our Tract Indices as to the following described property:

Lot 6 and the North 40 feet of Lot 5, all in Block 14, ORIGINAL TOWN (now City) of Newberg, in Yamhill County, State of Oregon.

and as of June 03, 2024 at 8:00 a.m.

We find that the last deed of record runs to

Judith K. Holznagel

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
2. Transfer on Death Deed.  
Recorded: March 11, 2019  
Instrument No.: 201902852, Records of Yamhill County, Oregon  
Grantee: Sandra A. Holznagel

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

NOTE: Taxes for the year 2023-2024 PAID IN FULL

Tax Amount:	\$2,976.54
Map No.:	R3219AD 01400
Property ID:	51785
Tax Code No.:	29.0

1. City liens, if any, of the City of Newberg.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



*First American Title™*

First American Title Insurance Company  
775 NE Evans Street  
McMinnville, OR 97128

### **Illegal Restrictive Covenants**

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.





First American Title

R3219AD 01400  
800 E 3rd St  
Newberg, OR 97132



## Taxlot



Subject



Taxlot



1993 APR 29 PM 3:16

F285P2077

COPYRIGHT 1992

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR 97204

NL 9

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Real Estate Exchange, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judith Kay Holzmagel, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Yamhill County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

Grantee accepts this property in AS-IS condition with no warranties by Grantor, except as set forth in this Deed.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of record

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 85,000.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of , 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Real Estate Exchange, Inc.

By: Paula M. Frey

STATE OF OREGON, County of Multnomah ) ss.

This instrument was acknowledged before me on , 19

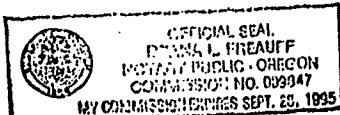
by , 19

This instrument was acknowledged before me on April 27, 1993,

by Paula M. Frey

as Corp. Secretary

of Real Estate Exchange, Inc.



Deanna L. Frey  
Notary Public for Oregon  
My commission expires 9/26/95

Real Estate Exchange, Inc.

Grantor's Name and Address

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

Grantee's Name and Address

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

After recording return to (Name, Address, Zip):

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

Until requested otherwise send all tax statements to (Name, Address, Zip):

Judith Holzmagel

800 E. 3rd St.

Newberg, OR 97132

005537

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of }

I certify that the within instrument was received for record on the day

of , at

of , at

book/reel/volume

page

instrument/mis

Record of Deeds

Witness

County Clerk

By: Charles Stern, Deputy.

By: Charles Stern, Deputy.

By: Charles Stern, Deputy.

By: Charles Stern, Deputy.

NORTHWEST TITLE COMPANY

4-2993

1993 APR 29 PM 3:16

F285P2078

**EXHIBIT A**

**PROPERTY DESCRIPTION:**

Lot 6 and the North 40 feet of Lot 5, all in Block 14, ORIGINAL TOWN  
(now City) of Newberg, in Yamhill County, State of Oregon.

4-2993



First American Title™

## Customer Service Department

503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024

## Ownership

Legal Owner(s): Judith Holznagel

Site Address: 800 E 3rd St Newberg, OR 97132

Mailing Address: 800 E 3rd St Newberg, OR 97132

Parcel #: R3219AD 01400

APN: 51785

County: Yamhill

## Property Characteristics

Bedrooms: 3

Total Bathrooms: 2.00

Full Bathrooms: 2

Half Bathrooms: 0.00

Units: 1

Stories: 1.50

Fire Place: N

Air Conditioning: Central

Heating Type: Forced air unit

Year Built: 1906

Building SqFt: 1,803

First Floor SqFt: 1,139

Basement SqFt: 0

Basement Type:

Lot SqFt: 11,556

Lot Acres: .27

Roof Type: Composition Shingle

Roof Shape: GABLE

Porch Type:

Building Style:

Garage: Detached Garage

Garage SqFt: 420

Parking Spots: 2

Pool:

## Property Information

Land Use: RESIDENTIAL

Improvement Type: Single Family Residential

Legal Description: LOT 6 & N 40 LOT 5- BLOCK 14 IN NEWBERG TOWN  
OF

Zoning: R-2

School District: Newberg School District 29j

Neighborhood:

Subdivision: Newberg Town Of

## Assessor & Taxes

2023 Market Land: \$222,661

2023 Market Structure: \$156,691

2023 Market Total: \$379,352

2023 Assessed Total: \$187,206

2023 Taxes: \$2,976.54

% Improved: 44.43

Levy Code:

Millage Rate:

## Sale History

Last Sale Date:

Doc #:

Last Sale Price: \$

Prior Sale Date:

Prior Doc #:

Prior Sale Price: \$

## Mortgage

1st Mortgage Date:

Doc #:

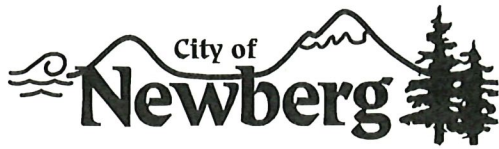
1st Mortgage Amt: \$

1st Mortgage Type:

1st Mortgage Lender:

2nd Mortgage Amt: \$

2nd Mortgage Type:



## Community Development Department

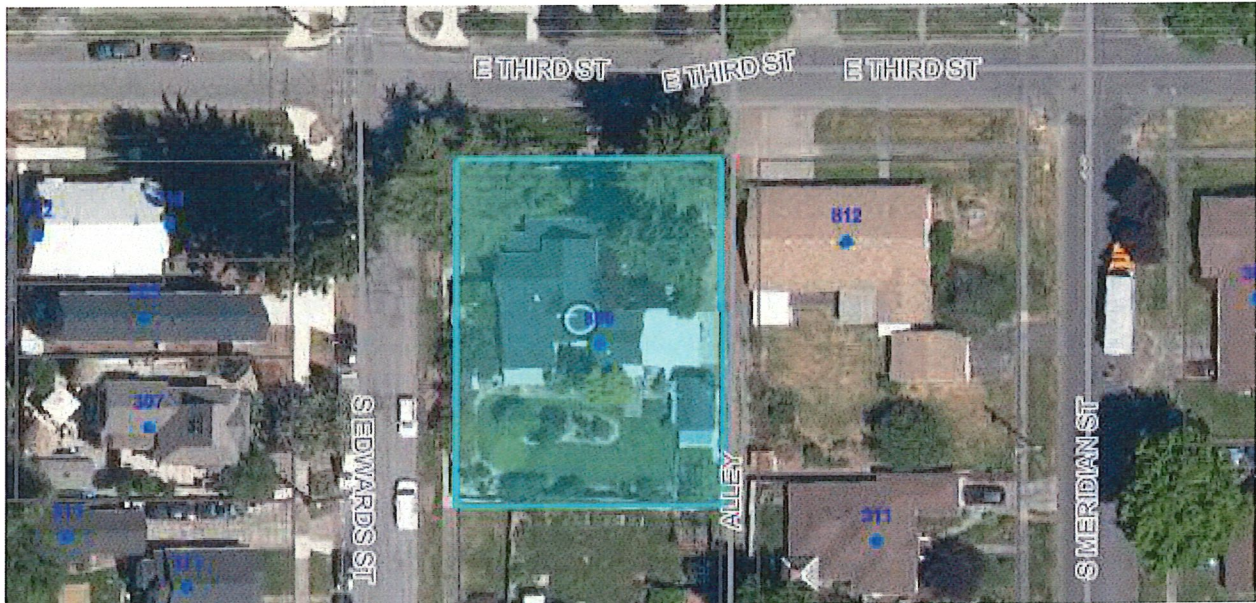
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### NOTICE OF A HISTORIC PRESERVATION COMMISSION HEARING ON A HISTORIC REVIEW

A property owner (City of Newberg) in your neighborhood submitted an application for a Historic Landmark Review at **800 E. Third St., Newberg OR 97132**. The Newberg Historic Preservation Commission will hold a hearing on **[Hearing Date - Month date, year]**, at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Historic Preservation Commission. For more details about giving comments, please see the back of this sheet.

The application would: **Remove existing carport and replace with one care garage structure.**

APPLICANT:	<b>Judith K. Holznagel</b>
TELEPHONE:	<b>(503)780-5494</b>
PROPERTY OWNER:	<b>Judith K. Holznagel</b>
LOCATION:	<b>800 E Third St</b>
TAX LOT NUMBER:	<b>3219AD-01400</b>





We are mailing you information about this project because you own land within 500 feet of the proposed historic review site. We invite you to participate in the land use hearing scheduled before the **Historic Preservation Commission**. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You may also submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. **(CASE FILE NUMBER)**  
City of Newberg, Community Development Department  
PO Box 970  
Newberg, OR 97132

All written comments must be received by 12:00 p.m. on **(Insert Date that is 3 Business Days prior to Hearing Date)** Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. Application material can also be accessed at [www.newbergoregon.gov/planning](http://www.newbergoregon.gov/planning) under the "Current Planning Projects" page

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a historic review are found in Newberg Development Code Section 15.344.030.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Historic Preservation Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: **(Date Mailed by Applicant)**

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.*

# Land Use Notice

**FILE # ( )**

**PROPOSAL:** (REMOVE EXISTING CARPORT AND REPLACE  
WITH ONE CAR GARAGE STRUCTURE)

**FOR FURTHER INFORMATION, CONTACT:**

**City of Newberg**

**Community Development Department**

**414 E First Street**

**Phone: 503-537-1240**



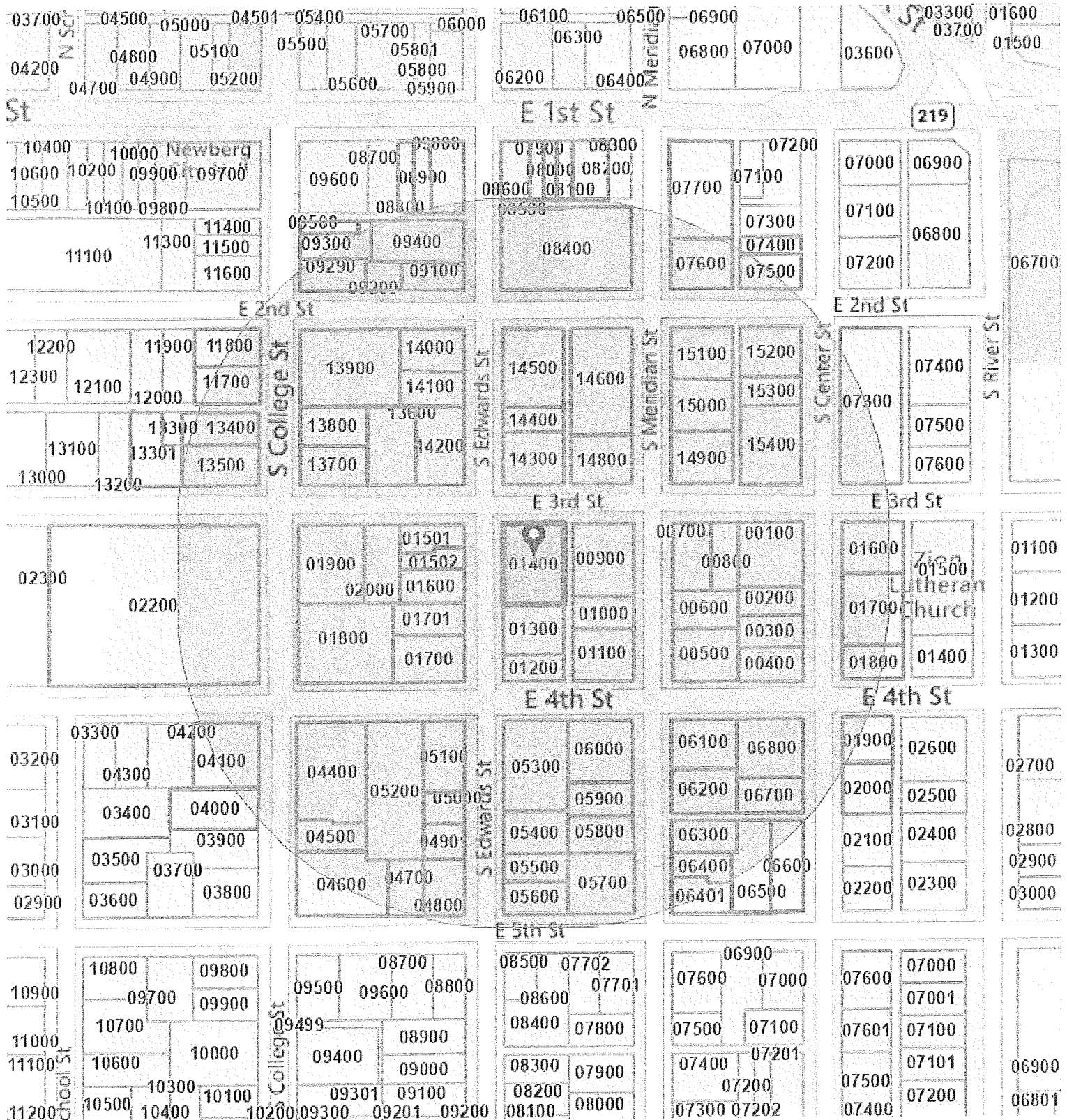
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## Mailing Notifications

Subject: 800 E 3rd St Newberg, OR 97132

503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



Buffer Distance: 500 feet



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## Customer Service Department

503.476.8735 | [csfirst@firstam.com](mailto:csfirst@firstam.com)

Report Created: 6/6/2024

## Ownership

**Legal Owner(s):** Judith Holznagel

**Site Address:** 800 E 3rd St Newberg, OR 97132

**Mailing Address:** 800 E 3rd St Newberg, OR 97132

**Parcel #:** R3219AD 01400

**APN:** 51785

**County:** Yamhill

## Property Characteristics

**Bedrooms:** 3

**Total Bathrooms:** 2.00

**Full Bathrooms:** 2

**Half Bathrooms:** 0.00

**Units:** 1

**Stories:** 1.50

**Fire Place:** N

**Air Conditioning:** Central

**Heating Type:** Forced air unit

**Year Built:** 1906

**Building SqFt:** 1,803

**First Floor SqFt:** 1,139

**Basement SqFt:** 0

**Basement Type:**

**Lot SqFt:** 11,556

**Lot Acres:** .27

**Roof Type:** Composition Shingle

**Roof Shape:** GABLE

**Porch Type:**

**Building Style:**

**Garage:** Detached Garage

**Garage SqFt:** 420

**Parking Spots:** 2

**Pool:**

## Property Information

**Land Use:** RESIDENTIAL

**Improvement Type:** Single Family Residential

**Legal Description:** LOT 6 & N 40 LOT 5- BLOCK 14 IN NEWBERG TOWN OF

**Zoning:** R-2

**School District:** Newberg School District 29j

**Neighborhood:**

**Subdivision:** Newberg Town Of

## Assessor & Taxes

**2023 Market Land:** \$222,661

**2023 Market Structure:** \$156,691

**2023 Market Total:** \$379,352

**2023 Assessed Total:** \$187,206

**2023 Taxes:** \$2,976.54

**% Improved:** 44.43

**Levy Code:**

**Millage Rate:**

## Sale History

**Last Sale Date:**

**Doc #:**

**Last Sale Price:** \$

**Prior Sale Date:**

**Prior Doc #:**

**Prior Sale Price:** \$

## Mortgage

**1st Mortgage Date:**

**Doc #:**

**1st Mortgage Amt:** \$

**1st Mortgage Type:**

**1st Mortgage Lender:**

**2nd Mortgage Amt:** \$

**2nd Mortgage Type:**



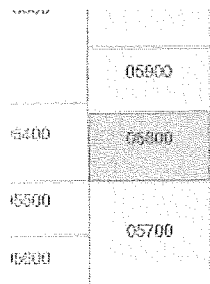


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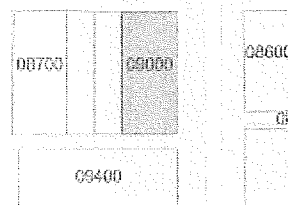
503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



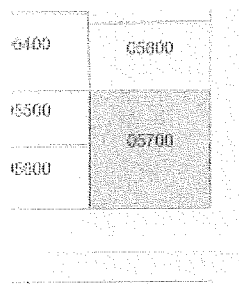
**Legal Owner:** Jonathan & Cheryl Cadd  
**Site Address:** 411 S Meridian St Newberg, OR 97132  
**Mailing Address:** 909 E Fulton St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1394 **Lot Acres:** .13  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05800 BLOCK 25  
SUBDIVISIONNAME EDWARDS ADDITION

**APN:** 52873  
**Ref Parcel #:** R3219AD 05800  
**Taxes:** \$2679.31  
**Market Value:** \$309,970  
**Assessed Value:** \$168,512  
**Sales Price:** \$  
**Transfer Date:**



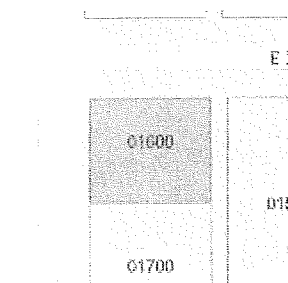
**Legal Owner:** Hu Tian & Huiying Wang  
**Site Address:** 720 E 1st St Newberg, OR 97132  
**Mailing Address:** 26741 Venado Dr Mission Viejo, CA 92691  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .13  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09000 BLOCK 1  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49076  
**Ref Parcel #:** R3219AA 09000  
**Taxes:** \$4006.34  
**Market Value:** \$1,173,738  
**Assessed Value:** \$251,974  
**Sales Price:** \$315,000  
**Transfer Date:** 04/26/2005



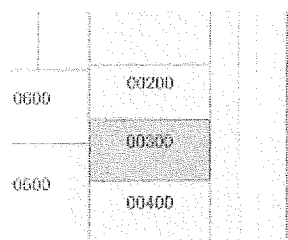
**Legal Owner:** See Tax Records  
**Site Address:** No Site Address Newberg,  
**Mailing Address:** ,  
**Bedrooms:**  
**Bathrooms:**  
**Building SqFt:** **Lot Acres:**  
**Year Built:**  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** No Data  
**Ref Parcel #:** R3219AD 05700  
**Taxes:**  
**Market Value:**  
**Assessed Value:**  
**Sales Price:**  
**Transfer Date:**



**Legal Owner:** Zion Lutheran Church  
**Site Address:** 0 S Center St Newberg, OR 97132  
**Mailing Address:** 301 S River St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .17  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 6 - BLOCK 16 IN NEWBERG TOWN OF

**APN:** 58939  
**Ref Parcel #:** R3220BC 01600  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Luanne Cadd  
**Site Address:** 313 S Center St Newberg, OR 97132  
**Mailing Address:** 909 E Fulton St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.50  
**Building SqFt:** 930 **Lot Acres:** .12  
**Year Built:** 1955  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00300 SUBDIVISIONNAME  
NEWBERG TOWN OF

**APN:** 51375  
**Ref Parcel #:** R3219AD 00300  
**Taxes:** \$2425.16  
**Market Value:** \$280,540  
**Assessed Value:** \$152,528  
**Sales Price:** \$  
**Transfer Date:**

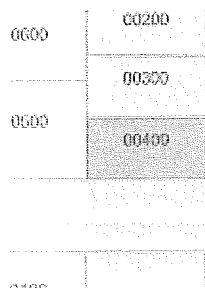


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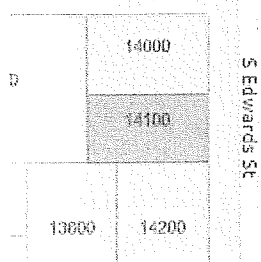
Report Created: 6/6/2024



**Legal Owner:** Carolyn Phipps  
**Site Address:** 317 S Center St Newberg, OR 97132  
**Mailing Address:** 317 S Center St Newberg, OR 97132  
**Bedrooms:** 1.00  
**Bathrooms:** 1.00  
**Building SqFt:** 827 **Lot Acres:** .12  
**Year Built:** 1939  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 51455  
**Ref Parcel #:** R3219AD 00400  
**Taxes:** \$1988.43  
**Market Value:** \$271,843  
**Assessed Value:** \$125,060  
**Sales Price:** \$  
**Transfer Date:**

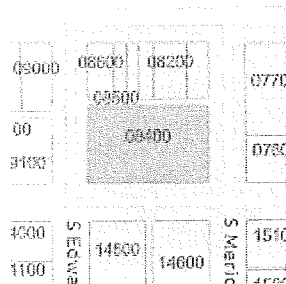
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00400 LOT 3 BLOCK 15  
SUBDIVISIONNAME NEWBERG TOWN OF



**Legal Owner:** A J Mccann Llc  
**Site Address:** 205 S Edwards St Newberg, OR 97132  
**Mailing Address:** 35401 SW Geer Rd Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1544 **Lot Acres:** .13  
**Year Built:** 1945  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47327  
**Ref Parcel #:** R3219AA 14100  
**Taxes:** \$2511.85  
**Market Value:** \$323,185  
**Assessed Value:** \$157,980  
**Sales Price:** \$183,000  
**Transfer Date:** 01/16/2024

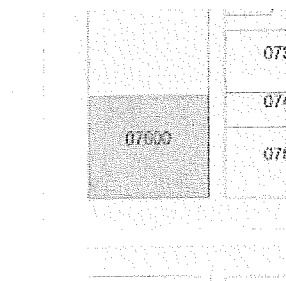
S 15 LT 1 & N 40 LT 2 - BLOCK 12 IN NEWBERG TOWN OF



**Legal Owner:** Sandra & Richard Dormer  
**Site Address:** 112 S Edwards St Newberg, OR 97132  
**Mailing Address:** 19120 NE Highway 240 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .58  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 49325  
**Ref Parcel #:** R3219AA 08400  
**Taxes:** \$10029.86  
**Market Value:** \$738,467  
**Assessed Value:** \$630,817  
**Sales Price:** \$  
**Transfer Date:**

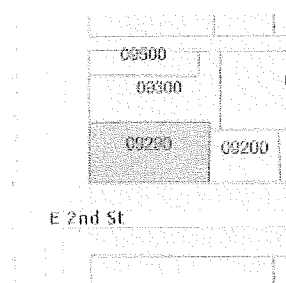
LOTS 2 3 4 & PT 5 & VAC ALLEY - BLOCK 20 IN NEWBERG TOWN OF



**Legal Owner:** Linke  
**Site Address:** 114 S Meridian St Newberg, OR 97132  
**Mailing Address:** 44700 NW Elk Mountain Rd Banks, OR 97106  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .11  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 49209  
**Ref Parcel #:** R3219AA 07600  
**Taxes:** \$2288.51  
**Market Value:** \$506,440  
**Assessed Value:** \$143,933  
**Sales Price:** \$200,000  
**Transfer Date:** 08/14/2015

PT LOT 4 - BLOCK 3 IN NEWBERG TOWN OF



**Legal Owner:** Llp Properties Llp  
**Site Address:** 116 S College St Newberg, OR 97132  
**Mailing Address:** Po Box 1060 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .12  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 49138  
**Ref Parcel #:** R3219AA 09290  
**Taxes:** \$929.47  
**Market Value:** \$124,111  
**Assessed Value:** \$58,458  
**Sales Price:** \$364,789  
**Transfer Date:** 04/23/2009

TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09290 BLOCK 1  
SUBDIVISIONNAME NEWBERG TOWN OF

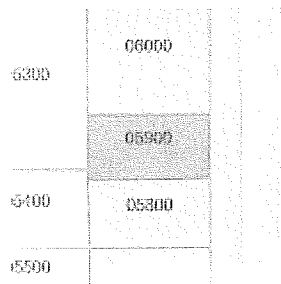


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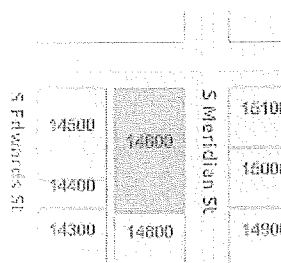
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Report Created: 6/6/2024



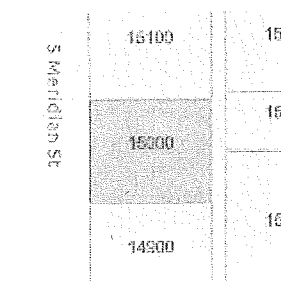
**Legal Owner:** Benito & Irma Salinas  
**Site Address:** 409 S Meridian St Newberg, OR 97132  
**Mailing Address:** 409 S Meridian St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1085 **Lot Acres:** .12  
**Year Built:** 1959  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05900 LOT 1 BLOCK 25 SUBDIVISIONNAME EDWARDS ADDITION

**APN:** 52891  
**Ref Parcel #:** R3219AD 05900  
**Taxes:** \$2859.45  
**Market Value:** \$359,377  
**Assessed Value:** \$179,842  
**Sales Price:** \$  
**Transfer Date:**



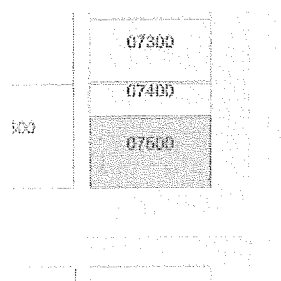
**Legal Owner:** Lajos & Sharon Kovacs  
**Site Address:** 814 E 2nd St STE C Newberg, OR 97132  
**Mailing Address:** 19355 SE Highway 224 Damascus, OR 97089  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .35  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14600 LOT 1 BLOCK 11 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 47407  
**Ref Parcel #:** R3219AA 14600  
**Taxes:** \$6891.13  
**Market Value:** \$1,085,046  
**Assessed Value:** \$433,410  
**Sales Price:** \$580,000  
**Transfer Date:** 05/05/2004



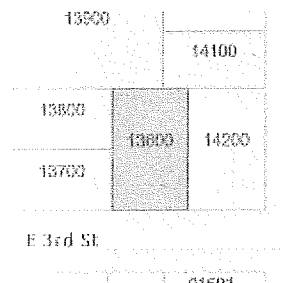
**Legal Owner:** Travers Nancy A Revocable Trus  
**Site Address:** 208 S Meridian St Newberg, OR 97132  
**Mailing Address:** 208 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 704 **Lot Acres:** .17  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 15000 LOT 5 BLOCK 10 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 47498  
**Ref Parcel #:** R3219AA 15000  
**Taxes:** \$2426.26  
**Market Value:** \$308,277  
**Assessed Value:** \$152,597  
**Sales Price:** \$132,500  
**Transfer Date:** 01/05/2015



**Legal Owner:** Randall D Linke Living Trust & Randall D Linke  
**Site Address:** 115 S Center St Newberg, OR 97132  
**Mailing Address:** 44700 NW Elk Mountain Rd Banks, OR 97106  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .12  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 54 LOT 3 - BLOCK 3 IN NEWBERG TOWN OF

**APN:** 49183  
**Ref Parcel #:** R3219AA 07500  
**Taxes:** \$387.59  
**Market Value:** \$103,797  
**Assessed Value:** \$24,377  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Robert Swift  
**Site Address:** 709 E 3rd St Newberg, OR 97132  
**Mailing Address:** 709 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1192 **Lot Acres:** .21  
**Year Built:** 1890  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 47229  
**Ref Parcel #:** R3219AA 13600  
**Taxes:** \$2200.33  
**Market Value:** \$298,624  
**Assessed Value:** \$138,387  
**Sales Price:** \$  
**Transfer Date:**

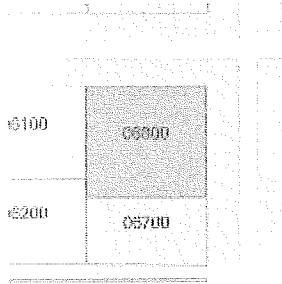


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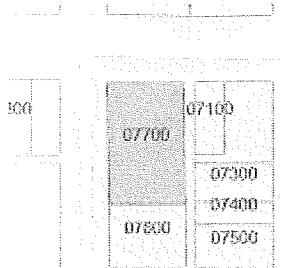
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Report Created: 6/6/2024



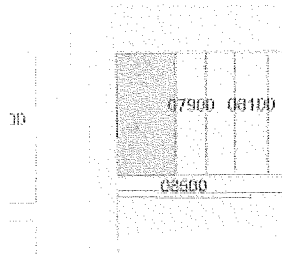
**Legal Owner:** Jackson Living Trust  
**Site Address:** 912 E 4th St Newberg, OR 97132  
**Mailing Address:** 7960 NE Dog Ridge Rd Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1447 **Lot Acres:** .21  
**Year Built:** 1955  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 90 LOTS 1-4 - BLOCK 24 IN EDWARDS ADDITION

**APN:** 53033  
**Ref Parcel #:** R3219AD 06800  
**Taxes:** \$4286.14  
**Market Value:** \$504,463  
**Assessed Value:** \$269,572  
**Sales Price:** \$505,000  
**Transfer Date:** 06/22/2022



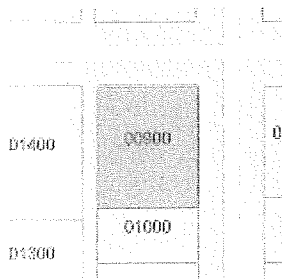
**Legal Owner:** Raudsepp Karl A Trustee & Raudsepp Theresa H Trustee  
**Site Address:** 108 S Meridian St Newberg, OR 97132  
**Mailing Address:** 108 S Meridian St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .32  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 07700 LOT 5 BLOCK 3 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49227  
**Ref Parcel #:** R3219AA 07700  
**Taxes:** \$8001.77  
**Market Value:** \$1,019,700  
**Assessed Value:** \$503,262  
**Sales Price:** \$  
**Transfer Date:**



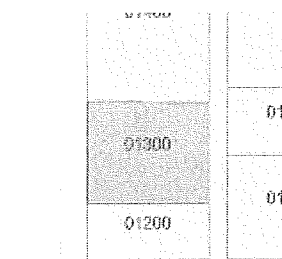
**Legal Owner:** Randy Hopp  
**Site Address:** No Site Address , OR  
**Mailing Address:** Po Box 150 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .09  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOTS 5 & 6 - BLOCK 2 IN NEWBERG TOWN OF

**APN:** 49021  
**Ref Parcel #:** R3219AA 08600  
**Taxes:** \$577.58  
**Market Value:** \$155,518  
**Assessed Value:** \$36,326  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Andrey Koshuba  
**Site Address:** 812 E 3rd St Newberg, OR 97132  
**Mailing Address:** 14237 Bridge Ct Lake Oswego, OR 97034  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1671 **Lot Acres:** .24  
**Year Built:** 1958  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 & N 30 LOT 2 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51650  
**Ref Parcel #:** R3219AD 00900  
**Taxes:** \$4166.02  
**Market Value:** \$448,395  
**Assessed Value:** \$262,017  
**Sales Price:** \$475,672  
**Transfer Date:** 04/25/2023



**Legal Owner:** Samantha Rials  
**Site Address:** 314 S Edwards St Newberg, OR 97132  
**Mailing Address:** Po Box 269 Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1826 **Lot Acres:** .17  
**Year Built:** 1940  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 51758  
**Ref Parcel #:** R3219AD 01300  
**Taxes:** \$2666.08  
**Market Value:** \$325,878  
**Assessed Value:** \$167,680  
**Sales Price:** \$194,000  
**Transfer Date:** 08/28/2007



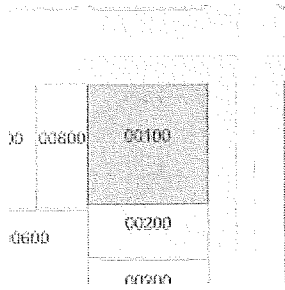


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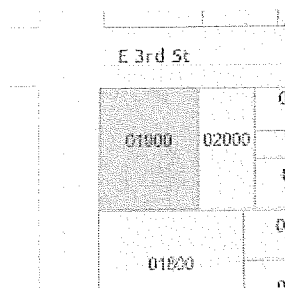
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Report Created: 6/6/2024



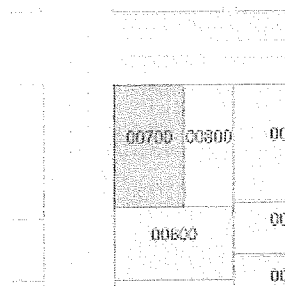
**Legal Owner:** Jeri & John Turgesen  
**Site Address:** 912 E 3rd St Newberg, OR 97132  
**Mailing Address:** 912 E 3rd St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1790 **Lot Acres:** .22  
**Year Built:** 1886  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 & N 15 LOT 2 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51295  
**Ref Parcel #:** R3219AD 00100  
**Taxes:** \$2755.45  
**Market Value:** \$383,893  
**Assessed Value:** \$173,301  
**Sales Price:** \$384,900  
**Transfer Date:** 08/15/2018



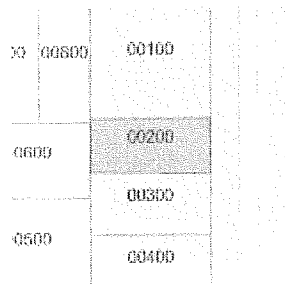
**Legal Owner:** Erin Andrews & Richard Brown  
**Site Address:** 304 S College St Newberg, OR 97132  
**Mailing Address:** 304 S College St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.50  
**Building SqFt:** 2391 **Lot Acres:** .28  
**Year Built:** 1948  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOT 6 - BLOCK 13 IN NEWBERG TOWN OF

**APN:** 51927  
**Ref Parcel #:** R3219AD 01900  
**Taxes:** \$4764.14  
**Market Value:** \$490,149  
**Assessed Value:** \$299,635  
**Sales Price:** \$775,000  
**Transfer Date:** 04/11/2024



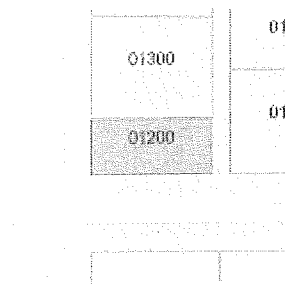
**Legal Owner:** Lydia Soria  
**Site Address:** 300 S Meridian St Newberg, OR 97132  
**Mailing Address:** 300 S Meridian St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1604 **Lot Acres:** .14  
**Year Built:** 1980  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTIONS OF LOTS 5 & 6 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51534  
**Ref Parcel #:** R3219AD 00700  
**Taxes:** \$3845.37  
**Market Value:** \$405,873  
**Assessed Value:** \$241,850  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Chris & Laura Sharp  
**Site Address:** 305 S Center St Newberg, OR 97132  
**Mailing Address:** 305 S Center St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1292 **Lot Acres:** .10  
**Year Built:** 1910  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOT 2 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51357  
**Ref Parcel #:** R3219AD 00200  
**Taxes:** \$2788.60  
**Market Value:** \$313,939  
**Assessed Value:** \$175,386  
**Sales Price:** \$366,000  
**Transfer Date:** 05/29/2020



**Legal Owner:** Timothy S Layton Trust  
**Site Address:** 316 S Edwards St Newberg, OR 97132  
**Mailing Address:** 316 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1074 **Lot Acres:** .09  
**Year Built:** 1939  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 42.5 LOT 4 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51730  
**Ref Parcel #:** R3219AD 01200  
**Taxes:** \$2036.65  
**Market Value:** \$298,331  
**Assessed Value:** \$128,093  
**Sales Price:** \$53,500  
**Transfer Date:** 02/14/2014

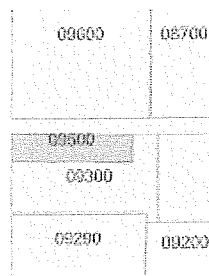


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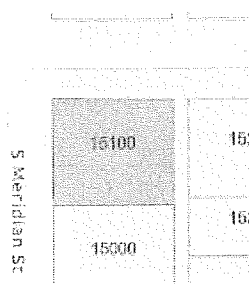
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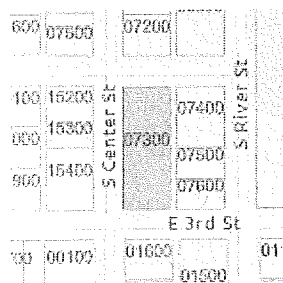
**Legal Owner:** Riverstone Development Llc  
**Site Address:** 108 S College St Newberg, OR 97132  
**Mailing Address:** .  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .04  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT BLOCK 1 IN NEWBERG TOWN OF

**APN:** 49192  
**Ref Parcel #:** R3219AA 09500  
**Taxes:** \$1023.96  
**Market Value:** \$286,169  
**Assessed Value:** \$64,401  
**Sales Price:** \$  
**Transfer Date:**



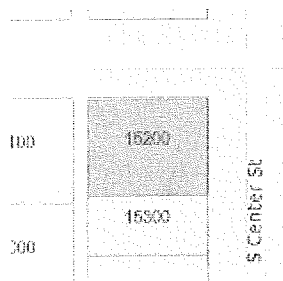
**Legal Owner:** Sparrow Multifamily Properties Llc  
**Site Address:** 204 S Meridian St APT 4 Newberg, OR 97132  
**Mailing Address:** 204 S Meridian St APT 4 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .17  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 6 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47513  
**Ref Parcel #:** R3219AA 15100  
**Taxes:** \$4906.77  
**Market Value:** \$1,374,646  
**Assessed Value:** \$308,606  
**Sales Price:** \$995,000  
**Transfer Date:** 11/05/2020



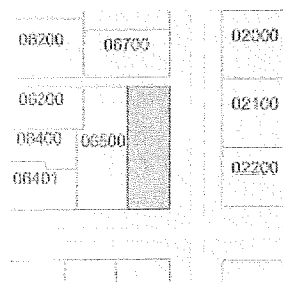
**Legal Owner:** Center Street Apartments Llc  
**Site Address:** 200 S Center St Newberg, OR 97132  
**Mailing Address:** Po Box 4054 Hillsboro, OR 97123  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .52  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR B TAXLOT 07300 LOT 4 BLOCK 9 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 60971  
**Ref Parcel #:** R3220BB 07300  
**Taxes:** \$13566.42  
**Market Value:** \$2,002,707  
**Assessed Value:** \$853,245  
**Sales Price:** \$625,000  
**Transfer Date:** 04/08/2014



**Legal Owner:** Bellingar Enterprises Llc  
**Site Address:** 912 E 2nd St Newberg, OR 97132  
**Mailing Address:** 24055 NE North Valley Rd Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 736 **Lot Acres:** .16  
**Year Built:** 1894  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47531  
**Ref Parcel #:** R3219AA 15200  
**Taxes:** \$2314.99  
**Market Value:** \$278,873  
**Assessed Value:** \$145,599  
**Sales Price:** \$260,000  
**Transfer Date:** 04/30/2018



**Legal Owner:** Brian & Courtney Risse  
**Site Address:** 915 E 5th St Newberg, OR 97132  
**Mailing Address:** 915 E 5th St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1540 **Lot Acres:** .16  
**Year Built:** 1912  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 15 & 16 - BLOCK 24 IN EDWARDS ADDITION SUBDIVISION

**APN:** 52980  
**Ref Parcel #:** R3219AD 06600  
**Taxes:** \$3119.84  
**Market Value:** \$368,353  
**Assessed Value:** \$196,219  
**Sales Price:** \$425,000  
**Transfer Date:** 11/30/2021

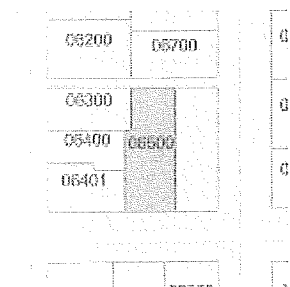


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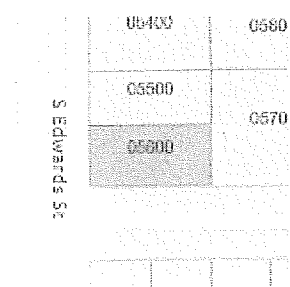
Report Created: 6/6/2024



**Legal Owner:** Robert & Valerie Maslen  
**Site Address:** 911 E 5th St Newberg, OR 97132  
**Mailing Address:** Po Box 193 Dundee, OR 97115  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 893 **Lot Acres:** .18  
**Year Built:** 1953  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 52971  
**Ref Parcel #:** R3219AD 06500  
**Taxes:** \$3132.23  
**Market Value:** \$384,930  
**Assessed Value:** \$196,998  
**Sales Price:** \$  
**Transfer Date:**

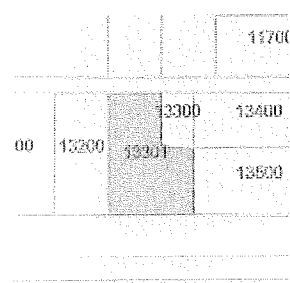
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 06500 LOT 13 BLOCK 24  
SUBDIVISIONNAME EDWARDS ADDITION



**Legal Owner:** Jonathan & Jennifer Koertzen  
**Site Address:** 420 S Edwards St Newberg, OR 97132  
**Mailing Address:** 420 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1224 **Lot Acres:** .12  
**Year Built:** 1948  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 52837  
**Ref Parcel #:** R3219AD 05600  
**Taxes:** \$3766.60  
**Market Value:** \$386,865  
**Assessed Value:** \$236,896  
**Sales Price:** \$255,000  
**Transfer Date:** 11/30/2006

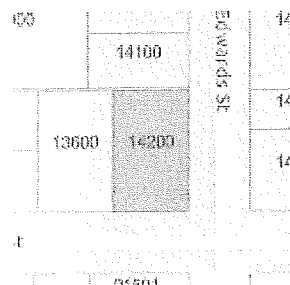
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05600 BLOCK 25  
SUBDIVISIONNAME EDWARDS ADDITION



**Legal Owner:** Newberg Monthly Meeting Of & Friends Church  
**Site Address:** 607 E 3rd St Newberg, OR 97132  
**Mailing Address:** Po Box 487 Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.50  
**Building SqFt:** 2176 **Lot Acres:** .17  
**Year Built:** 1896  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47194  
**Ref Parcel #:** R3219AA 13301  
**Taxes:** \$3996.38  
**Market Value:** \$392,576  
**Assessed Value:** \$251,348  
**Sales Price:** \$  
**Transfer Date:**

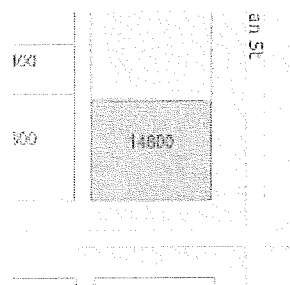
LOT 7 & PT LOT 5 IN CHURCH ADDITION



**Legal Owner:** Rogelio & Lynelle Vivanco  
**Site Address:** 715 E 3rd St Newberg, OR 97132  
**Mailing Address:** 715 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1928 **Lot Acres:** .21  
**Year Built:** 1900  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47345  
**Ref Parcel #:** R3219AA 14200  
**Taxes:** \$2979.11  
**Market Value:** \$412,240  
**Assessed Value:** \$187,368  
**Sales Price:** \$  
**Transfer Date:**

TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14200 BLOCK 12  
SUBDIVISIONNAME NEWBERG TOWN OF



**Legal Owner:** Michelle Higgins  
**Site Address:** 815 E 3rd St Newberg, OR 97132  
**Mailing Address:** 815 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.50  
**Building SqFt:** 1459 **Lot Acres:** .16  
**Year Built:** 1963  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47461  
**Ref Parcel #:** R3219AA 14800  
**Taxes:** \$3573.23  
**Market Value:** \$410,948  
**Assessed Value:** \$224,734  
**Sales Price:** \$400,000  
**Transfer Date:** 12/11/2020

S 76 LOT 3 - BLOCK 11 IN NEWBERG TOWN OF

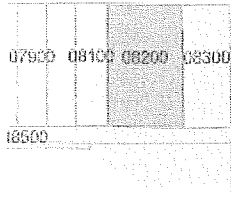


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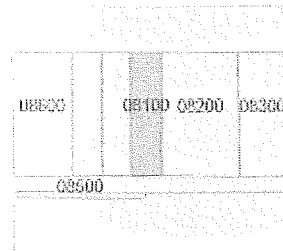
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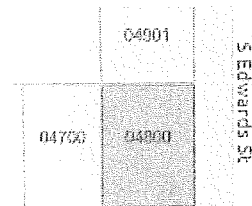
**Legal Owner:** Hopp Ins Agency Inc  
**Site Address:** 812 E 1st St Newberg, OR 97132  
**Mailing Address:** Po Box 150 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .11  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 08200 BLOCK 2  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49290  
**Ref Parcel #:** R3219AA 08200  
**Taxes:** \$318.36  
**Market Value:** \$174,634  
**Assessed Value:** \$20,023  
**Sales Price:** \$  
**Transfer Date:**



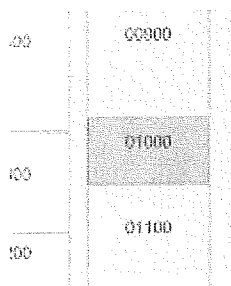
**Legal Owner:** Pollan William J Irrevocable T  
**Site Address:** 808 E 1st St Newberg, OR 97132  
**Mailing Address:** 3245 Curlew St San Diego, CA 92103  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .05  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 08100 BLOCK 2  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49307  
**Ref Parcel #:** R3219AA 08100  
**Taxes:** \$308.84  
**Market Value:** \$103,359  
**Assessed Value:** \$19,424  
**Sales Price:** \$70,000  
**Transfer Date:** 07/22/2016



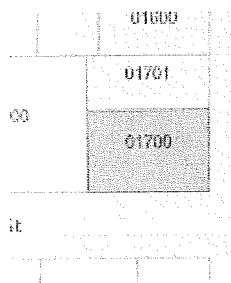
**Legal Owner:** Billy & Kathleen Wood  
**Site Address:** 419 S Edwards St Newberg, OR 97132  
**Mailing Address:** 419 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1200 **Lot Acres:** .13  
**Year Built:** 1949  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04800 SUBDIVISIONNAME  
NEWBERG TOWN OF

**APN:** 52695  
**Ref Parcel #:** R3219AD 04800  
**Taxes:** \$3340.37  
**Market Value:** \$364,549  
**Assessed Value:** \$210,089  
**Sales Price:** \$199,900  
**Transfer Date:** 04/23/2015



**Legal Owner:** Kristine Imper  
**Site Address:** 311 S Meridian St Newberg, OR 97132  
**Mailing Address:** 311 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1236 **Lot Acres:** .11  
**Year Built:** 1952  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 50 LOT 2 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51687  
**Ref Parcel #:** R3219AD 01000  
**Taxes:** \$2753.86  
**Market Value:** \$350,698  
**Assessed Value:** \$173,201  
**Sales Price:** \$425,000  
**Transfer Date:** 02/29/2024



**Legal Owner:** Morrison  
**Site Address:** 315 S Edwards St Newberg, OR 97132  
**Mailing Address:** 717 E Sheridan St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1172 **Lot Acres:** .18  
**Year Built:** 1950  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 01700 LOT 3 BLOCK 13  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 51883  
**Ref Parcel #:** R3219AD 01700  
**Taxes:** \$4576.82  
**Market Value:** \$498,259  
**Assessed Value:** \$287,854  
**Sales Price:** \$  
**Transfer Date:**



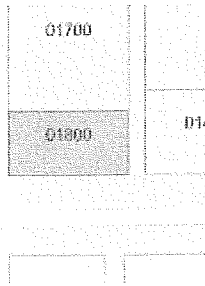


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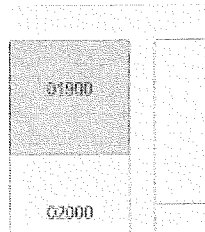
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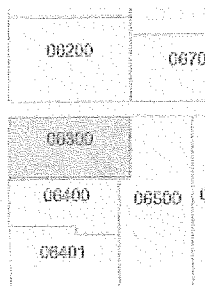
**Legal Owner:** Leslie & Donald Fair  
**Site Address:** 316 S Center St Newberg, OR 97132  
**Mailing Address:** 316 S Center St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1549 **Lot Acres:** .11  
**Year Built:** 1911  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR C TAXLOT 01800 LOT 4 BLOCK 16 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 58957  
**Ref Parcel #:** R3220BC 01800  
**Taxes:** \$2589.22  
**Market Value:** \$314,527  
**Assessed Value:** \$162,846  
**Sales Price:** \$  
**Transfer Date:**



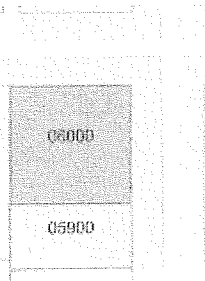
**Legal Owner:** Horst & Olga Voigt  
**Site Address:** 1000 E 4th St Newberg, OR 97132  
**Mailing Address:** 1000 E 4th St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1501 **Lot Acres:** .12  
**Year Built:** 1926  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR C TAXLOT 01900 LOT 16 BLOCK 23 SUBDIVISIONNAME EDWARDS ADDITION

**APN:** 58966  
**Ref Parcel #:** R3220BC 01900  
**Taxes:** \$2702.25  
**Market Value:** \$353,845  
**Assessed Value:** \$169,955  
**Sales Price:** \$  
**Transfer Date:**



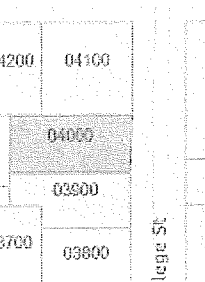
**Legal Owner:** Noah Wiessbeck  
**Site Address:** 410 S Meridian St Newberg, OR 97132  
**Mailing Address:** 410 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 684 **Lot Acres:** .12  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 50 LOTS 9-12 - BLOCK 24 IN EDWARDS ADDITION

**APN:** 52953  
**Ref Parcel #:** R3219AD 06300  
**Taxes:** \$1582.38  
**Market Value:** \$263,203  
**Assessed Value:** \$99,522  
**Sales Price:** \$278,000  
**Transfer Date:** 01/03/2023



**Legal Owner:** Samson Consulting Llc  
**Site Address:** 814 E 4th St Newberg, OR 97132  
**Mailing Address:** Po Box 23966 Portland, OR 97281  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1560 **Lot Acres:** .22  
**Year Built:** 1895  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 97 LOTS 1-4 OF BLOCK 25 IN EDWARDS ADDITION

**APN:** 52917  
**Ref Parcel #:** R3219AD 06000  
**Taxes:** \$2613.26  
**Market Value:** \$352,408  
**Assessed Value:** \$164,358  
**Sales Price:** \$422,500  
**Transfer Date:** 10/10/2023



**Legal Owner:** Hampton  
**Site Address:** 411 S College St Newberg, OR 97132  
**Mailing Address:** 411 S College St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2016 **Lot Acres:** .20  
**Year Built:** 1909  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04000 LOT 3 BLOCK 1 SUBDIVISIONNAME EDWARDS SECOND ADDITION

**APN:** 52463  
**Ref Parcel #:** R3219AD 04000  
**Taxes:** \$3256.50  
**Market Value:** \$391,892  
**Assessed Value:** \$204,814  
**Sales Price:** \$  
**Transfer Date:**

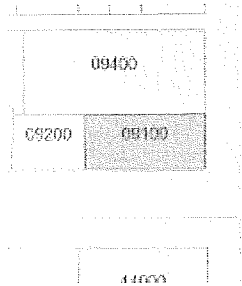


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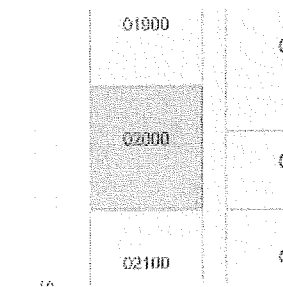
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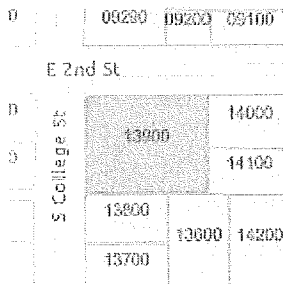
**Legal Owner:** General Telephone Co Of Nw  
**Site Address:** 115 S Edwards St Newberg, OR 97132  
**Mailing Address:** 1068 Po Box Everett, WA 98206  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .94  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09100 LOT 3 BLOCK 1 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49085  
**Ref Parcel #:** R3219AA 09100  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



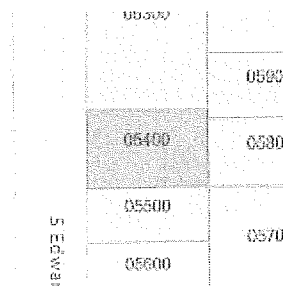
**Legal Owner:** Hpa Borrower 2016-2 MI Llc  
**Site Address:** 408 S Center St Newberg, OR 97132  
**Mailing Address:** 120 S Riverside Plz STE 2000 Chicago, IL 60606  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1296 **Lot Acres:** .14  
**Year Built:** 1966  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** S 74 LOTS 16-18 & 1/2 VAC ALLEY - BLOCK 23 IN EDWARDS ADDITION

**APN:** 58975  
**Ref Parcel #:** R3220BC 02000  
**Taxes:** \$3274.12  
**Market Value:** \$390,923  
**Assessed Value:** \$205,922  
**Sales Price:** \$  
**Transfer Date:** 01/06/2017



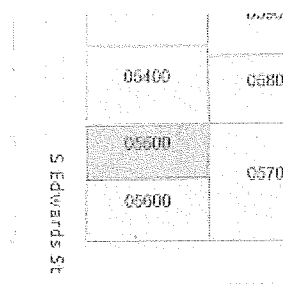
**Legal Owner:** Newberg Friends Church  
**Site Address:** 200 S College St Newberg, OR 97132  
**Mailing Address:** 200 S College St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .41  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTION OF LOTS 5 & 6 - BLOCK 12 IN NEWBERG TOWN OF

**APN:** 47274  
**Ref Parcel #:** R3219AA 13900  
**Taxes:** \$0.00  
**Market Value:** \$601,479  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Christopher Brenner  
**Site Address:** 414 S Edwards St Newberg, OR 97132  
**Mailing Address:** 414 S Edwards St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1888 **Lot Acres:** .15  
**Year Built:** 1927  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 50 LT 9 10 11 & 12 & VAC ALLEY - BLOCK 25 IN EDWARDS ADDITION

**APN:** 52793  
**Ref Parcel #:** R3219AD 05400  
**Taxes:** \$3089.17  
**Market Value:** \$389,473  
**Assessed Value:** \$194,290  
**Sales Price:** \$360,000  
**Transfer Date:** 08/19/2019



**Legal Owner:** Eaa Holdings Llc  
**Site Address:** 416 S Edwards St Newberg, OR 97132  
**Mailing Address:** 1508 N Madison St Lafayette, OR 97127  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2080 **Lot Acres:** .10  
**Year Built:** 1949  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOTS 9 - 12 - BLOCK 25 IN EDWARDS ADDITION

**APN:** 52819  
**Ref Parcel #:** R3219AD 05500  
**Taxes:** \$2461.05  
**Market Value:** \$389,890  
**Assessed Value:** \$154,785  
**Sales Price:** \$  
**Transfer Date:** 10/08/2015



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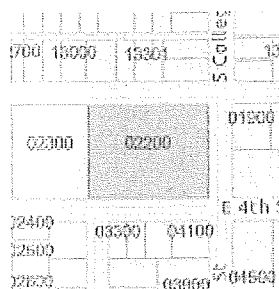
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Report Created: 6/6/2024



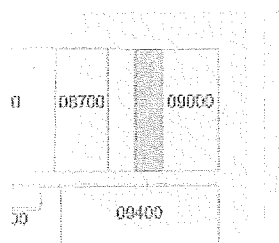
**Legal Owner:** Sherry Devoe  
**Site Address:** 713 E 5th St Newberg, OR 97132  
**Mailing Address:** 713 E 5th St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1118 **Lot Acres:** .11  
**Year Built:** 1935  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04700 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 52686  
**Ref Parcel #:** R3219AD 04700  
**Taxes:** \$2850.09  
**Market Value:** \$313,474  
**Assessed Value:** \$179,253  
**Sales Price:** \$145,000  
**Transfer Date:** 09/20/2012



**Legal Owner:** Newberg Monthly Meeting Of & Friends Church  
**Site Address:** 600 E 3rd St Newberg, OR 97132  
**Mailing Address:** Po Box 487 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** 1.83  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 52007  
**Ref Parcel #:** R3219AD 02200  
**Taxes:** \$0.00  
**Market Value:** \$1,985,174  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



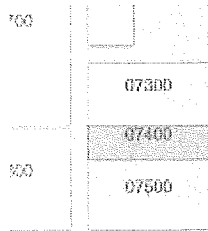


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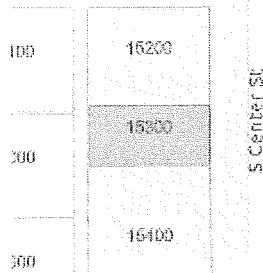
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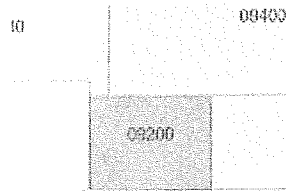
**Legal Owner:** Linke  
**Site Address:** 113 S Center St Newberg, OR 97132  
**Mailing Address:** 44700 NW Elk Mountain Rd Banks, OR 97106  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .06  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 26 LOT 3 - BLOCK 3 IN NEWBERG TOWN OF

**APN:** 49165  
**Ref Parcel #:** R3219AA 07400  
**Taxes:** \$289.30  
**Market Value:** \$54,282  
**Assessed Value:** \$18,195  
**Sales Price:** \$200,000  
**Transfer Date:** 08/14/2015



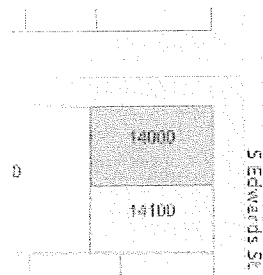
**Legal Owner:** Tara Gustafson  
**Site Address:** 209 S Center St Newberg, OR 97132  
**Mailing Address:** 209 S Center St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1224 **Lot Acres:** .10  
**Year Built:** 1959  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 1 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47559  
**Ref Parcel #:** R3219AA 15300  
**Taxes:** \$2626.54  
**Market Value:** \$320,829  
**Assessed Value:** \$165,193  
**Sales Price:** \$269,000  
**Transfer Date:** 10/13/2017



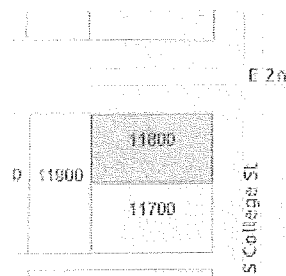
**Legal Owner:** General Telephone Co Of Nw  
**Site Address:** 711 E 2nd St Newberg, OR 97132  
**Mailing Address:** 1068 Po Box Everett, WA 98206  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .56  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09200 BLOCK 1  
SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49101  
**Ref Parcel #:** R3219AA 09200  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** T & C Apartments Llc  
**Site Address:** 201 S Edwards St Newberg, OR 97132  
**Mailing Address:** 35401 SW Geer Rd Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .15  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** BLOCK 12 IN NEWBERG TOWN OF

**APN:** 47309  
**Ref Parcel #:** R3219AA 14000  
**Taxes:** \$9050.33  
**Market Value:** \$2,618,300  
**Assessed Value:** \$569,210  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Aj Commercial Properties Llc  
**Site Address:** 201 S College St Newberg, OR 97132  
**Mailing Address:** 201 S College St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2120 **Lot Acres:** .13  
**Year Built:** 1900  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 11800 SUBDIVISIONNAME CHURCH ADDITION

**APN:** 47032  
**Ref Parcel #:** R3219AA 11800  
**Taxes:** \$3520.60  
**Market Value:** \$616,043  
**Assessed Value:** \$221,424  
**Sales Price:** \$450,000  
**Transfer Date:** 10/04/2017



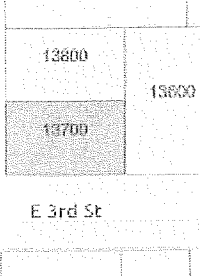
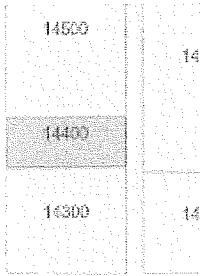
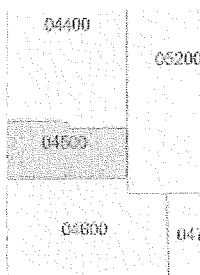
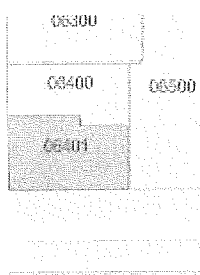
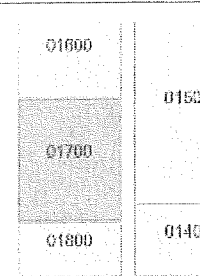


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Report Created: 6/6/2024

	<b>Legal Owner:</b> Passista Ragazzi Llc <b>Site Address:</b> 701 E 3rd St Newberg, OR 97132 <b>Mailing Address:</b> 701 E 3rd St Newberg, OR 97132 <b>Bedrooms:</b> .00 <b>Bathrooms:</b> .00 <b>Building SqFt:</b> 0 <b>Year Built:</b> 0 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> 60 X 100 IN LT 4 - BLOCK 12 IN NEWBERG TOWN OF	<b>APN:</b> 47238 <b>Ref Parcel #:</b> R3219AA 13700 <b>Taxes:</b> \$5602.10 <b>Market Value:</b> \$585,167 <b>Assessed Value:</b> \$352,338 <b>Sales Price:</b> \$245,000 <b>Transfer Date:</b> 05/25/2018
	<b>Legal Owner:</b> Elisa Monaro <b>Site Address:</b> 210 S Edwards St Newberg, OR 97132 <b>Mailing Address:</b> 210 S Edwards St Newberg, OR 97132 <b>Bedrooms:</b> 1.00 <b>Bathrooms:</b> 1.00 <b>Building SqFt:</b> 512 <b>Year Built:</b> 1924 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> N 39 OF S 1/2 LOT 5 - BLOCK 11 IN NEWBERG TOWN OF	<b>APN:</b> 47372 <b>Ref Parcel #:</b> R3219AA 14400 <b>Taxes:</b> \$1588.80 <b>Market Value:</b> \$231,985 <b>Assessed Value:</b> \$99,926 <b>Sales Price:</b> \$263,000 <b>Transfer Date:</b> 05/29/2020
	<b>Legal Owner:</b> Cal Erath <b>Site Address:</b> 414 S College St Newberg, OR 97132 <b>Mailing Address:</b> Po Box 281 Dundee, OR 97115 <b>Bedrooms:</b> 3.00 <b>Bathrooms:</b> 1.00 <b>Building SqFt:</b> 1525 <b>Year Built:</b> 1940 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> SEE METES & BOUNDS	<b>APN:</b> 52622 <b>Ref Parcel #:</b> R3219AD 04500 <b>Taxes:</b> \$2795.01 <b>Market Value:</b> \$319,984 <b>Assessed Value:</b> \$175,789 <b>Sales Price:</b> \$ <b>Transfer Date:</b>
	<b>Legal Owner:</b> Craig & Dana Abrahamson <b>Site Address:</b> 420 S Meridian St Newberg, OR 97132 <b>Mailing Address:</b> 420 S Meridian St Newberg, OR 97132 <b>Bedrooms:</b> 3.00 <b>Bathrooms:</b> 1.00 <b>Building SqFt:</b> 1814 <b>Year Built:</b> 1925 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> PARCEL 2 PARTITION P2005-28	<b>APN:</b> 529957 <b>Ref Parcel #:</b> R3219AD 06401 <b>Taxes:</b> \$3622.31 <b>Market Value:</b> \$428,519 <b>Assessed Value:</b> \$227,821 <b>Sales Price:</b> \$350,000 <b>Transfer Date:</b> 10/29/2018
	<b>Legal Owner:</b> G & N A Fisher <b>Site Address:</b> 312 S Center St Newberg, OR 97132 <b>Mailing Address:</b> 312 S Center St Newberg, OR 97132 <b>Bedrooms:</b> 4.00 <b>Bathrooms:</b> 2.00 <b>Building SqFt:</b> 2084 <b>Year Built:</b> 1908 <b>School District:</b> Newberg School District 29j <b>Neighborhood:</b> <b>Legal:</b> LOT 5 & N 30 LOT 4 - BLOCK 16 IN NEWBERG TOWN OF	<b>APN:</b> 58948 <b>Ref Parcel #:</b> R3220BC 01700 <b>Taxes:</b> \$3241.03 <b>Market Value:</b> \$460,202 <b>Assessed Value:</b> \$228,634 <b>Sales Price:</b> \$ <b>Transfer Date:</b>

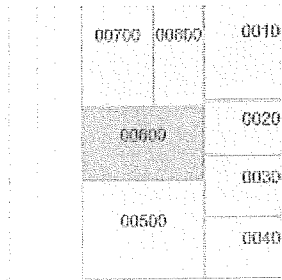


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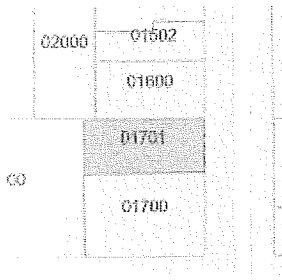
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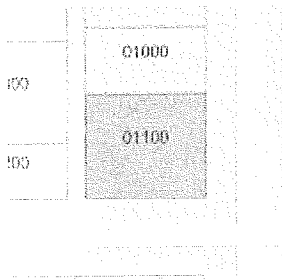
**Legal Owner:** George & Cynthia Cooper  
**Site Address:** 310 S Meridian St Newberg, OR 97132  
**Mailing Address:** 310 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 2642 **Lot Acres:** .14  
**Year Built:** 1948  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00600 LOT 5 BLOCK 15 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 51516  
**Ref Parcel #:** R3219AD 00600  
**Taxes:** \$4169.71  
**Market Value:** \$447,787  
**Assessed Value:** \$262,249  
**Sales Price:** \$  
**Transfer Date:**



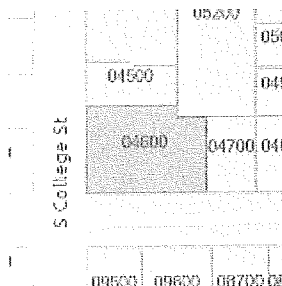
**Legal Owner:** Morrison  
**Site Address:** 311 S Edwards St Newberg, OR 97132  
**Mailing Address:** 717 E Sheridan St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 866 **Lot Acres:** .12  
**Year Built:** 1946  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 01701 LOT 2 BLOCK 13 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 503950  
**Ref Parcel #:** R3219AD 01701  
**Taxes:** \$2640.48  
**Market Value:** \$291,767  
**Assessed Value:** \$166,070  
**Sales Price:** \$  
**Transfer Date:**



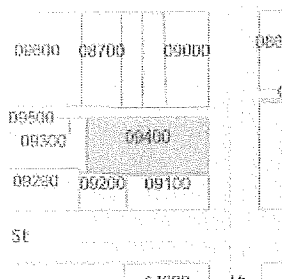
**Legal Owner:** Todd & Kelly Windsor  
**Site Address:** 815 E 4th St Newberg, OR 97132  
**Mailing Address:** 815 E 4th St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1886 **Lot Acres:** .17  
**Year Built:** 1951  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 3 - BLOCK 14 IN NEWBERG TOWN OF

**APN:** 51712  
**Ref Parcel #:** R3219AD 01100  
**Taxes:** \$3948.97  
**Market Value:** \$429,199  
**Assessed Value:** \$248,366  
**Sales Price:** \$359,900  
**Transfer Date:** 10/15/2019



**Legal Owner:** Buddy & Norma Cook  
**Site Address:** 420 S College St Newberg, OR 97132  
**Mailing Address:** 420 S College St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1941 **Lot Acres:** .31  
**Year Built:** 1915  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04600 BLOCK 26 SUBDIVISIONNAME EDWARDS SECOND ADDITION

**APN:** 52640  
**Ref Parcel #:** R3219AD 04600  
**Taxes:** \$3785.50  
**Market Value:** \$494,297  
**Assessed Value:** \$238,085  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** General Telephone Co  
**Site Address:** 111 S Edwards St Newberg, OR 97132  
**Mailing Address:** Po Box 289 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .21  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09400 BLOCK 1 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49174  
**Ref Parcel #:** R3219AA 09400  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**

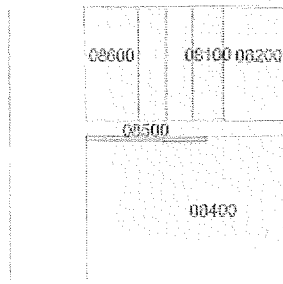


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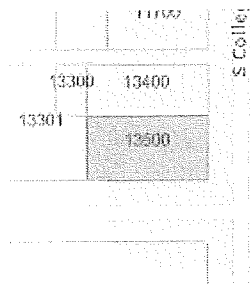
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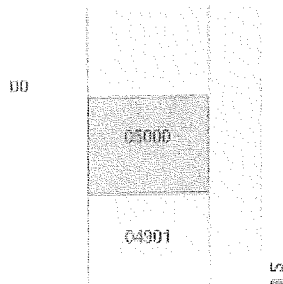
**Legal Owner:** Newberg City Of  
**Site Address:** 0 0 S Edwards St Newberg, OR 97132  
**Mailing Address:** 535 NE 5th St McMinnville, OR 97128  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .01  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 49003  
**Ref Parcel #:** R3219AA 08500  
**Taxes:** \$0.00  
**Market Value:** \$  
**Assessed Value:** \$  
**Sales Price:** \$  
**Transfer Date:**



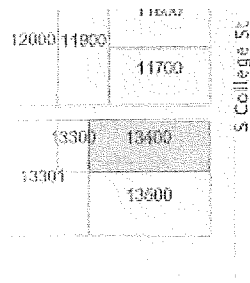
**Legal Owner:** Newberg Monthly Meeting Of & Friends Church  
**Site Address:** 215 S College St Newberg, OR 97132  
**Mailing Address:** Po Box 487 Newberg, OR 97132  
**Bedrooms:** 5.00  
**Bathrooms:** 2.50  
**Building SqFt:** 2924 **Lot Acres:** .17  
**Year Built:** 1947  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTIONS OF LOTS 1 3 & 5 IN CHURCH ADDITION

**APN:** 47210  
**Ref Parcel #:** R3219AA 13500  
**Taxes:** \$3833.92  
**Market Value:** \$428,414  
**Assessed Value:** \$241,130  
**Sales Price:** \$  
**Transfer Date:**



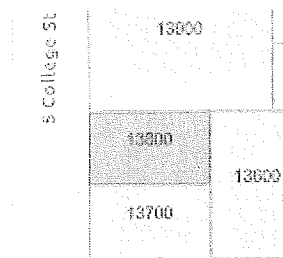
**Legal Owner:** Julie Larkin  
**Site Address:** 411 S Edwards St Newberg, OR 97132  
**Mailing Address:** 411 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 814 **Lot Acres:** .08  
**Year Built:** 1955  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05000 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 52720  
**Ref Parcel #:** R3219AD 05000  
**Taxes:** \$2111.16  
**Market Value:** \$247,332  
**Assessed Value:** \$132,779  
**Sales Price:** \$99,000  
**Transfer Date:** 04/20/2011



**Legal Owner:** Crisman Iryl A Trustee & Crisman Iryl A Revocable Trust  
**Site Address:** 209 S College St Newberg, OR 97132  
**Mailing Address:** 15820 SW Barrington Ter Portland, OR 97224  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .14  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 13400 SUBDIVISIONNAME CHURCH ADDITION

**APN:** 47201  
**Ref Parcel #:** R3219AA 13400  
**Taxes:** \$6051.51  
**Market Value:** \$1,043,333  
**Assessed Value:** \$380,603  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Swift House Llc  
**Site Address:** 210 S College St Newberg, OR 97132  
**Mailing Address:** 3103 NW 151st St Vancouver, WA 98685  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .14  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PART OF LOTS 4 & 5 - BLOCK 12 IN NEWBERG TOWN OF

**APN:** 47256  
**Ref Parcel #:** R3219AA 13800  
**Taxes:** \$2237.05  
**Market Value:** \$460,671  
**Assessed Value:** \$140,697  
**Sales Price:** \$170,000  
**Transfer Date:** 10/19/2015

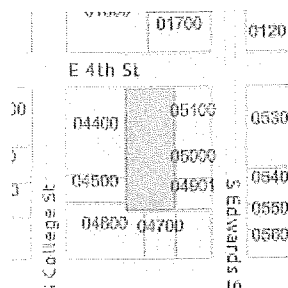


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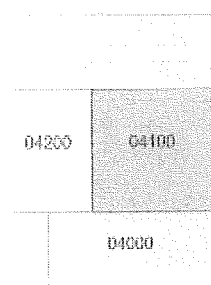
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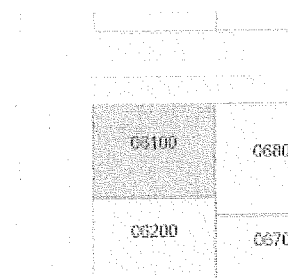
**Legal Owner:** Rolland & Patsy Carlson  
**Site Address:** 712 E 4th St Newberg, OR 97132  
**Mailing Address:** 712 E 4th St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 3864 **Lot Acres:** .43  
**Year Built:** 1929  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05200 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 52766  
**Ref Parcel #:** R3219AD 05200  
**Taxes:** \$4755.88  
**Market Value:** \$604,087  
**Assessed Value:** \$299,116  
**Sales Price:** \$409,000  
**Transfer Date:** 07/19/2012



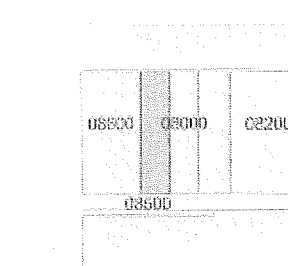
**Legal Owner:** Dan Jensen  
**Site Address:** 401 S College St Newberg, OR 97132  
**Mailing Address:** 401 S College St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2898 **Lot Acres:** .23  
**Year Built:** 1916  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 04100 LOT 1 BLOCK 1 SUBDIVISIONNAME EDWARDS SECOND ADDITION

**APN:** 52481  
**Ref Parcel #:** R3219AD 04100  
**Taxes:** \$5473.63  
**Market Value:** \$680,579  
**Assessed Value:** \$344,258  
**Sales Price:** \$  
**Transfer Date:**



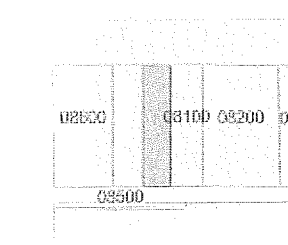
**Legal Owner:** Debra Fields  
**Site Address:** 900 E 4th St Newberg, OR 97132  
**Mailing Address:** 900 E 4th St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1275 **Lot Acres:** .18  
**Year Built:** 1901  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** N 75 OF LOTS 5 - 8 - BLOCK 24 IN EDWARDS ADDITION

**APN:** 52935  
**Ref Parcel #:** R3219AD 06100  
**Taxes:** \$2307.35  
**Market Value:** \$301,223  
**Assessed Value:** \$145,118  
**Sales Price:** \$  
**Transfer Date:**



**Legal Owner:** Randy Hopp  
**Site Address:** 804 E 1st St Newberg, OR 97132  
**Mailing Address:** Po Box 150 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .04  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PT LOTS 5 & 6 - BLOCK 2 IN NEWBERG TOWN OF

**APN:** 49272  
**Ref Parcel #:** R3219AA 07900  
**Taxes:** \$1759.27  
**Market Value:** \$366,661  
**Assessed Value:** \$110,647  
**Sales Price:** \$300,000  
**Transfer Date:** 09/06/2016



**Legal Owner:** John & Rachel Powell  
**Site Address:** 806 E 1st St Newberg, OR 97132  
**Mailing Address:** 804 E 1st St Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .04  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 08000 BLOCK 2 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 49281  
**Ref Parcel #:** R3219AA 08000  
**Taxes:** \$2228.88  
**Market Value:** \$315,857  
**Assessed Value:** \$140,183  
**Sales Price:** \$190,000  
**Transfer Date:** 07/12/2017



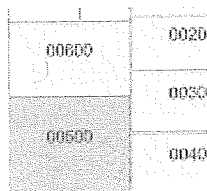


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## Customer Service

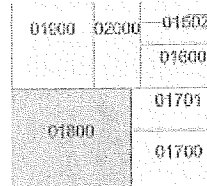
503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



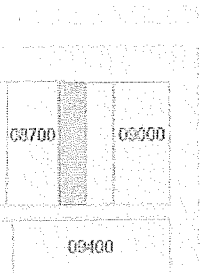
**Legal Owner:** Anna Hardy  
**Site Address:** 316 S Meridian St Newberg, OR 97132  
**Mailing Address:** 316 S Meridian St Newberg, OR 97132  
**Bedrooms:** 5.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1600 **Lot Acres:** .18  
**Year Built:** 1900  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 4 - BLOCK 15 IN NEWBERG TOWN OF

**APN:** 51482  
**Ref Parcel #:** R3219AD 00500  
**Taxes:** \$2874.30  
**Market Value:** \$369,712  
**Assessed Value:** \$180,776  
**Sales Price:** \$215,000  
**Transfer Date:** 05/14/2010



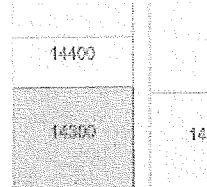
**Legal Owner:** Judi Moran  
**Site Address:** 314 S College St Newberg, OR 97132  
**Mailing Address:** 314 S College St Newberg, OR 97132  
**Bedrooms:** 7.00  
**Bathrooms:** 3.00  
**Building SqFt:** 2640 **Lot Acres:** .41  
**Year Built:** 1891  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 01800 LOT 4 BLOCK 13 SUBDIVISIONNAME NEWBERG TOWN OF

**APN:** 51892  
**Ref Parcel #:** R3219AD 01800  
**Taxes:** \$4550.79  
**Market Value:** \$609,604  
**Assessed Value:** \$286,217  
**Sales Price:** \$310,000  
**Transfer Date:** 04/19/2004



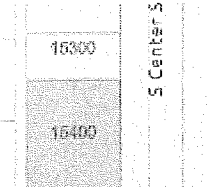
**Legal Owner:** Tesmer & Emery Llc  
**Site Address:** 714 E 1st St Newberg, OR 97132  
**Mailing Address:** Po Box 1029 Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0 **Lot Acres:** .06  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTION OF BLOCK 1 IN NEWBERG TOWN OF

**APN:** 49049  
**Ref Parcel #:** R3219AA 08800  
**Taxes:** \$4277.75  
**Market Value:** \$564,300  
**Assessed Value:** \$269,044  
**Sales Price:** \$200,000  
**Transfer Date:** 07/16/2015



**Legal Owner:** Victorian Secrets Llc  
**Site Address:** 801 E 3rd St Newberg, OR 97132  
**Mailing Address:** 11725 NE Lauren Ln Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1476 **Lot Acres:** .17  
**Year Built:** 1897  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 4 & S 4 LOT 5 - BLOCK 11 IN NEWBERG TOWN OF

**APN:** 47363  
**Ref Parcel #:** R3219AA 14300  
**Taxes:** \$3882.79  
**Market Value:** \$476,412  
**Assessed Value:** \$244,204  
**Sales Price:** \$450,000  
**Transfer Date:** 07/21/2020



**Legal Owner:** Aaron & Sarah Olson  
**Site Address:** 911 E 3rd St Newberg, OR 97132  
**Mailing Address:** 712 E 5th St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2168 **Lot Acres:** .26  
**Year Built:** 1881  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** LOT 3 & S 40 LOT 2 - BLOCK 10 IN NEWBERG TOWN OF

**APN:** 47577  
**Ref Parcel #:** R3219AA 15400  
**Taxes:** \$4572.34  
**Market Value:** \$437,106  
**Assessed Value:** \$287,572  
**Sales Price:** \$351,000  
**Transfer Date:** 08/28/2020

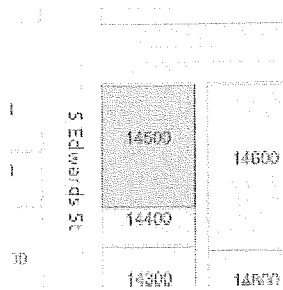


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## Customer Service

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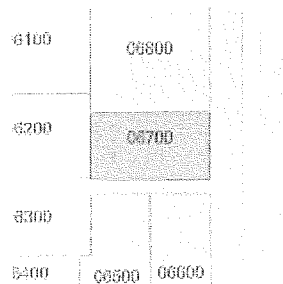
Report Created: 6/6/2024



**Legal Owner:** 800 E 2Nd Street Llc  
**Site Address:** 800 E 2nd St STE 101 Newberg, OR 97132  
**Mailing Address:** 35401 SW Geer Rd Newberg, OR 97132  
**Bedrooms:** .00  
**Bathrooms:** .00  
**Building SqFt:** 0  
**Year Built:** 0  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47390  
**Ref Parcel #:** R3219AA 14500  
**Taxes:** \$20875.59  
**Market Value:** \$3,981,309  
**Assessed Value:** \$1,312,947  
**Sales Price:** \$300,000  
**Transfer Date:** 04/13/2017

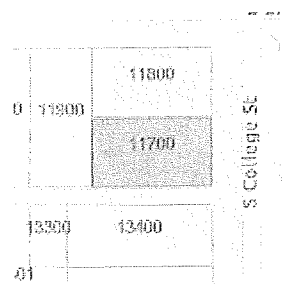
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14500 LOT 6 BLOCK 11  
SUBDIVISIONNAME NEWBERG TOWN OF



**Legal Owner:** Seth & Diana Stilwell  
**Site Address:** 405 S Center St Newberg, OR 97132  
**Mailing Address:** 405 S Center St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1169  
**Year Built:** 1906  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 53006  
**Ref Parcel #:** R3219AD 06700  
**Taxes:** \$2729.25  
**Market Value:** \$319,063  
**Assessed Value:** \$171,653  
**Sales Price:** \$240,700  
**Transfer Date:** 03/30/2017

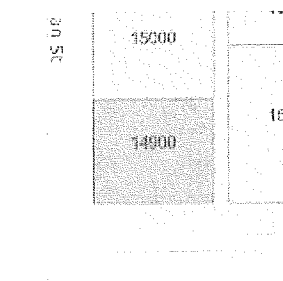
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 06700 LOT 1 BLOCK 24  
SUBDIVISIONNAME EDWARDS ADDITION



**Legal Owner:** Jessica Bagley & Allen Routt  
**Site Address:** 205 S College St Newberg, OR 97132  
**Mailing Address:** 205 S College St Newberg, OR 97132  
**Bedrooms:** 1.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1078  
**Year Built:** 1901  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47023  
**Ref Parcel #:** R3219AA 11700  
**Taxes:** \$1605.91  
**Market Value:** \$269,652  
**Assessed Value:** \$101,002  
**Sales Price:** \$195,000  
**Transfer Date:** 06/06/2006

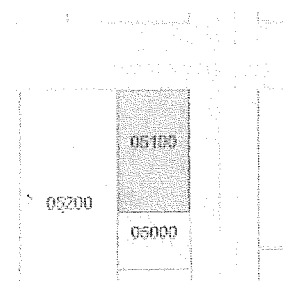
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 11700 SUBDIVISIONNAME  
CHURCH ADDITION



**Legal Owner:** Sandra Cornell  
**Site Address:** 214 S Meridian St Newberg, OR 97132  
**Mailing Address:** 214 S Meridian St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 1.00  
**Building SqFt:** 1068  
**Year Built:** 1938  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 47489  
**Ref Parcel #:** R3219AA 14900  
**Taxes:** \$2513.44  
**Market Value:** \$300,376  
**Assessed Value:** \$158,080  
**Sales Price:** \$  
**Transfer Date:**

TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14900 LOT 4 BLOCK 10  
SUBDIVISIONNAME NEWBERG TOWN OF



**Legal Owner:** Stacy McGinnis  
**Site Address:** 716 E 4th St Newberg, OR 97132  
**Mailing Address:** 716 E 4th St Newberg, OR 97132  
**Bedrooms:** 5.00  
**Bathrooms:** 3.00  
**Building SqFt:** 2016  
**Year Built:** 1908  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:**

**APN:** 52748  
**Ref Parcel #:** R3219AD 05100  
**Taxes:** \$3074.08  
**Market Value:** \$410,137  
**Assessed Value:** \$193,341  
**Sales Price:** \$  
**Transfer Date:**

SEE METES & BOUNDS



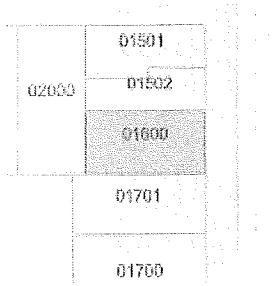


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## Customer Service

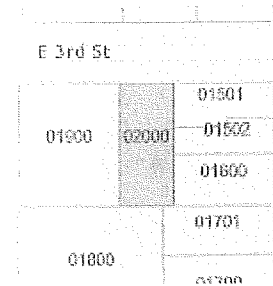
503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



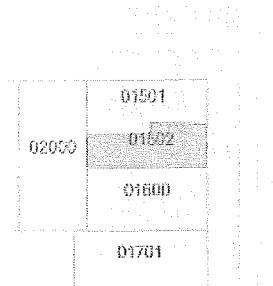
**Legal Owner:** Kennan & Stacy Ohern  
**Site Address:** 307 S Edwards St Newberg, OR 97132  
**Mailing Address:** 307 S Edwards St Newberg, OR 97132  
**Bedrooms:** 2.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1298 **Lot Acres:** .12  
**Year Built:** 1889  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PORTIONS OF LOTS 1 & 2 - BLOCK 13 IN NEWBERG TOWN OF

**APN:** 51838  
**Ref Parcel #:** R3219AD 01600  
**Taxes:** \$2114.98  
**Market Value:** \$366,504  
**Assessed Value:** \$133,019  
**Sales Price:** \$350,000  
**Transfer Date:** 08/21/2020



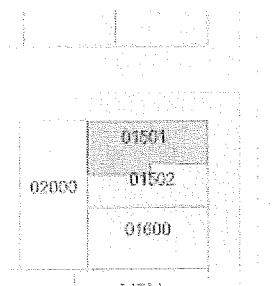
**Legal Owner:** Jay & Alexis Miller  
**Site Address:** 708 E 3rd St Newberg, OR 97132  
**Mailing Address:** 708 E 3rd St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.00  
**Building SqFt:** 2344 **Lot Acres:** .15  
**Year Built:** 1950  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** SEE METES & BOUNDS

**APN:** 51945  
**Ref Parcel #:** R3219AD 02000  
**Taxes:** \$3443.50  
**Market Value:** \$458,263  
**Assessed Value:** \$216,575  
**Sales Price:** \$611,000  
**Transfer Date:** 05/26/2022



**Legal Owner:** Andrew & Lisa Lavier  
**Site Address:** 303 S Edwards St Newberg, OR 97132  
**Mailing Address:** 303 S Edwards St Newberg, OR 97132  
**Bedrooms:** 3.00  
**Bathrooms:** 2.50  
**Building SqFt:** 1853 **Lot Acres:** .07  
**Year Built:** 2021  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PARCEL 2 P2021-05

**APN:** 713538  
**Ref Parcel #:** R3219AD 01502  
**Taxes:** \$3932.29  
**Market Value:** \$453,366  
**Assessed Value:** \$247,317  
**Sales Price:** \$414,402  
**Transfer Date:** 10/20/2021



**Legal Owner:** Daniel Danicic Trust  
**Site Address:** 712 E 3rd St Newberg, OR 97132  
**Mailing Address:** 712 E 3rd St Newberg, OR 97132  
**Bedrooms:** 4.00  
**Bathrooms:** 2.00  
**Building SqFt:** 1548 **Lot Acres:** .09  
**Year Built:** 1938  
**School District:** Newberg School District 29j  
**Neighborhood:**  
**Legal:** PARCEL 1 P2021-05

**APN:** 713536  
**Ref Parcel #:** R3219AD 01501  
**Taxes:** \$2530.96  
**Market Value:** \$349,301  
**Assessed Value:** \$159,182  
**Sales Price:** \$388,000  
**Transfer Date:** 03/26/2021



**EXHIBIT C. AGENCY COMMENTS**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: July 26, 2024

Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

---

Reviewed By:

---

Date:

---

Organization:



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

---

Reviewed By:

---

Date:

---

Organization:



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

---

Reviewed By:

---

Date:

---

Organization:





## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

---

Reviewed By:

---

Date:

---

Organization:



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: July 26, 2024

Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

---

Reviewed By:

---

Date:

---

Organization:



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: July 26, 2024

Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

---

Reviewed By:

---

Date:

---

Organization:



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: July 26, 2024

Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

---

For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

---

\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

\_\_\_\_\_  
Reviewed By:

\_\_\_\_\_  
Date:

City of Newberg - Operations

\_\_\_\_\_  
Organization:

## Fe Bates

---

**From:** Brown, Jason <JBrown2@wm.com>  
**Sent:** Monday, July 15, 2024 6:38 AM  
**To:** Fe Bates  
**Cc:** Clay Downing; Wille, Jason  
**Subject:** RE: 2-City of Newberg Referral Review Request: HIS24-0003 & PAR24-0001

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fe, WM does not see any issues with these plans providing carts are accessible at 6am for curb/road side pickup.

Thanks

---

**From:** Fe Bates <Fe.Bates@newbergoregon.gov>  
**Sent:** Friday, July 12, 2024 5:17 PM  
**Cc:** Fe Bates <Fe.Bates@newbergoregon.gov>; Clay Downing <Clay.Downing@newbergoregon.gov>; James Dingwall <James.Dingwall@newbergoregon.gov>  
**Subject:** [EXTERNAL] 2-City of Newberg Referral Review Request: HIS24-0003 & PAR24-0001

Good Day,

Attached are two Referral Forms for your review:

Referral HIS24-0003 is for request to replace a carport with a garage on a Historical house

Referral PAR24-0001 is a proposal to split a parent lot into two sub-lots

The full application for each Referral can be viewed by clicking on the Link located on the Form. Please fill out the Referral Sign Off sheet and email it back no later than **July 12, 2024** to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov).

Please reach out if you have any questions.

*Thank you,*

Please let us know how you feel about our services by filling out this [City Services Customer Satisfaction Survey](#).

**Fé Bates**

**Community Development**

*Administrative Assistant*

**City of Newberg**



City Hall: 503-537-1240  
Direct: 503-554-7788



OUR OFFICE HAS TEMPORARILY MOVED TO THE WASTE WATER TREATMENT PLANT AT: 2301 NE WYNOOSKI RD.  
We will be open to the Public for any Permitting or Planning needs from **8:30 to 3:30;** Monday- Friday

**Always STRIVE for Your Best**

Want to learn more and get involved? 🖱️ [bit.ly/cityofnewberg](https://bit.ly/cityofnewberg)

PUBLIC RECORDS LAW DISCLOSURE: *Messages to and from this e-mail address are public records of the City of Newberg and may be subject to public disclosure. This e-mail may be subject to the State Retention Schedule.*



## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: July 26, 2024

Please refer questions and comments to: Clay Downing

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Judith K Holznagel  
**REQUEST:** Replace carport with garage on a registered Historic House  
**SITE ADDRESS:** 800 E Third St  
**LOCATION:** N/A  
**TAX LOT:** R3219AD 01400  
**FILE NO:** HIS24-0003  
**ZONE:** R-2(Residential Medium Density Zone)  
**HEARING DATE:** N/A

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For full Project Information click on the Link Here: [HIS24-0003 Full Application](#)

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\_\_\_\_\_ Reviewed, no conflict.

\_\_\_\_\_ Reviewed; recommend denial for the following reasons:

\_\_\_\_\_ Require additional information to review. (Please list information required)

\_\_\_\_\_ Meeting requested.

\_\_\_\_\_ Comments. (Attach additional pages as needed)

Cynthia Thompson

Reviewed By:

Date:

Organization:

**EXHIBIT D. HISTORIC RESOURCE PROFILE**  
**MODIFICATION OF A DESIGNATED HISTORIC LANDMARK**  
**800 E Third Street (FILE NO. HIS24-0003)**

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Wilson House

COMMON NAME:

ADDRESS: 800 E. Third

T/R/S: 3S 2W 19

MAP NO: 3S 2W 19AD TAX LOT: 1400

ADDITION: Original Town - Edwards

BLOCK: 14 LOT: 5, 6

OWNER: Laura A. Keiser

ADDRESS: 800 E. Third

DATE OF CONSTRUCTION: 1904

ORIGINAL USE: Residence

PRESENT USE: Residence

ARCH./BLDR.:

STYLE: Queen Anne Vernacular

BLDG. ☒ STRUC. ☐ DIST. ☐ SITE ☐ OBJ. ☐

THEME: Arch. - 20th Century; Government

CITY: X

UGB:

QUAD: Newberg

PLAN TYPE/SHAPE: Asymmetrical

FOUNDATION MATERIAL: Concrete

WALL CONSTRUCTION: Wood

ROOF FORM & MATERIALS: Intersecting gable. Comp. shingle.

PRIMARY WINDOW TYPE: Double-hung sash w/arch. molding. Dec. trim board.

EXTERIOR SURFACING MATERIALS: Narrow shiplap w/corner and rake boards.

DECORATIVE FEATURES: Flashglass. Brackets and pendants. Frieze. Bargeboards.

OTHER: Polygonal bay. Front porch has turned posts.

CONDITION: EXCELLENT ☐ GOOD ☒ FAIR ☐ DETERIORATED ☐ MOVED ☐ (DATE) \_\_\_\_\_  
(EXPLAIN)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Addition on rear (south) elevation, n.d.  
Porch balustrade and steps altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES:

SETTING: Corner lot in residential area notable for concentration of historic buildings.

STATEMENT OF SIGNIFICANCE: This residence is a fine example of the Vernacular style popular throughout the Willamette Valley in the late 19th and early 20th century. The gable roof, vertical massing, and double-hung sash windows are hallmarks of the style. Constructed in c. 1904, it replaced an Evangelical church which occupied the lot during the 90's. The house is also significant for its association with Charles B. Wilson, long-time owner and resident, who served as Newberg's Postmaster in the years 1909-1913, 1922-1933 and again in 1947. He also served as County Clerk from 1914 to 1922 and was Director of U.S. National Bank. Born in Fairmount, Illinois in 1875, Wilson came to Newberg with his family in 1887. He worked in his fathers grocery store while attending old Central School and graduated from Pacific Academy in 1897. In that same year he married Myrtle Gardner.

SOURCES:

"Post Offices." Scrapbook. Marion Brumback Collection.

Polk, R.L. and Co. Business Directory, 1923.

Sanborn Insurance Maps, 1902, 1905, 1912.

Ticor Title Co. Records, McMinnville OR.

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

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

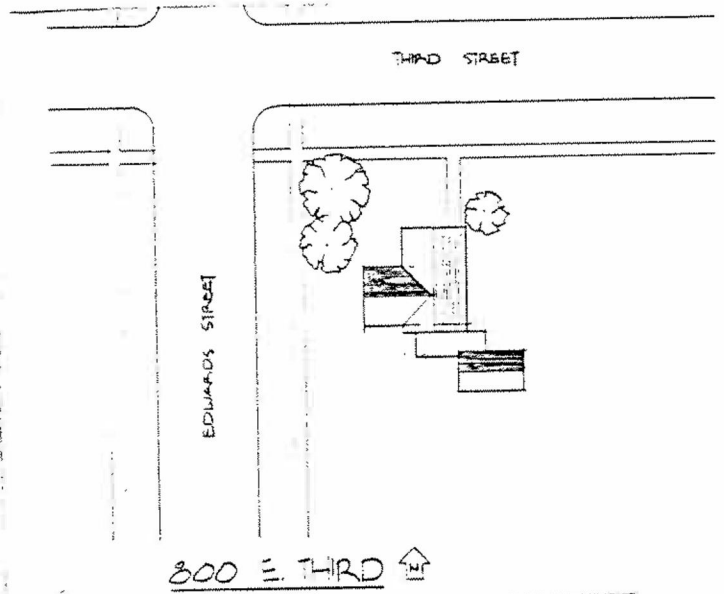
PAGE 2

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NAME: Wilson House  
ADDRESS: 800 E. Third  
T/R/S: 3S 2W 19  
MAP NO: 19AD  
TAX LOT: 1400  
QUAD: Newberg  
ROLL NO: 2  
NEGATIVE NO: 10  
SLIDE NO: \_\_\_\_\_

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GRAPHIC SOURCES:  
City Map, 1973

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