

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

George Fox College Campus
Hoover Bldg.
Room 105

September 19, 1985

Members Present:

John Englebrecht	John Lyda
Bryce Fendall	Eldon McIntosh
Kathy Kelso	Ken Overton
Jack Kriz	Roger Veatch

Members Absent:

Arthur Roberts

Staff Present:

Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary
Jane Altier-Morrison, Project Consultant

Citizens Present:

15 Citizens

Planning Director Moorhead opened the meeting, briefly presented the background of the historic ordinance development, and then introduced Jane Altier-Morrison, a member of the Historic Research Consultant team for Newberg.

Jane Altier-Morrison identified the purpose of the historic research project and how the process of investigating has developed a cultural resources inventory. Preparing the inventory is part of a five step process which includes:

1. Review and identify resources.
2. Evaluate resources.
3. Identify conflicting uses for each resource.
4. Review resource programs currently existing in the community.
5. Implement resource programs.

A slide show was then presented which identified various resource sites in Newberg. Ms. Altier-Morrison indicated that Newberg has many good examples of properties constructed between 1880 and 1930, and also has many fine examples of 20th century brickwork. She identified the difference between the identification "primary" and "secondary". Primary indicates the site would stand by itself as having historical significance or it could have a strong association with events or people. Secondary indicates the site would be important on a local level. Compatible and contributing buildings could not stand alone but are interesting as a collection. She added that possibly 25% of the 200 plus

sites identified in the inventory could fall into the primary or secondary categories.

Jane Altier pointed out that the draft historic preservation ordinance was put together from many other similar ordinances, adapting each section to suit Newberg's needs. She identified the various sections of the ordinance, highlighting topics such as education, demolition requirements, new construction requirements, appeal procedures and committee make-up.

After a brief break the Commission reconvened.

Staff reviewed the ordinance, pointing out the landmark definition, membership requirements, listing of landmark and district designation by City Council, preservation resource center establishment, workshops and assistance, exterior alterations, demolition process, permit requirements and signs.

Planning Director Moorhead then opened the meeting to public discussion.

Robin Hamblet, ex-County Commissioner, commented that a sure way to guarantee the preservation of historic sites would be for the City to purchase the site. He also felt that a resource for information about restoration, construction, etc. needed to be made available to the general public.

Eldon McIntosh, Planning Commissioner, commented that no information has been available in Newberg relating to the care and restoration of older homes. He also felt that the property owners whose homes would come under the requirements of the proposed ordinance should be involved in the creation of the ordinance.

Peggy Campbell, owner of one of the inventoried properties, indicated that the financial impact of maintaining the exterior integrity of historic sites was very great on the owners of the properties involved.

Jean Harris, ex-Planning Commissioner, commented that a historic preservation ordinance would be worthwhile for Newberg, but perhaps difficult to have approved.

Planning Commissioner Jack Kriz commented that the community needs to preserve the past.

Planning Commissioner John Englebrecht commented that property ownership rights should not be restricted without very careful consideration.

Robin Hamblet indicated that property ownership investment and pride are motivating factors for preserving these homes. He felt that City Staff should also be made aware of methods of maintaining or repairing older homes so the information could be made more easily available to the public through them. He also commented that some tax incentive benefits were also available.

Ellie Fendall, Chair of the Walking Tour Committee, commented that during her involvement with the Walking Tour she has had many very positive comments from the owners of historic homes. The attitude seemed to be interest and enthusiasm for further information about their homes.

Planning Commission Chairman Roger Veatch indicated he was very concerned about infringement of property ownership rights.

Ms. Altier-Morrison commented that a new state program entitled "Rehab Oregon Right" might be beneficial to Newberg and that there might be possibilities of scheduling the program in Newberg.

After further brief comments from the audience, Planning Director Moorhead summarized the consensus of the group. First, this type of an ordinance might be acceptable if compliance was voluntary. Secondly, the proposed Historic Landmarks Commission should be more informative and supportive than enforcement oriented. The Commission concurred with the Planning Director.

The Planning Director was directed to invite some of the property owners subject to the proposed ordinance to next month's Planning Commission meeting. The Commission will at that time continue discussion of the proposed Historic Preservation Ordinance.

The meeting was then adjourned.