



HISTORIC PRESERVATION COMMISSION AGENDA

Tuesday, February 28, 2017, 7:00 PM

NEWBERG PUBLIC SAFETY BUILDING

401 E. THIRD STREET

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS: (for items not on the agenda)

IV. APPROVAL OF JANUARY 24, 2017 MEETING MINUTES

V. QUASI-JUDICIAL PUBLIC HEARING (complete registration form to give testimony - 5 minute maximum per person except for principals, unless otherwise set by majority motion of the Commission).

1. **Historic Review – Chehalem Cultural Center patio:** Consider an application to build an outdoor patio adjacent to the ballroom at the northwest corner of the Cultural Center.

APPLICANT: Chehalem Park and Recreation District

LOCATION: 415 E. Sheridan Street

FILE NO.: HISD3-16-002

ORDER: 2017-001

CRITERIA: Newberg Development Code Section: 15.344.030(A)(3)

2. **Historic Review – 115 N. Washington Street:** Consider an application to remodel and add an addition to Recipe Restaurant.

APPLICANT: LPP Properties

LOCATION: 115 N. Washington Street

FILE NO.: HISD3-17-001

ORDER: 2017-002

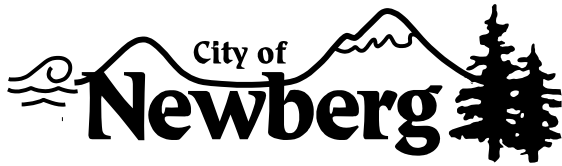
CRITERIA: Newberg Development Code Sections: 15.344.030(A)(3)

VI. NEXT MEETING: TBD

VII. ADJOURNMENT

FOR QUESTIONS, PLEASE STOP BY, OR CALL 503-537-1240, COMMUNITY DEVELOPMENT DEPT. – P.O. BOX 970 – 414 E. FIRST ST.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: *In order to accommodate persons with physical impairments, please notify the Community Development Department of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant II at (503) 537-1240. For TTY services please dial 711.*



**NEWBERG HISTORIC
PRESERVATION COMMISSION
MEETING MINUTES
Tuesday, January 24, 2017
7:00 p.m., Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

- I. Open Meeting** – 7:00 p.m.
- II. Roll Call** - Commissioner attendees included Chair Rick Fieldhouse, Vice-Chair Chuck Zickefoose, Barbara Doyle, Geary Linhart, Ryan Howard, and Student Commissioner Zoe Jenkins. Absent: none.
- Staff present: Senior Planner Steve Olson
- III. Elections – Chair:** Commissioner Zickefoose nominated Commissioner Howard for Chair, and Commissioner Doyle seconded. Commissioner Howard nominated Commissioner Fieldhouse for Chair, and Commissioner Linhart seconded. Nominations were closed. Commissioner Howard received two votes in favor, and Commissioner Fieldhouse received three votes in favor; Commissioner Fieldhouse was therefore re-elected as Chair.
- Elections - Vice-Chair:** Commissioner Linhart nominated Commissioner Doyle, and Commissioner Howard seconded. Commissioner Doyle declined the nomination. Commissioner Fieldhouse nominated Commissioner Zickefoose, and Commissioner Linhart seconded. Commissioner Zickefoose received five votes in favor, and was re-elected as Vice-Chair.
- IV. Public Comment** – No public comments were made.
- V. Approval of November 15, 2016 meeting minutes** – Commissioner Doyle moved to approve the minutes, and Commissioner Linhart seconded the motion. The commissioners approved the motion unanimously.
- VI. CLG grant** – Staff updated the Commission that the city would be submitting the 2017 CLG grant application for funds to nominate the Cameo Theater to the National Register of Historic Places.
- VII. Training** - Staff reviewed the quasi-judicial hearing process with the Commission, and had a general discussion about issues and procedures during hearings.
- VIII. Next meeting:** The next meeting was set for February 28, 2017.
- IX. Adjourn** – 8:00 p.m.

Approved by the Newberg Historic Preservation Commission this 28th day of February, 2017.

AYES:

NO:

ABSENT:

ABSTAIN:

**Steve Olson
Minutes Recorder**

**Rick Fieldhouse,
Historic Preservation Commission Chair**

Z:\WP5FILES\Community Dev Meetings Folder\Historic Preservation Commission\Agendas and meeting packets\Meeting packet 2017-0228\Meeting Minutes 2017-0124.doc

OUTLINE FOR QUASI-JUDICIAL PUBLIC HEARING

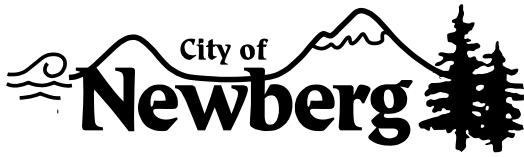
Newberg Planning Commission

- 1. CALL TO ORDER**
OPEN THE PUBLIC HEARING, ANNOUNCE THE PURPOSE, DISCUSS TESTIMONY PROCEDURE, AND TIME ALLOTMENTS
- 2. CALL FOR ABSTENTIONS, BIAS, EX PARTE CONTACT, AND OBJECTIONS TO JURISDICTION**
- 3. LEGAL ANNOUNCEMENT**
READ “QUASI-JUDICIAL ANNOUNCEMENTS” SHEET
- 4. STAFF REPORT**
COMMISSION MAY ASK BRIEF QUESTIONS FOR CLARIFICATION
- 5. PUBLIC TESTIMONY**
5 MINUTE TIME LIMIT PER SPEAKER (15 MINUTE LIMIT FOR APPLICANT AND PRINCIPAL OPPONENT). SPEAKER GOES TO WITNESS TABLE, STATES NAME & PRESENTS TESTIMONY. COMMISSION MAY ASK QUESTIONS OF SPEAKERS.
 - A. APPLICANT(S)
 - B. OTHER PROPONENTS
 - C. OPPONENTS AND UNDECIDED
 - D. STAFF READS WRITTEN CORRESPONDENCE (TIME LIMIT APPLIES)
 - E. APPLICANT REBUTTAL
- 6. CLOSE OF PUBLIC TESTIMONY PORTION OF HEARING**
- 7. FINAL COMMENTS FROM STAFF AND RECOMMENDATION**
- 8. PLANNING COMMISSION DELIBERATION INCLUDING DISCUSSION OF CRITERIA WITH FINDINGS OF FACT**
- 9. ACTION BY THE PLANNING COMMISSION**
 - A. ORDER OR RESOLUTION – Usually requires passage of order if the commission is the final decision maker, or a resolution if the commission is only advisory to the council.
 - B. VOTE – Vote is done by roll call.
 - C. COMBINATION – Can be combined with other commission action; separate vote on each action is required.

**QUASI-JUDICIAL
PUBLIC HEARING PROCESS
TESTIMONY AND EVIDENCE REQUIREMENTS**

ORS 197.763 requires certain statements to be made at the commencement of a public hearing.

- The applicable City and State zoning criteria must be listed. This means that we must advise you of the standards that must be satisfied by the applicant prior to our approval of an application. The Planning Staff will list the applicable criteria during his or her presentation of the staff report.
- Persons wishing to participate in this hearing must direct their testimony or the evidence toward the criteria stated by the Planner or other specific City or State criteria which you believe apply. You must tell us why the testimony or evidence relates to the criteria.
- Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised in person or by letter at the local level prior to the City approving or denying the application. The law states that the issue must be raised in enough detail to afford the decision-maker and the parties an opportunity to respond. This part of the law is also known as the "raise it or waive it" requirement. If you do not bring it up now, you can't bring it up at LUBA.
- Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in enough detail to allow the local government or its designee to respond to the issue precludes an action for damages in Circuit Court.
- Prior to the conclusion of the initial evidentiary hearing on an application, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Planning Commission will grant such a request through a continuance or extension of the record.



Community Development Department

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT CHEHALEM CULTURAL CENTER – OUTDOOR PATIO HISTORIC REVIEW

HEARING DATE: February 28, 2017

FILE NO: HISD3-16-002

REQUEST: Historic review to create an outdoor patio adjacent to the ballroom at the Chehalem Cultural Center.

LOCATION: 415 E. Sheridan Street

TAX LOT: 3218DD-15700

APPLICANT/OWNER: Chehalem Park and Recreation District

ZONE: Institutional

OVERLAYS: Historic Landmark overlay

ATTACHMENTS:

Order 2017-001 with

Exhibit "A": Findings
Exhibit "B": Conditions

1. Aerial Photo
2. Site Plan
3. Historic Inventory survey
4. Application



A. DESCRIPTION OF THIS APPLICATION:

The applicant, Chehalem Park and Recreation District, has requested a historic review to create an outdoor patio adjacent to the ballroom at the Chehalem Cultural Center (CCC). The CCC building and site are on the city's Historic Landmark list, so any significant change to the appearance of the site requires a review by the Historic Preservation Commission to determine if the application preserves the historic character of the site. The Historic Preservation Commission hearing on February 28, 2017 addresses the historic review criteria in the Newberg Development Code.

On a related note: The applicant has also applied for design review approval of the patio (the design review will cover criteria such as setbacks, landscaping, and parking). The Planning Commission will hold a separate hearing on March 9, 2017 to consider the design review application.

B. SITE INFORMATION:

1. Location: 415 E. Sheridan Street
2. Topography: Generally flat, with a slight slope to the south and from the building to the street.
3. Current Land Uses: The Chehalem Cultural Center has been approximately 2/3 renovated inside and is in active use. The northern, eastern and southern sides of the site have all been developed – only the western side of the site remains undeveloped. The area contains a gravel overflow parking lot.
4. Natural Features: There are no significant natural features on the western side of the site.
5. Adjacent Land Uses:
 - a. North, east and west: Predominantly single-family residential
 - b. South: Institutional uses – public library, Masonic Lodge
6. Access and Transportation: The patio site is adjacent to Blaine Street, on the western side of the site.
7. Utilities: No changes are proposed to the existing utility services.

C. PROCESS:

The historic review request is a Type III application and follows the procedures in Newberg Development 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. 2/7/17: The Community Development Director deemed the application complete.
2. 2/3/17: The applicant mailed notice to the property owners within 500 feet of the site.
3. 2/7/17: The applicant posted notice on the site.
4. 2/15/17: The *Newberg Graphic* published notice of the Historic Preservation Commission hearing.
5. 2/28/17: 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. Comments and recommendations from city departments have been incorporated into the findings and conditions. As of the writing of this report, the city has not received any agency comments.

E. PUBLIC COMMENTS:

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

F. ANALYSIS:

1. Addressing the historic nature of the site

The CCC building and site are on the city's local historic landmark list, and therefore require a historic review for any changes that affect the appearance of the site. The proposed patio is low profile, matches the grade of the existing site, and has little visual impact on the site. The project will also extend the front yard landscaping farther south along Blaine Street, which further reduces any visual impact from the patio area.

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 2017-001, which approves the requested historic review with conditions.



HISTORIC PRESERVATION COMMISSION ORDER 2017-001

**AN ORDER APPROVING HISTORIC REVIEW HISD3-16-002 FOR AN OUTDOOR
PATIO ADJACENT TO THE BALLROOM AT THE CHEHALEM CULTURAL CENTER, 415
E. SHERIDAN STREET, YAMHILL COUNTY TAX LOT 3218DD-15700.**

RECITALS

1. The Chehalem Park and Recreation District submitted an application to build an outdoor patio adjacent to the ballroom at the Chehalem Cultural Center, 415 E. Sheridan Street, Yamhill County tax lot 3218DD-15700. The site is on the city Historic Landmark list.
2. After proper notice, the Newberg Historic Preservation Commission held a hearing on February 28, 2017 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".

The Newberg Historic Preservation Commission orders as follows:

1. Historic Review Application HISD3-16-002 is hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This order shall be effective March 15, 2017 unless appealed prior to that date.
4. This order shall expire one year after the effective date above if the applicant does not obtain permits pursuant to this application by that time, unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Historic Preservation Commission this 28th day of February, 2017.

ATTEST:

Historic Preservation Commission Chair

Historic Preservation Commission Secretary

List of Exhibits:

Exhibit "A": Findings

Exhibit "B": Conditions

Exhibit “A” to Historic Preservation Commission Order 2017-001
Findings –File HISD3-16-002
Chehalem Cultural Center outdoor patio

A. Historic Landmark Review Criteria That Apply - Newberg Development Code 15.344.030.

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.

Finding: The proposed patio project would not change the existing building or remove any historic features from the site. It would be adjacent to the existing ballroom, be constructed of light gray concrete pavers, and have a minimal visual impact on the site. The slope of the patio will match the existing grade of the site. The project will also add front yard landscaping along Blaine Street, which will further reduce the visual impact of the patio. The Chehalem Cultural Center building was

built in 1935 as the Central School. The style is Colonial Revival with some contemporary elements and finishes. The building has strong clean lines, extensive windows, minimal ornamentation, and an almost modern style. The façade incorporates several step backs. The entrance and the two wings extend forward, which helps break up the mass of the building. The dominant façade material is red brick, which lends a warm tone to the building. The main entrance is a light colored concrete archway, which contrasts with the dominant brick color and serves as a focal point. The two wings on the front of the building were added in the 1950s, have flat roofs, plain facades, and a modern character. The grounds around the school were principally used for lawns or playgrounds, with some parking. Most of the front courtyard has pavers and is similar to the proposed patio. Most of the rear yard is a parking area, constructed with pervious pavers.

The proposed patio will improve the site by replacing a graveled area, and adding some landscaping along the street edge. The patio will be constructed of light gray concrete pavers, which will be similar to the pavers used in the forecourt.

The existing building occupies an entire block, so there is no average setback established by adjacent buildings. The proposed patio is less than 30 inches tall, so there are no setback requirements. No new structures or fences are proposed. The applicant will be required to obtain any necessary building permits and erosion control permits prior to beginning construction.

The historic character of the site would be preserved if the patio was constructed.

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.

Finding: The proposed patio project does not add conjectural features or create a false sense of historical development for the site.

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

Finding: No structures are being added or changed. The proposed patio will retain the open character of the site, and allow it to continue to function as a flexible community space.

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

Finding: The proposed patio does not remove distinctive exterior features of the existing building.

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.

Finding: There are no historic features that are being replaced.

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.

Finding: No surface cleaning is proposed for the existing building.

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

Finding: It is not known whether there are archeological resources on the site. The State Historic Preservation Office (SHPO) has commented on previous applications that there may be, and that the site is within an area generally perceived as having a high probability for possessing archaeological sites and/or buried human remains. They recommend extreme caution during excavations. State law requires that if archaeological objects or sites are discovered during construction then all activities should cease immediately until a professional archaeologist can evaluate the discovery.

h. New additions, exterior alterations, or related new construction shall not destroy 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.

Finding: The proposed patio will alter the site, but will have a low visual impact and will be constructed of materials that make it compatible with the existing forecourt. It will not destroy the historic character or historic integrity of the site.

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.

Finding: The new construction is a patio. It could be removed in the future without affecting the historic character of the property.

B. CONCLUSION: Based on the above mentioned findings, the project meets the required criteria within the Newberg Development Code, subject to completion of the attached conditions:

Exhibit “B” to Historic Preservation Commission Order 2017-001
Conditions –File HISD3-16-002
Chehalem Cultural Center outdoor patio

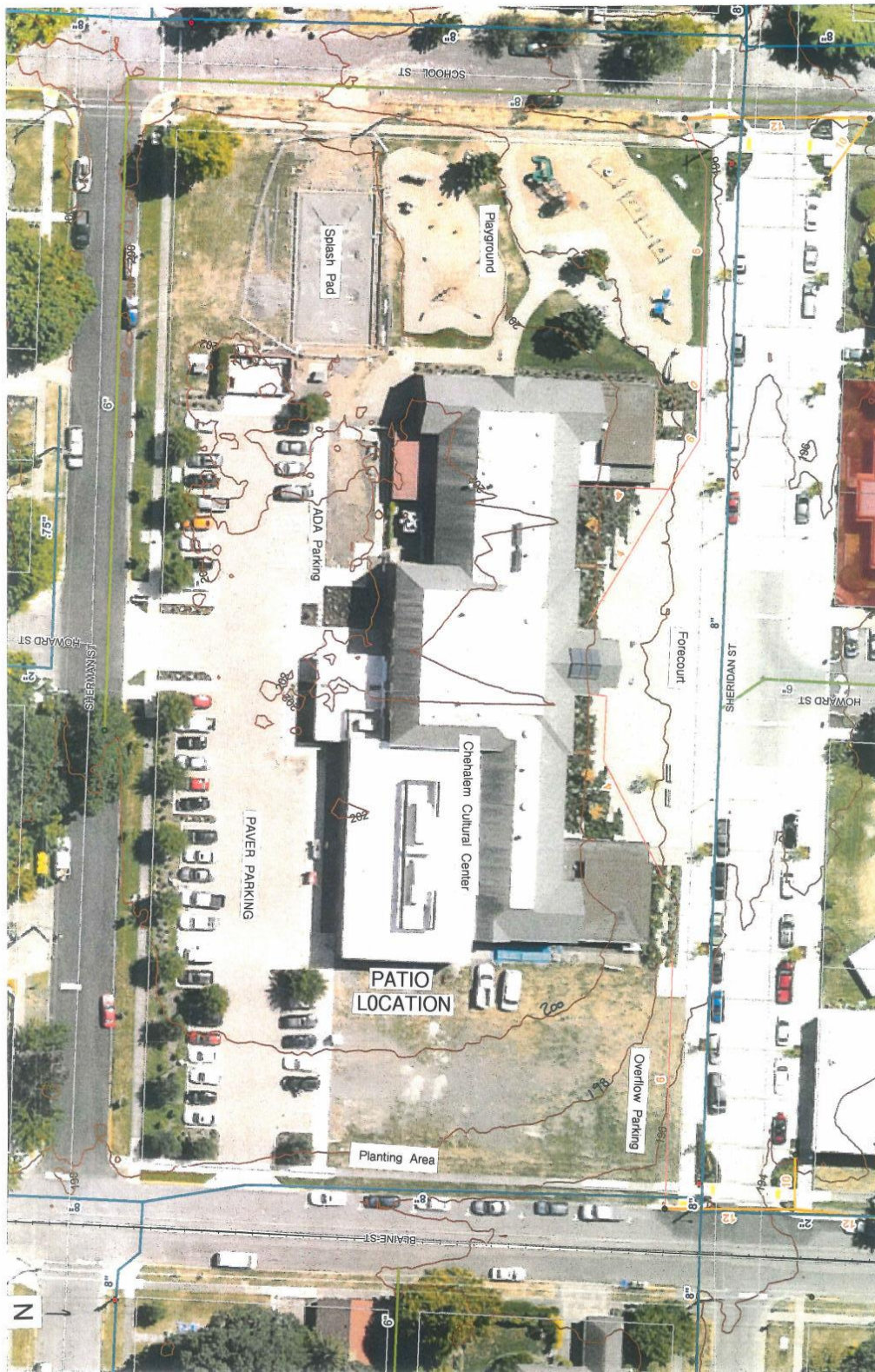
A. THE FOLLOWING CONDITIONS APPLY TO THE CONSTRUCTION OF THE PROJECT:

1. **Permits:** Obtain any necessary building permits and erosion control permits prior to beginning construction.
2. **Archaeological resources:** It is not known whether there are archeological resources on the site. The State Historic Preservation Office (SHPO) has commented that there may be, and that the site is within an area generally perceived as having a high probability for possessing archaeological sites and/or buried human remains. They recommend extreme caution during excavations. State law requires that if archaeological objects or sites are discovered during construction then all activities should cease immediately until a professional archaeologist can evaluate the discovery.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

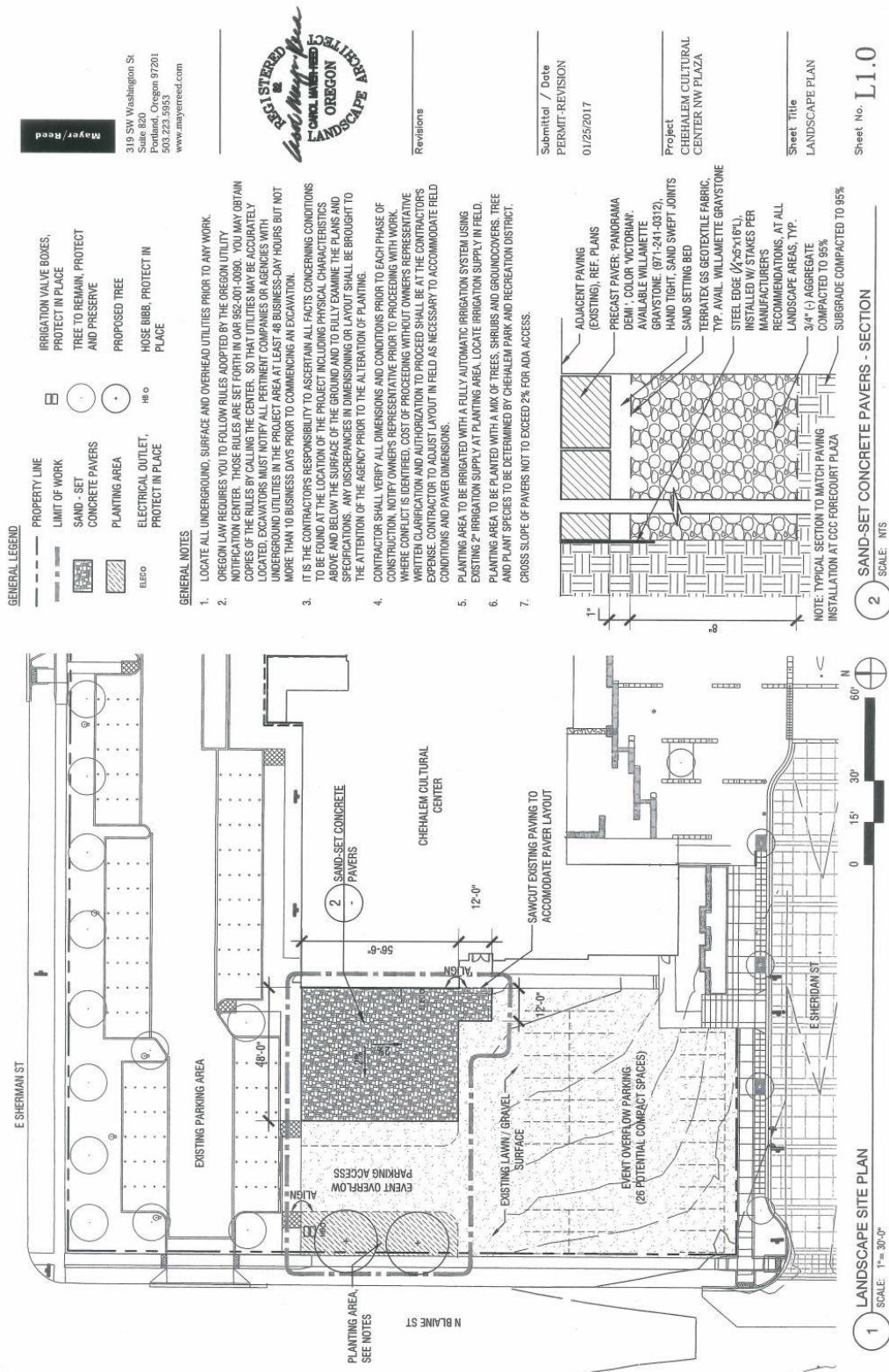
1. **Historic Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all conditions have been completed.
2. **Site Inspection:** Contact the Building Division (503-537-1240) for Building final inspections. Contact the Planning Division (503-537-1240) for landscaping final inspections.

Attachment 1: Aerial Photo



"Working Together For A Better Community-Serious About Service"
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Attachment 2: Site Plan



"Working Together For A Better Community-Serious About Service"

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CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

ATTACHMENT 3

HIST. NAME: Central School
COMMON NAME: Central School
ADDRESS: 415 E. Sheridan
T/R/S: 3S 2W 18
MAP NO: 3S 2W 18DD TAX LOT: 15700
ADDITION: Central
BLOCK: School Block LOT:
OWNER: Central School - Dist. # 29
ADDRESS: 1421 Deborah Road

DATE OF CONSTRUCTION: 1935
ORIGINAL USE: School
PRESENT USE: School
ARCH./BLDR.: F. M. Stokes (arch.)
STYLE: Modern
BLDG. X STRUC. DIST. SITE OBJ.
THEME: Education
CITY: X UGB:
QUAD: Newberg

PLAN TYPE/SHAPE: Modified H
FOUNDATION MATERIAL: Concrete
WALL CONSTRUCTION: Masonry
ROOF FORM & MATERIALS: Hip and gable.
PRIMARY WINDOW TYPE: Double and triple-hung sash.
EXTERIOR SURFACING MATERIALS: Brick.
DECORATIVE FEATURES:

NO. OF STORIES: 2
BASEMENT (Y/N): Yes
STRUCTURAL FRAME: Unknown

OTHER:

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

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Entrance altered, 1958. Classrooms added on southwest and southeast corners of building, 1958.

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

SETTING: Occupies double lot in residential area mid-way between the downtown commercial core and the S.P. railroad line.

STATEMENT OF SIGNIFICANCE: This school building replaced the old Central School built in 1905. The old Central School replaced the Newberg Public School which was constructed in 1892. The present school building was designed by F.M. Stokes who designed many public buildings throughout Oregon including the Clackamas Co. Courthouse. It is a focal point for the surrounding neighborhood.

SOURCES:

Sanborn Insurance Maps, 1902, 1905, 1929.

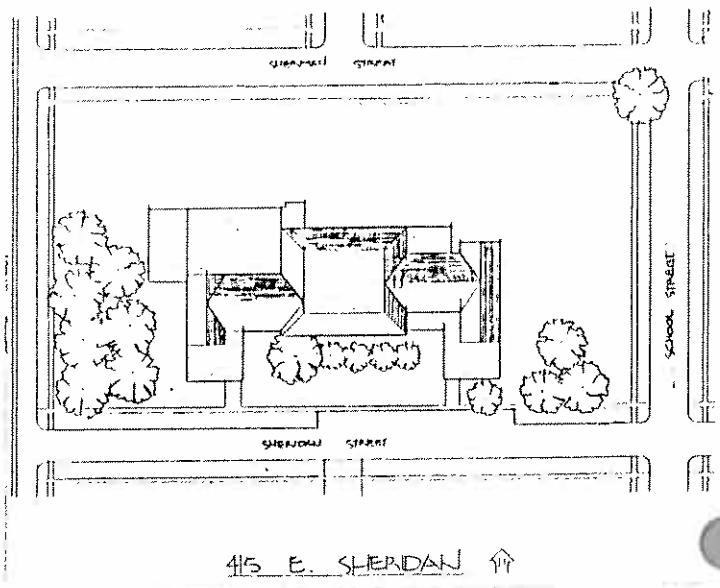
SHPO INVENTORY NO.:

CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

PAGE 2



NAME: Central School
 ADDRESS: 415 E. Sheridan
 T/R/S: 3S 2W 18
 MAP NO: 18DD
 TAX LOT: 15700
 QUAD: Newberg
 ROLL NO: 7; 13; 14
 NEGATIVE NO: 17-18; 21; 1
 SLIDE NO: _____



GRAPHIC SOURCES:
City Map, 1973

SHPO INVENTORY NO. _____



TYPE III APPLICATION - 2016 (QUASI-JUDICIAL REVIEW)

File #: H1503-16-002

TYPES - PLEASE CHECK ONE:

- ☐ Annexation
☐ Comprehensive Plan Amendment (site specific)
☐ Zoning Amendment (site specific)
☒ Historic Landmark Modification/alteration

- ☐ Conditional Use Permit
☐ Type III Major Modification
☐ Planned Unit Development
☐ Other: (Explain) _____

APPLICANT INFORMATION:
APPLICANT: Chehalem Park and Recreation DistrictADDRESS: 125 Elliott St., Newberg, Oregon 97132EMAIL ADDRESS: jmcmaster@cprdnw.orgPHONE: 503-537-2909MOBILE: 503-209-2222

FAX: _____

OWNER (if different from above): _____

PHONE: _____

ADDRESS: _____

ENGINEER/SURVEYOR: N/A

PHONE: _____

ADDRESS: _____

GENERAL INFORMATION:
PROJECT NAME: Chehalem Cultural Center PatioPROJECT LOCATION: 415 E. Sheridan St.,PROJECT DESCRIPTION/USE: Outdoor Patio for use by the publicMAP/TAX LOT NO. (i.e. 3200AB-400): 3218DD-15700ZONE: _____ SITE SIZE: 3,056 SQ. FT. ☒ ACRE ☐COMP PLAN DESIGNATION: InstitutionalTOPOGRAPHY: FlatCURRENT USE: Gravel open space lot area

SURROUNDING USES:

NORTH: ResidentialSOUTH: Commercial/InstitutionalEAST: Cultural Center BuildingWEST: Residential
SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED
General Checklist: ☐ Fees ☐ Public Notice Information ☐ Current Title Report ☒ Written Criteria Response ☒ Owner Signature

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

Annexation	p. 15
Comprehensive Plan / Zoning Map Amendment (site specific)	p. 19
Conditional Use Permit	p. 21
Historic Landmark Modification/Alteration	p. 23
Planned Unit Development	p. 26

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

Jim McMaster
Chehalem Park & Rec. District
 Applicant Signature Date 12/19/16

Jim McMaster
Chehalem Park & Rec. District
 Owner Signature Date 12/19/16

Jim McMaster
 Print Name

Jim McMaster
 Print Name

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



503-537-2909
 fax 503-538-9669
 125 South Elliott Road
 Newberg, OR 97132
cprdnewberg.org

December 16, 2016

Dear Historic Review Committee,

The Chehalem Park and Recreation District would like to add to the Chehalem Cultural Center property a small patio area comprised of concrete pavers adjacent to the ballroom on the west side of the building. The proposed patio will be placed on what is now a gravel lot and will complement the current ballroom area.

The site had remained a historical building throughout the years, but with many alterations. A brief building history would include:

- The original building was constructed in 1934. During following years, many alterations took place by the school district who owned the building at that time.
- In 1954 the eastern and western south facing wings were added along with a gymnasium and locker room facility.
- In 2007 the park district who now owned began renovating the building. New windows were installed to match the original 1934 windows. Seismic upgrades took place and a new central entry in the front of the cultural center was constructed. The inside of the building was partially upgraded for use.
- In 2012 a permeable (pavers) parking lot was constructed along with landscaping and lighting to the north of the Cultural Center.
- In 2014 a forecourt and new street were installed in the front southern section of the building
- In 2015 the gym was turned into a community ballroom. The last historic review at the Cultural Center was the renovation of the ballroom.

The Park District has gone to great efforts to restore the building to its original historic character. The district is retaining many of the original features of the building while also complimenting the building with the paver landscaped parking lot to the north and the forecourt to the south. The new patio area just outside the western end of the ballroom that is proposed will match both the parking area and the forecourt design intent.

Thank you for your review of this project. The Chehalem Park and Recreation District wants to continue improving and upgrading the Cultural Center building and the surrounding property without compromising the historical significance of the property.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jim McMaster".

Jim McMaster
 Park Supervisor

Chehalem Cultural Center Historic Landmark Modification Type III Review

Project Statement

The Chehalem Park and Recreation District would like to place an approximately 3,280 sf. patio outside adjacent to the current ballroom in the existing gravel lot at the Chehalem Cultural Center. The patio would be located along the northwest corner of the building.

There is no historic significance to this open gravel lot located where the pavers are to be placed. It is outside of the existing building. The patio would be made up of pavers

Written Criteria Response

- A. The historic character of the building and site will be retained and preserved. As described in the cover letter, the new patio area will complement the newly constructed forecourt in the front of the building and the paver parking lot in the back. The attached illustrations and pictures provide a graphic understanding of the project.
 1. Average Setbacks: The patio meets setbacks. Temporary parking in this area is not changing
 2. Architectural Elements: The patio pavers are a light gray and will match the adjoining permeable paver parking lot and the forecourt in front of the building.
 3. Building Orientation: Not applicable
 4. Vehicle Parking and Storage: The proposed patio is in compliance with the current Cultural Center Parking Plan.
 5. Fence: Not applicable
- B. The patio will not create a "false sense of historical development".
- C. Not Applicable
- D. Not Applicable
- E. Not Applicable
- F. Not Applicable
- G. Any archeological resources uncovered during construction will be protected and preserved.
- H. The new addition of the patio area will in no way change the historical significance of the building.
- I. If the patio were to be removed, "the essential form and integrity of the historic property and its environment would be unimpaired".

Site Plan

1. **Existing Site Features:** The existing site plan is attached with changes incorporated into the plan. The slope will match the existing grade. Some concrete will be removed and replaced by pavers on the building entry side
2. **Site Features:** Please see attached current site plan
3. **ADA Compliance:** The pavers meet ADA compliance. The paving grade is the same grade as the ADA compliant sidewalk that is located along the edge of the paver patio. The pavers are tight fitting and provide access for wheelchairs.
4. **Architectural Drawings:** Please see attached

Existing Conditions: Chehalem Cultural Center

Front courtyard pavers



West side of the CCC from southwest corner



West side of the CCC ballroom – proposed patio area



West side of the CCC ballroom – proposed patio area, from the rear parking lot (pervious pavers)





Mayer/Reed

319 SW Washington St
Suite 820
Portland, Oregon 97201
503.223.5953
www.mayerreed.com



Revisions

Submittal / Date
PERMIT-REVISION

01/25/2017

Project
CHEHALEM CULTURAL
CENTER NW PLAZA

Sheet Title
LANDSCAPE PLAN

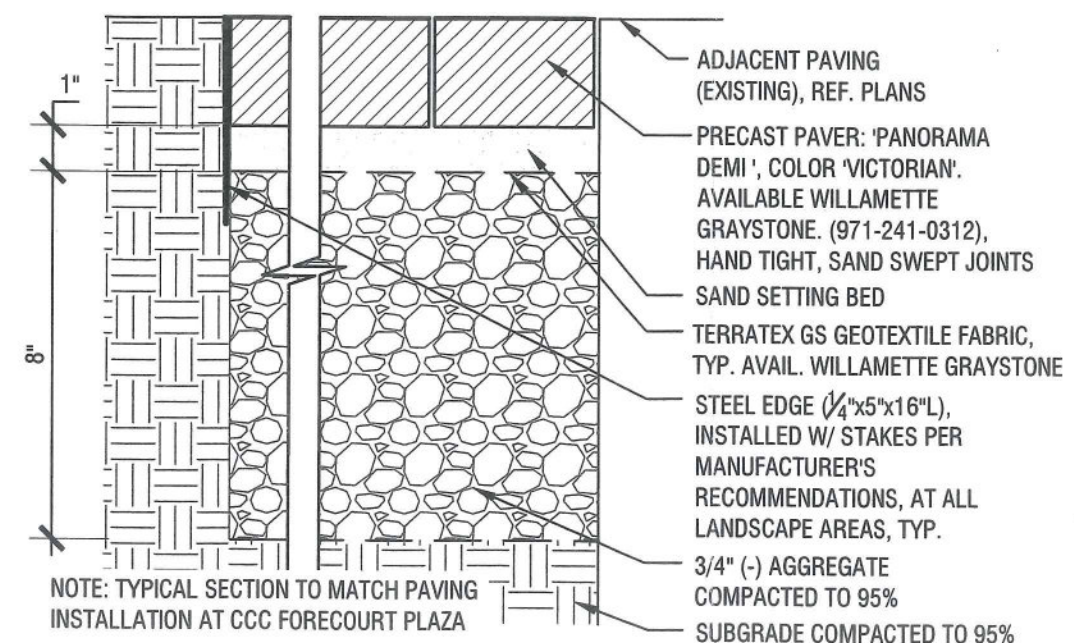
Sheet No. **L1.0**

GENERAL LEGEND

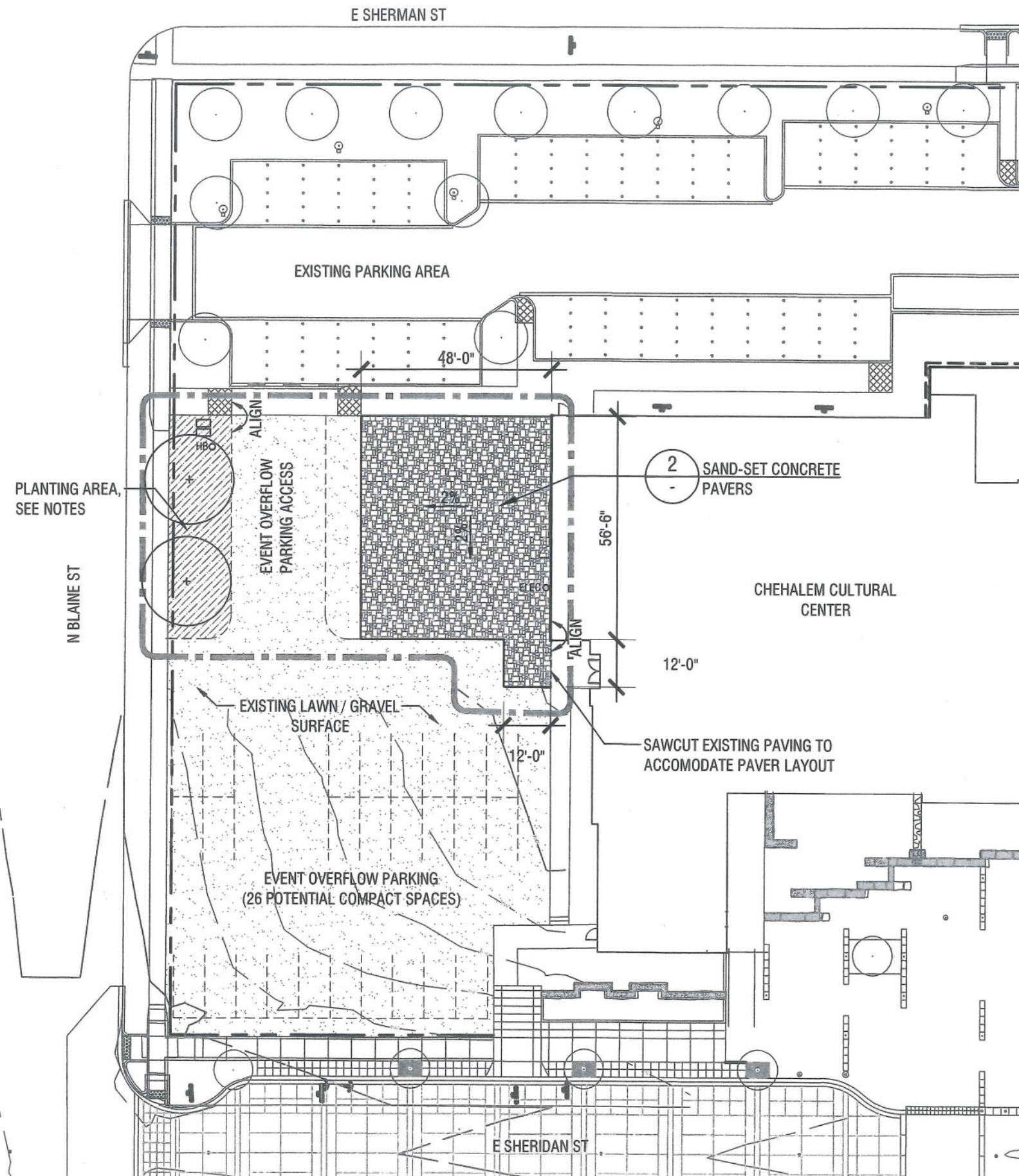
---	PROPERTY LINE		IRRIGATION VALVE BOXES, PROTECT IN PLACE
---	LIMIT OF WORK		TREE TO REMAIN, PROTECT AND PRESERVE
	SAND - SET CONCRETE PAVERS		PROPOSED TREE
	PLANTING AREA		HOSE BIBB, PROTECT IN PLACE
	ELECTRICAL OUTLET, PROTECT IN PLACE		

GENERAL NOTES

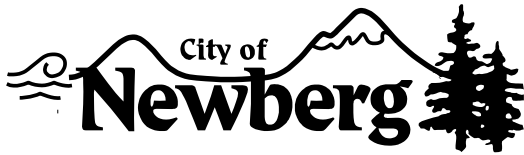
1. LOCATE ALL UNDERGROUND, SURFACE AND OVERHEAD UTILITIES PRIOR TO ANY WORK.
2. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. SO THAT UTILITIES MAY BE ACCURATELY LOCATED, EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL FACTS CONCERNING CONDITIONS TO BE FOUND AT THE LOCATION OF THE PROJECT INCLUDING PHYSICAL CHARACTERISTICS ABOVE AND BELOW THE SURFACE OF THE GROUND AND TO FULLY EXAMINE THE PLANS AND SPECIFICATIONS. ANY DISCREPANCIES IN DIMENSIONING OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE AGENCY PRIOR TO THE ALTERATION OF PLANTING.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EACH PHASE OF CONSTRUCTION, NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. WHERE CONFLICT IS IDENTIFIED, COST OF PROCEEDING WITHOUT OWNER'S REPRESENTATIVE WRITTEN CLARIFICATION AND AUTHORIZATION TO PROCEED SHALL BE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO ADJUST LAYOUT IN FIELD AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS AND PAVER DIMENSIONS.
5. PLANTING AREA TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM USING EXISTING 2" IRRIGATION SUPPLY AT PLANTING AREA. LOCATE IRRIGATION SUPPLY IN FIELD.
6. PLANTING AREA TO BE PLANTED WITH A MIX OF TREES, SHRUBS AND GROUNDCOVERS. TREE AND PLANT SPECIES TO BE DETERMINED BY CHEHALEM PARK AND RECREATION DISTRICT.
7. CROSS SLOPE OF PAVERS NOT TO EXCEED 2% FOR ADA ACCESS.

**2 SAND-SET CONCRETE PAVERS - SECTION**

SCALE: NTS

**1 LANDSCAPE SITE PLAN**

SCALE: 1"= 30'-0"



Community Development Department

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT 115 N. WASHINGTON STREET REMODEL & ADDITION - HISTORIC REVIEW

HEARING DATE: February 28, 2017

FILE NO: HISD3-17-001

REQUEST: Historic review for a remodel and addition to the Recipe Restaurant building

LOCATION: 115 N. Washington Street

TAX LOT: 3219AB-6700

APPLICANT/OWNER: LPP Properties (Loni Parrish)

ZONE: C-3

OVERLAYS: Historic Landmark overlay zone

ATTACHMENTS:

Order 2017-002 with

Exhibit "A": Findings
Exhibit "B": Conditions

1. Aerial Photo
2. Site Plan
3. Addition
4. Historic inventory survey
5. Application



A. DESCRIPTION OF APPLICATION:

The applicant, Loni Parrish, has requested a historic review for a remodel and addition to 115 N. Washington Street. The building is on the city Historic Landmark list, which requires that any significant modification be reviewed by the Historic Preservation Commission. The Eastlake Victorian building has had several uses over the years, and is currently occupied by Recipe Restaurant. It has also had several additions to the rear of the building, which have not matched the historic character of the building. A 2016 kitchen fire damaged part of the interior. The proposed project would repair the fire damage, modernize the interior to enlarge the kitchen and provide an ADA restroom, and replace the rear additions with a single new addition that complements the historic character of the building. The project would also replace the rear ramp with an ADA-compliant ramp to make the building more accessible.

B. SITE INFORMATION:

1. Location: 115 N. Washington Street
2. Topography: Generally flat, with a slight slope to the south.
3. Current Land Uses: Recipe Restaurant (closed to repair fire damage).
4. Natural Features: There are several large trees on the site.
5. Adjacent Land Uses:
 - a. North: commercial
 - b. East: commercial
 - c. South: commercial
 - d. West: residential (in a commercial zone)
6. Access and Transportation: The site is adjacent to Washington Street, Hancock Street, and an alley. No changes are proposed to the streets or driveways.
7. Utilities: No changes are proposed to the existing utility services.

C. PROCESS:

The historic review request is a Type III application and follows the procedures in Newberg Development 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. 2/6/17: The Community Development Director deemed the application complete.
2. 2/3/17: The applicant mailed notice to the property owners within 500 feet of the site.

3. 2/6/17: The applicant posted notice on the site.
4. 2/15/17: The *Newberg Graphic* published notice of the Historic Preservation Commission hearing.
5. 2/28/17: 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. Comments and recommendations from city departments that are related to the criteria have been incorporated into the findings and conditions. Some city departments raised issues that are not related to the historic review criteria, but which will apply to the building permit approval:

- Grease interceptor: The proposed 75-gallon grease interceptor may be too small and may require a lot of maintenance.
- Sidewalks: Any sidewalk tripping hazards will need to be corrected.

PUBLIC COMMENTS:

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

F. ANALYSIS:

1. Addressing the historic nature of the site: The property has had several additions over the years to the rear of the building. The additions do not have historic character, and the proposal would remove them and replace them with a single cohesive addition that better matches the historic character of the main two-story building. The proposal leaves the historic two-story core of the building largely unchanged.

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 2017-002, which approves the requested historic review with the attached conditions.



HISTORIC PRESERVATION COMMISSION ORDER 2017-002

**AN ORDER APPROVING HISTORIC REVIEW HISD3-17-001 FOR A REMODEL AND
ADDITION TO 115 N. WASHINGTON STREET, YAMHILL COUNTY TAX LOT
3219AB-6700.**

RECITALS

1. LPP Properties submitted an application for a historic review to remodel and build an addition to 115 N. Washington Street, Yamhill County tax lot 3219AB-6700. The building is on the city Historic Landmark list.
2. After proper notice, the Newberg Historic Preservation Commission held a hearing on February 28, 2017 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".

The Newberg Historic Preservation Commission orders as follows:

1. Historic Review Application HISD3-17-001 is hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This order shall be effective March 15, 2017 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, unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Historic Preservation Commission this 28th day of February, 2017.

ATTEST:

Historic Preservation Commission Chair

Historic Preservation Commission Secretary

List of Exhibits:

Exhibit "A": Findings

Exhibit "B": Conditions

Exhibit “A” to Historic Preservation Commission Order 2017-002
Findings –File HISD3-17-001
115 N. Washington Street remodel/addition

A. Historic Landmark Review Criteria That Apply - Newberg Development Code 15.344.030.

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.

Finding: The proposal leaves the two-story main structure nearly unchanged, so most of the historic character of the property is being left untouched. The Eastlake Victorian decorative elements are the most noteworthy historic elements of the building, and most are left unchanged by the remodel and addition. The interior repairs and remodel will make the building function better as a restaurant, but do not affect the exterior historic character of the building. The

significant change to the appearance occurs on the rear or south façade of the building, where two or three small additions are being removed and replaced with a single larger addition. The older additions did not blend well with the historic character of the house, but they were also not visually prominent as they were located at the back of the building. The proposed addition replaces the older additions with a single cohesive addition. It allows the exterior ADA ramp to be rebuilt to meet code, and makes the porch flat instead of sloped. The decorative brackets and railings on the porch are going to be reused if possible, and duplicated if necessary after the rebuilding of the porch.

The addition does not change the building front setbacks, will reuse or replace the historic decorative elements, does not change the building orientation to the street, does not create a garage or carport, and does not add a fence. On balance, the proposal preserves the historic character of the site.

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.

Finding: The proposal does not add conjectural features or elements from other buildings.

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

Finding: The additions on the rear of the site had not acquired historic significance in their own right, so replacing them with a newer addition does not remove historic character from the site.

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

Finding: The distinctive decorative elements of the building are being largely left unchanged. The decorative elements on the porch are affected by the remodel, and the applicant intends to reuse them as much as possible, and duplicate if necessary.

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.

Finding: The applicant intends to reuse the decorative element on the porch as much as possible. If they are beyond repair then the applicant proposes to replace them with matching wooden decorative elements.

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.

Finding: There are no plans to use harsh cleaning treatments, such as sandblasting.

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

Finding: It is not known whether there are archeological resources on the site. State law requires that if archaeological objects or sites are discovered during construction then all activities should cease immediately until a professional archaeologist can evaluate the discovery. A note explaining this shall be attached to the front page of the building permit plans.

h. New additions, exterior alterations, or related new construction shall not destroy 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.

Finding: The new addition will be compatible with the mass and scale of the existing building, and is only slightly larger than the older additions it will replace. It will have siding and decorative elements that are compatible with the older part of the structure. The addition will have some elements that visually differentiate it from the older structure; the west elevation of the addition will have doors to access the storage area, and on the east elevation the base of the porch will be covered with grooved panels instead of the lattice panels that are on the older part of the building.

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.

Finding: The new addition will be better visually integrated into the property than the older additions, but it does not significantly affect the historic appearance of the two-story part of the main building. In that sense, the new addition could be removed in the future without impairing the visual integrity of the historic property. The addition is not a stand-alone structure, however; it is a remodel and extension of the kitchen, storage, porch and ramp. The new addition could not be removed without harming the function of the structure, and would need to be replaced with a smaller addition and ramp in order for the building to remain usable as a restaurant.

B. CONCLUSION: Based on the above mentioned findings, the project on balance meets the criteria for a modification to a historic building, subject to completion of the attached conditions:

Exhibit “B” to Historic Preservation Commission Order 2017-002
Conditions –File HISD3-17-001
115 N. Washington Street remodel/addition

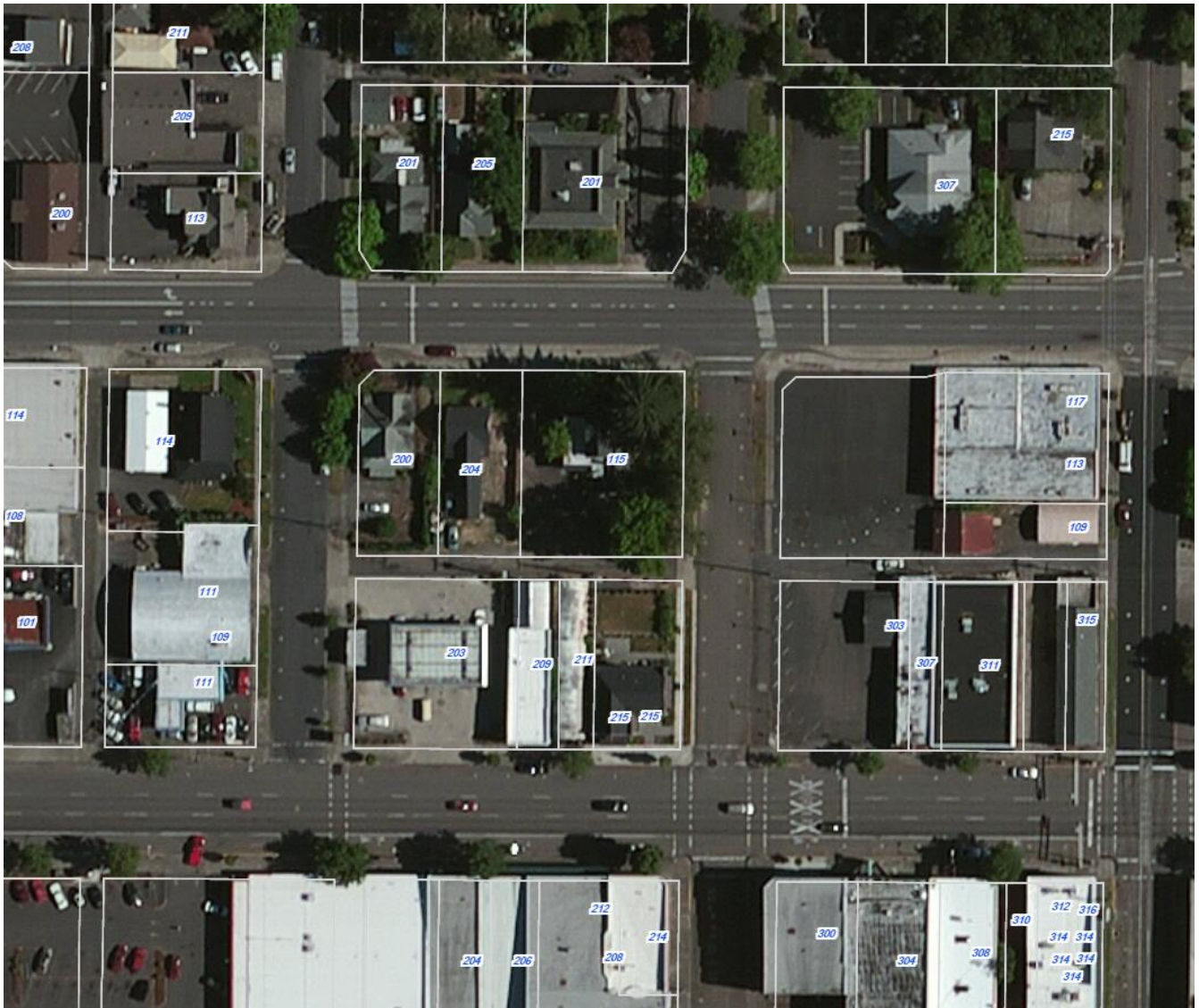
A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Archaeological resources:** It is not known whether there are archeological resources on the site. State law requires that if archaeological objects or sites are discovered during construction then all activities should cease immediately until a professional archaeologist can evaluate the discovery. A note explaining this shall be attached to the front page of the building permit plans.
2. **Grease interceptor:** Contact the Plumbing Inspector in the Building Division to verify what the Plumbing Code requirements are, and contact Ron Layne at the City Operations Division (Wastewater Treatment Plant) to discuss his recommendation for sizing the grease interceptor.

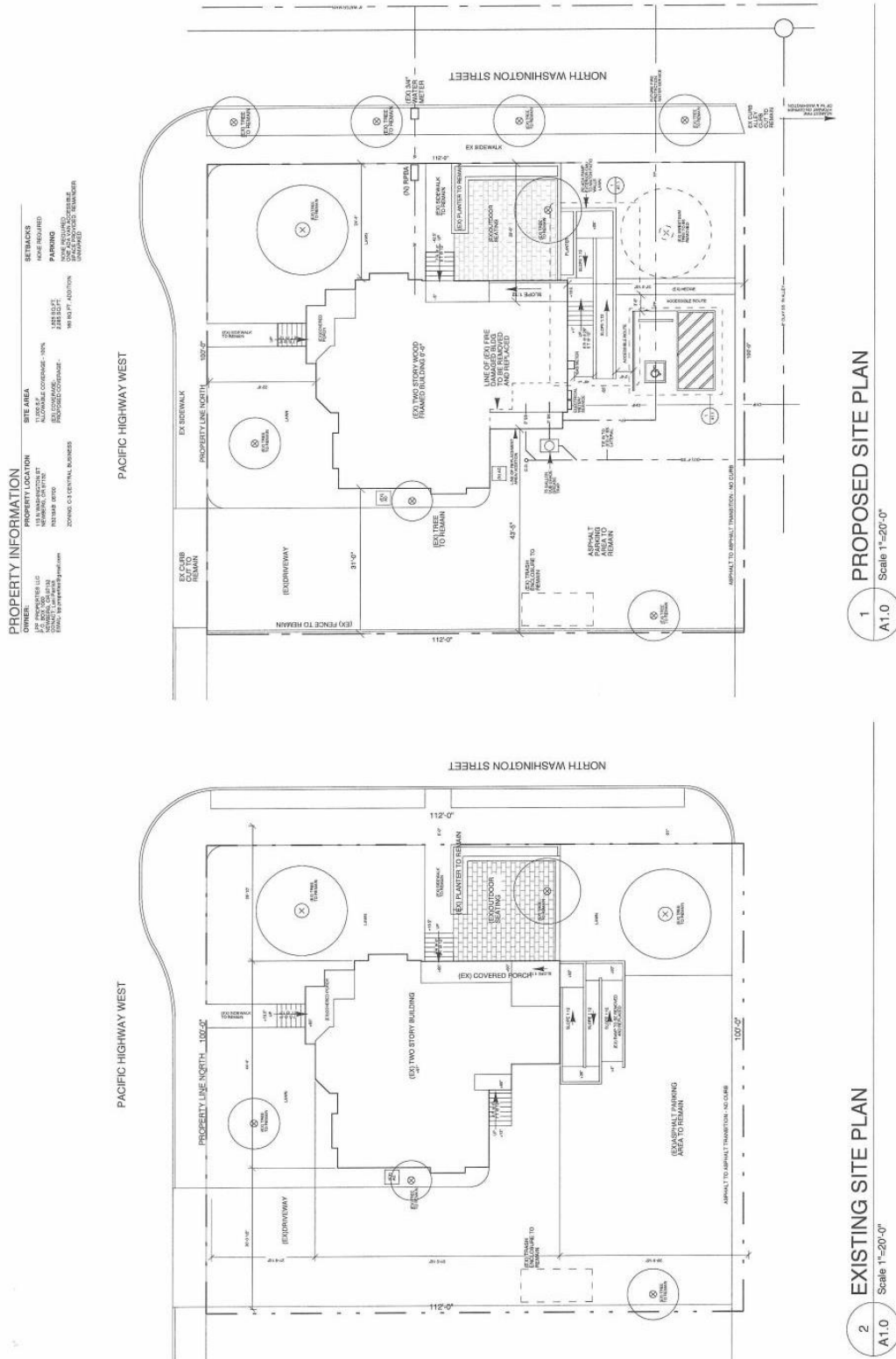
B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Sidewalks:** The city Municipal Code requires that any sidewalk tripping hazards will need to be corrected.
2. **Historic Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all conditions have been completed.

Attachment 1: Aerial Photo



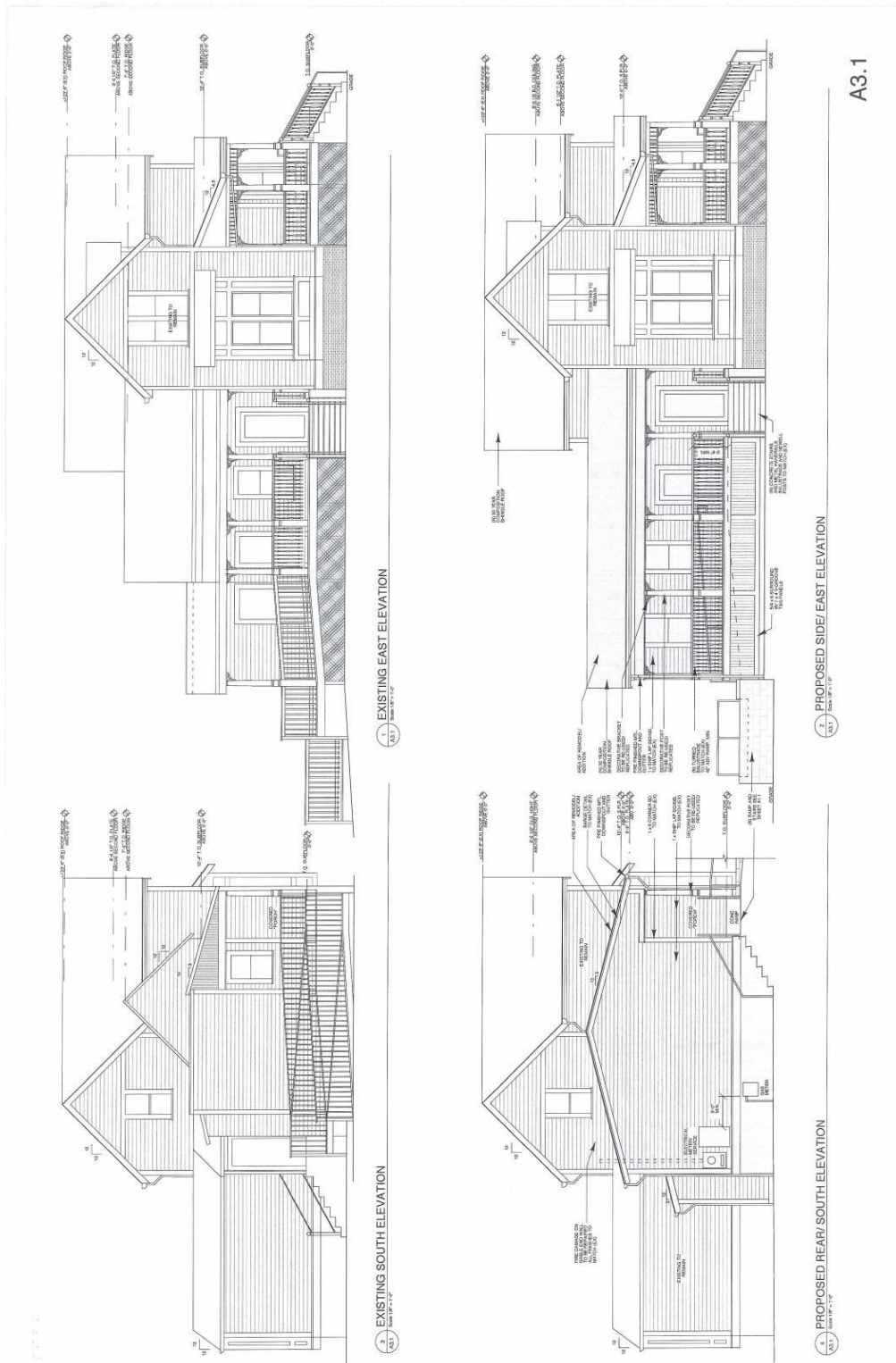
Attachment 2: Site Plan



"Working Together For A Better Community-Serious About Service"

ZZ:\WP5FILES\FILES.H\2017\HISD3-17-001 Recipe repair and addition\HISD3-17-001 Recipe repair and addition SR.doc

Attachment 3: Addition



A3.1

CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

ATTACHMENT 4

HIST. NAME:

COMMON NAME: Chamber of Commerce

ADDRESS: 115 N. Washington

T/R/S: 3S 2W 19

MAP NO: 3S 2W 19AB **TAX LOT:** 6700

ADDITION: Deskins

BLOCK: 8 **LOT:** 5, 6

OWNER: George Layman Estate % Nancy Detrick

ADDRESS: 518 S. Center

DATE OF CONSTRUCTION: c. 1900

ORIGINAL USE: Residence

PRESENT USE: Commercial

ARCH./BLDR.:

STYLE: Eastlake/Stick

BLDG. X STRUC. DIST. SITE OBJ.

THEME: Architecture - 19th Century

CITY: X

UGB:

QUAD: Newberg

PLAN TYPE/SHAPE: Asymmetrical

FOUNDATION MATERIAL: Brick

WALL CONSTRUCTION: Wood

ROOF FORM & MATERIALS: Multi-gable. Composition shingle.

PRIMARY WINDOW TYPE: Narrow double-hung sash: nine-over-one in second story.

EXTERIOR SURFACING MATERIALS:

DECORATIVE FEATURES: Spindlework. Brackets. Shingles. Molding on windows.

OTHER: Gabled corner porch. Corbelled brick chimney.

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

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Addition on west elevation, n.d.

NO. OF STORIES: 2

BASEMENT (Y/N): No

STRUCTURAL FRAME: Stud

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

SETTING: Corner lot in mixed use area. Auto lot across street to south and adjacent to west.

STATEMENT OF SIGNIFICANCE: This building served as the law office of prominent civic leader George Layman for many years. It is currently used as the Chamber of Commerce office. Despite the large addition to the building it retains integrity of design and materials. The decorative elements are particularly noteworthy.

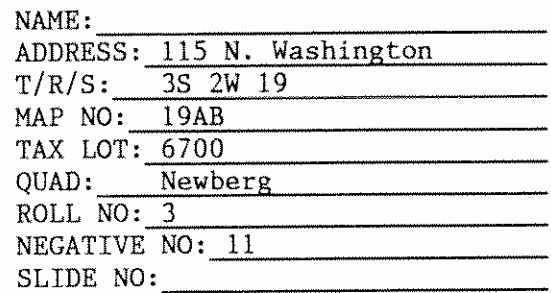
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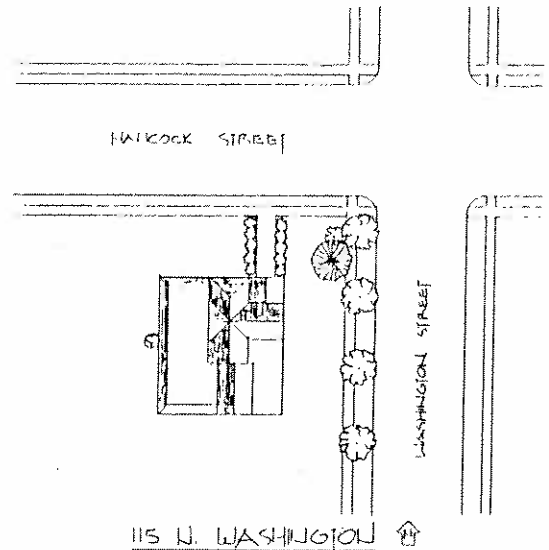
Sanborn Insurance Maps, 1902, 1905, 1912.

Ticor Title Co. Records, McMinnville OR.

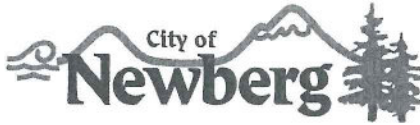
SHPO INVENTORY NO.:

ATTACHMENT 4





SHPO INVENTORY NO. _____



TYPE III APPLICATION - 2016 (QUASI-JUDICIAL REVIEW)

File #: HISD3-17-001

TYPES - PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: LONI PARRISH LPP PROPERTIES
 ADDRESS: P.O. BOX 1060 NEWBERG, OR 97132
 EMAIL ADDRESS: LPP.PROPERTIES@GMAIL.COM
 PHONE: 503 537 812 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: JOSEPH A KARMAN ARCHITECTS P.C. PHONE: 503 922 3195
 ADDRESS: P.O. BOX 14631 PORTLAND, OR 97293

GENERAL INFORMATION:

PROJECT NAME: RECIPE PROJECT LOCATION: 115 N. WASHINGTON ST.
 PROJECT DESCRIPTION/USE: RESTAURANT
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3219-0670 ZONE: C-3 SITE SIZE: 11,000 SQ. FT. ☒ ACRE ☐
 COMP PLAN DESIGNATION: COM TOPOGRAPHY: FLAT
 CURRENT USE: RESTAURANT
 SURROUNDING USES:
 NORTH: COMMERCIAL SOUTH: COMMERCIAL
 EAST: COMMERCIAL WEST: COMMERCIAL

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☒ Fees ☒ Public Notice Information ☒ Current Title Report ☒ Written Criteria Response ☒ Owner Signature

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

Annexation	.p. 15
Comprehensive Plan / Zoning Map Amendment (site specific)	..p. 19
Conditional Use Permit	.. p. 21
Historic Landmark Modification/Alteration	p. 23
Planned Unit Development	.p.26

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

Applicant Signature

Date

Owner Signature

Date

Print Name

Print Name

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

Initial

RECEIVED
JAN 25 2017

115 N. Washington St. Newberg, OR
Project Summary

The building on this property was originally constructed in 1898 and retains many original details of Eastlake Victorian vernacular. These include paneled window bays, patterned shingled gables, decorative gussets and turned columns.

Over the years the building has been modified through a number of additions. A large addition on the west with a flat roof and hipped parapet. And a smaller addition including a bathroom on the south side. Other additions included a wood framed deck and ADA ramp on the south and SE corners as well as misc. stairs and roofs covering different areas. A mechanical fence enclosure was added around an above grade grease trap on the west side and an old porch was enclosed to provide a rear entrance.

The current use of the building is Recipe restaurant. In June 2016 the building suffered a significant kitchen fire which gutted the existing kitchen area of the structure.

This proposal aims to accomplish (3) major items:

Repair the fire damage

Modernize the interior layout to be more compatible with a restaurant use and provide access to the second floor.

Simplify the multiple additions which have been added to the structure over the years into one cohesive exterior element.

To achieve these goals we are proposing to remove the fire damaged kitchen portion of the structure, the recent bathroom addition, the wood framed deck and wood framed ADA ramp.

We propose to replace these elements with a single addition under a single roof. The new kitchen area will contain all wood painted windows to match the existing structure. The millwork, siding and details will be reused where possible and where not possible will be matched. The east porch will be re constructed and re use the existing components. The existing non code compliant ADA ramp will be removed and replaced with a code compliant ADA ramp. The exterior of the ramp will be constructed to match the style of the existing outdoor patio on the east side of the building. Two new bathrooms will be added to the interior to replace the exterior bathroom. On the interior existing doors, mouldings, hardware will be reused throughout and matched where materials are fire damaged beyond repair.

115 N. Washington St. Newberg, OR

Alteration criteria

A. Average Setback. – N/A.

This is not a new structure and the proposed footprint is the same.

A2. Architectural elements will be re used where possible (columns, gussets) siding and trim profiles will match the existing structure and the overall design concept complimentary to the existing victorian vernacular.

A3. Building Orientation – N/A (EX) Building will remain.

A4. Vehicle parking/ storage – no garage or carport is proposed

A5. Fences – No new fences are proposed

B. Physical record of place and time

The existing exterior appearance of the structure will change very little and will be consistent with the vernacular of the existing structure. Historic materials will be reused where feasible and matched where fire damage makes reuse not possible.

C. Changes over time

The proposed remodel affects a small amount of the structure. The majority of the impact replaces a non compatible addition on the S/SE corner. This massing and shed roof of this addition is not consistent with the historical style of the structure. Also the wood framed ADA ramp will be replaced as it doesn't meet the code for maximum slope.

There have been many additions to the structure over time. The entry and front elevation off of Hwy 99 will remain 100% intact. This includes the addition to the western half of the structure along the north and west elevations. Although not part of the original structure, the majority of the west elevation will remain as is. This addition was constructed using elements of the existing vernacular and is a cohesive addition.

D. Distinctive features

Much of the exterior remains untouched. The area on the south of the building was an addition in the last 10 or 15 years, is not cohesive and contains nothing of historic significance. The major features being removed are the columns, bracketry and balustrade along the proposed rebuilt "porch" on the east elevation. These will be dismantled and reused. New, matching components will be milled to match the existing profiles where they are necessary or damaged beyond repair.

E. Deteriorated historic features

The plans are to re use historic features wherever possible. These are outlined under D. above. All of the mouldings, doors and hardware on the interior of the structure will be reused.

F. Chemical treatments

Most materials will simply require sanding and painting. The exception to this will be fire damaged materials which require neutralization.

G. No known archeological resources are known to exist on site.

H. New additions.

The addition/ remodel to this structure is in direct response to the incompatible additions of the past. It was decided that it would be better to remove these additions and the structurally fire damaged areas and replace them with one cohesive addition and roof line that will compliment the massing, scale, proportion and materials of the historic resource.

I. This project is less of an addition than a remodel. There are no separate, not compatible additions. As part of the project we're removing existing non cohesive elements and replacing them with a singular element in a compatible style.



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

LLP Properties, LLC
Phone No.: (503)537-1000

Date Prepared: January 19, 2017
Effective Date: January 17, 2017 / 08:00 AM
Charge: \$400.00
Order No.: 471817058395
Reference: 115 N Washington St

The information contained in this report is furnished to the Customer by Ticor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471817058395

EXHIBIT "A"
(Land Description)

Lots 5 and 6, Block 8, DESKINS ADDITION, in the City of Newberg, Yamhill County, Oregon.

SAVE AND EXCEPT that portion described in Deed to the State of Oregon, by and through its Department of Transportation, recorded April 28, 2000, Instrument No. 200005887, records of Yamhill County, Oregon.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471817058395

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 49441 as well as Tax/Map ID(s) R3219AB 06700

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471817058395

EXHIBIT "C"
(Vesting)

LLP Properties, LLC, an Oregon limited liability company

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471817058395

EXHIBIT "D"
(Liens and Encumbrances)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2016-2017
Amount: \$2,736.49
Levy Code: 29.0
Account No.: 49441
Map No.: R3219AB 06700

1. City Liens, if any, in favor of the City of Newberg.
2. Rights of the public to any portion of the Land lying within the area commonly known as E Hancock street and N Washington Street
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through its Department of Transportation
Purpose: Slopes, water, gas, electric and communication services lines, fixtures and facilities
Recording Date: April 28, 2000
Recording No: 200005887
Affects: Reference is hereby made to said document for full particulars
4. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

Ticor Title Company of Oregon
 Public Record Report for New Subdivision or Land Partition
 Order No. 471817058395

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471817058395

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

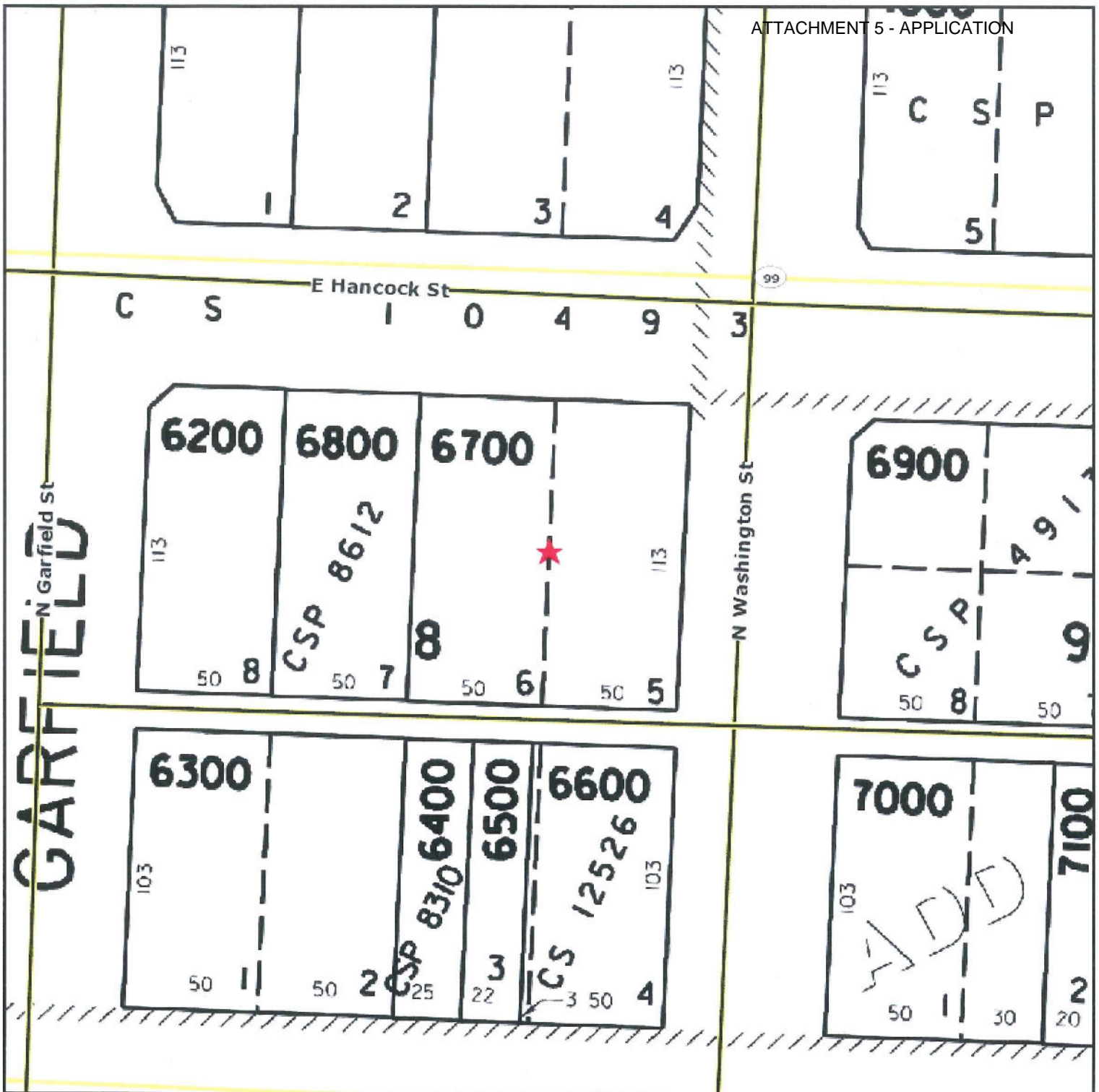
Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471817058395

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage



After recording return to:
LLP Properties, LLC
PO Box 1060
Newberg, OR 97132

Until a change is requested all tax statements
shall be sent to the following address:
LLP Properties, LLC
PO Box 1060
Newberg, OR 97132

File No.: 1032-1390038 (JW)
Date: April 21, 2009

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

200907254



\$31.00

00324431200900072540020027

05/15/2009 09:52:51 AM

DMR-DDMR Cnt=1 Stn=2 ANITA
\$10.00 \$10.00 \$11.00

STATUTORY WARRANTY DEED

More Commercial Investments LLC, an Oregon limited liability company, Grantor, conveys and warrants to LLP Properties, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

Lots 5 and 6, Block 8, DESKINS ADDITION, in the City of Newberg, Yamhill County, Oregon. SAVE AND EXCEPT that portion described in Deed to the State of Oregon, by and through its Department of Transportation, recorded April 28, 2000 as Instrument No. 20005887, Deed and Mortgage Records.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$377,500.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN TITLE 1390038

APN: 49441

Statutory Warranty Deed
- continuedFile No.: 1032-1390038 (JW)
Date: 04/21/2009


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 14th day of May, 20 09.

More Commercial Investments LLC, an
Oregon limited liability company



By: Trent More, Member




By: Jessica More, Member

STATE OF Oregon)
)ss.
County of Yamhill)

This instrument was acknowledged before me on this 14th day of May, 20 09
by Trent More & Jessica More as Member of More Commercial Investments LLC, on behalf of the limited liability company.




Janet L. Winder
Notary Public for Oregon
My commission expires: 4-5-11 5/6/2013

YAMHILL COUNTY
STATEMENT OF ACCOUNT

PIN#: R3219AB 06700

001 ACCOUNT 49441

INT/DISC TO: 02152017

START YEAR: 2010

02/15/2017

<u>YEAR</u>	<u>LEVIED TAX</u>	<u>UNPAID TAX</u>	<u>FEE(S)</u>	<u>INT/DISC</u>	<u>PAYMENTS</u>	<u>AMOUNT DUE</u>
2016	2736.49+				2736.49-	
2015	2687.55+				2687.55-	
2014	2507.07+				2507.07-	
2013	2425.57+				2425.57-	
2012	2347.92+				2347.92-	
2011	2273.76+				2273.76-	
2010	2332.18+				2332.18-	

TOTAL DUE:**---- ACTIONS ----**

SI: 115

N WASHINGTON ST

LLP PROPERTIES LLC

PO BOX 1060

NEWBERG OR 97132

TXBL: 158922+

PEN: M#:

OMIT/HIST:

DQTX: LEVY CODES: 29.0

LEGAL: LOT 5 BLOCK 8 DESKINS ADDITION = 011000 SQ FT & LT 6

XMT

NEXT

BACK

YAMHILL COUNTY
REAL PROP ASSESSMENT INQUIRY #1

PIN#: R3219AB 06700

1 ACCOUNT#: 49441

LEVY CODE(S): 29.0

PCA: 2013 STAT CLASS: 552 NBRHOOD: CSN3

OWNER: LLP PROPERTIES LLC

BUYER:

EXEMPTION-ORS #:

AGENT:

EXEMPT:

ADDRESS: PO BOX 1060

1/4 %:

SR CIT:

NEWBERG OR

97132 -

DISABLED CIT:

CURRENT YR (2016) ASS'D VALUES**CURRENT YR RMV:****PRIOR YR (2015) VALUES**

ASSESSED VALUE: 158,922+

LAND: 191,910

TOTAL EXEMPTIONS:

IMPS: 104,385

RMV: 294,218

TOTAL TAXABLE: 158,922+

TOTL: 296,295

TAXABLE: 154,295

SPECIAL ASSESSMENTS**-TYPE-****-UNITS-**

PERSONAL PROP: P13454

MORE PP

RELATED PIN'S:

DISQ TAX:

DISQ DATE:

RELATED MFD STR:

DISQ REASON:

XMT

NEXT

BACK

YAMHILL COUNTY
REAL PROP ASSESSMENT INQUIRY #2

PIN#: R3219AB 06700

1 ACCOUNT#: 49441

SITUS: HOUSE #: 115 STREET: N WASHINGTON ST
UNIT: CITY: NEWBERGLEGAL: LOT 5 BLOCK 8 DESKINS ADDITION = 011000 SQ FT
& LT 6

VOL/PAGE: / 0000 INSTR YR/NBR: 2009/07254 PARENT PIN#:
COURT DEC: PAR1 MH#:
REVIEW: MH PIN#:
BOPTA: MH PIN#:
MAGISTRATE: MH PIN#:
D OF R:
TAX CT:
NOTES: ZONES: C3

AFFIDAVITS:

SPECIAL CONDITION CODE:

LAST UPDATE: 05/07/2014

XMT	NEXT	BACK
-----	------	------

**YAMHILL COUNTY
LEGAL DESCRIPTION**

PIN#: R3219AB 06700

001 ACCOUNT #: 49441

LOT/BLOCK/SUBDIV: 5 8

DESKINS ADDITION

ACREAGE: 0

SQUARE FOOTAGE: 11000

NEXT LEGAL 0

A/C/D**DESCRIPTION****LINE**

	& LT 6	1
		2
	EX INSTR #2000/05887 301 SF TO ODOT 2001	6
	B OF E 1986 B OF E 1987-R	9
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0

CARTOG NOTES: ☒ NO
☐ YES
☐ GOREVISION REMARKS: ☒ NO
☐ YES
☐ GO

XMT

NEXT

BACK

YAMHILL COUNTY
REAL PROPERTY SALES ENTRY

PIN #: R3219AB 06700

001 ACCOUNT #: 49441

PCA: 2013 STAT:552 NBRHD: CSN3

LEVY CODE(S): 29.0

A/C/D

INSTRUMENT YEAR/NBR: 2009 7254

RECORDED DATE: 05152009

INSTRUMENT: WD VOL: PAGE: 0

SALE DATE: 05142009

CONSIDERATION: 377500 COURT DEC:

PROCESS DATE: 05252009

SALES PRICE: 377500 SETTLEMENT:

QUAL. CODE: 34

☐ BARE LAND☐ SALE INC.

NAME: LLP PROPERTIES LLC

BILLING ADDRESS: PO BOX 1060

NEWBERG OR

97132 - 0000

A/C/DPARTIESO/BBILL
TOGRTRGTEE

<input type="checkbox"/>	MORE COMMERCIAL INVESTMENTS LLC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	LLP PROPERTIES LLC	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPLY SALE TO: REVISION#: 0 - OR - MULT PINS: ☐ BLOCK NAME: ☐ DONE:

XMT

NEXT

BACK

PROPERTY INFORMATION

OWNER:	PROPERTY LOCATION	SITE AREA	SETBACKS
LPP PROPERTIES LLC P.O. BOX 1060 NEWBERG, OR 97132 CONTACT: Lori Parrish EMAIL: lpp.properties@gmail.com	115 N WASHINGTON ST NEWBERG, OR 97132 R3219AB 08700 ZONING: C-3 CENTRAL BUSINESS	11,000 S.F. ALLOWABLE COVERAGE - 100% (EX) COVERAGE- PROPOSED COVERAGE - 1,925 SQ.FT. 2,085 SQ.FT. 160 SQ.FT. ADDITION	NONE REQUIRED PARKING NONE REQUIRED ONE ADA VAN ACCESSIBLE SPACE PROVIDED, REMAINDER UNMARKED

ATTACHMENT 5 - APPLICATION

ARCHITECTURE | PROJECT MANAGEMENT
TEL 503 522 3185 jankarman.com FAX 503 522 7679
J. KARMAN ARCHITECT



REVISIONS

115 N. WASHINGTON ST.
NEWBERG, OR 97132

KEY PLAN

PROJECT:

REMODEL

SHEET TITLE:

SITE PLANS

DATE:

JANUARY 5, 2017

SCALE:

AS SHOWN

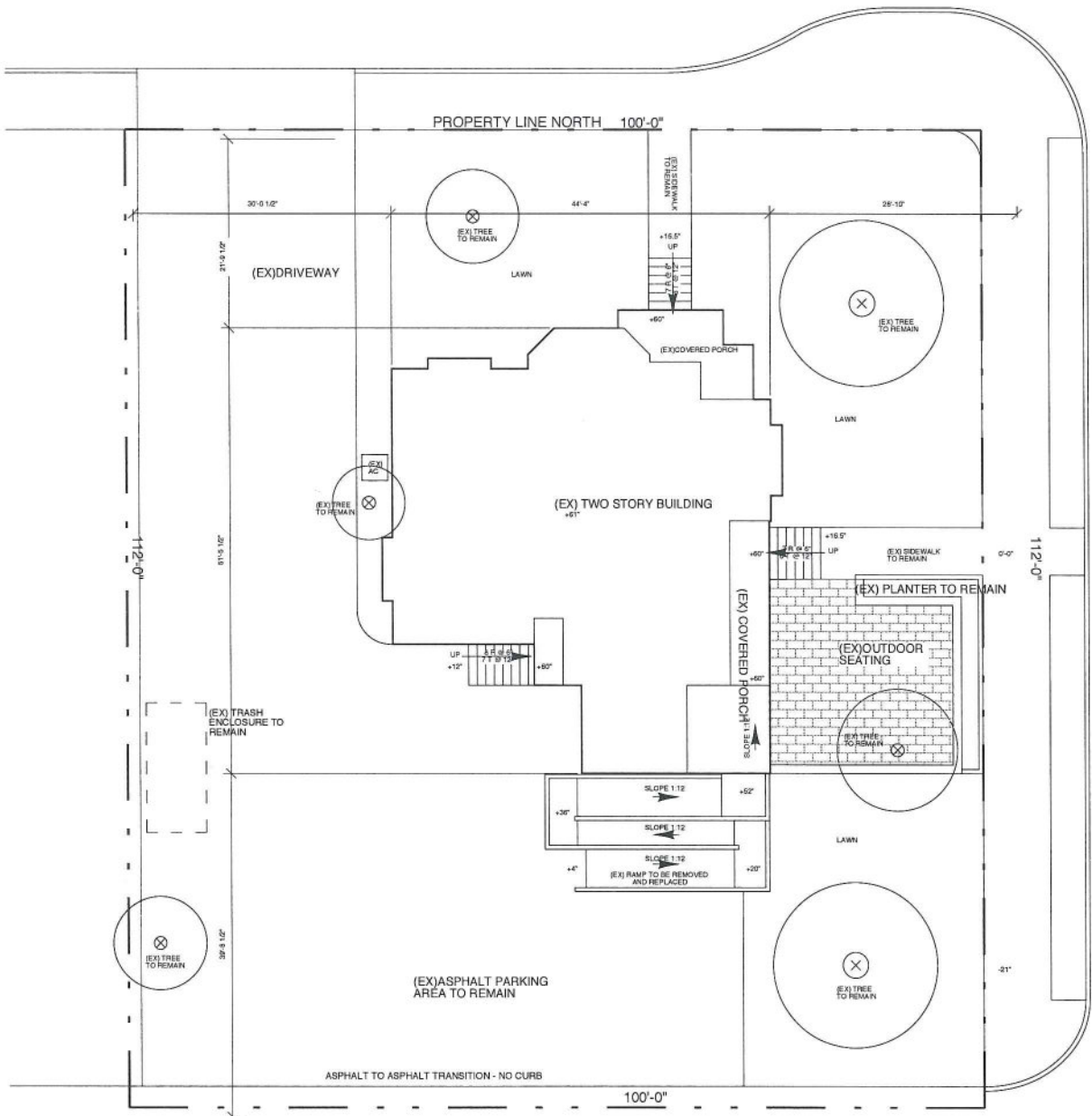
DRAWN BY:

PJV

SHEET NUMBER

A1.0

PACIFIC HIGHWAY WEST



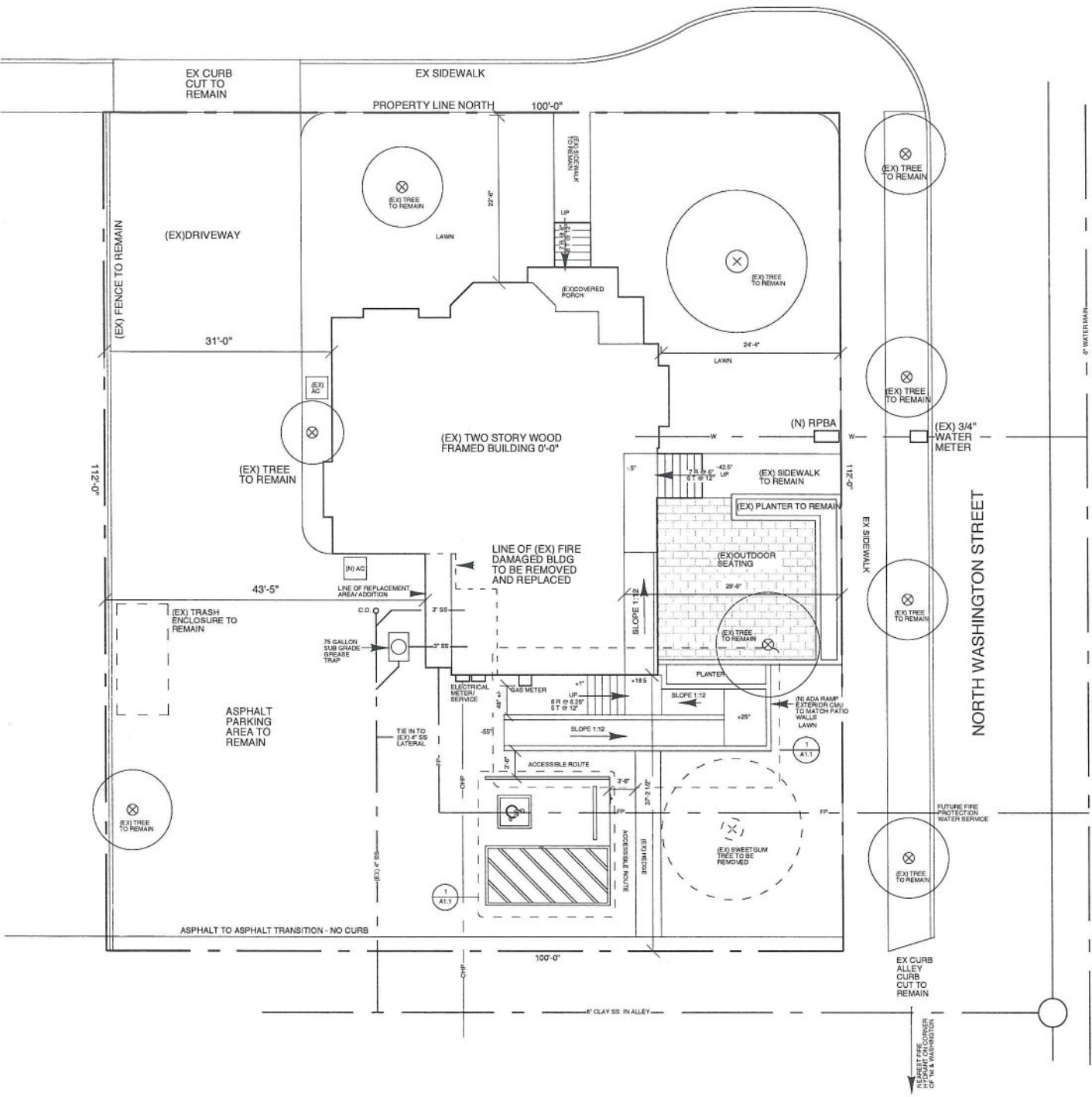
2

EXISTING SITE PLAN

A1.0

Scale 1"=20'-0"

PACIFIC HIGHWAY WEST

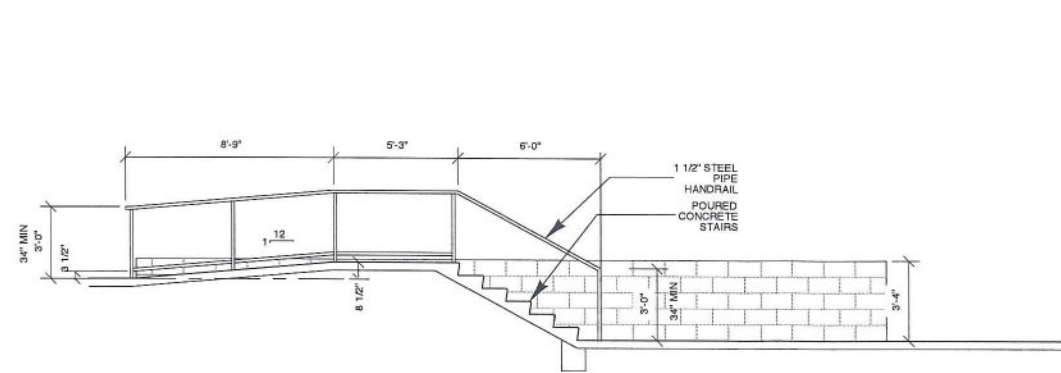
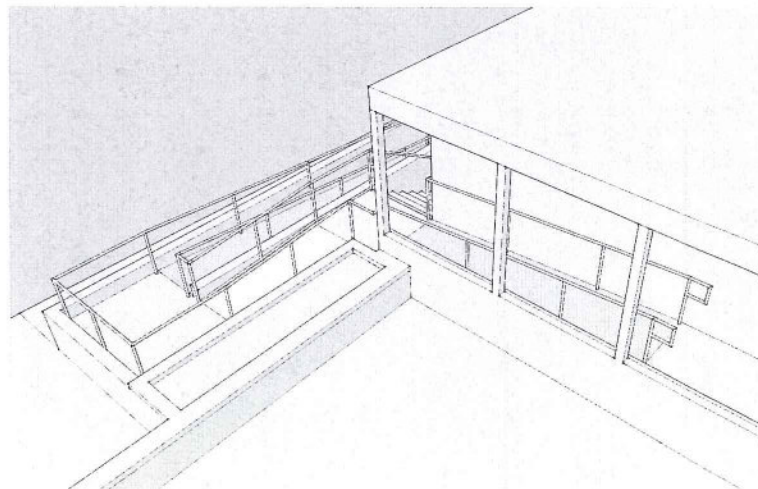
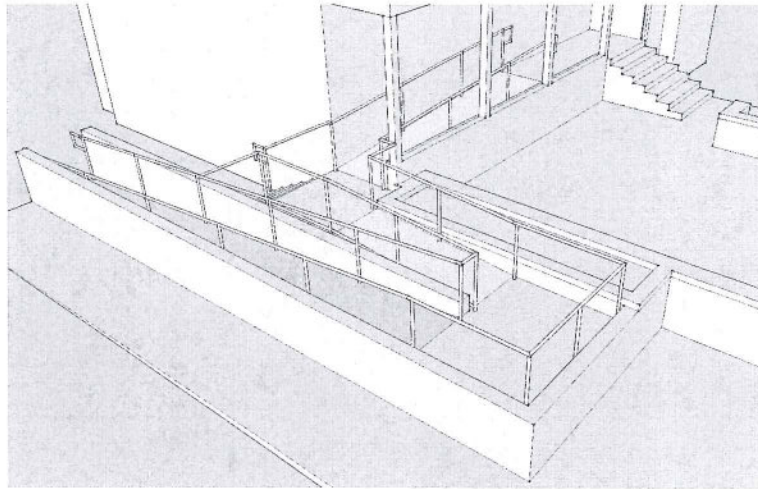
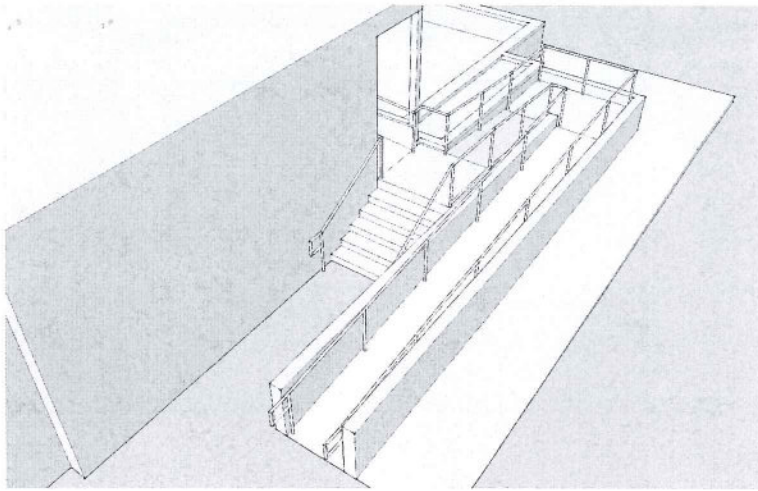


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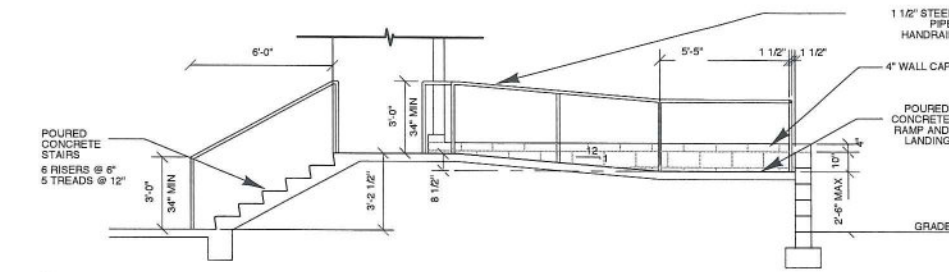
PROPOSED SITE PLAN

A1.0

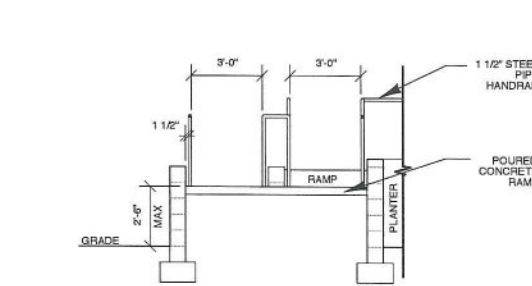
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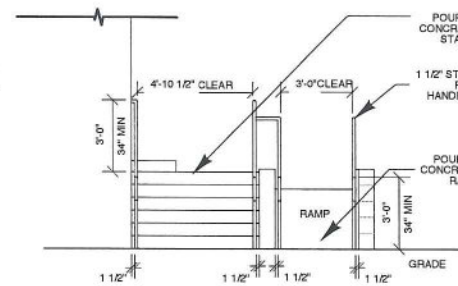
D RAMP ELEVATION DETAIL
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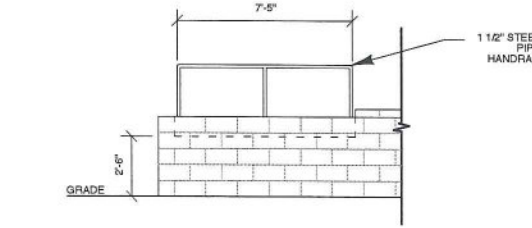
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Scale 1/8" = 1'-0"



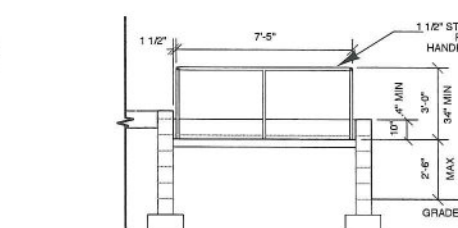
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Scale 1/8" = 1'-0"



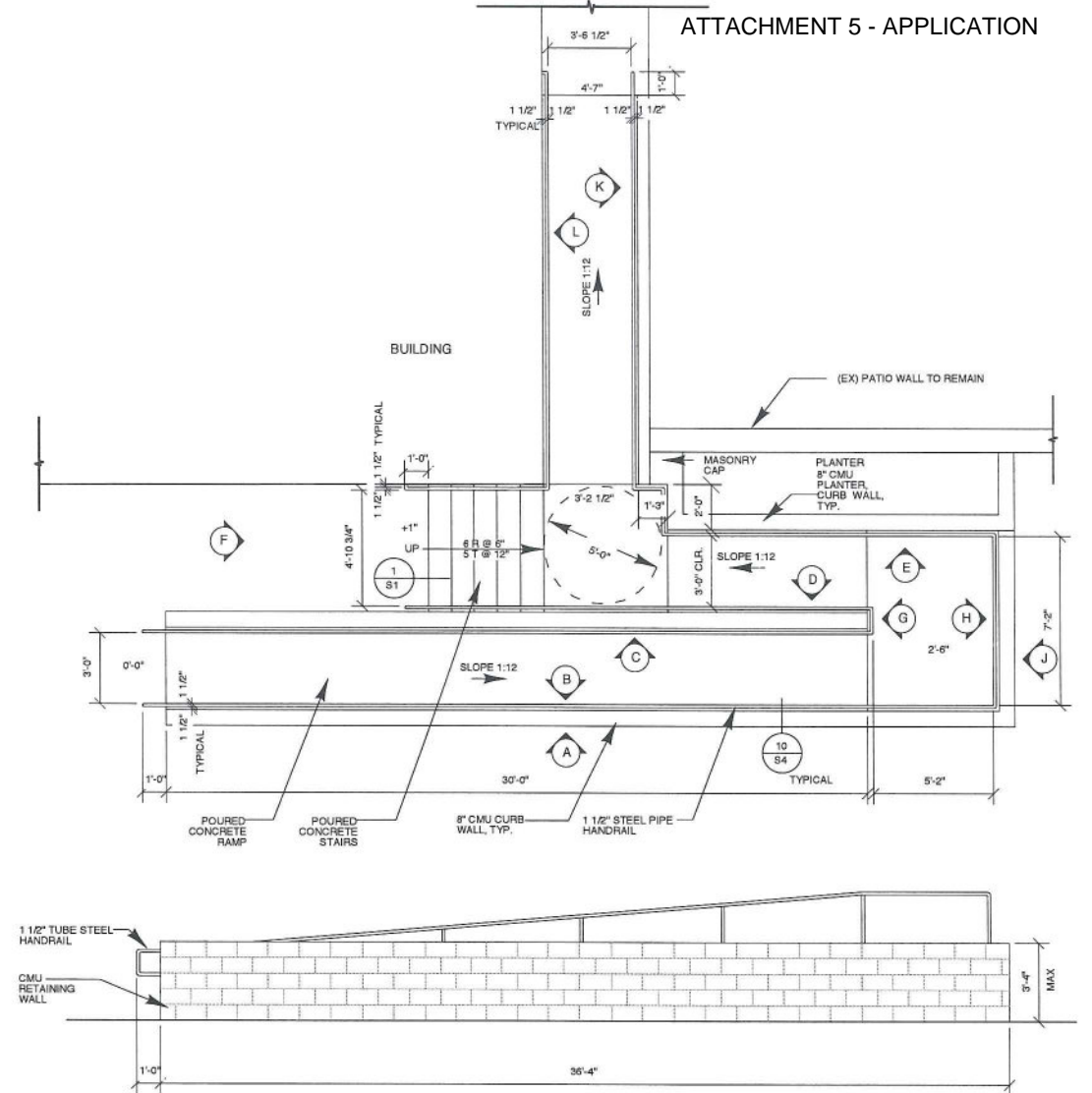
F RAMP ELEVATION DETAIL
Scale 1/8" = 1'-0"



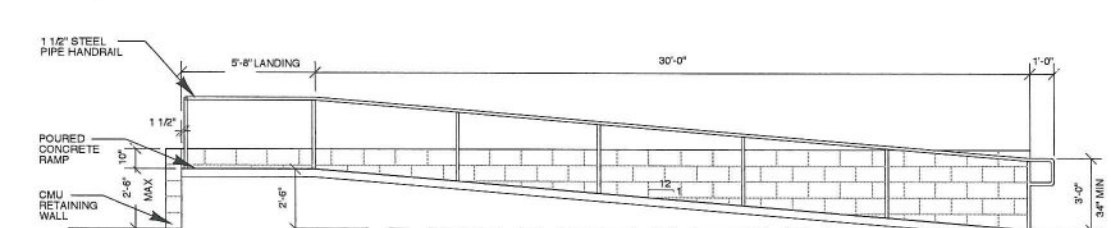
J RAMP ELEVATION DETAIL
Scale 1/8" = 1'-0"



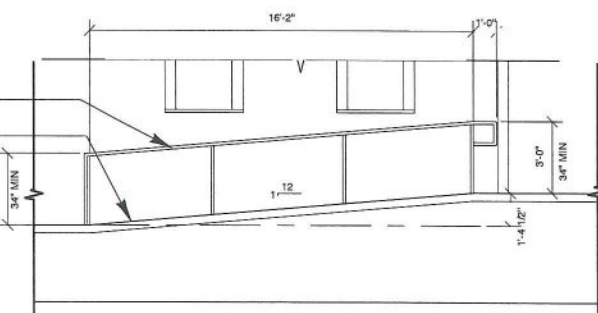
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Scale 1/8" = 1'-0"



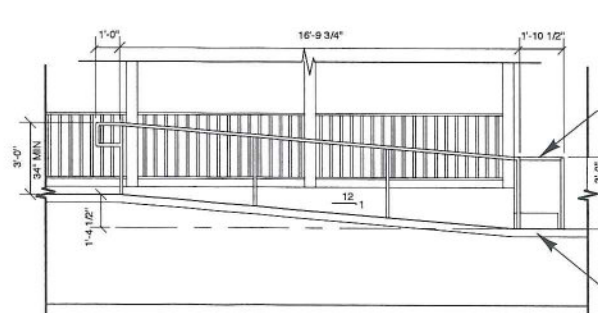
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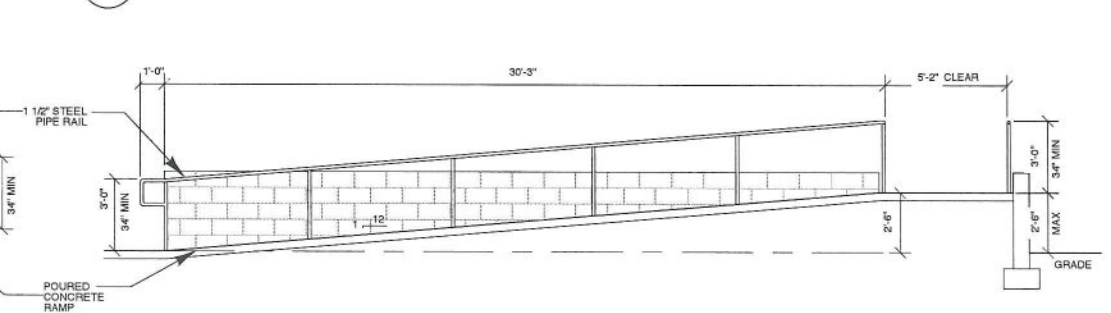
B RAMP ELEVATION DETAIL
Scale 1/8" = 1'-0"



L RAMP ELEVATION DETAIL
Scale 1/8" = 1'-0"

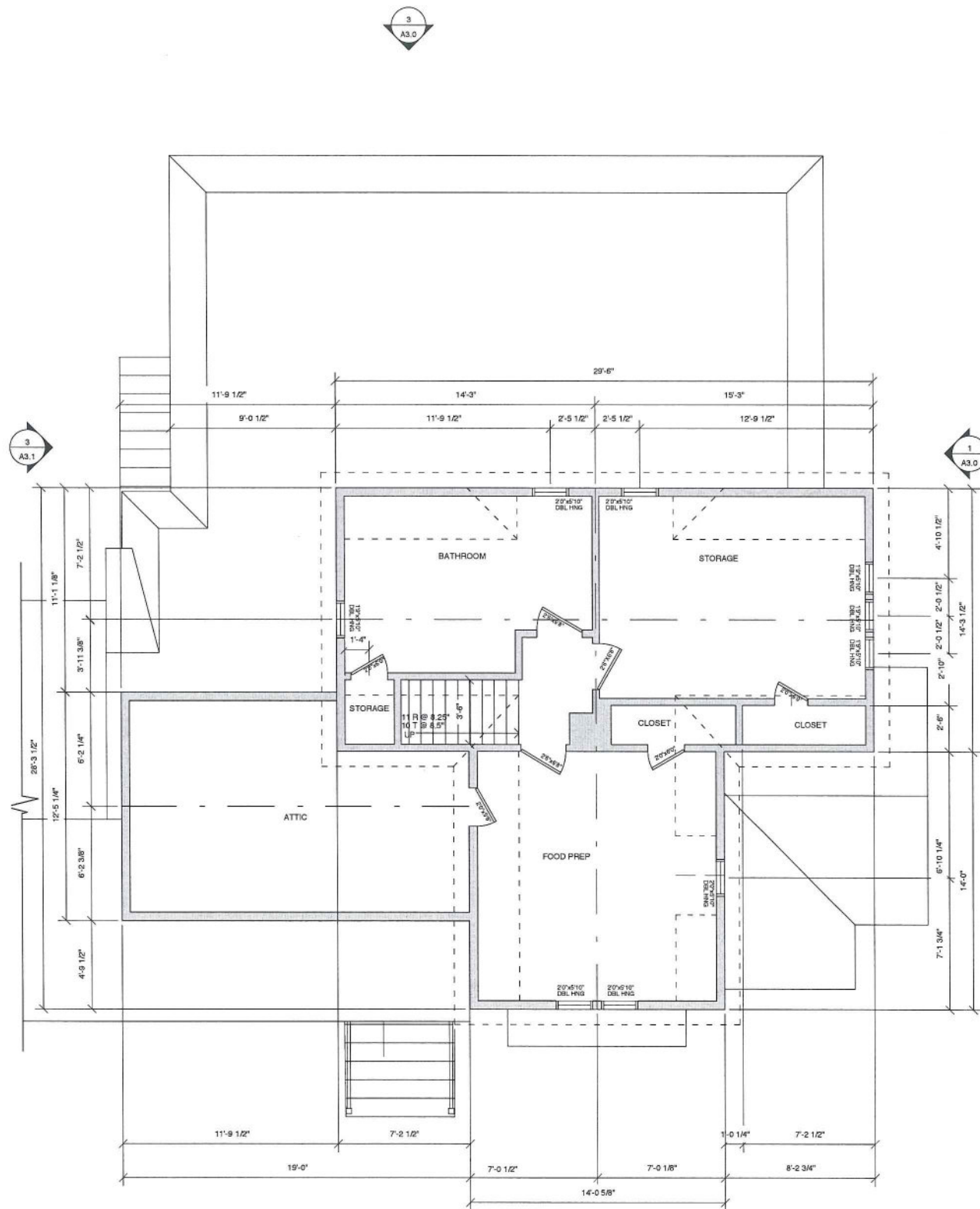


K RAMP ELEVATION DETAIL
Scale 1/8" = 1'-0"

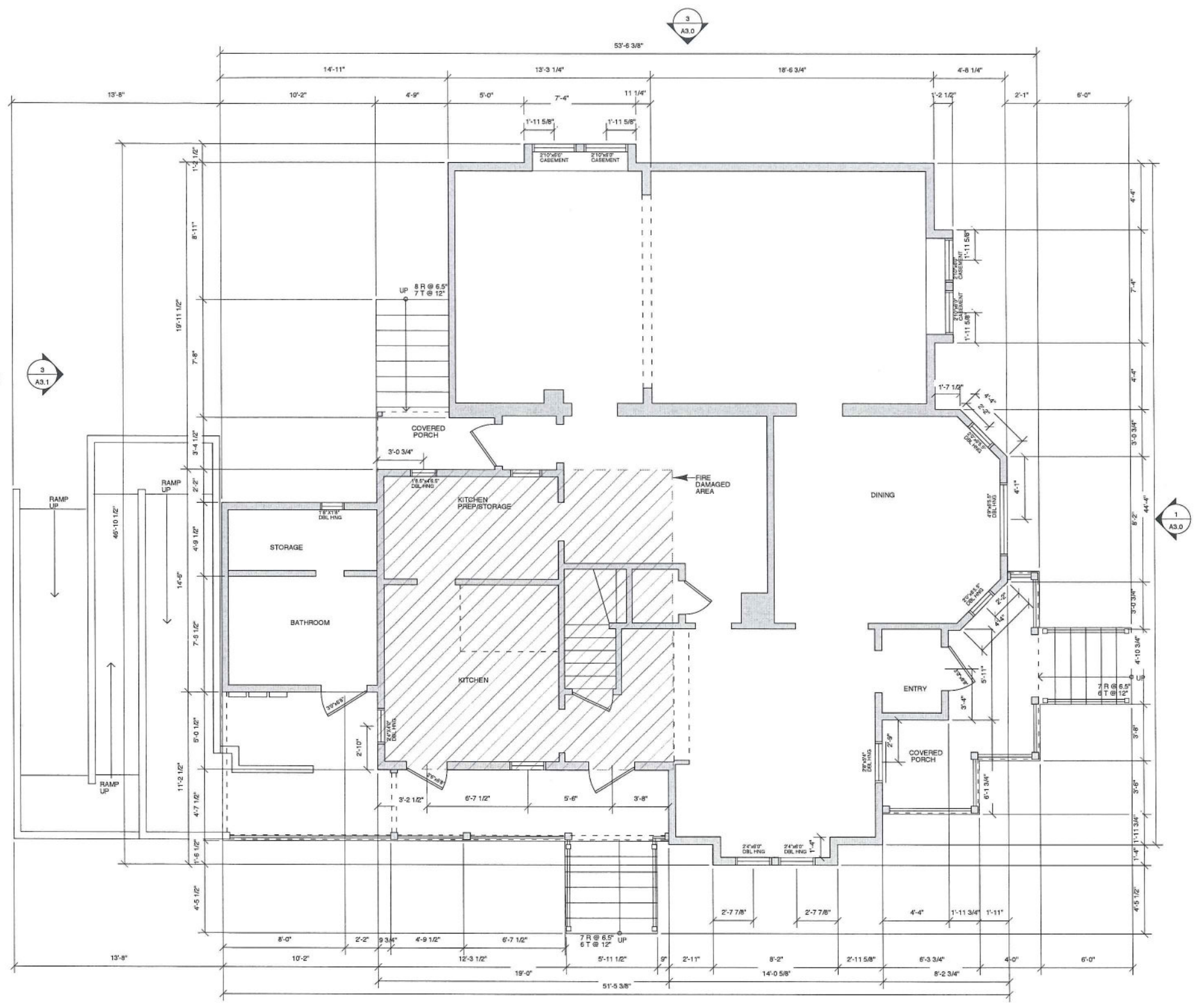


C RAMP ELEVATION DETAIL
Scale 1/8" = 1'-0"

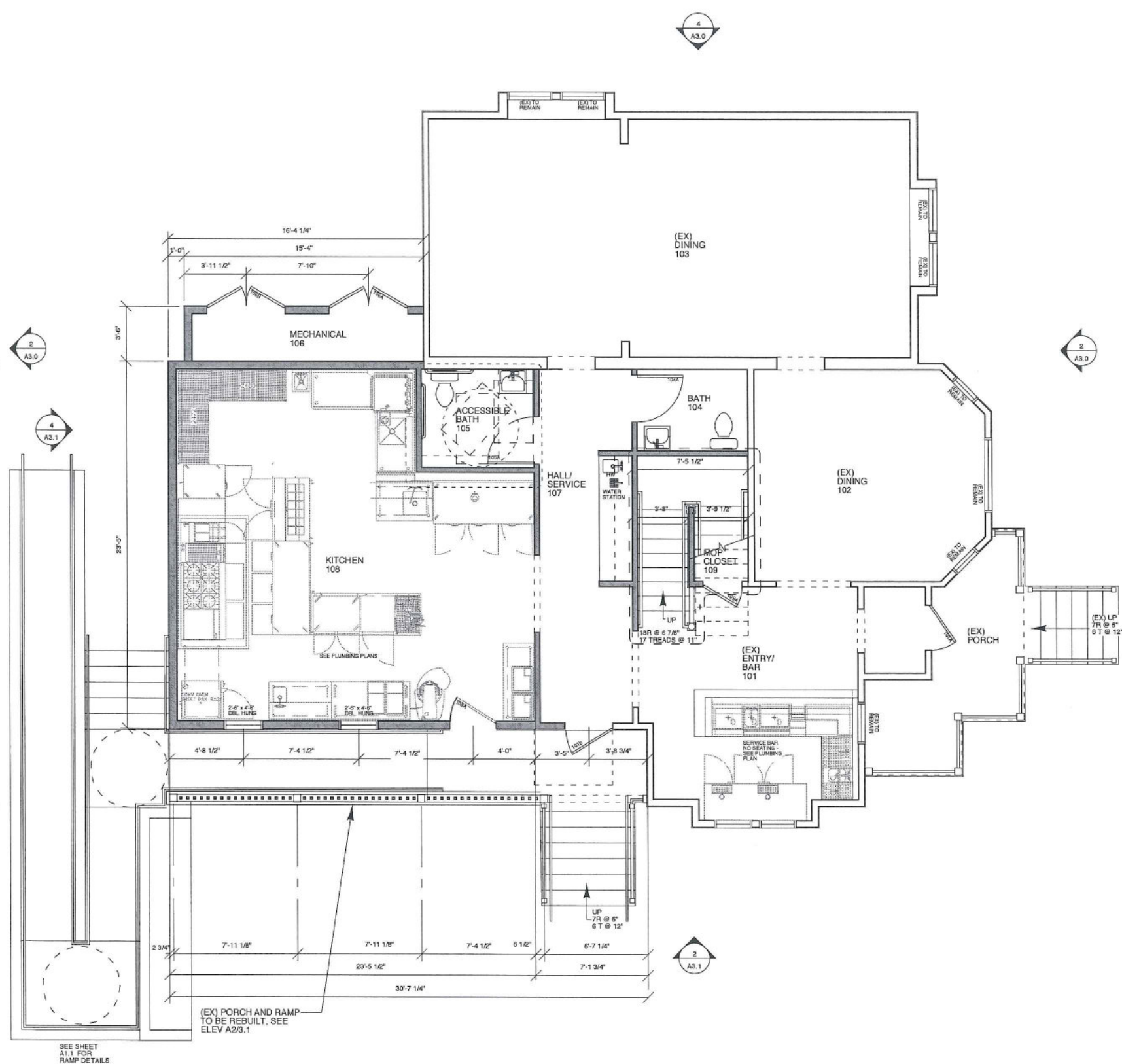
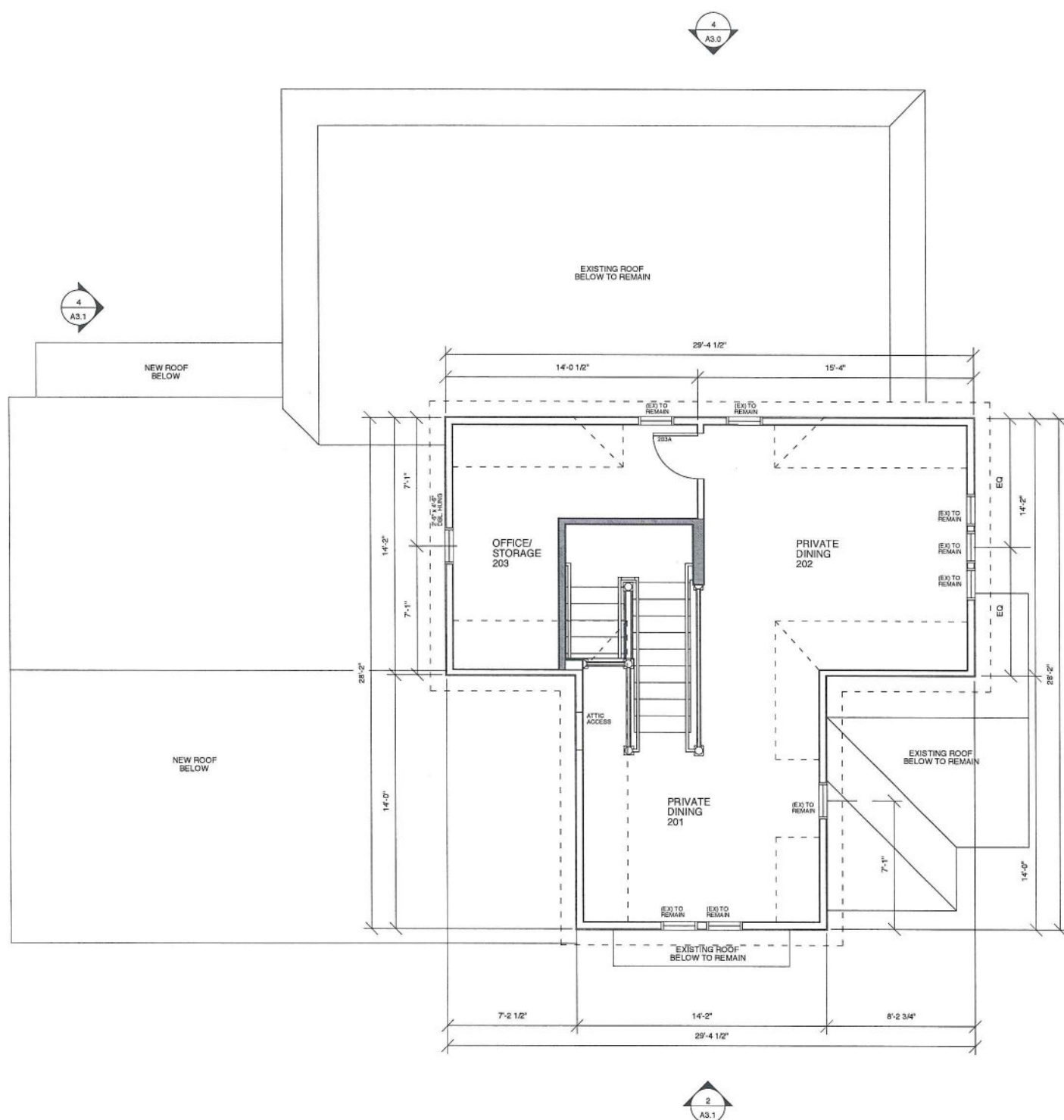
P RAMP LAYOUT CONCEPT
NTS

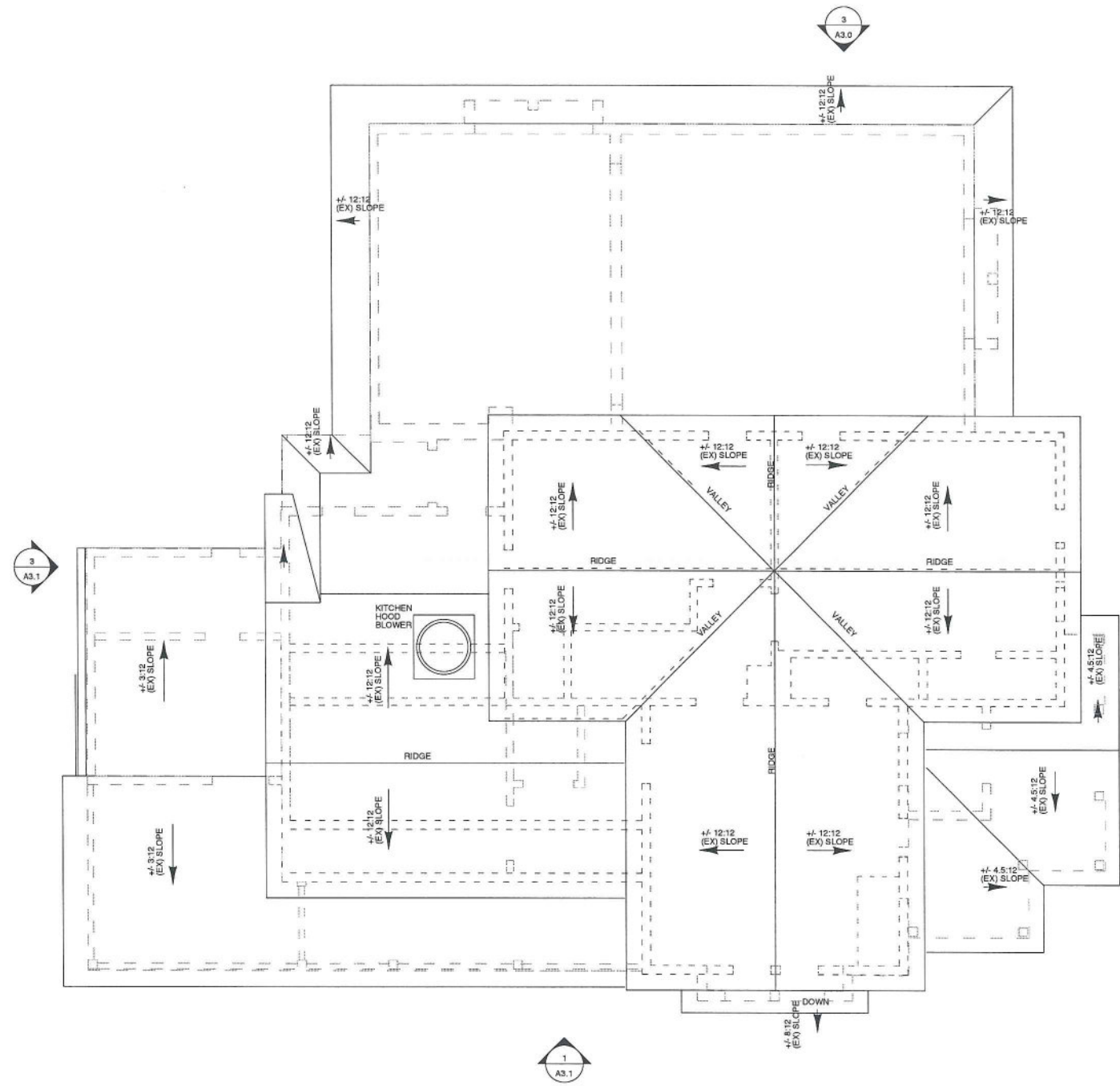


1
A2.0
EXISTING SECOND FLOOR PLAN
Scale 1/8" = 1'-0"

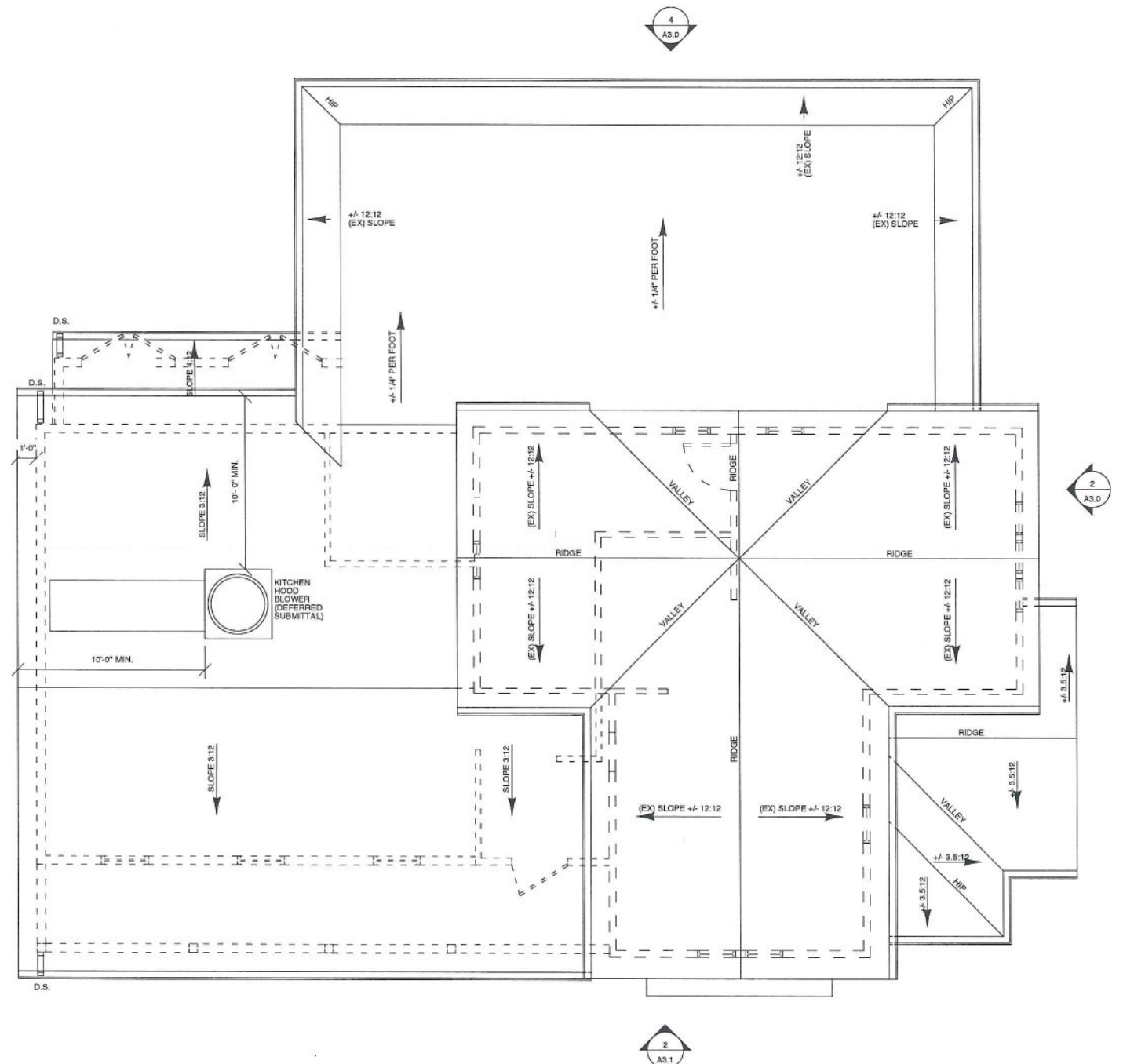


1
A2.0
EXISTING GROUND FLOOR PLAN
Scale 1/8" = 1'-0"





2 EXISTING ROOF PLAN
A2.2 Scale 1/8" = 1'-0"



1 PROPOSED ROOF PLAN
A2.2 Scale 1/8" = 1'-0"



3 EXISTING WEST ELEVATION
Scale 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
Scale 1/8" = 1'-0"



4 PROPOSED SIDE/ WEST ELEVATION
Scale 1/8" = 1'-0"



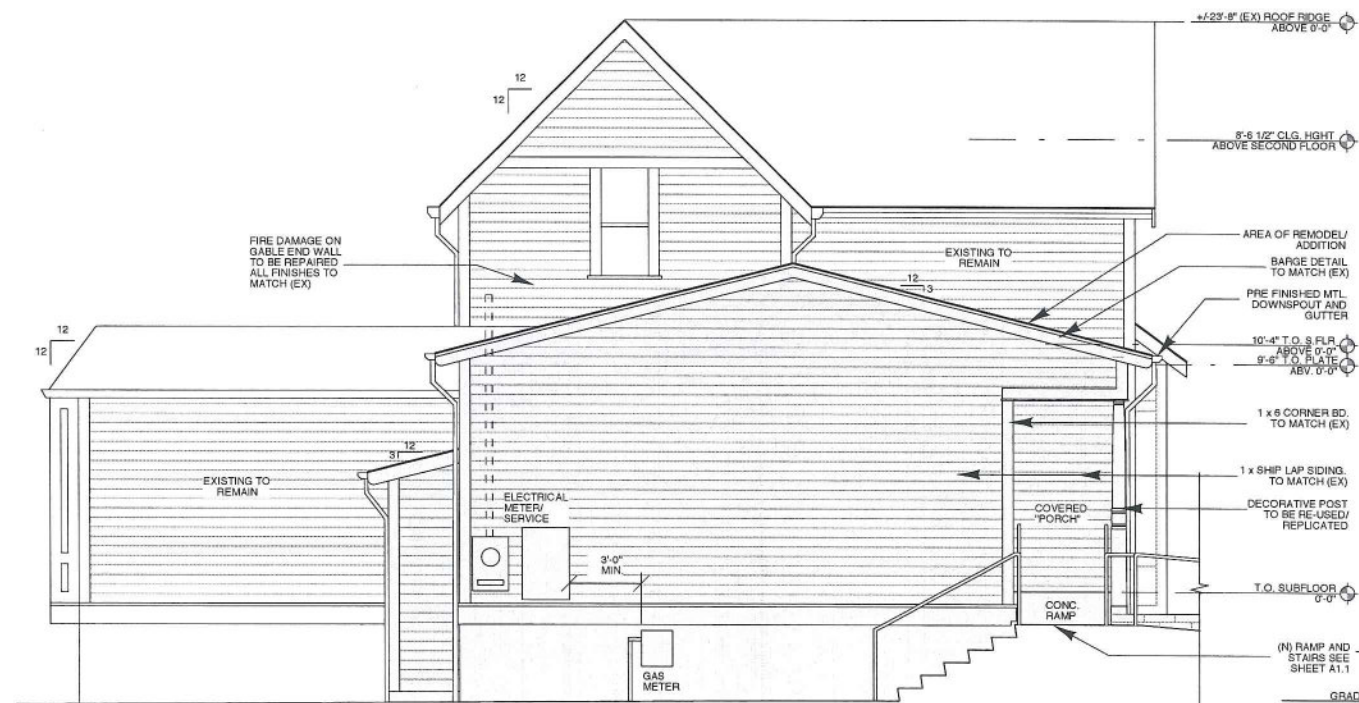
2 PROPOSED FRONT/ NORTH ELEVATION
Scale 1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION
A3.1 Scale 1/8" = 1'-0"



1 EXISTING EAST ELEVATION
A3.1 Scale 1/8" = 1'-0"



4 PROPOSED REAR/ SOUTH ELEVATION
A3.1 Scale 1/8" = 1'-0"



2 PROPOSED SIDE/ EAST ELEVATION
A3.1 Scale 1/8" = 1'-0"