



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. 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)

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.



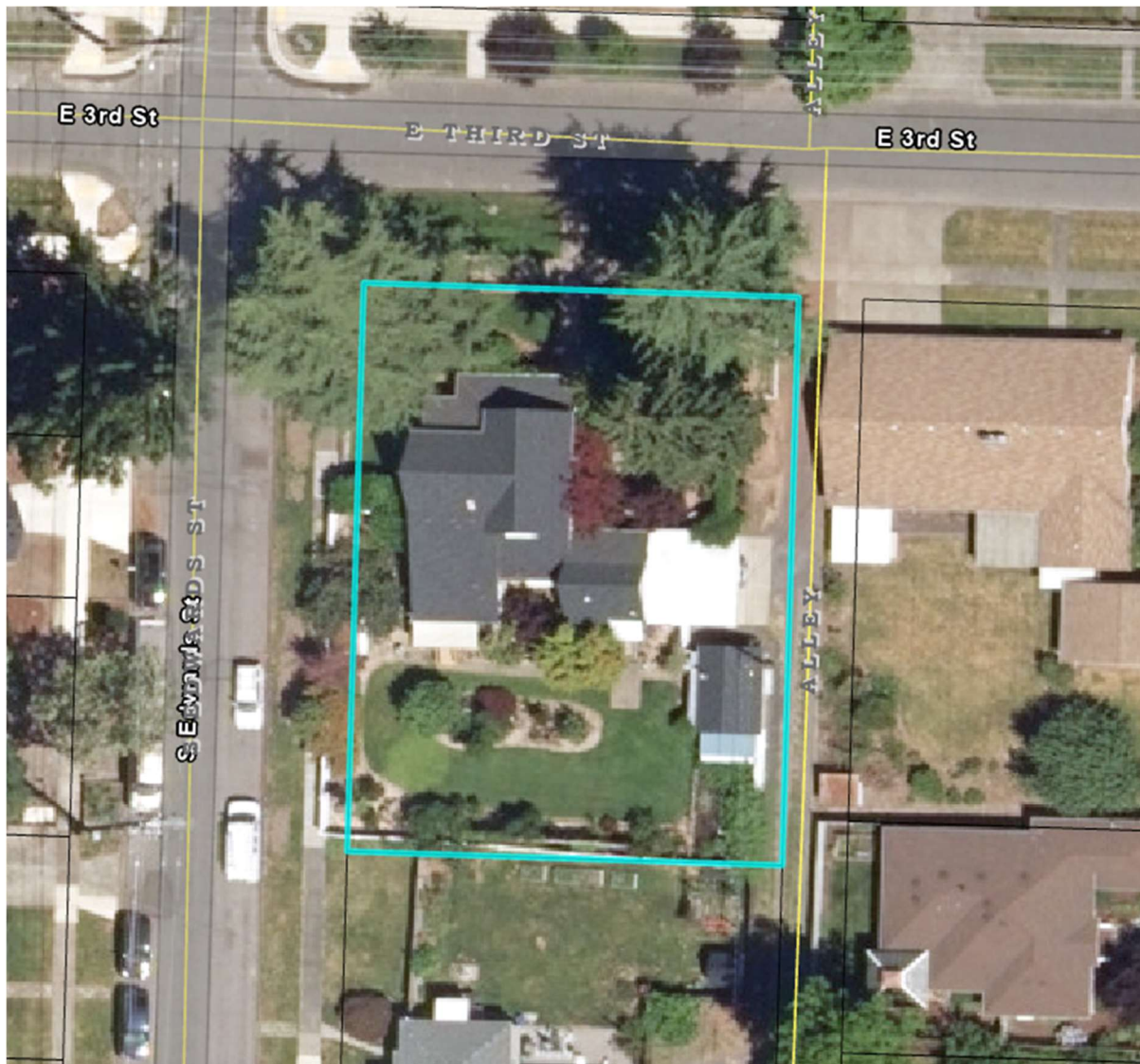
Figure 1. Wilson House (Newberg Historic Resource Inventory, 1991)

B. SITE INFORMATION

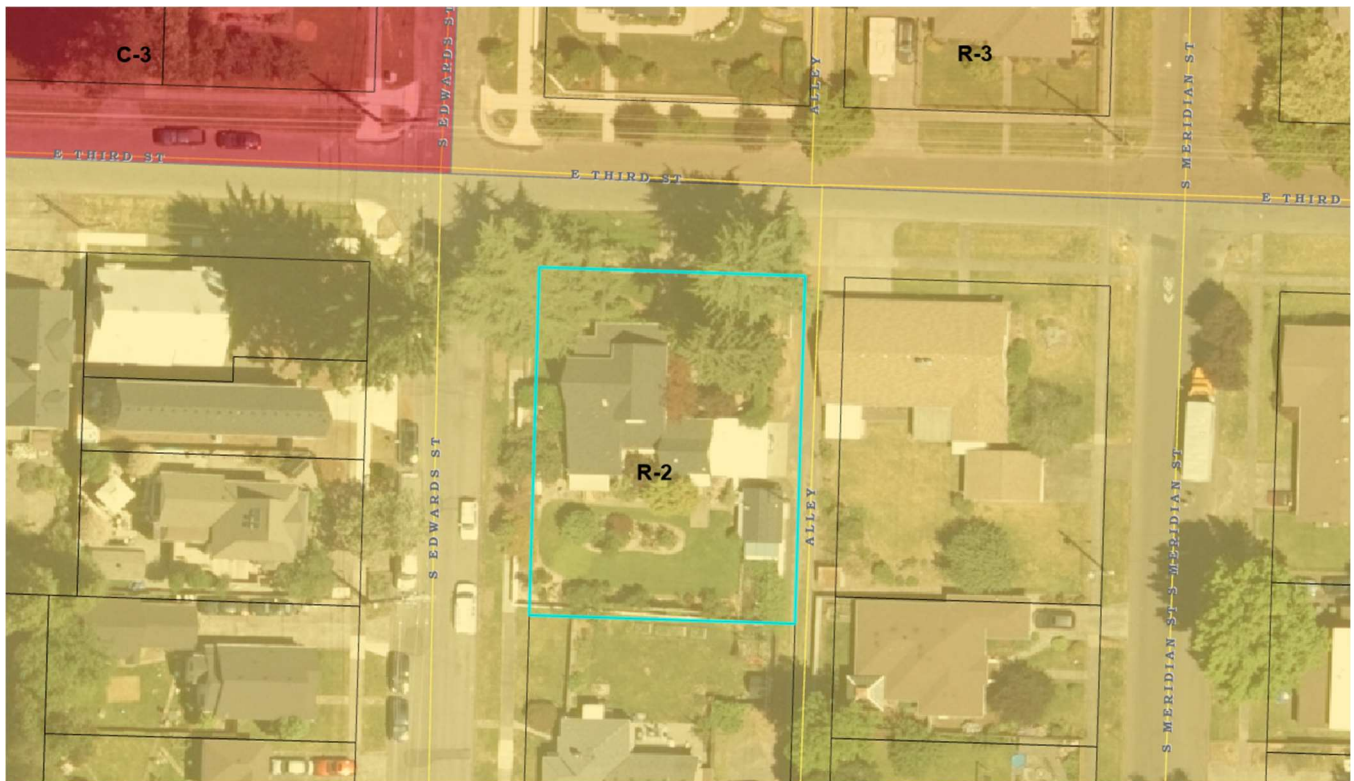
1. Location: 800 E Third Street
2. Proposed Structure Size: Approximately 468 square feet
3. Topography: Flat
4. Current Land Uses: Residential
5. Natural Features: Landscaping / None
6. Adjacent Land Uses:
 - a. North: Residential
 - b. East: Residential
 - c. South: Residential
 - d. West: Residential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

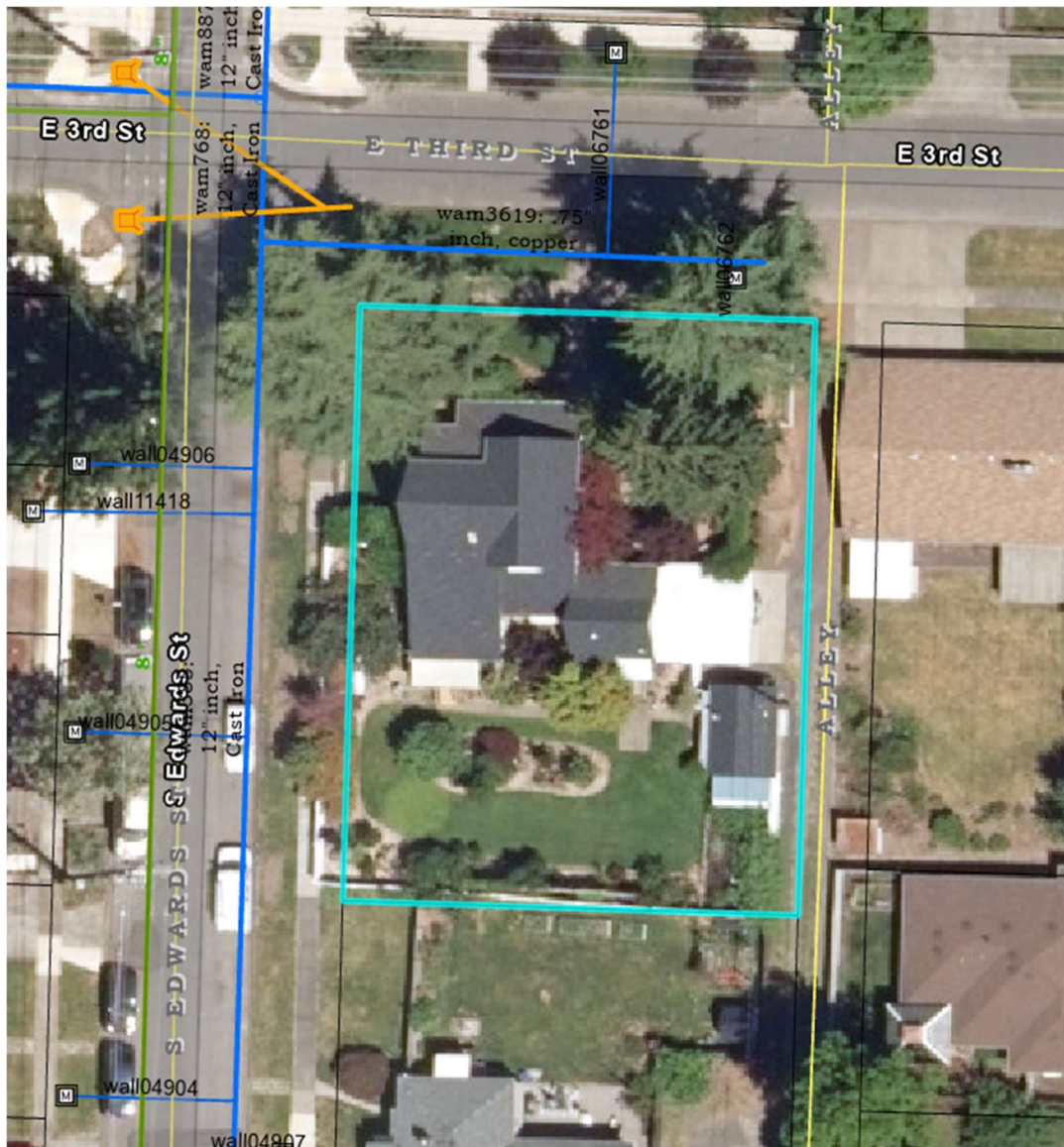
Aerial Map



Zoning Map

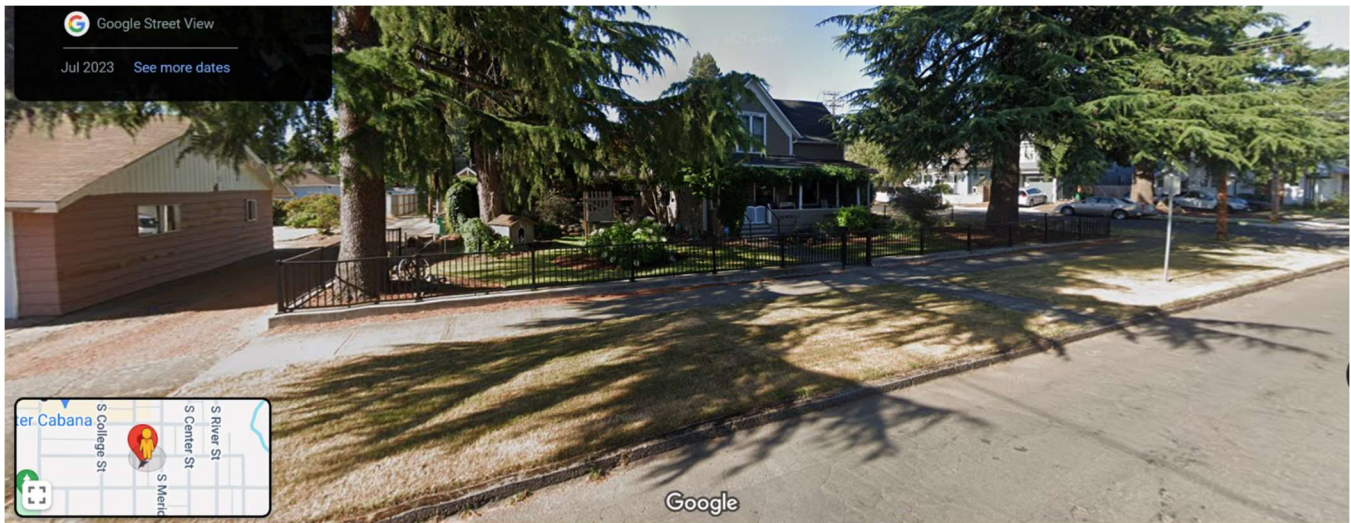


Utilities Map

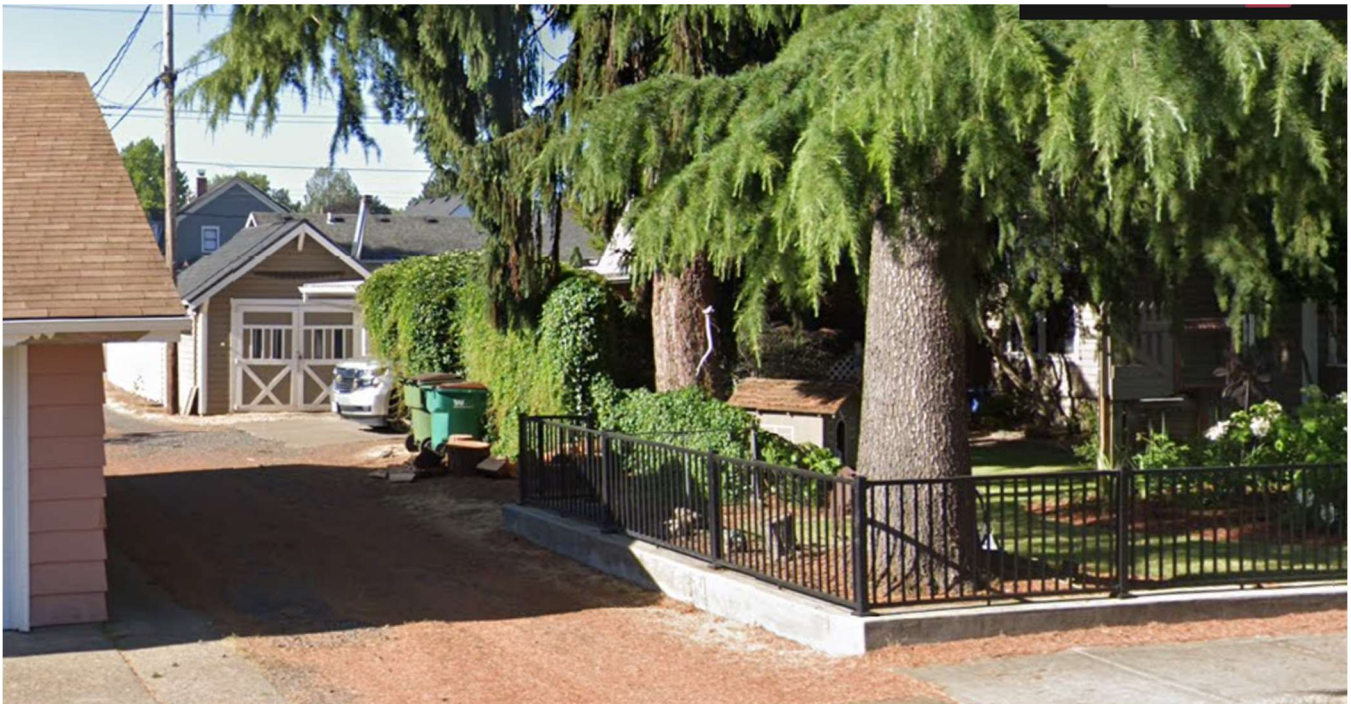


Site Photos

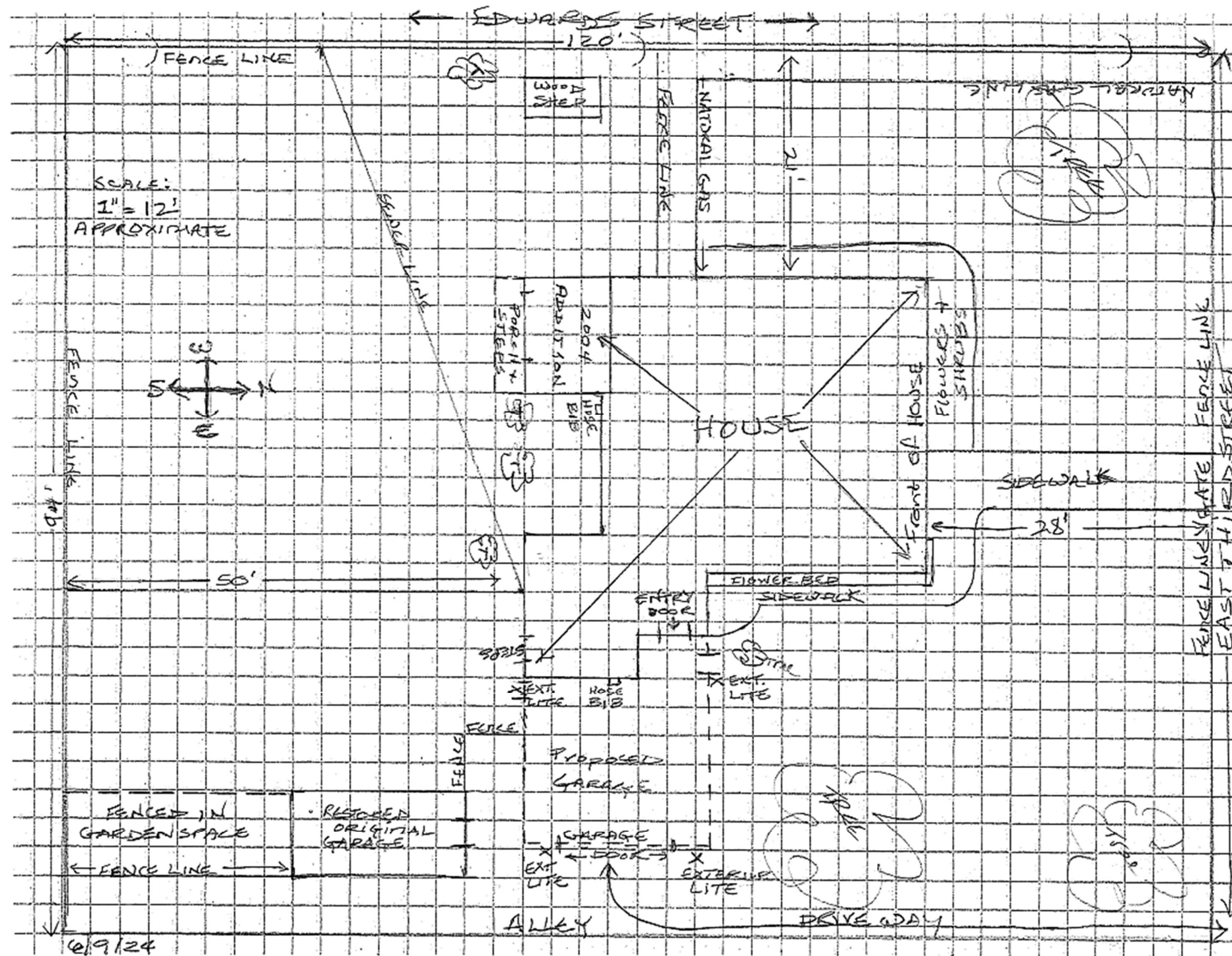
Frontage Along E Third Street



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

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

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:

Historic Preservation Commission Chair

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 13th, 2024. The application materials (Exhibit B) were deemed complete on June 24th, 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)**

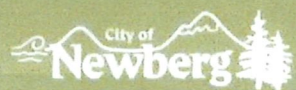
A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

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

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.

Judith K. Holznagel 6/11/24
Applicant Signature Date

JUDITH K. HOLZNAGEL

Print Name

Judith K. Holznagel 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.



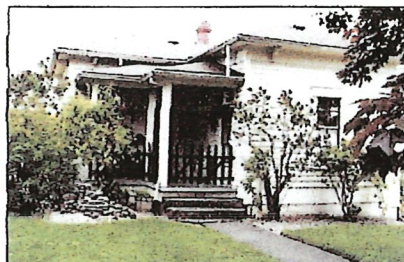
23. 912 E. 3rd Cummings House

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. X 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 X 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.

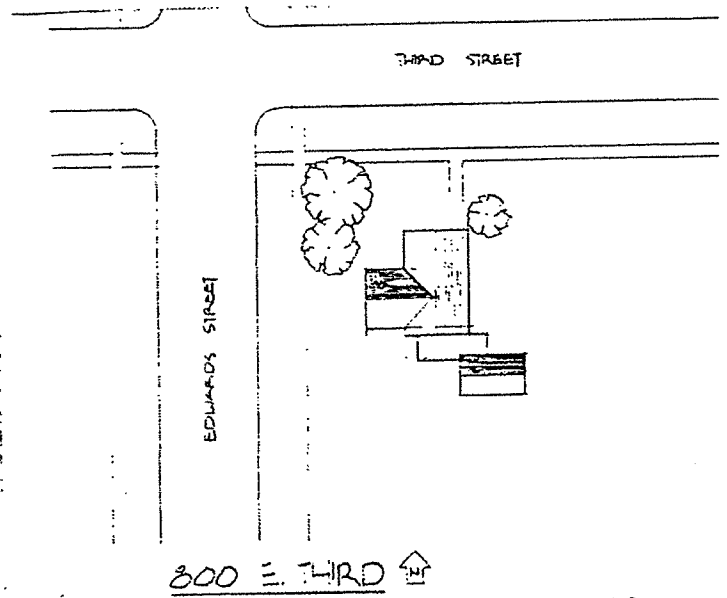
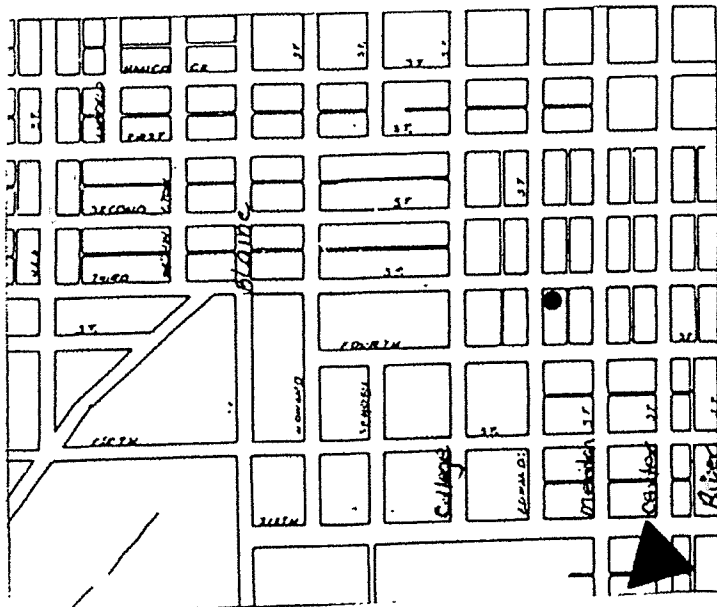
SHPO INVENTORY NO.:

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'

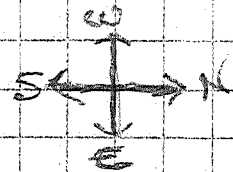
FENCE LINE

NATURAL GAS LINE

FENCE LINE

NATURAL GAS

SCALE:
1" = 12'
APPROXIMATE



SHOULDER LINE

ADDITION
2004
HDC
BIB

POSSIBLE
SITES

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

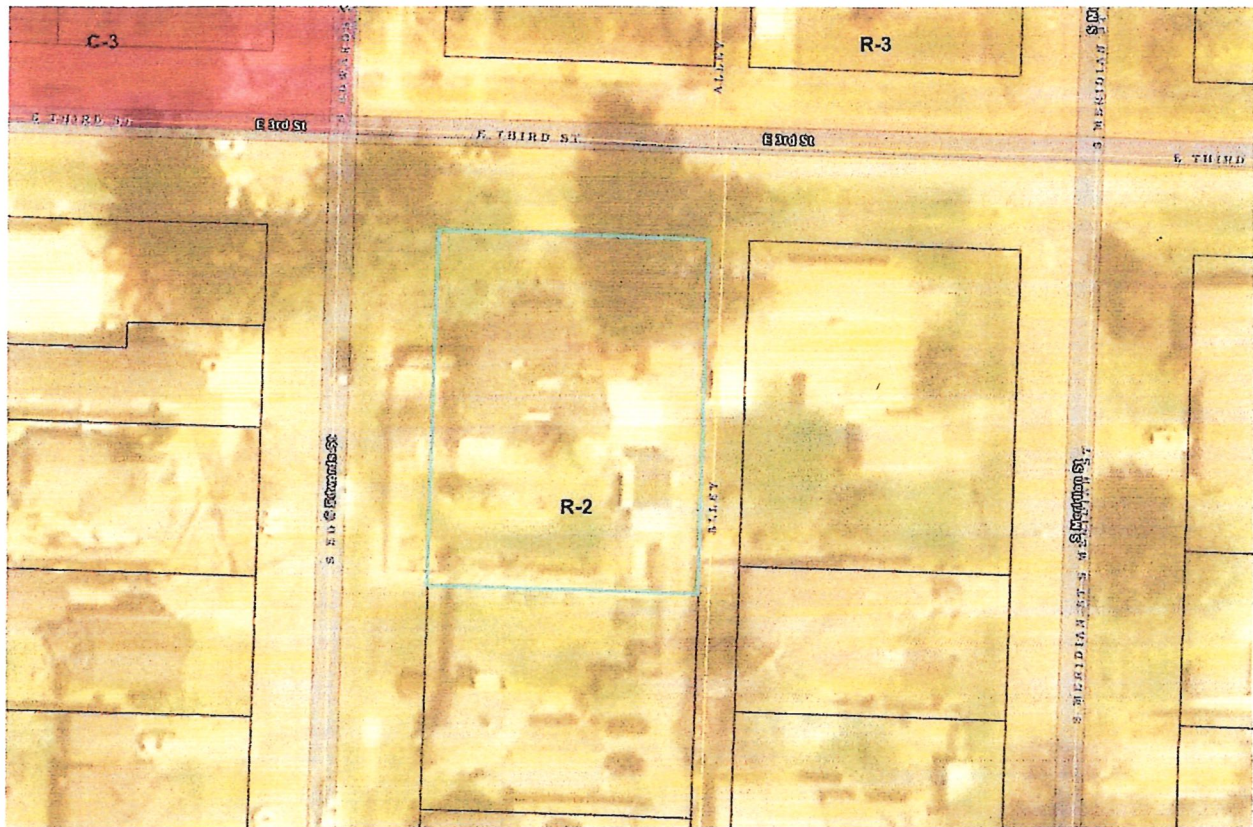
FENCE LINE
EAST 1ST STREET

6/9/24

Aerial View



Zoning Map

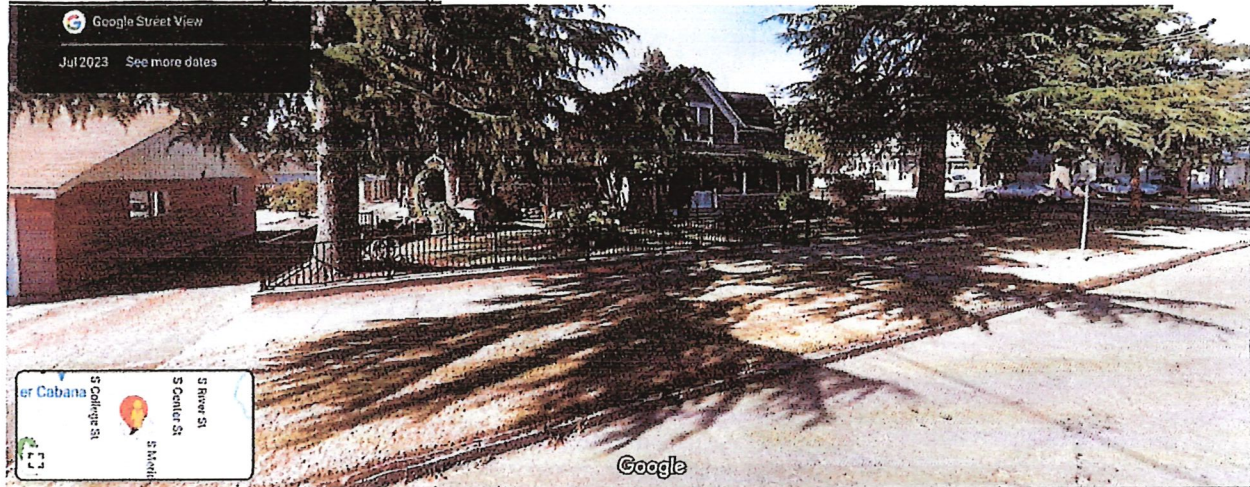


Site Utilities Map



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 --

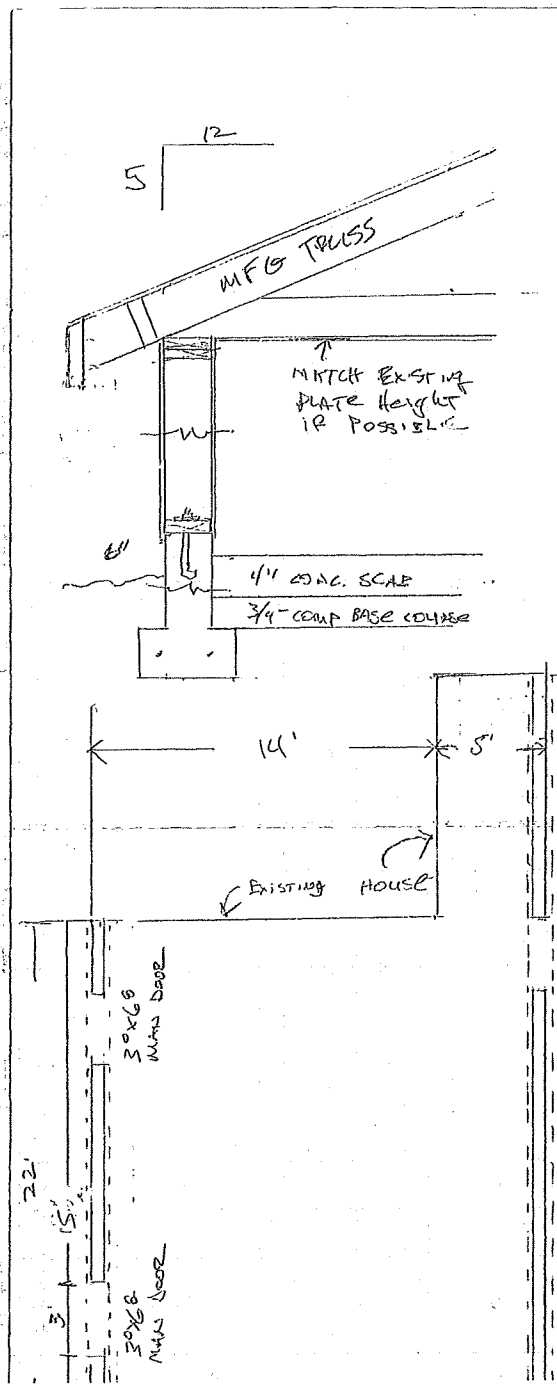
Scott McLean

1303 N Main

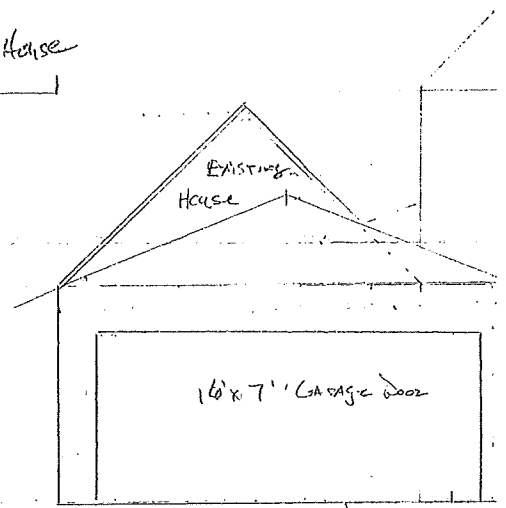
Newberg, OR 97132

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
Subject: FW: Holznagel updated
Date: Jun 5, 2024 at 4:49:08 PM
To: jared.bradbury@newbergoregon.gov
Cc: 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

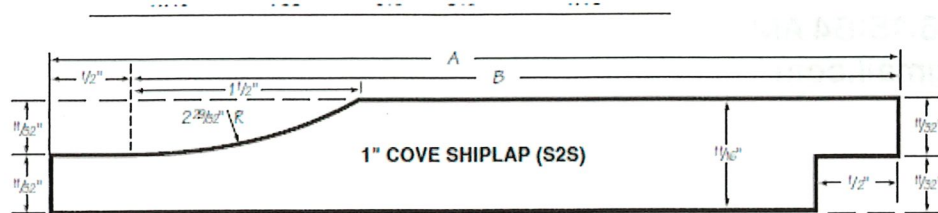
From: Andy Nordick [<mailto:andy.nordick@parr.com>]
Sent: Wednesday, June 5, 2024 3:59 PM
To: mcleaninc
Subject: Holznagel updated

Hey Scotty,

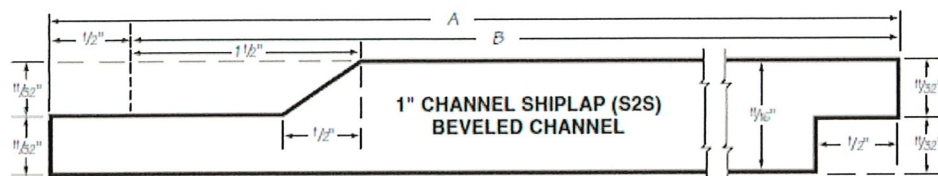
Here is the updated plan.

Thank you!

Andrew Nordick
Newberg Parr Lumber
503-554-7277 : Office
503-554-7279 : Fax
andy.nordick@parr.com

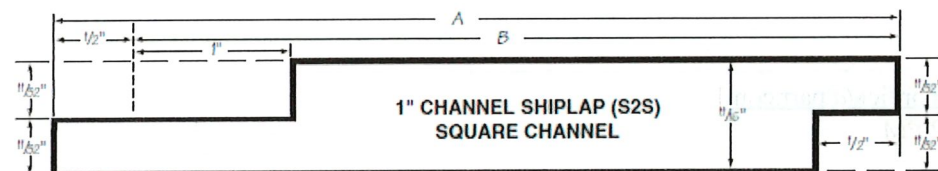


NOMINAL SIZE	PATTERN NUMBER	A	B	CONVERSION FACTOR
1x6	770	5 $\frac{3}{8}$	4 $\frac{7}{8}$	1.24
1x8	771	7 $\frac{1}{8}$	6 $\frac{5}{8}$	1.21
1x10	772	9 $\frac{1}{8}$	8 $\frac{5}{8}$	1.16



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 | www.disdero.com
 12301 SE Carpenter Drive Clackamas, OR, 97015
[Disdero Lumber Catalog](#)

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

Hello Marcus,

From: Scott McLean mcleaninc@comcast.net
Subject: FW: Bevel Channel?
Date: Jun 6, 2024 at 6:15:54 AM
To: 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

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

From: Marcus Martell <mmartell@disdero.com>
Sent: Tuesday, June 4, 2024 12:33 PM
To: Andy Nordick <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



From: Scott McLean <mcleaninc@comcast.net>

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

To: Andy Nordick <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



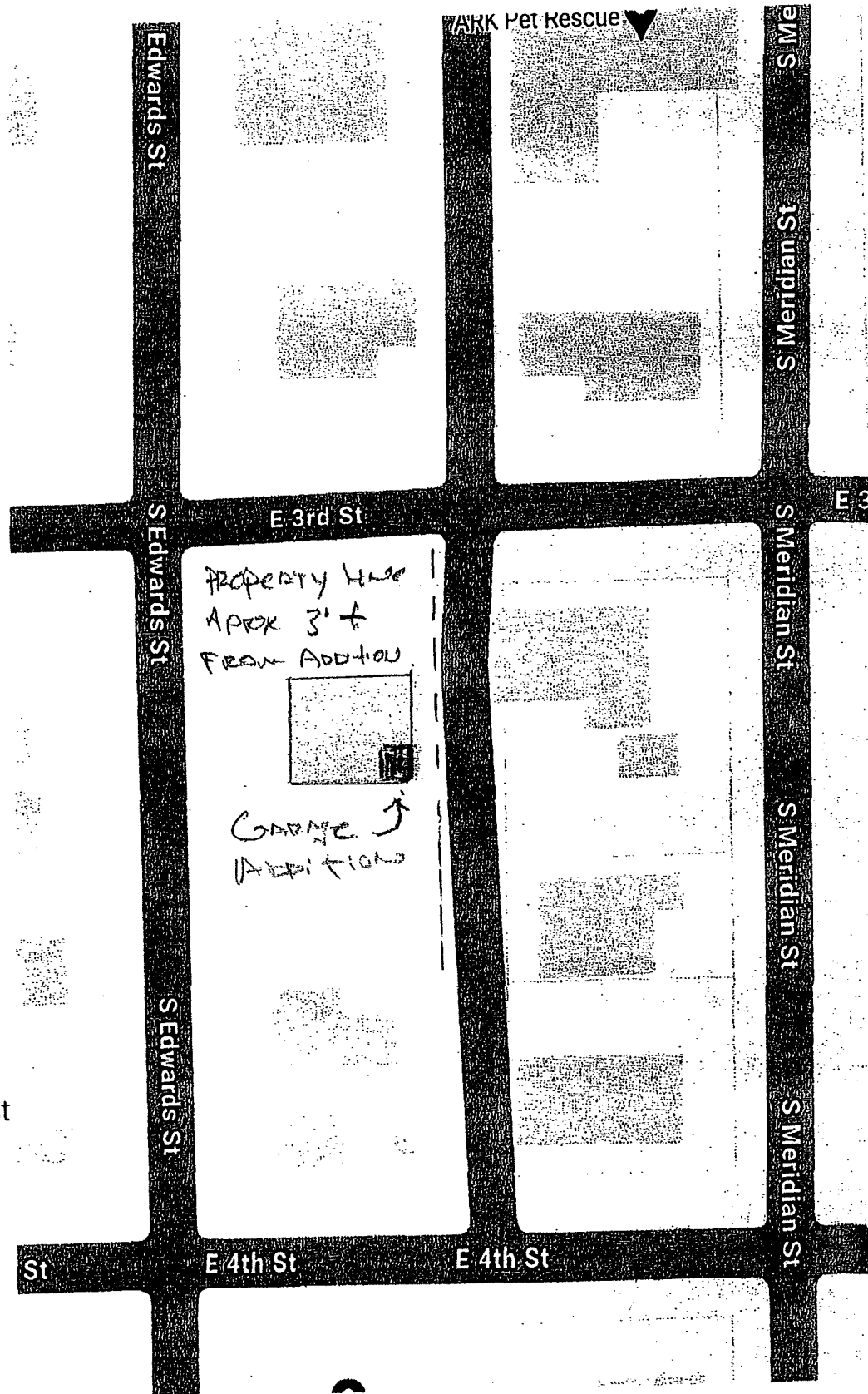
Northwest Friends Church
Headquarters



Camp Tilikum

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

For more information, see: http://www.nwfriends.org





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.

1993 APR 29 PM 3:16

F285P2077

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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

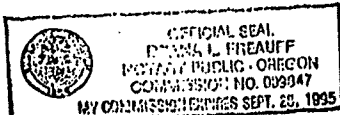
by , 19

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/misfiled

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

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 #:

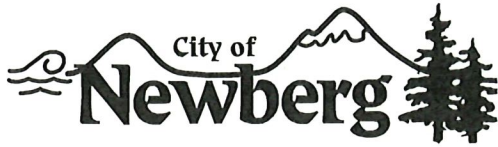
Last Sale Price: \$
Prior Sale Price: \$

Mortgage

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

Doc #:
1st Mortgage Lender:

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



Community Development Department

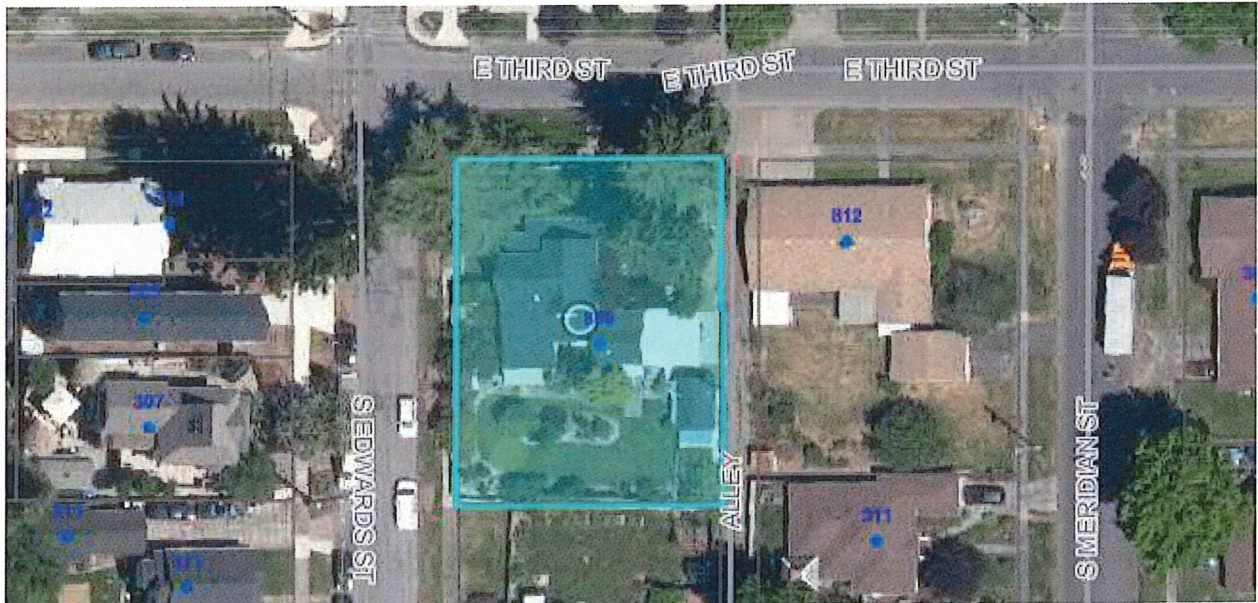
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

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



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 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



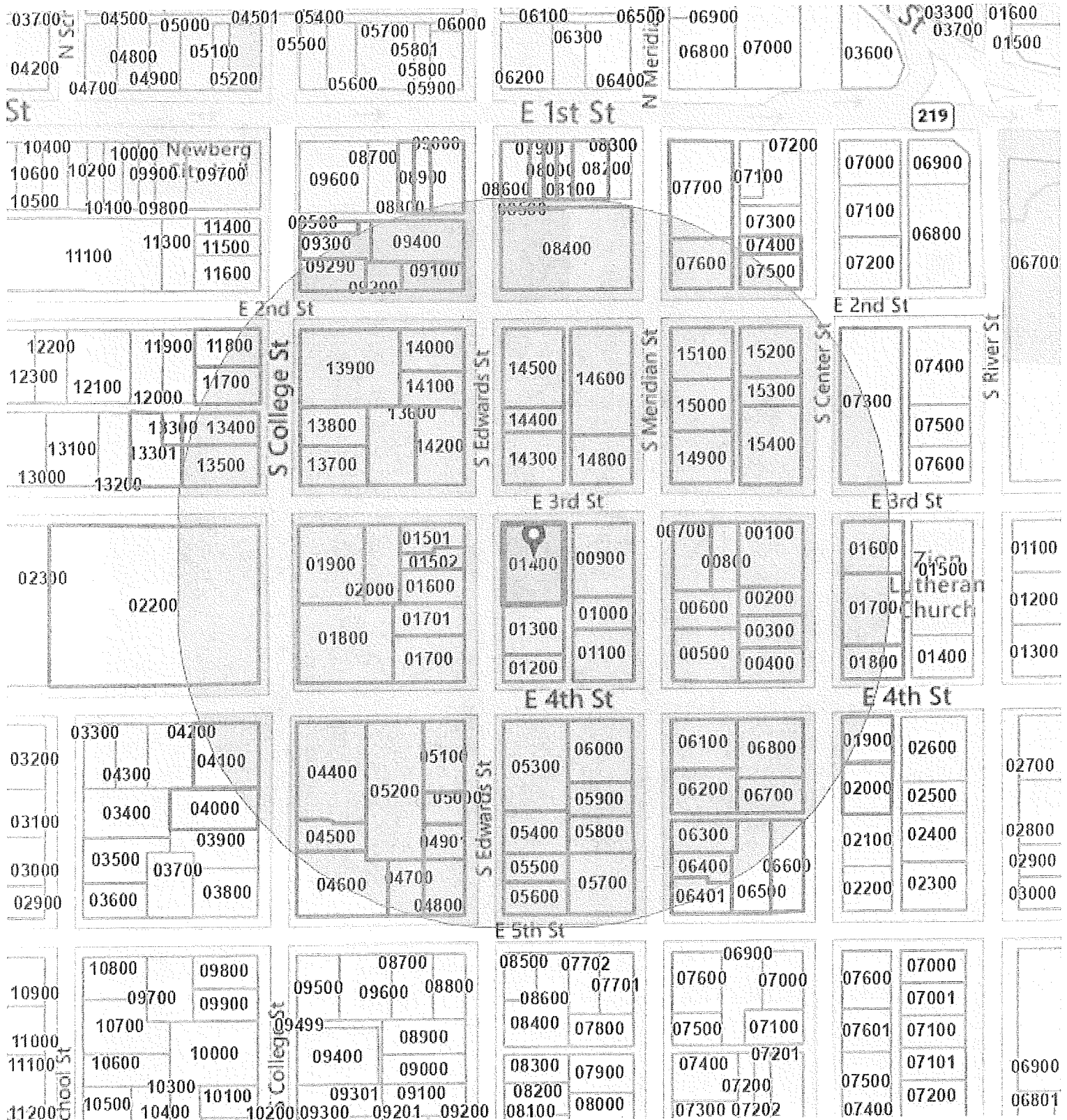
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Mailing Notifications

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

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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:

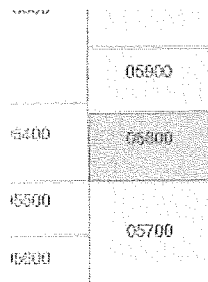


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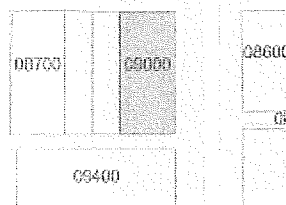
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Report Created: 6/6/2024



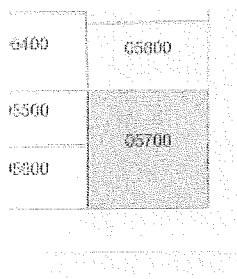
Legal Owner: Jonathan & Cheryl Cadd
Site Address: 411 S Meridian St Newberg, OR 97132
Mailing Address: 909 E Fulton St Newberg, OR 97132
Bedrooms: 4.00
Bathrooms: 1.50
Building SqFt: 1394 **Lot Acres:** .13
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S 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:



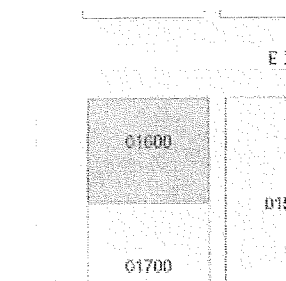
Legal Owner: Hu Tian & Huiying Wang
Site Address: 720 E 1st St Newberg, OR 97132
Mailing Address: 26741 Venado Dr Mission Viejo, CA 92691
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .13
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 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



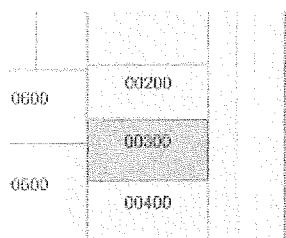
Legal Owner: See Tax Records
Site Address: No Site Address Newberg,
Mailing Address: ,
Bedrooms:
Bathrooms:
Building SqFt: **Lot Acres:**
Year Built:
School District: Newberg School District 29j
Neighborhood:
Legal:

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:

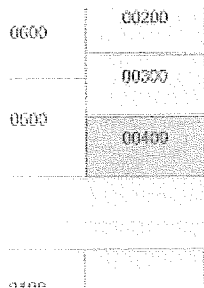


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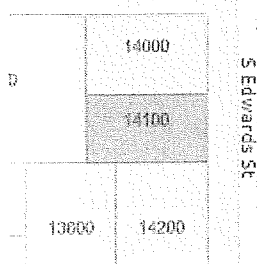
Report Created: 6/6/2024



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:

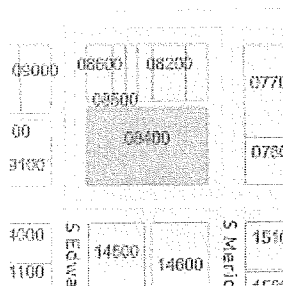
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 00400 LOT 3 BLOCK 15
SUBDIVISIONNAME NEWBERG TOWN OF



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

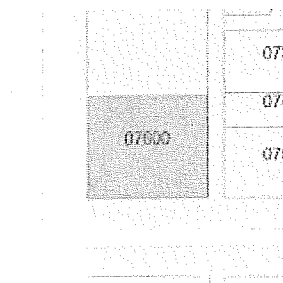
S 15 LT 1 & N 40 LT 2 - BLOCK 12 IN NEWBERG TOWN OF



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:

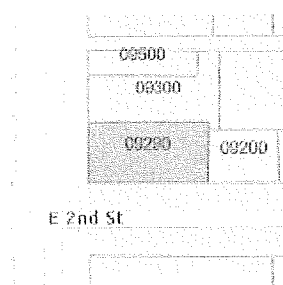
LOTS 2 3 4 & PT 5 & VAC ALLEY - BLOCK 20 IN NEWBERG TOWN OF



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

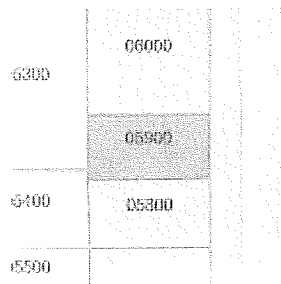


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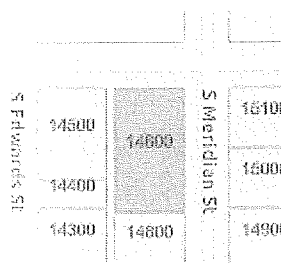
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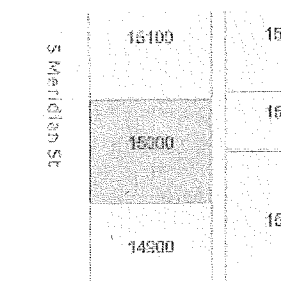
Legal Owner: Benito & Irma Salinas
Site Address: 409 S Meridian St Newberg, OR 97132
Mailing Address: 409 S Meridian St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 1.00
Building SqFt: 1085 **Lot Acres:** .12
Year Built: 1959
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S 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:



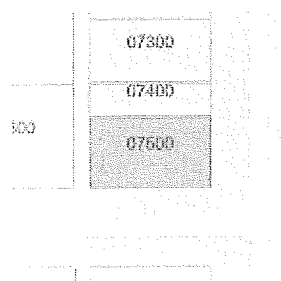
Legal Owner: Lajos & Sharon Kovacs
Site Address: 814 E 2nd St STE C Newberg, OR 97132
Mailing Address: 19355 SE Highway 224 Damascus, OR 97089
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .35
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 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



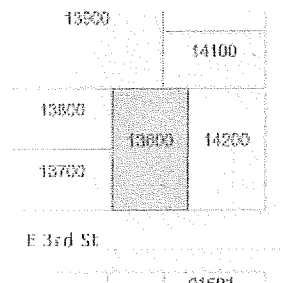
Legal Owner: Travers Nancy A Revocable Trus
Site Address: 208 S Meridian St Newberg, OR 97132
Mailing Address: 208 S Meridian St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 704 **Lot Acres:** .17
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 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:

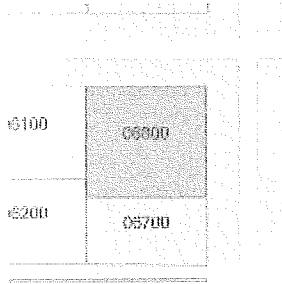


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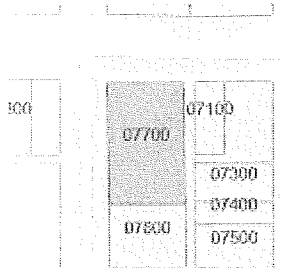
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Report Created: 6/6/2024



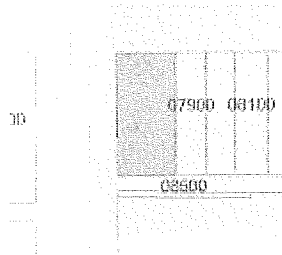
Legal Owner: Jackson Living Trust
Site Address: 912 E 4th St Newberg, OR 97132
Mailing Address: 7960 NE Dog Ridge Rd Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.50
Building SqFt: 1447 **Lot Acres:** .21
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: N 90 LOTS 1-4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



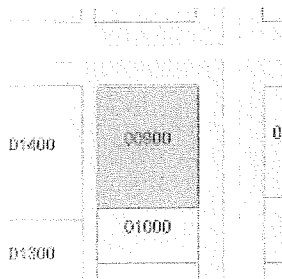
Legal Owner: Raudsepp Karl A Trustee & Raudsepp Theresa H Trustee
Site Address: 108 S Meridian St Newberg, OR 97132
Mailing Address: 108 S Meridian St Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .32
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
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:



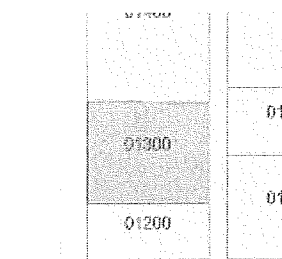
Legal Owner: Randy Hopp
Site Address: No Site Address , OR
Mailing Address: Po Box 150 Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .09
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 5 & 6 - BLOCK 2 IN NEWBERG TOWN OF

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

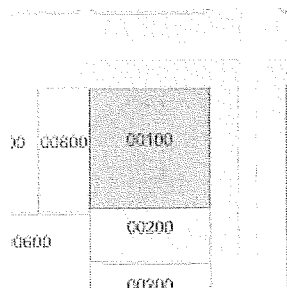


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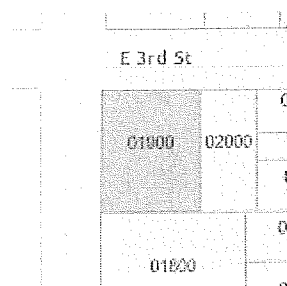
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Report Created: 6/6/2024



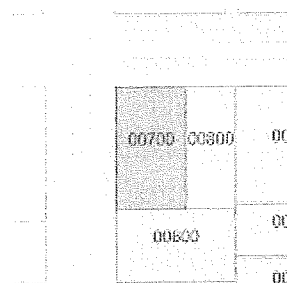
Legal Owner: Jeri & John Turgesen
Site Address: 912 E 3rd St Newberg, OR 97132
Mailing Address: 912 E 3rd St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 1790 **Lot Acres:** .22
Year Built: 1886
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 & N 15 LOT 2 -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



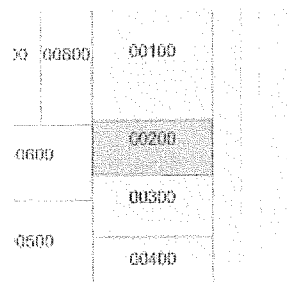
Legal Owner: Erin Andrews & Richard Brown
Site Address: 304 S College St Newberg, OR 97132
Mailing Address: 304 S College St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 2.50
Building SqFt: 2391 **Lot Acres:** .28
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOT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



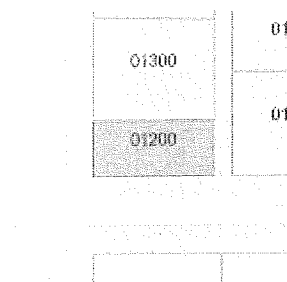
Legal Owner: Lydia Soria
Site Address: 300 S Meridian St Newberg, OR 97132
Mailing Address: 300 S Meridian St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1604 **Lot Acres:** .14
Year Built: 1980
School District: Newberg School District 29j
Neighborhood:
Legal: PORTIONS OF LOTS 5 &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

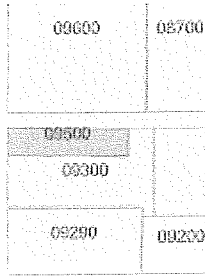


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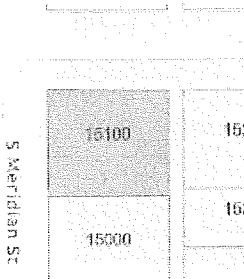
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Report Created: 6/6/2024



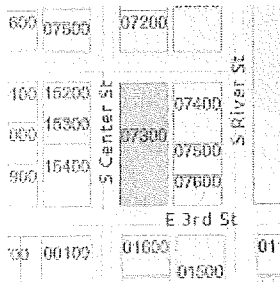
Legal Owner: Riverstone Development Llc
Site Address: 108 S College St Newberg, OR 97132
Mailing Address: .
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .04
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PT BLOCK 1 IN NEWBERG TOWN OF

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



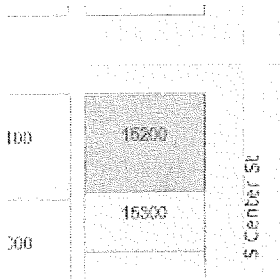
Legal Owner: Sparrow Multifamily Properties Llc
Site Address: 204 S Meridian St APT 4 Newberg, OR 97132
Mailing Address: 204 S Meridian St APT 4 Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .17
Year Built: 0
School District: Newberg School District 29j
Neighborhood: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



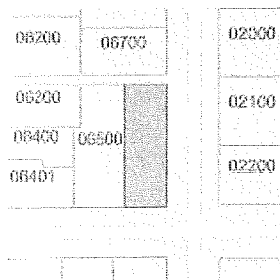
Legal Owner: Center Street Apartments Llc
Site Address: 200 S Center St Newberg, OR 97132
Mailing Address: Po Box 4054 Hillsboro, OR 97123
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .52
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 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

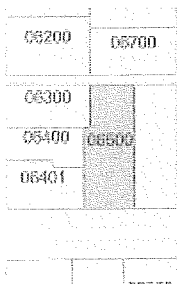


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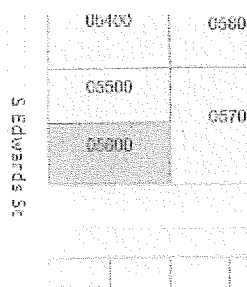
Report Created: 6/6/2024



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:

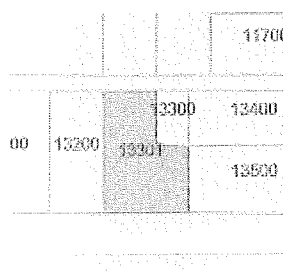
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 06500 LOT 13 BLOCK 24
SUBDIVISIONNAME EDWARDS ADDITION



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

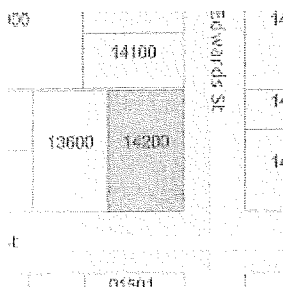
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 05600 BLOCK 25
SUBDIVISIONNAME EDWARDS ADDITION



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:

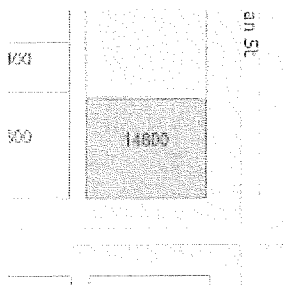
LOT 7 & PT LOT 5 IN CHURCH ADDITION



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

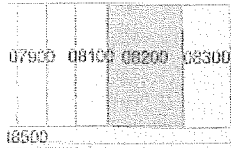


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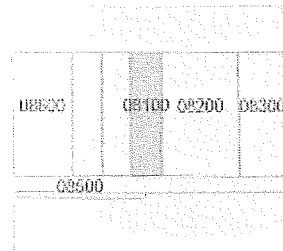
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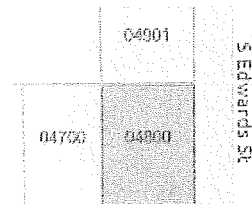
Legal Owner: Hopp Ins Agency Inc
Site Address: 812 E 1st St Newberg, OR 97132
Mailing Address: Po Box 150 Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .11
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19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



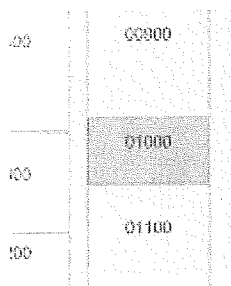
Legal Owner: Pollan William J Irrevocable T
Site Address: 808 E 1st St Newberg, OR 97132
Mailing Address: 3245 Curlew St San Diego, CA 92103
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .05
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 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



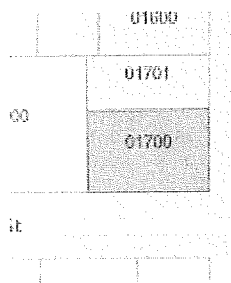
Legal Owner: Billy & Kathleen Wood
Site Address: 419 S Edwards St Newberg, OR 97132
Mailing Address: 419 S Edwards St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 1200 **Lot Acres:** .13
Year Built: 1949
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S 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:

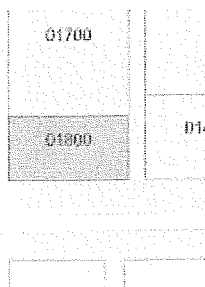


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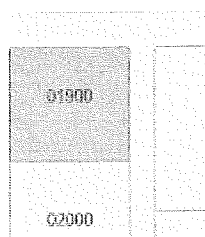
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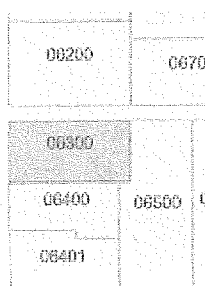
Legal Owner: Leslie & Donald Fair
Site Address: 316 S Center St Newberg, OR 97132
Mailing Address: 316 S Center St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 1.00
Building SqFt: 1549 **Lot Acres:** .11
Year Built: 1911
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 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:



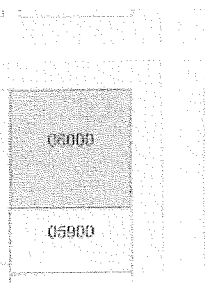
Legal Owner: Horst & Olga Voigt
Site Address: 1000 E 4th St Newberg, OR 97132
Mailing Address: 1000 E 4th St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 1.00
Building SqFt: 1501 **Lot Acres:** .12
Year Built: 1926
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W 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:



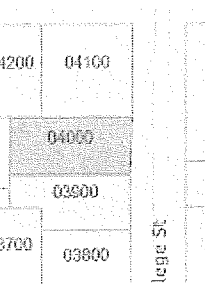
Legal Owner: Noah Wiessbeck
Site Address: 410 S Meridian St Newberg, OR 97132
Mailing Address: 410 S Meridian St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 684 **Lot Acres:** .12
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: N 50 LOTS 9-12 - BLOCK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

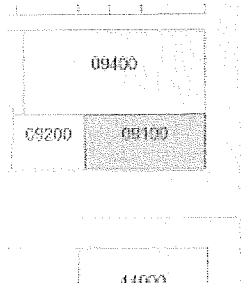


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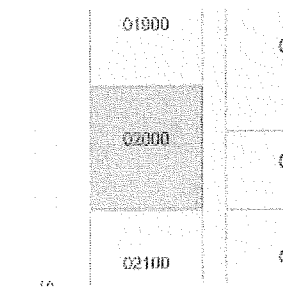
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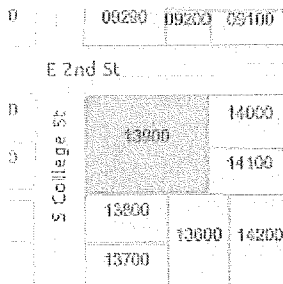
Legal Owner: General Telephone Co Of Nw
Site Address: 115 S Edwards St Newberg, OR 97132
Mailing Address: 1068 Po Box Everett, WA 98206
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR 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:



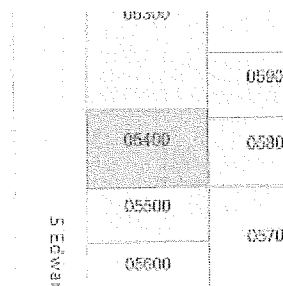
Legal Owner: Hpa Borrower 2016-2 MI Llc
Site Address: 408 S Center St Newberg, OR 97132
Mailing Address: 120 S Riverside Plz STE 2000 Chicago, IL 60606
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1296
Year Built: 1966
School District: Newberg School District 29j
Neighborhood:
Legal: S 74 LOTS 16-18 & 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



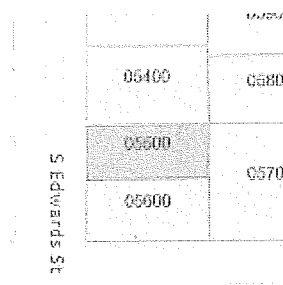
Legal Owner: Newberg Friends Church
Site Address: 200 S College St Newberg, OR 97132
Mailing Address: 200 S College St Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PORTION OF LOTS 5 & 6 - BLOCK 12 IN NEWBERG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

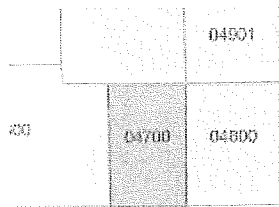


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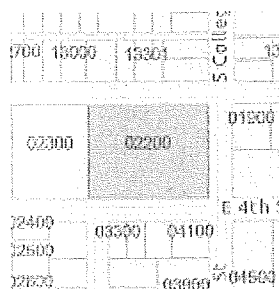
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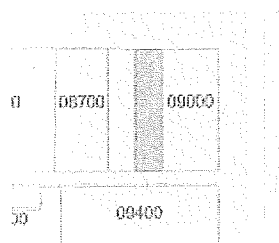
Legal Owner: Sherry Devoe
Site Address: 713 E 5th St Newberg, OR 97132
Mailing Address: 713 E 5th St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 1118 **Lot Acres:** .11
Year Built: 1935
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION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



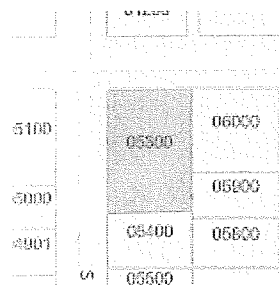
Legal Owner: Newberg Monthly Meeting Of & Friends Church
Site Address: 600 E 3rd St Newberg, OR 97132
Mailing Address: Po Box 487 Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** 1.83
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES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

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



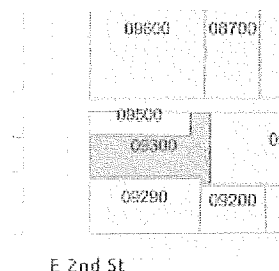
Legal Owner: Hu Tian & Huiying Wang
Site Address: 716 E 1st St Newberg, OR 97132
Mailing Address: 26741 Venado Dr Mission Viejo, CA 92691
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .06
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 08900 LOT 1 BLOCK 1 SUBDIVISIONNAME NEWBERG TOWN OF

APN: 49067
Ref Parcel #: R3219AA 08900
Taxes: \$1294.69
Market Value: \$555,583
Assessed Value: \$81,428
Sales Price: \$
Transfer Date:



Legal Owner: Stefan Czarnecki & Meghan Rogers-Czarnecki
Site Address: 802 E 4th St Newberg, OR 97132
Mailing Address: 802 E 4th St Newberg, OR 97132
Bedrooms: 5.00
Bathrooms: 4.00
Building SqFt: 3400 **Lot Acres:** .33
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 5 6 7 & 8 - EX S 2 - BLOCK 25 IN EDWARDS ADDITION

APN: 52775
Ref Parcel #: R3219AD 05300
Taxes: \$4265.34
Market Value: \$481,548
Assessed Value: \$268,264
Sales Price: \$
Transfer Date: 06/01/2020



Legal Owner: Pensco Trust Company
Site Address: 112 S College St # 1/2 Newberg, OR 97132
Mailing Address: 311 N Meridian St Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .10
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 09300 BLOCK 1 SUBDIVISIONNAME NEWBERG TOWN OF

APN: 49147
Ref Parcel #: R3219AA 09300
Taxes: \$2116.01
Market Value: \$545,508
Assessed Value: \$133,084
Sales Price: \$180,000
Transfer Date: 05/10/2013

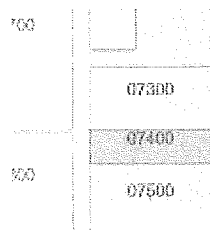


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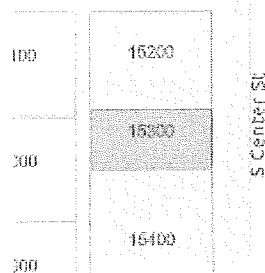
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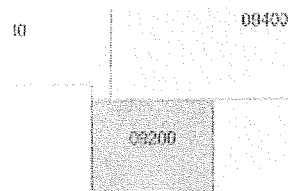
Legal Owner: Linke
Site Address: 113 S Center St Newberg, OR 97132
Mailing Address: 44700 NW Elk Mountain Rd Banks, OR 97106
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .06
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: N 26 LOT 3 - BLOCK 3 IN NEWBERG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



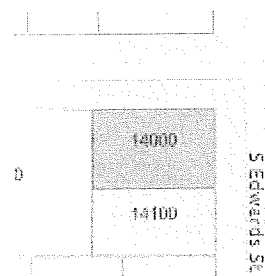
Legal Owner: Tara Gustafson
Site Address: 209 S Center St Newberg, OR 97132
Mailing Address: 209 S Center St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 1.00
Building SqFt: 1224 **Lot Acres:** .10
Year Built: 1959
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 - BLOCK 10 IN NEWBERG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



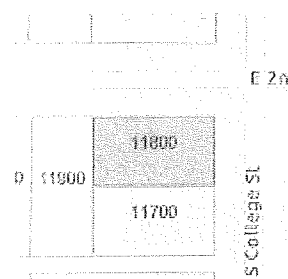
Legal Owner: General Telephone Co Of Nw
Site Address: 711 E 2nd St Newberg, OR 97132
Mailing Address: 1068 Po Box Everett, WA 98206
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .56
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION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

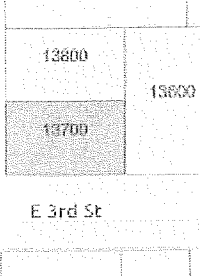
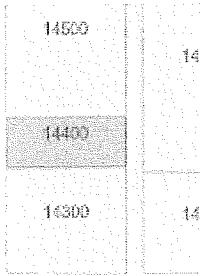
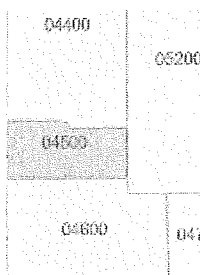
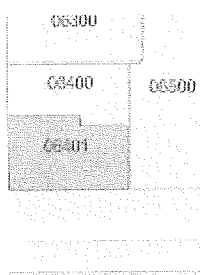
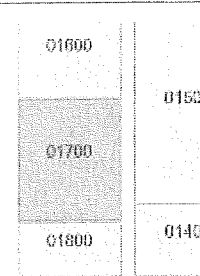


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	Legal Owner: Passista Ragazzi Llc Site Address: 701 E 3rd St Newberg, OR 97132 Mailing Address: 701 E 3rd St Newberg, OR 97132 Bedrooms: .00 Bathrooms: .00 Building SqFt: 0 Year Built: 0 School District: Newberg School District 29j Neighborhood: Legal: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

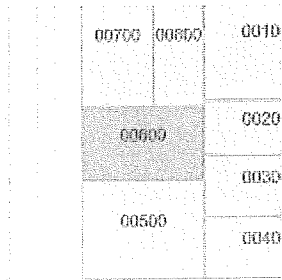


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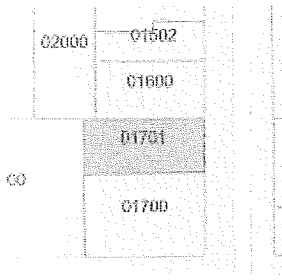
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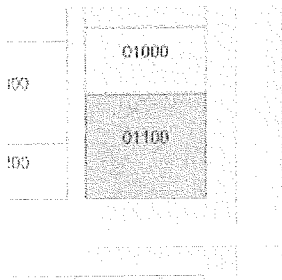
Legal Owner: George & Cynthia Cooper
Site Address: 310 S Meridian St Newberg, OR 97132
Mailing Address: 310 S Meridian St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 2642 **Lot Acres:** .14
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 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:



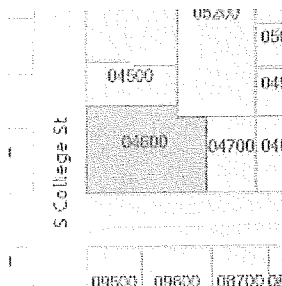
Legal Owner: Morrison
Site Address: 311 S Edwards St Newberg, OR 97132
Mailing Address: 717 E Sheridan St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 866 **Lot Acres:** .12
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 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:



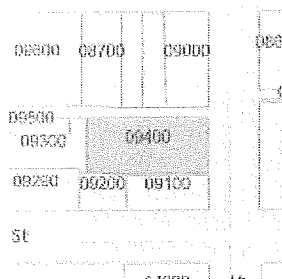
Legal Owner: Todd & Kelly Windsor
Site Address: 815 E 4th St Newberg, OR 97132
Mailing Address: 815 E 4th St Newberg, OR 97132
Bedrooms: 4.00
Bathrooms: 1.00
Building SqFt: 1886 **Lot Acres:** .17
Year Built: 1951
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 - BLOCK 14 IN NEWBERG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

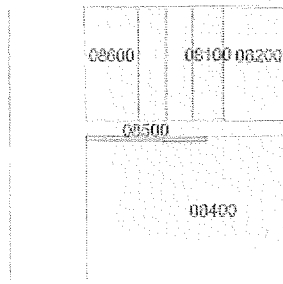


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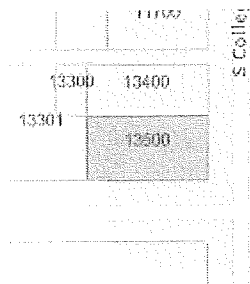
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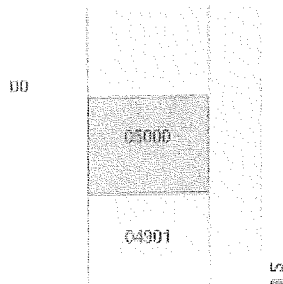
Legal Owner: Newberg City Of
Site Address: 0 0 S Edwards St Newberg, OR 97132
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .01
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

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



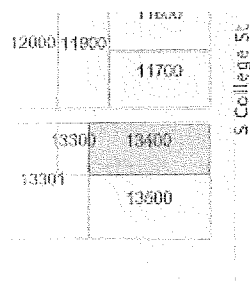
Legal Owner: Newberg Monthly Meeting Of & Friends Church
Site Address: 215 S College St Newberg, OR 97132
Mailing Address: Po Box 487 Newberg, OR 97132
Bedrooms: 5.00
Bathrooms: 2.50
Building SqFt: 2924 **Lot Acres:** .17
Year Built: 1947
School District: Newberg School District 29j
Neighborhood:
Legal: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



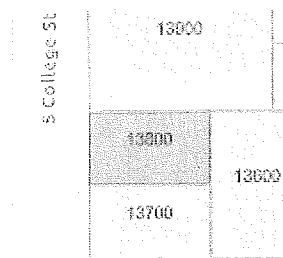
Legal Owner: Julie Larkin
Site Address: 411 S Edwards St Newberg, OR 97132
Mailing Address: 411 S Edwards St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 1.00
Building SqFt: 814 **Lot Acres:** .08
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 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

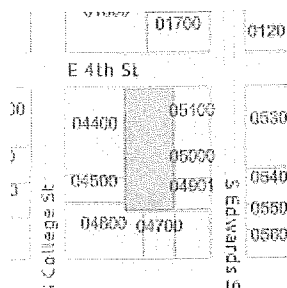


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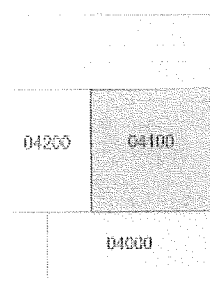
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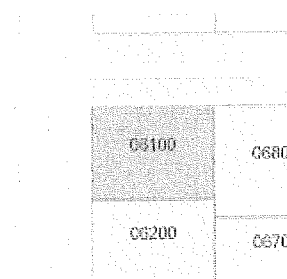
Legal Owner: Rolland & Patsy Carlson
Site Address: 712 E 4th St Newberg, OR 97132
Mailing Address: 712 E 4th St Newberg, OR 97132
Bedrooms: 4.00
Bathrooms: 2.00
Building SqFt: 3864 **Lot Acres:** .43
Year Built: 1929
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 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



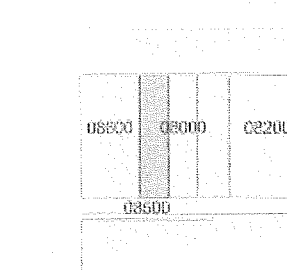
Legal Owner: Dan Jensen
Site Address: 401 S College St Newberg, OR 97132
Mailing Address: 401 S College St Newberg, OR 97132
Bedrooms: 4.00
Bathrooms: 2.00
Building SqFt: 2898 **Lot Acres:** .23
Year Built: 1916
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 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:



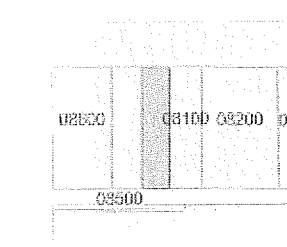
Legal Owner: Debra Fields
Site Address: 900 E 4th St Newberg, OR 97132
Mailing Address: 900 E 4th St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 1.00
Building SqFt: 1275 **Lot Acres:** .18
Year Built: 1901
School District: Newberg School District 29j
Neighborhood:
Legal: N 75 OF LOTS 5 - 8 - BLOCK 24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

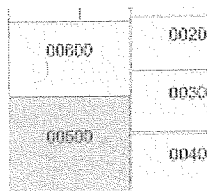


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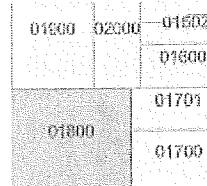
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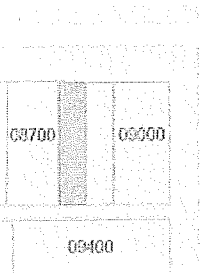
Legal Owner: Anna Hardy
Site Address: 316 S Meridian St Newberg, OR 97132
Mailing Address: 316 S Meridian St Newberg, OR 97132
Bedrooms: 5.00
Bathrooms: 2.00
Building SqFt: 1600 **Lot Acres:** .18
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 4 - BLOCK 15 IN NEWBERG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



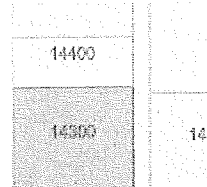
Legal Owner: Judi Moran
Site Address: 314 S College St Newberg, OR 97132
Mailing Address: 314 S College St Newberg, OR 97132
Bedrooms: 7.00
Bathrooms: 3.00
Building SqFt: 2640 **Lot Acres:** .41
Year Built: 1891
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 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



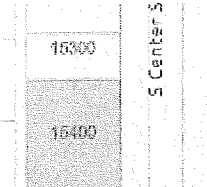
Legal Owner: Tesmer & Emery Llc
Site Address: 714 E 1st St Newberg, OR 97132
Mailing Address: Po Box 1029 Newberg, OR 97132
Bedrooms: .00
Bathrooms: .00
Building SqFt: 0 **Lot Acres:** .06
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PORTION OF BLOCK 1 IN NEWBERG TOWN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

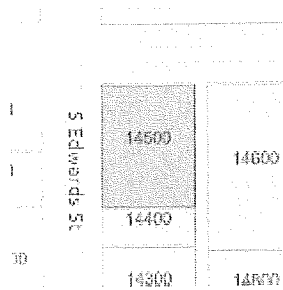


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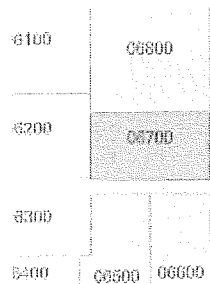
Report Created: 6/6/2024



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

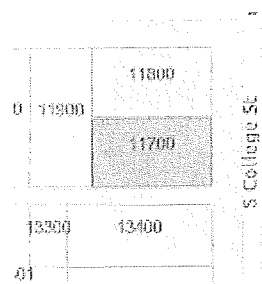
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 14500 LOT 6 BLOCK 11
SUBDIVISIONNAME NEWBERG TOWN OF



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

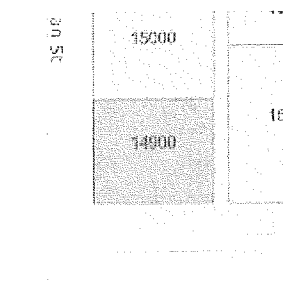
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 06700 LOT 1 BLOCK 24
SUBDIVISIONNAME EDWARDS ADDITION



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

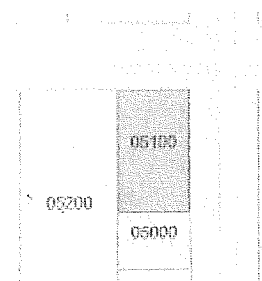
TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 11700 SUBDIVISIONNAME
CHURCH ADDITION



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

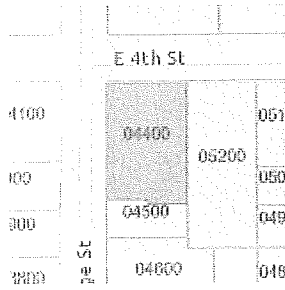


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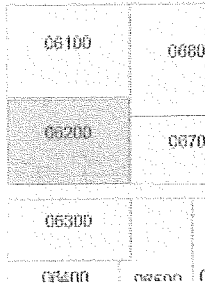
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Report Created: 6/6/2024



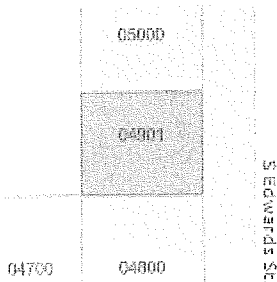
Legal Owner: Allen Routt & Jessica Bagley
Site Address: 402 S College St Newberg, OR 97132
Mailing Address: 402 S College St Newberg, OR 97132
Bedrooms: 5.00
Bathrooms: 2.00
Building SqFt: 3613 **Lot Acres:** .37
Year Built: 1880
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES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



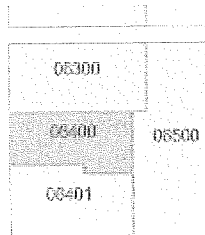
Legal Owner: Todd Billick
Site Address: 406 S Meridian St Newberg, OR 97132
Mailing Address: 406 S Meridian St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 1232 **Lot Acres:** .16
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: S 69 LOTS 5-8 - BLOCK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



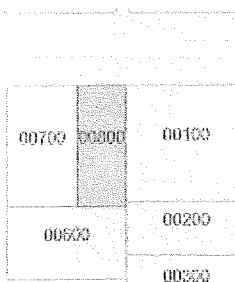
Legal Owner: Mica & Karyn Doherty
Site Address: 415 S Edwards St Newberg, OR 97132
Mailing Address: 415 S Edwards St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 1.50
Building SqFt: 998 **Lot Acres:** .08
Year Built: 1927
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 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:

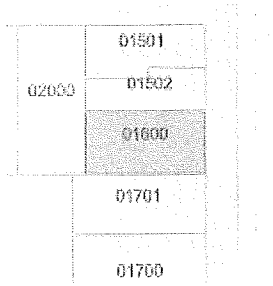


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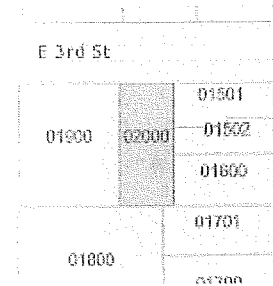
503.476.8735 | csfirst@firstam.com

Report Created: 6/6/2024



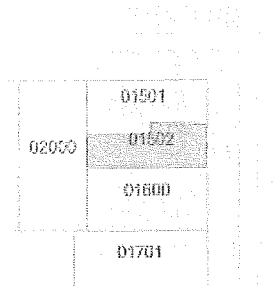
Legal Owner: Kennan & Stacy Ohern
Site Address: 307 S Edwards St Newberg, OR 97132
Mailing Address: 307 S Edwards St Newberg, OR 97132
Bedrooms: 2.00
Bathrooms: 2.00
Building SqFt: 1298 **Lot Acres:** .12
Year Built: 1889
School District: Newberg School District 29j
Neighborhood:
Legal: PORTIONS OF LOTS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



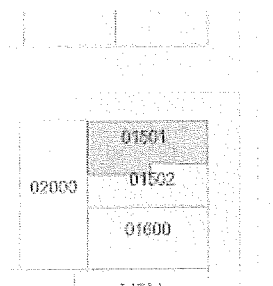
Legal Owner: Jay & Alexis Miller
Site Address: 708 E 3rd St Newberg, OR 97132
Mailing Address: 708 E 3rd St Newberg, OR 97132
Bedrooms: 3.00
Bathrooms: 2.00
Building SqFt: 2344 **Lot Acres:** .15
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

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

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

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.

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

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

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)

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.

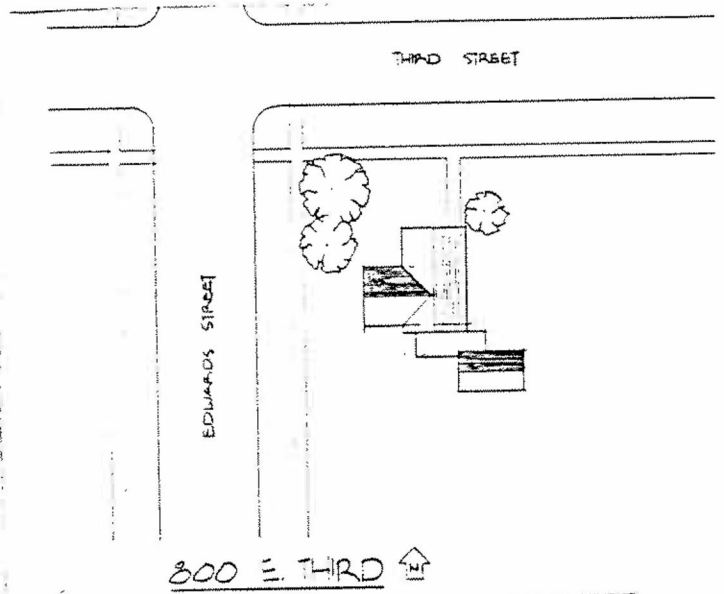
SHPO INVENTORY NO.: _____

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

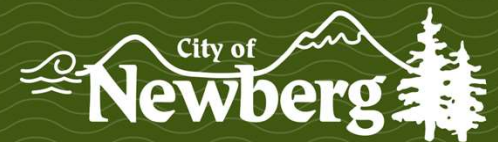
SHPO INVENTORY NO. _____

HISTORIC LANDMARK REVIEW

Modification for Wilson House

Case File No. HIS24-0003

Historic Preservation Commission | Public Hearing August 6, 2024





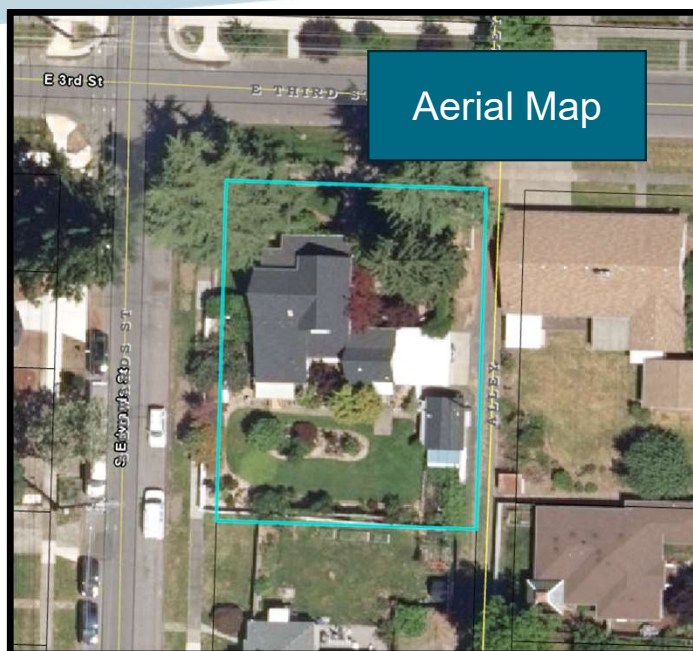
Background

- **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).

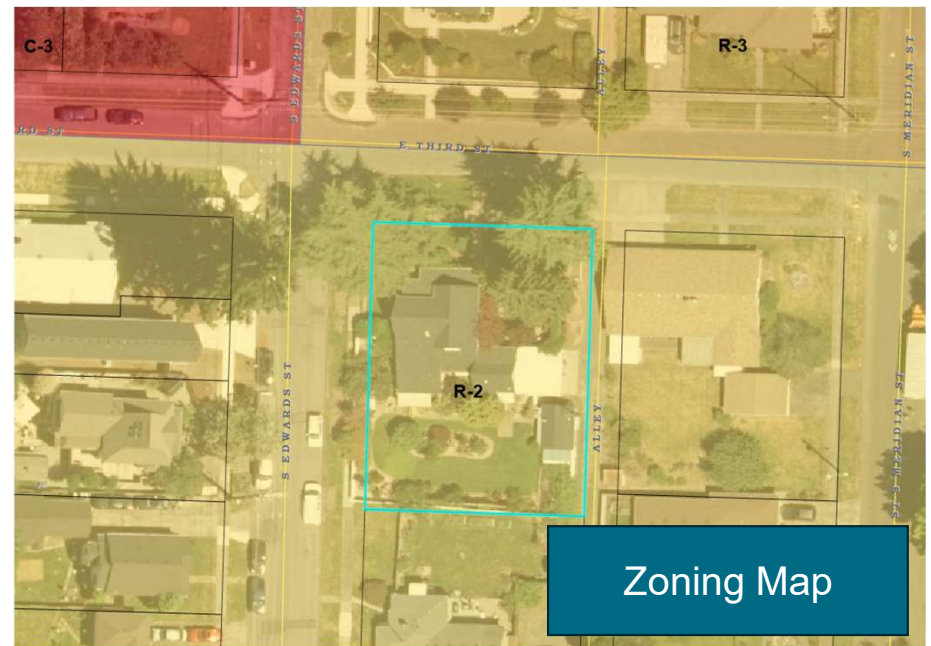
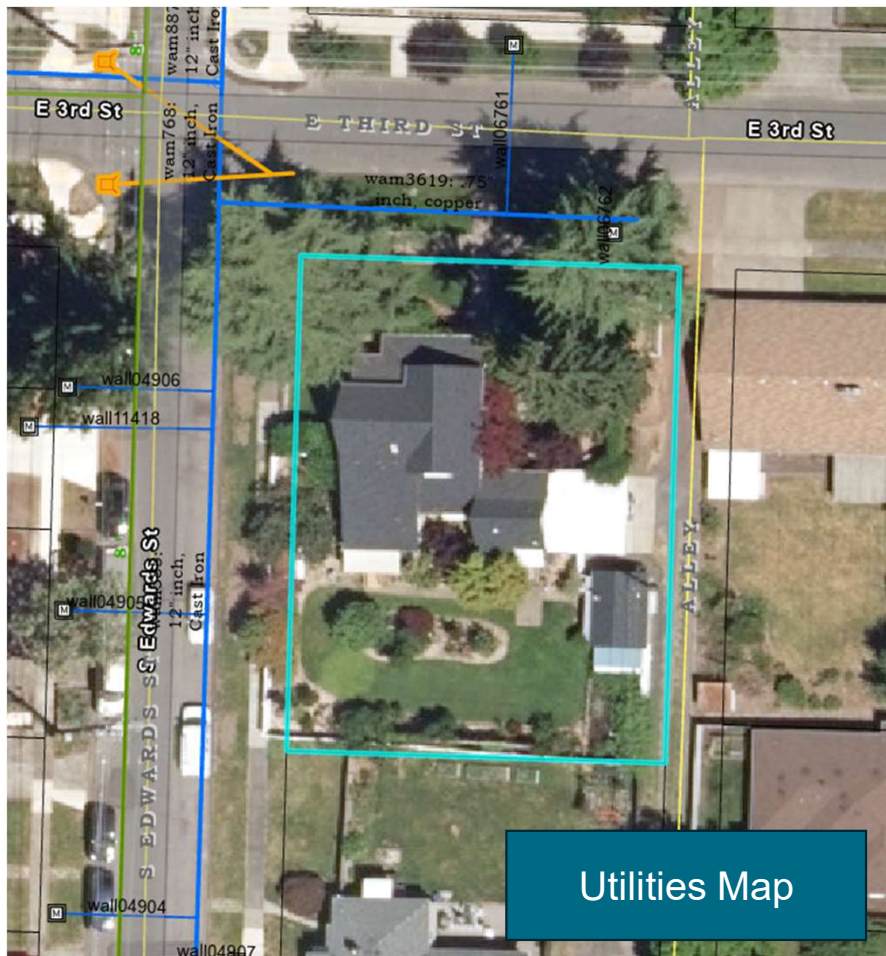
Site Photos



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.”