



Historic Preservation Commission

Agenda

December 17, 2024

Newberg Public Safety Building 401 E. Third Street

Denise Bacon Community Room

Hybrid Meeting

Hybrid: <https://us06web.zoom.us/j/89536547180>

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

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- 1. Call to Order**
 - 2. Roll Call**
 - 3. Public Comments**
 - 4. Continued Business**
 - a. Five-Year Work Plan**
 - 5. Updates from Planning Staff**
 - 6. Items from Commissioners**
 - 7. Adjournment**

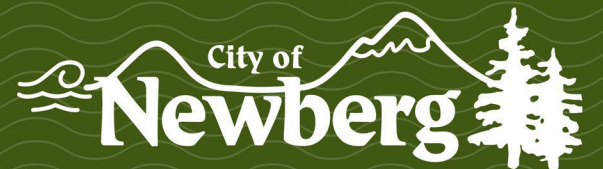
ADA Statement

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.

5 Year Work Plan

Historic Preservation Commission

2024



Identified Primary Goals

- Preserving Historic Structures
- Preserving Human Histories



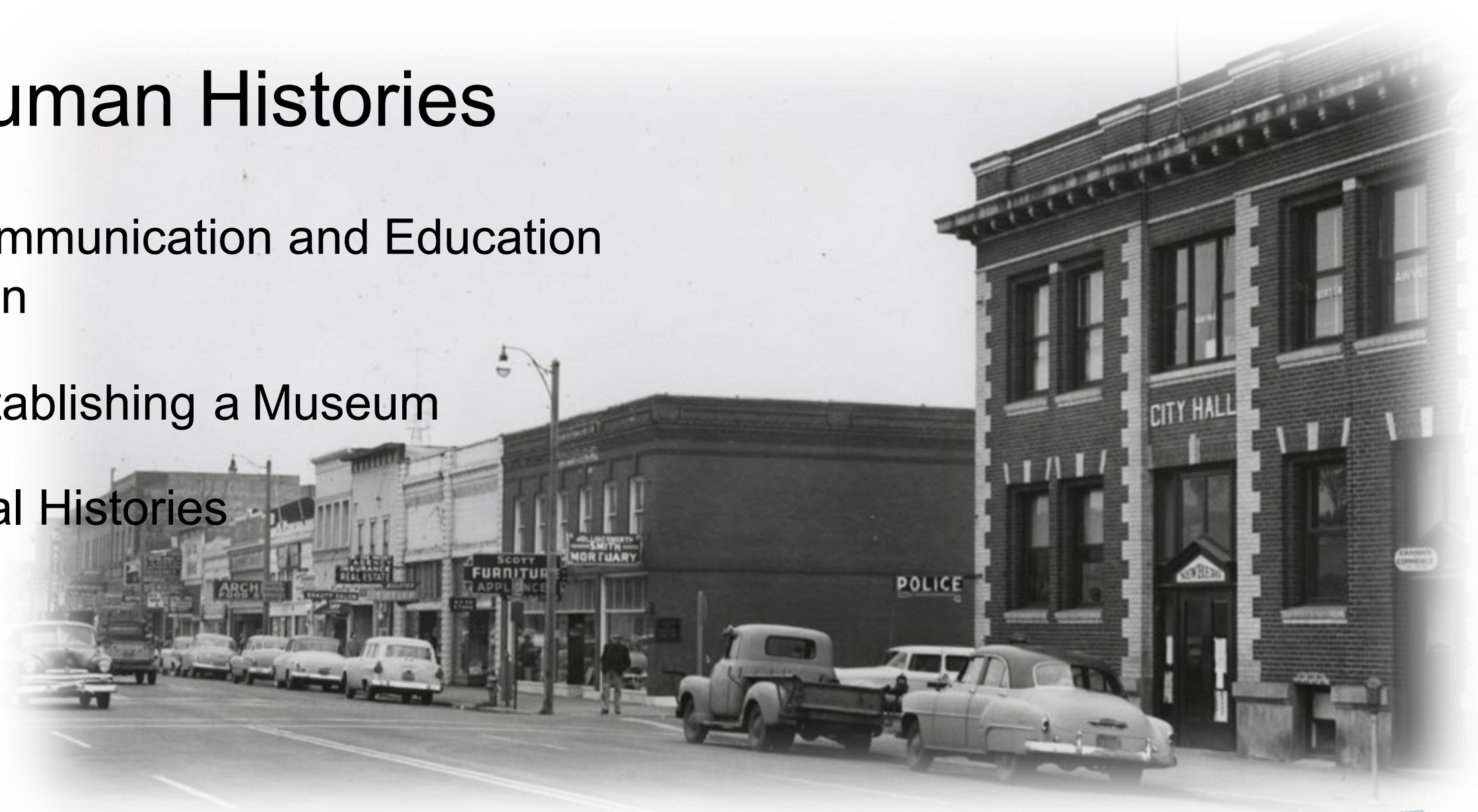
Historic Structures

- Updating the Historic Inventory
- Collaboration with local organizations for building restorations
- Exploring a Historic Downtown Designation
- Developing an Awards Program
- Creating Passthrough grants



Human Histories

- Communication and Education Plan
- Establishing a Museum
- Oral Histories



Secondary Goals

- Historic Homes
- Chinese History/Other Untold Histories
- Landmark designation process



Proposed 6 Year CLG Grant Cycle

- Year 1: Planning and preparation grant applications
- Year 2: Grant to Redo the Historic Inventory
- Year 3: Complete Historic Inventory, Identify Buildings in Need
- Year 4: Grant to Pursue Historic Downtown Designation
- Year 5: Complete Historic Downtown Designation
- Year 6: Grant to Begin Historic Restoration Awards Program

Next Steps

- Fleshed out vision of each goal
- Specific yearly steps
- Bringing the work plan to City Council for approval
- One team to work on Building Goals
- One team to work on Human History Goals



MEMORANDUM

TO: Newberg Historic Preservation Commission
FROM: Clay Downing, AICP, Planning Manager
SUBJECT: Staff update for Historic Preservation Commission
DATE: December 4, 2024

Since the last meeting of the Historic Preservation Commission in August, I wanted to provide a brief update on staff activities related to your work area.

Oregon Historic Preservation Plan 2024-2033 Available

Staff requested and received several hard copies of the recently published *Oregon Historic Preservation Plan 2024-2033* which can be picked up during your upcoming meeting or from staff at City Hall. Alternatively, a digital copy of the plan is available online at <https://www.oregon.gov/oprd/oh/pages/tools.aspx>. According to Oregon Heritage:

The statewide plan offers a comprehensive approach to preserving special traditions, collections, and places, and describes how to coordinate the efforts of the many people and organizations involved in this vital work including, but not limited to, federal, local, and tribal governments and local landmark commissions, museums, archives, libraries, historical societies, educational institutions, advocacy groups, and building, design, finance, and real estate professionals, and other people and organizations that understand the value of these resources in Oregon's communities.

The plan highlights four key issues and includes goals and objectives to address each issue, and how people and organizations can use the plan to enhance their efforts.

Notes from 2024 Fall Workshop for Certified Local Governments in Dallas, OR

On November 6, 2024, staff was able to attend the 2024 Fall Workshop in Dallas, OR on behalf of the City. The event was hosted by Oregon Heritage and featured a speaker and trainer, John Sandor (National Park Services, Technical Preservation Services), during multiple sessions of the day's agenda. The workshop included discussion of the Secretary of the Interior's standards for rehabilitation of historic resources, educational discussion of replacement of windows in historic structures and districts, tour of historic landmarks and locations where grants had recently been obtained in Dallas' historic district, highlights related to the Federal Historic Tax Credit Program, and a "before and after" photo tour of historic restoration of storefronts and other commercial façades throughout Oregon.

Although many of the sessions were of high interest with respect to preservation of historic resources, grant programs were mentioned throughout the day and are likely particular interest to your commission. Most of these grant programs can be found at <https://www.oregon.gov/oprd/OH/Pages/Grants.aspx>. An example of a community project

which may be of particular interest to the commission was a grant recipient which provided on-demand architectural services for downtown historic façade restorations. This allowed property owners to begin at concept level and move into technical drawing and expert advice rapidly with no cost to themselves. Staff has request more specifics on this example from Heritage Oregon and will share details when/if it becomes available.

Specifically, two grant programs stood out including:

- Diamond in the Rough Grants (applications open late January 2025): These are grants to restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return them to their historic appearance and potentially qualify them for historic designation (local or national). Locally, Newberg has participated in the program including building restorations at 701 E First Street (Chapters Books and Coffee) and 504/506 E First Street (Allstate Insurance / 2nd Street Community Church)

These grants are part of the State Historic Preservation Office's (SHPO) Preserving Oregon Grant Program. Grants may be awarded up to \$20,000.

- Oregon Main Street Revitalization Grant (application period is open now through March 13, 2025): The program supports downtown revitalization efforts in communities participating in the Oregon Main Street Network, such as Newberg whose affiliate is the Newberg Downtown Coalition. The purpose of the program is to:
 - Acquire, rehabilitate, and construct buildings on properties in designated downtown areas statewide; and
 - Facilitate community revitalization that will lead to private investment, job creation or retention, establishing or expanding viable businesses, or creating a stronger tax base

Grants may be awarded up to \$400,000 but requires matching funds of at least 30% that may be in the form of cash, in-kind, and volunteer time directly related to the capital improvements and some “soft” costs for professional services (i.e., architectural or engineering studies directly related to the project).

No New Applications for Historic Landmark Review Received

No new land use applications have been received for review of historic landmarks since the last meeting of the Historic Preservation Commission. However, two pre-application meetings – where multiple departments provide early information on project concepts before an application is submitted – were held which involve future submittals relating to historic landmarks. These discussions involved:

- 814 E First Street (Run-n-Gun Building, Field #168): The applicant's description stated that the goal of a possible project would be to preserve the historic building while adding density to the site. As discussed in the meeting, the existing building and retail space would be maintained while enclosing the parking area on the south side of the site and

adding two or three residential floors above with upper floors of the building on a portion setback significantly from E First Street.

- 809 E First Street (Bank of Newberg Building, Field # 167): The applicant's description stated that they would like to build out a 3,800 square foot bar and lounge inside of the building while also having outdoor seating space available for use.