Historic Preservation Commission Agenda

November 17, 2026

6 PM

City Hall, First Floor Conference Room

414 E. First St

Hybrid Meeting

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

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

---

1. **Call to Order**
2. **Roll Call**
3. **Public Comments**
4. **Updates from Staff**
    a. CLG Grant in Progress
5. **New Business**
    a. Type III Historic Review PLNG-26-34, 419 N Carlton Way- Relocation of Minthorn
    b. Presentation
6. **Adjournment**

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

Staff Report

November 5, 2026

CLG Grant Progress

Peter Miejer Architects has been awarded the contract for our CLG grant work. They had some internal turnover and have subcontracted the work out to Becca Pheasant at Story Box Architecture. They have begun preliminary research into concentration areas and are focusing on residential areas for this work. The contractors will be in Newberg on December 4th to conduct on the ground research. We are beginning communications about this work and you will see information through the city communication channels. We will ask the contractor to share a progress report at our next meeting.

Training Opportunities

Please keep an eye on your emails for training opportunities. There are several interesting opportunities available if you would like to learn more about historic preservation.

CLG Renewal

Staff met with Oregon Heritage to conduct a review of our Certified Local Government program. We received high marks and encouragement to continue good work. We have been encouraged to consider a more robust modern database to manage the historic resource inventory. Staff are looking into options for this and evaluating capacity for this work.

STAFF REPORT
Type III Historic Review PLNG-26-34
419 N Carlton Way – Relocation of Minthorn

HEARING DATE:	November 17, 2026
FILE NO:	PLNG-26-34
REQUEST:	Relocation of Minthorn Hall to preferred campus location
LOCATION:	419 N Carlton Way
TAX LOTS:	R3217CC 00100
APPLICANT:	Chris Hagerman of Brooking Land Use + Planning
OWNER:	George Fox University
ZONE:	Institutional (I)
OVERLAYS:	Historic Landmark, Special Flood Hazard, Stream Corridor, Airport Inner Horizontal Surface, Marijuana Exclusion Zone

---

CONTENTS:

Order 2026-002
Exhibit A: Findings
Exhibit B: Conditions

ATTACHMENTS:

1. Application Materials
2. Agency Comments

SECTION I. APPLICATION DESCRIPTION
Type III Historic Review PLNG-26-34
419 N Carlton Way – Relocation of Minthorn Hall

A. DESCRIPTION OF APPLICATION: The application materials for the Type III Historic Review for Minthorn Hall indicate a desire to relocate the historic structure approximately 100 feet away to a more advantageous orientation on the central quad within the heart of the George Fox University campus. This location directly north of where Minthorn Hall now stands, was the site of the recently demolished North Street Annex Building. According to submitted materials, Minthorn Hall is proposed to be moved and rotated to align the main building entrance towards the quad which will allow for new pedestrian connections to be made within the campus network.

It is also noted within the application narrative that Minthorn Hall was previously moved ten blocks to its current location in 1892. Prior to that relocation it served as a gymnasium and dormitory to the Friends Pacific Academy High School. After its original relocation it was utilized as part of the George Fox University campus. Application materials document that Minthorn Hall is both on the Newberg Historic Resources Inventory (1990) and on the National Register of Historic Places (1997).

B. SITE INFORMATION

1. Location: 302 N Carlton WY, Tax Lot R3217CC 00100
2. Size: 38.15 Acres
3. Topography: Somewhat diverse with an adjacent stream corridor
4. Current Land Uses: Institutional
5. Natural Features: Stream
6. Adjacent Land Uses:
    a. North: Institutional (I)
    b. East: Institutional (I)
    c. South: Institutional (I) and Central Business District (C-3)
    d. West: High Density Residential (R-3)

7. Access and Transportation: The subject property is accessed off of N Carlton Way to the north and east, N Merdian Street to the west, and E Sheridan ST to the south, which are all classified as local streets.

8. Utilities:

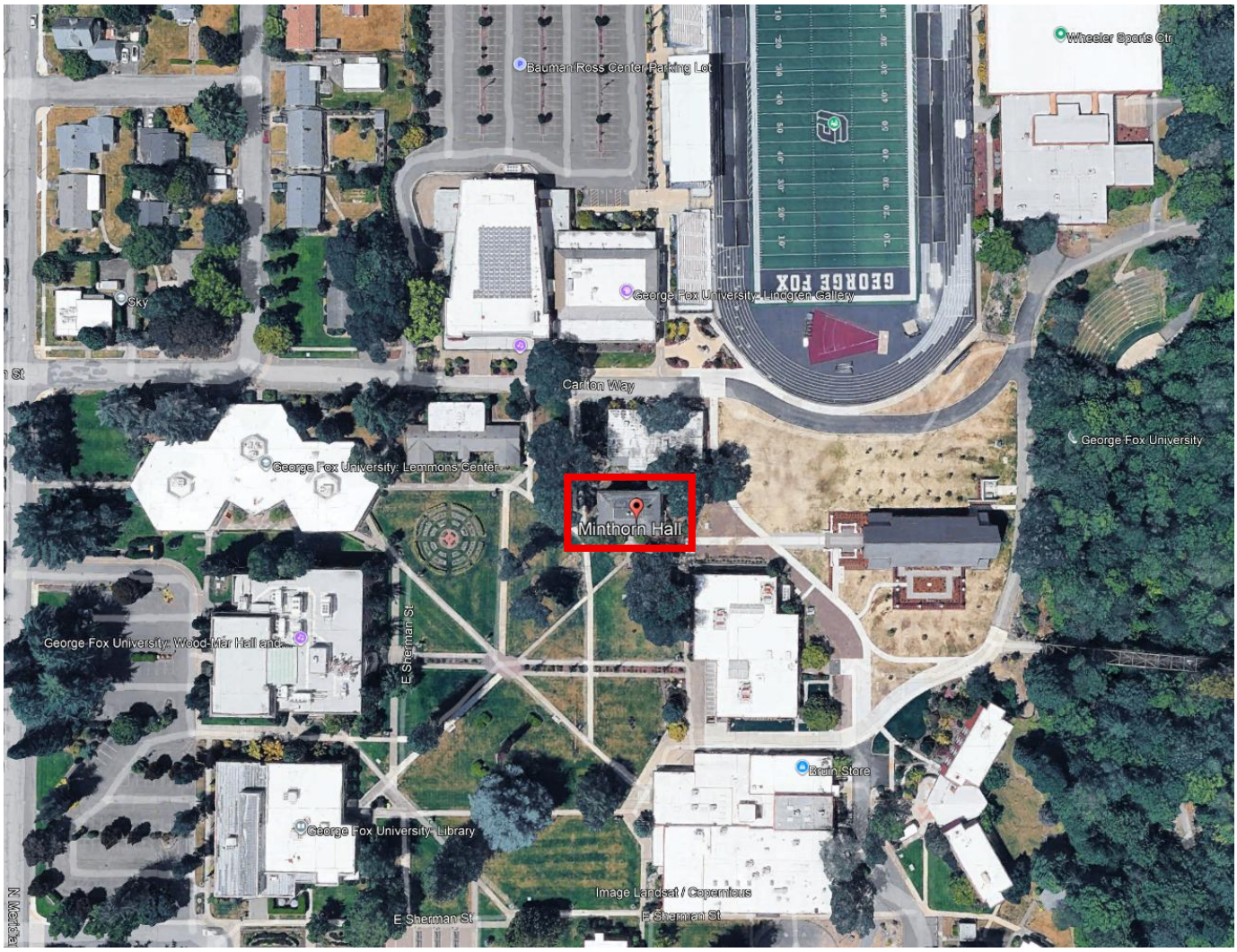
   i. Sanitary Sewer: There is a six-inch wastewater main running along N Carlton Way adjacent to the relevant portion of the subject lot.

   ii. Water: The relevant portion of the subject property is connected to a six-inch water main running along N Carlton Way.

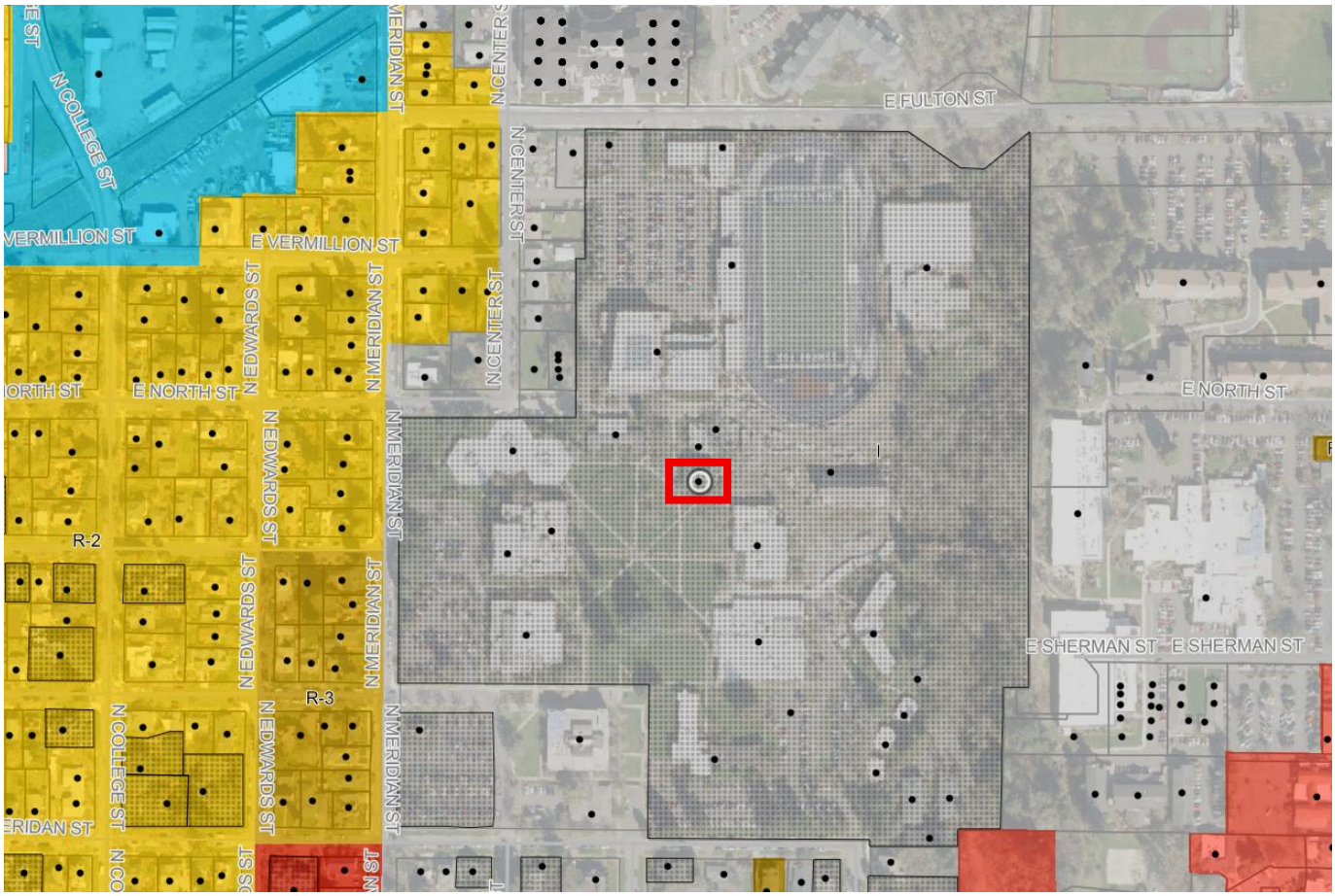
   iii. Storm: There is an 18-inch storm main along N Carlton Way that services the subject lot.

   iv. Electrical: The subject property is serviced by underground power lines.

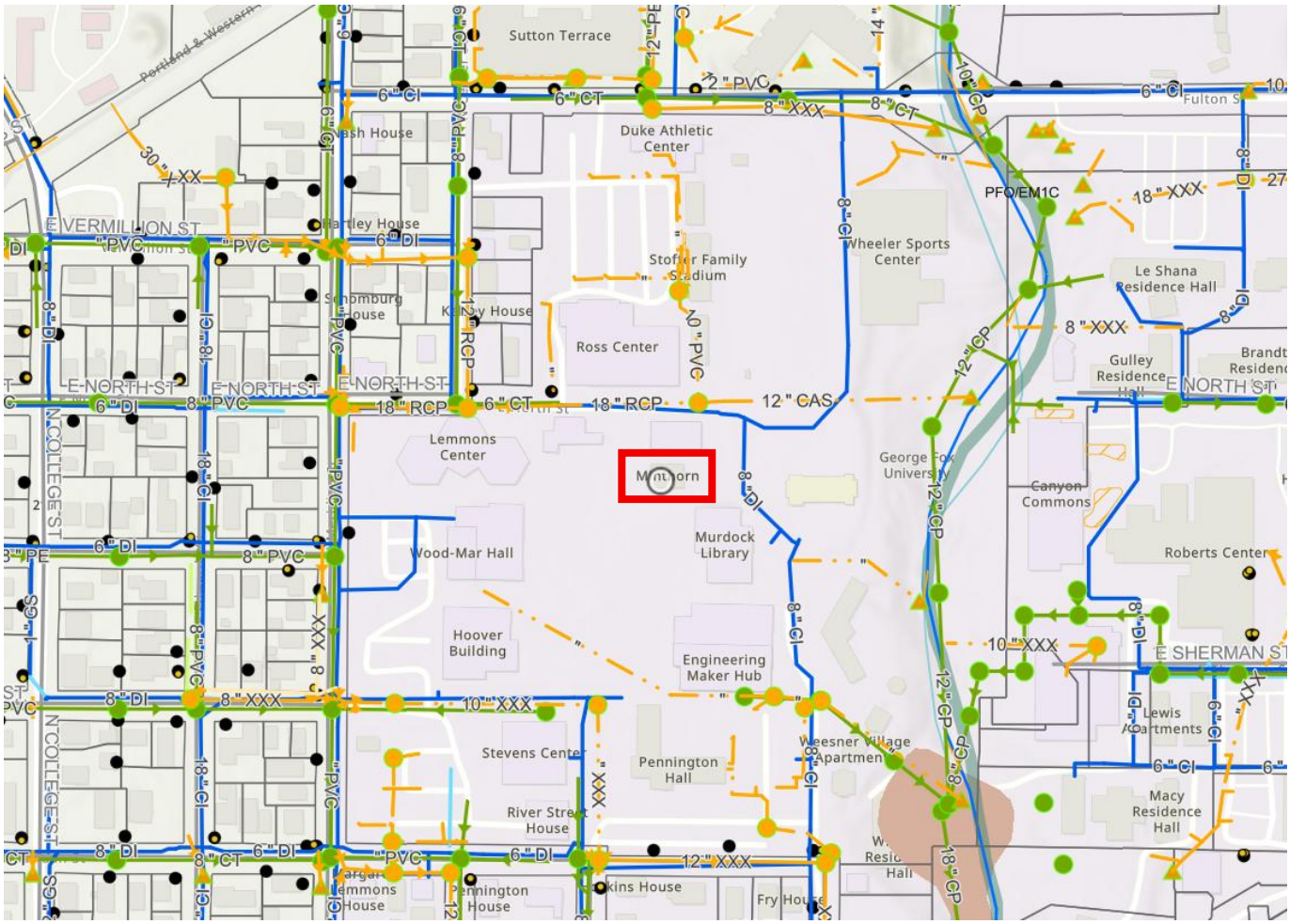
AERIAL


Wheeler Sports Ctr
Bauman/Ross Center Parking Lot
George Fox University: Lindgren Gallery
Sky
Carlton Way
George Fox University
George Fox University: Lemmons Center
Minthorn Hall
George Fox University: Wood-Mar Hall and...
E Sherman St
Bruin Store
George Fox University: Library
Image Landsat / Copernicus
E Sherman St
E Sherman St

ZONING MAP


N COLLEGE ST
E VERMILLION ST
N EDWARDS ST
N MERIDIAN ST
N CENTER ST
E FULTON ST
E NORTH ST
R-2
R-3
E SHERMAN ST

UTILITY MAP



C. PROCESS: This Historic Review request is a Type I application and follows the procedures in NMC Section 15.100.020 and 15.100.120-130

Important dates related to this application are as follows:

1. 9/14/2026 Application received
2. 10/5/2026: The application was deemed complete.
3. 10/12/2026: The application was circulated for agency review

4. 10/26/2026: The Applicant mailed notice to the property owners within 500 feet of the site.
5. 10/26/2026: The Applicant posted notice on the site
6. 10/27/2026: The Newberg Graphic published notice of the Historic Preservation Commission hearing.
7. 11/6/2026: City staff posted notice of the hearing in four public places.
8. 11/17/2026: The Historic Preservation Commission will hold a quasi-judicial hearing to consider the application.

D. AGENCY COMMENTS: On October 12, 2026, the application was routed to several public agencies and City departments for review and comment. Comments and recommendations from City departments have been incorporated into the findings and conditions of approval. As of the writing of this report, the City received the following responses from the following referral agencies which are also provided in Attachment 2:

1. City Manager: reviewed, no conflict.
2. Community Development Director: reviewed, no conflict.
3. Finance: reviewed, no conflict.
4. Development Engineering: reviewed, no conflict.
5. Public Works – Code Compliance: reviewed, no conflict.
6. PGE: reviewed, no conflict with comments.
7. CPRD: reviewed, no conflict

E. PUBLIC COMMENTS

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

F. ANALYSIS

Land Use Processes and Procedures

According to NMC 15.344.015, the "historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter *[NMC 15.344]*. In conducting a Type

III review, the commission shall have all powers and duties of the planning commission." Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not require land use review for other actions, the application should be reviewed and decided by the Historic Preservation Commission.

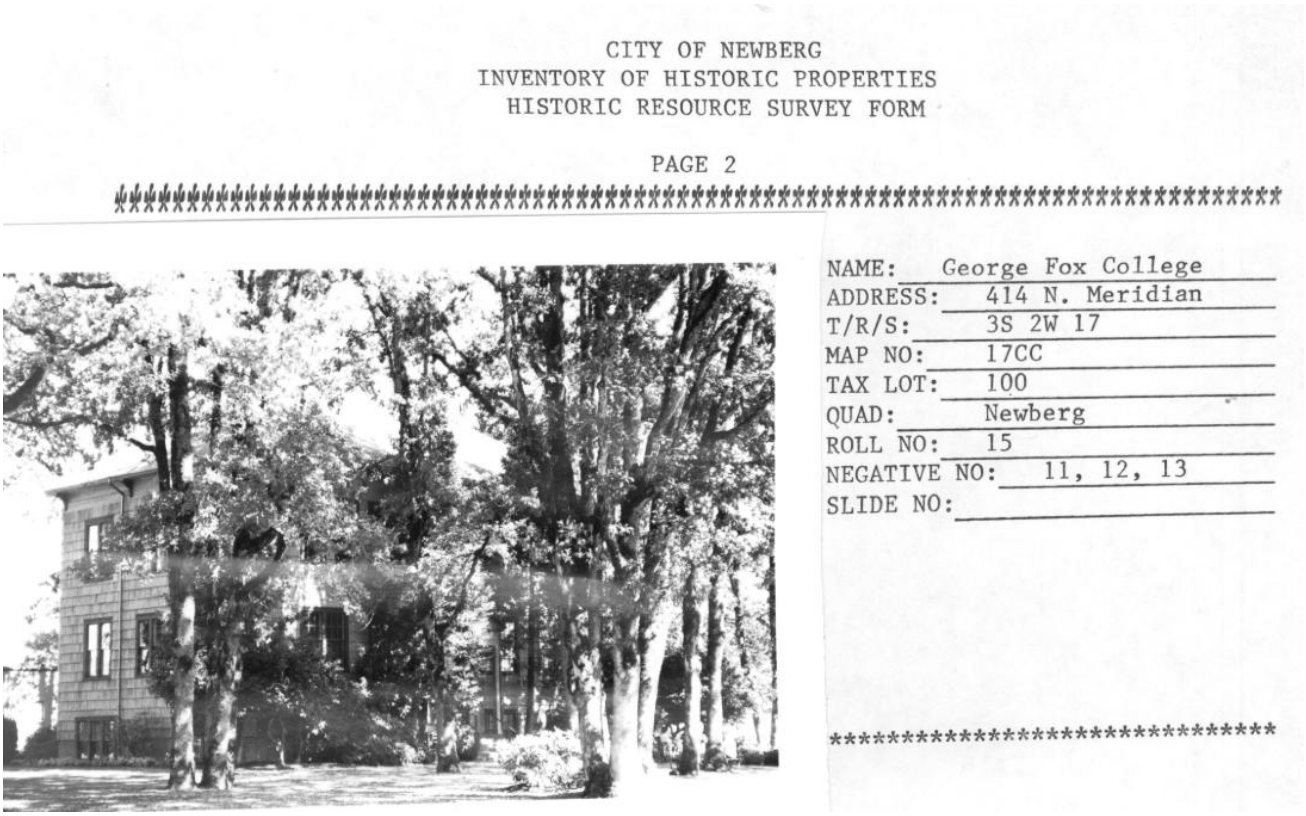
The Applicable Code Sections reviewed for this application included:

- NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.
  - NMC Section 15.344.010 Purpose
  - NMC Section 15.344.015 Historic preservation commission review.
  - NMC Section 15.344.020 Landmark designation. Responses provided for subsection D (Designation Criteria).
  - NMC Section 15.344.050 Alteration, new construction, demolitions. Responses provided for sub-sections C (Demolition and Moving Review) and E (Documentation).

Background Information for the Subject Property

In Newberg, properties designated as historic landmarks in the Newberg Historic Resources Inventory (1990) are subject to the Historic Landmarks (H) Subdistrict standards within Newberg Municipal Code Chapter 15.344. The Historic Resources Inventory identifies "Minthorn Hall" as a locally designated historic landmark. Additionally, the structure was also added to the National Register of Historic Places in 1997. The landmark is located at the situs address 414 N Meridian Street (or current assigned address 419 N Carlton Way), and identified as Field #71 in the inventory, and a *Primary* resource outside of concentration areas for designated landmarks in Newberg. According to the inventory, *Primary* resources are of greatest significance to the city and are important to the community for their exceptional architectural qualities, historical associations and/or their relationship to the environment.

The historic resource survey profile for Minthorn Hall was conducted 1985, and is included as part of the application (Attachment 1). According to the profile's assessment and statement of significance, the structure was described as in excellent condition, and is the oldest existent building on the George Fox University campus, having been constructed in 1887, and associated with the creation of the university.



CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

PAGE 2

NAME: George Fox College
ADDRESS: 414 N. Meridian
T/R/S: 3S 2W 17
MAP NO: 17CC
TAX LOT: 100
QUAD: Newberg
ROLL NO: 15
NEGATIVE NO: 11, 12, 13
SLIDE NO:

Figure 1. Excerpt from the City Historic Resources Inventory, Historic Resource Survey Form for 414 N Meridian Street.

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

> *Move to adopt Historic Preservation Commission Order 2026-002, which approves the requested moving review.*

HISTORIC PRESERVATION COMMISSION ORDER 2026-002

AN ORDER APPROVING MOVING REVIEW PLNG-26-34 FOR THE RELOCATION OF A HISTORIC LANDMARK AT 419 N CARLTON WAY, YAMHILL COUNTY TAX LOT R3217CC 00100, TO VACANT POSITION ON SAME TAX LOT

RECITALS

1. The City of Newberg submitted an application for a moving review of a designated historic landmark at 419 N Carlton Way, Yamhill County Tax Lot R3217CC 00100.

2. After proper notice, the Newberg Historic Preservation Commission held a hearing on November 17, 2026, 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 Planning Commission orders as follows:

1. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.

2. Historic Review Application PLNG-26-34 is hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.

3. This order shall be effective December 2, 2026, unless appealed prior to that date.

4. This order shall expire one year after the effective date above if the Applicant does not obtain a building permit pursuant to this application by that time.

Adopted by the Newberg Historic Preservation Commission this 17th day of November 2026.

ATTEST:

Historic Preservation Commission Chair

Historic Preservation Commission Secretary

List of Exhibits:

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

EXHIBIT "A" FINDINGS
MOVING REVIEW OF A DESIGNATED HISTORIC LANDMARK
419 N CARLTON WAY (FILE NO. PLNG-26-34)

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

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

FINDINGS FOR THE HISTORIC LANDMARK SUBDISTRICT (NMC CHAPTER 15.344)

NMC Section 15.344.010 Purpose.
The purpose of the H overlay zone is to:

A. Safeguard the historic landmarks, buildings and sites representing significant elements of Newberg history;

B. Promote the historic, educational, cultural, economic and general welfare of the public through the preservation, restoration and protection of these buildings, structures, sites, and objects of historic interest within the city;

C. Foster civic pride in the accomplishments of the past;

D. Protect and enhance the city's attractions to tourists and visitors;

E. Carry out the provisions of the Land Conservation and Development Commission Goal 5. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13; Ord. 2451, 12-2-96. Code 2001 § 151.490.]

Response: The structure at situs address 414 N Meridian Street (current assigned address 419 N Carlton Way) was designated as an historic landmark in the 1990 update to the 1985 City of Newberg Historic Resource Inventory. Minthorn Hall is identified as Field #71 in the inventory, and a *Primary* resource outside of concentration areas for designated landmarks in Newberg. According to the inventory, *Primary* resources are of greatest significance to the city and are important to the community for their exceptional architectural qualities, historical associations and/or their relationship to the environment.

According to the profile's assessment and statement of significance, the structure was described as in excellent condition, and is the oldest existent building on the George Fox University campus, having been constructed in 1887, and associated with the creation of the university.

The application materials submitted indicate that the Applicant is proposing to maintain the historic landmark designation of the structure at the new location, approximately 100 feet directly north of the current location on the same tax lot. Because the maintenance of the

structure's designation status will continue to protect the structure, the purpose of the Historic Landmarks Subdistrict will continue to be met.

NMC Section 15.344.015 Historic preservation commission review.

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

Response: The proposed project seeks to relocate the historic structure within the same tax lot (R3217CC 00100), approximately 100 feet to the north of its present location. Because the proposed project includes the moving of a designated historic landmark in the City of Newberg's Historic Resource Inventory (1990), the application should be reviewed and decided by the Historic Preservation Commission using the City's Type III procedure per NMC 15.344.030(C)(2).

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

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

NMC Section 15.344.020 Landmark designation.

[…]

D. Designation Criteria. If the building, structure, site, or object is currently listed in the National Register of Historic Places of the United States of America, the property or properties shall be designated as a local landmark. In addition, landmarks shall include those buildings, structures, sites, or objects which have been identified as landmarks in the historic resources element of the comprehensive plan. The following criteria will be used by the historic preservation commission and city council in considering other properties:

> ***1. The evaluation criteria used in the 1990 historic resources evaluation shall be considered. Any or all of the criteria may be satisfied for designation:***
>
> > ***a. The landmark is associated with natural history, historic people, or with important events in national, state or local history. The age of a specific building shall be***

considered but shall not be deemed sufficient in itself to warrant designation as a significant historic resource.

b. The landmark embodies distinguishing characteristics of architectural specimens inherently valuable for a study of a period, style, or method of construction.

c. The landmark is a notable work of a master builder, designer or architect, or the structure represents a rarity of type, style, or design in the community.

d. The landmark retains a high degree of original design, crafting, materials, and original site features.

e. The landmark contributes to the immediate environment and the character of the neighborhood or city.

2. The proposed landmark will serve the purpose of this section as stated in NMC 15.344.010.

3. The economic, social, environmental, and energy consequences of conflicting uses shall be considered.

Response: The structure at situs address 414 N Meridian Street was designated as an historic landmark in the 1990 update to the 1985 City of Newberg Historic Resource Inventory. The inventory identifies the landmark as a *Primary* resource. According to the inventory, *Primary* resources are of greatest significance to the city and are important to the community for their exceptional architectural qualities, historical associations and/or their relationship to the environment.

Because the Applicant has indicated that there is a desire to maintain the historic landmark designation status of Minthorn Hall, and that no major design alterations are proposed to the structure associated with this project, the structure's historic significance with respect to architectural style and features will be maintained despite relocation within the university campus.

The criteria are met.

NMC Section 15.344.030 Alteration, new construction, demolitions.

[…]

C. Demolition and Moving Review.

1. Building Director Review Type I. The building director shall issue a permit for moving or demolition if any of the following conditions exist:

a. The building is not a designated landmark. If the landmark is pending review under NMC 15.344.020, no permit shall be issued; and/or

b. The landmark has been damaged beyond reasonable repair through fire, flood, wind or other acts of God, vandalism, or neglect, and poses an immediate threat to public safety. For any demolition or moving which does not comply with the above criteria, it shall be referred to the historic preservation commission under the Type III procedure.

2. Historic Preservation Commission Review Process Type III. The process and public notice for review of a demolition permit shall be conducted under the Type III procedure. Unless extended by mutual consent of the applicant and the historic preservation commission, the historic preservation commission shall complete any review within 45 days of the date the city received a complete application, with the intent that the historic preservation commission and applicant seek alternatives such as sale, salvage, relocation or donation to historic or interested groups, not simply to delay the demolition or moving.

3. Review Criteria. In reviewing an application for a demolition permit or moving permit, the commission shall consider the purpose of this chapter as stated in NMC 15.344.010 and the criteria used in the original designation of the landmark as stated in NMC 15.344.020(D).

Response: The structure proposed to be moved is a designated historic landmark identified in the 1990 update to the 1985 City of Newberg Historic Resources Inventory. Because the structure is a designated landmark, the Building Director Type I review process is not applicable and the moving review will be evaluated by the Historic Preservation Commission through a Type III review process.

Because the application is to relocate the historic landmark as an alternative to demolition at its current location, the proposed location is a preferred alternative to demolition of the historic landmark. See also, above response to the criteria in NMC 15.344.020(D).

The criterion is met.

[…]

E. Documentation. In the event of the demolition or moving of a landmark, building, structure, site or object, the history of such landmark shall be documented and kept on file with the city. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13; Ord. 2505, 2-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.492.]

Response: Documentation of the historic landmark is recorded in the 1990 update to the 1985 City of Newberg Historic Resources Inventory. Because the history of the landmark is documented and kept on file with the City, this criterion is met.

FINDINGS FOR THE AIRPORT OVERLAY (AO) SUBDISTRICT (NMC CHAPTER 15.340)

15.340.050 Limitations.

A. To meet the standards and reporting requirements established in FAA Regulations, Part 77, no structure shall penetrate into the airport imaginary surfaces as defined in this code except as provided in NMC 15.340.030(B).

B. High density public uses as defined in this code shall not be permitted in the airport approach safety zone or the displaced threshold approach surface zone.

C. Following July 1990, if FAA funds are used by the city to improve or enhance the airport, new structures, buildings and dense uses shall be prohibited in the runway protection zone consistent with federal requirements.

D. Whenever there is a conflict in height limitations prescribed by this overlay zone and the primary zoning district, the lowest height limitation fixed shall govern; provided, however, that the height limitations here imposed shall not apply to such structures customarily employed for aeronautical purposes.

E. No glare-producing materials shall be used on the exterior of any structure located within the airport approach safety zone.

F. In noise-sensitive areas (within 1,500 feet of an airport or within established noise contour boundaries of 55 Ldn and above for identified airports) where noise levels are a concern, a declaration of anticipated noise levels shall be attached to any building permit or development approval. In areas where the noise level is anticipated to be 55 Ldn and above, prior to issuance of a building permit for construction of noise-sensitive land use (real property normally used for sleeping or normally used as schools, churches, hospitals, or public libraries) the permit applicant shall be required to demonstrate that the indoor noise level will not exceed 55 Ldn. The director will review building permits for noise-sensitive developments. [Ord. 2451, 12-2-96. Code 2001 § 151.454.]

Response: The moving review proposed the relocation of an existing historic building. The placement of Minthorn Hall on the same tax lot approximately 100 feet from its current location does not substantially change the building's overall height and therefore its impact within the Airport Overlay subdistrict.

These criteria are met.

CONCLUSION

The proposed application can be approved because the project meets the above criteria.

EXHIBIT "B" CONDITIONS OF APPROVAL
MOVING REVIEW OF A DESIGNATED HISTORIC LANDMARK
419 N CARLTON WAY (FILE NO. PLNG-26-34)

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

1. **Permit Submittal:** Submit a building permit application. Show all applicable features of the plan approved through design review, including the following:

   a. Mechanical details

   b. Structural details

   c. Any other information necessary to evaluate the site

2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.

3. **Public Improvement Construction Drawings:** Provide construction drawings for review and approval by the Public Works Engineering Department as appliable.

B. DEVELOPMENT NOTES

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

Attachment 1: Application

MINTHORN HALL RELOCATION

APPLICATION FOR

TYPE III

HISTORIC PRESERVATION MOVING REVIEW



Presented to:
City of Newberg

Prepared with the Assistance of:
KPFF
Soderstrom Architects
Bookin Land Use + Planning

SEPTEMBER 2026

TABLE OF CONTENTS

Narrative

Title Page
Table of Contents
Discussion
Legal Findings

Figures

Vicinity
Zoning
Campus Map
C.1 Existing
C2.0 Site
C3.0 Grading
C4.0 Utility
FS-1 Fire
L1.0 Landscaping

Appendices

A. Pre-Application Conference Notes
B. 1990 City of Newberg Historic Inventory
C. Minthorn Hall - City of Newberg Historic Inventory Form
D. National Register Nomination form

SUMMARY OF PROPOSAL

Owner:	George Fox University 414 N Meridian St Newberg, OR 97132
Architect:	Andrew Burke Soderstrom Architects 1331 NW Lovejoy St, Ste 775 Portland, Or 07209 aburke@sdra.com 503.228.5617
Planner:	Chris Hagerman, PhD, AICP The Bookin Group LLC 745 NW Hoyt St #5961 Portland, Oregon 97208 hagerman@bookingroup.com 503.502.8693
Location:	419 N Carlton Way
State ID:	R3217CC 00100
Site Area:	38.15 acres
Current Use:	George Fox University
Jurisdiction:	Newberg
Zoning:	Institutional (I)
Overlays:	Stream Corridor (SC), Historic (H)
Requests:	Type III Historic Review for the Relocation of Minthorn Hall, an individually listed significant historic resource.

Summary: A Type III Historic Review is required to relocate the building to a location 100 feet away and orient it towards the George Fox University central quad. The building was previously moved 10 blocks from its historical location and will continue to be a part of George Fox University campus in a manner consistent with its original designation as a symbolic connection between the historic Quaker academy and the contemporary university.

A Pre-Application Meeting was held (PRE-12-12) and the notes are in Appendix A.

DISCUSSION

Site. Minthorn Hall is located at the center of the George Fox University on a corner of the central quad east of the chapel. The building is set back generously from Carlton Way, a private street within the campus, while the Bauman Auditorium and the Lemmons Center sit closer to the road that leads past the stadium. Consistent with the heart of a historic college campus, the Minthorn building is set amongst green space including grassy areas and mature trees with pedestrian paths connecting the university buildings.

Historic Status. Minthorn Hall is a 3-story, 1887 Colonial Revival school building listed on the National Register of Historic Places. It was constructed as a gymnasium and dormitory on the site of the former Friends Pacific Academy, a high school founded by the Quakers, where Dr. Henry J. Minthorn served as the first principal. A college was founded in 1891, and a year later, Minthorn Hall was relocated to its present location within the campus and remodeled in 1939 and again in 1962.

The building is listed in the Historic Inventory as resource #73 in the 1990 update to the City of Newberg Historic Resource Inventory incorporated into the Comprehensive Plan (Appendix B). Minthorn Hall is listed as a Primary resource outside of the three "concentration areas" on the City's Historic Resource Inventory.

The Historic Resource Inventory defines a "Primary" resource as follows:

> *Individually the most important properties in the city, distinguished by outstanding qualities of architecture, historical association, and relationships to the environment. Highest property for local landmark designation; potentially eligible for the National Register. (Appendix A)*

Minthorn hall was moved to its present location on the GFU campus in 1892 and renovated in a Colonial style in 1939. Its historic status is based on its contribution to the Quaker educational institutions of Newberg, not its specific architectural value or specific location (Appendix C and Appendix D).

Zoning and Surrounding Uses. As shown on the Vicinity and Zoning maps the site and surrounding areas that make up the George Fox University campus are zoned Institutional (I). Single-family residential zoned areas (R-1, R-2, R-3) surround the campus to the north, east and west, while the downtown commercial core southeast of the campus is zoned Central Business (C-3). Southwest of the campus is lower density commercial uses, zoned Community Commercial (C-2).

Zoning Overlays. The flood hazard and stream corridor overlays extend over Hess Creek east of the main campus. The historic overlay is placed over the campus because of two listed historic resources located there.

Use. Minthorn Hall is a part of the George Fox University campus, an allowed use in the Institutional zone.

Relevant Land Use History

- PRE-26-12 – a Pre-Application Meeting for the relocation of Minthorn Hall

Proposal

Relocation:

- George Fox University proposes to place Minthorn Hall on a new foundation approximately 100 feet to the north of the current location (see Campus Plan and Site Map C.2). This is the site of the recently demolished North Street Annex building. Minthorn will be rotated to align the entrance towards the quad and new pedestrian connections made with the campus network.

Landscaping

As shown on the aerial view, mature trees are located near the current and proposed location for the building. Efforts will be made to protect these trees during construction. Post-relocation, the current location will be landscaped consistent with the remainder of the campus as shown on the Landscape Plan.

Transportation.

The closest public street is the easternmost segment of E North St. A local private street labeled Carlton Way continues the street into the George Fox campus. E North St connects with N Meridian St, a Minor Collector under the jurisdiction of the City of Newberg. The relocation and renovation of an existing building within the institutional campus does not trigger additional trips to the site that would require improvements to public right-of-way facilities or trigger the need for a traffic study (per the requirements of 15.220.030.B(14).

Utilities.

As shown on the utilities plan (C4.0) the campus has an extensive network of utilities that can serve the site. As shown, these can be extended to the proposed location.

Stormwater. As shown on the civil site plan (C2.0), the demolition of the North Street Annex building that provided printing and postal services results in a net reduction of impervious surface of 4,647 sf. This calculation is inclusive of new sidewalks and the replanting of the previous Minthorn Hall location. Therefore, a stormwater quality and quantity management facility is not required.

Fire and Police. The site is served by Tualatin Valley Fire and Rescue (TVF&R) and the Newberg Police.

Development Standards.

Height: *75'* – the building will remain below this limit.

Setbacks: *25' from street (front) property line and parallel* – This setback standard applies to the public rights-of-way that surround the campus. The new building location is within the center of the campus, 15' from Carlton Way, a private street internal to campus.

Historic Preservation Moving Review

C. Demolition and Moving Review.

1. Building Director Review Type I. The building director shall issue a permit for moving or demolition if any of the following conditions exist:

a. The building is not a designated landmark. If the landmark is pending review under NMC 15.344.020, no permit shall be issued; and/or

b. The landmark has been damaged beyond reasonable repair through fire, flood, wind or other acts of God, vandalism, or neglect, and poses an immediate threat to public safety. For any demolition or moving which does not comply with the above criteria, it shall be referred to the historic preservation commission under the Type III procedure.

Findings: Minthorn Hall is a designated landmark and has not been damaged beyond reasonable repair, therefore, the relocation of the building is subject to review by the Historic Preservation Commission as discussed below.

2. Historic Preservation Commission Review Process Type III. The process and public notice for review of a demolition permit shall be conducted under the Type III procedure. Unless extended by mutual consent of the applicant and the historic preservation commission, the historic preservation commission shall complete any review within 45 days of the date the city received a complete application, with the intent that the historic preservation commission and applicant seek alternatives such as sale, salvage, relocation or donation to historic or interested groups, not simply to delay the demolition or moving.

Findings: This application has been submitted to be heard at the forthcoming Historic Review Committee on November 25, 2026. Presumably, the application will not be deemed complete until Monday, October 12, 2026.

3. Review Criteria. In reviewing an application for a demolition permit or moving permit, the commission shall consider the purpose of this chapter as stated in NMC 15.344.010 and the criteria used in the original designation of the landmark as stated in NMC 15.344.020(D).

Findings: The purpose of the H overlay zone is contained in 15.344.010 as follows:

A. Safeguard the historic landmarks, buildings and sites representing significant elements of Newberg history;

B. Promote the historic, educational, cultural, economic and general welfare of the public through the preservation, restoration and protection of these buildings, structures, sites, and objects of historic interest within the city;

C. Foster civic pride in the accomplishments of the past;

D. Protect and enhance the city's attractions to tourists and visitors;

E. Carry out the provisions of the Land Conservation and Development Commission Goal 5.

The proposed relocation of Minthorn Hall will retain a significant element of Newberg's history (A); and promote the historic welfare of the public by restoring and protecting the oldest building with ties to Quaker educational institutions (B); provide the opportunity to foster civic pride through ties to the past (C); enhance the building as an attraction for visitors (D); and maintain consistency with Goal 5 and the Comprehensive Plan (E). Therefore, the proposed relocation of Minthorn Hall 100 feet to the north is consistent with the purpose of the H overlay.

The current Designation Criteria are located in NMC 15.344.020(D):

D. Designation Criteria. If the building, structure, site, or object is currently listed in the National Register of Historic Places of the United States of America, the property or properties shall be designated as a local landmark. In addition, landmarks shall include those buildings, structures, sites, or objects which have been identified as landmarks in the historic resources element of the comprehensive plan. The following criteria will be used by the historic preservation commission and city council in considering other properties…

Therefore, the status of the building on the National Register of Historic Places designates it as a landmark as well as the listing as a landmark in the historic resources element of the Comprehensive Plan. The additional criteria in D1 through D3 of this subsection would apply to other properties. Therefore, the statement of significance articulated in the historic resources inventory and the national register historic nomination are the designation criteria for the purpose of evaluating this Historic Review.

Applicable National Register criteria:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

Minthorn Hall meets National Register Criterion A as the symbolic "Old Main" of George Fox University. It conveys the stylistic character it achieved at the end of its historic period of significance. It is the only building associated with the entire history of the region's only Quaker institution of higher education, one which attained its fullest potential prior to accreditation during the administration of Levi Pennington, president of the college from 1911 to 1941. Not only is the "Colonialized" building a manifestation and symbol of the high point of the optimistic Pennington years, there is no other building which better represents the evolution of the institution.

The building is primary associated with the origins of the University as an early structure of the Friends Pacific Academy that preceded the founding of the college. The move to the campus ties the structure to both institutions and the proposed move will not diminish the importance of the building or its symbolic connection to the colonial remodel in 1939.

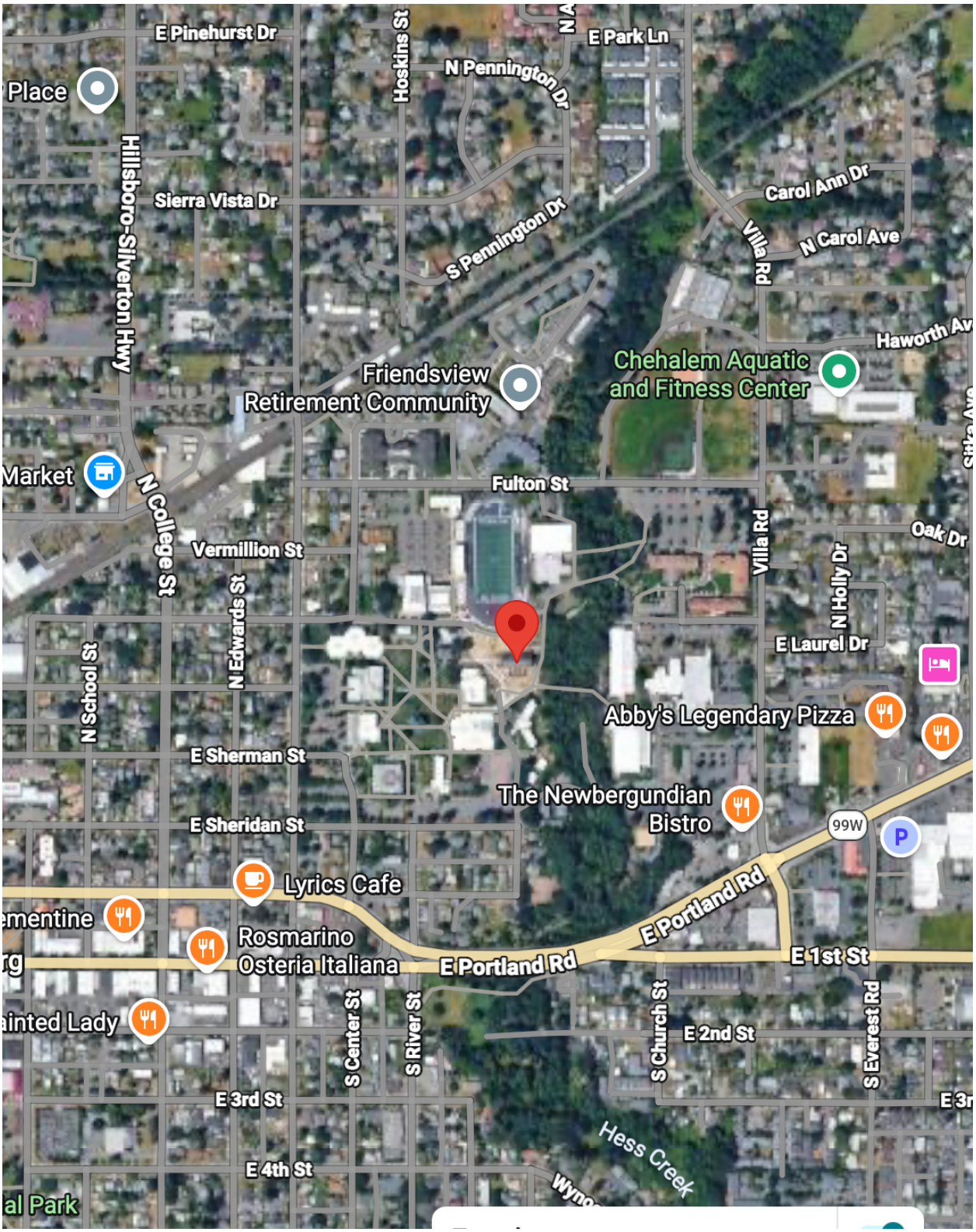
Applicable criteria from the historic resources element of the comprehensive plan:
The 1990 Historic Resource Inventory updated the 1985 inventory for inclusion in the Comprehensive Plan under Goal 5 findings. The evaluation scores for the resources against the criteria listed in the 1985 and 1990 inventories are not included in the documents, therefore, the narrative of historical significance for site #73 on the survey form and the sections within the ESEE that specifically references the building are the basis of analysis:

> *Included as Primary resources are Woodmar Hall (# 72) and Minthorn Hall (# 73); both part of the George Fox University campus. These two buildings are significant as being the only two building remaining on the campus, significant for their association with the college's early development. Founded in 1885 as the Pacific Academy, the school was reorganized as George Fox College in 1891. The University is the fifth oldest Quaker College in the United States and the only Quaker institution in the Pacific Northwest. If these buildings were demolished or incompatibly altered, there would be no physical evidence of the early period of the University. These buildings are an integral part of the college's history and campus (page 52).*

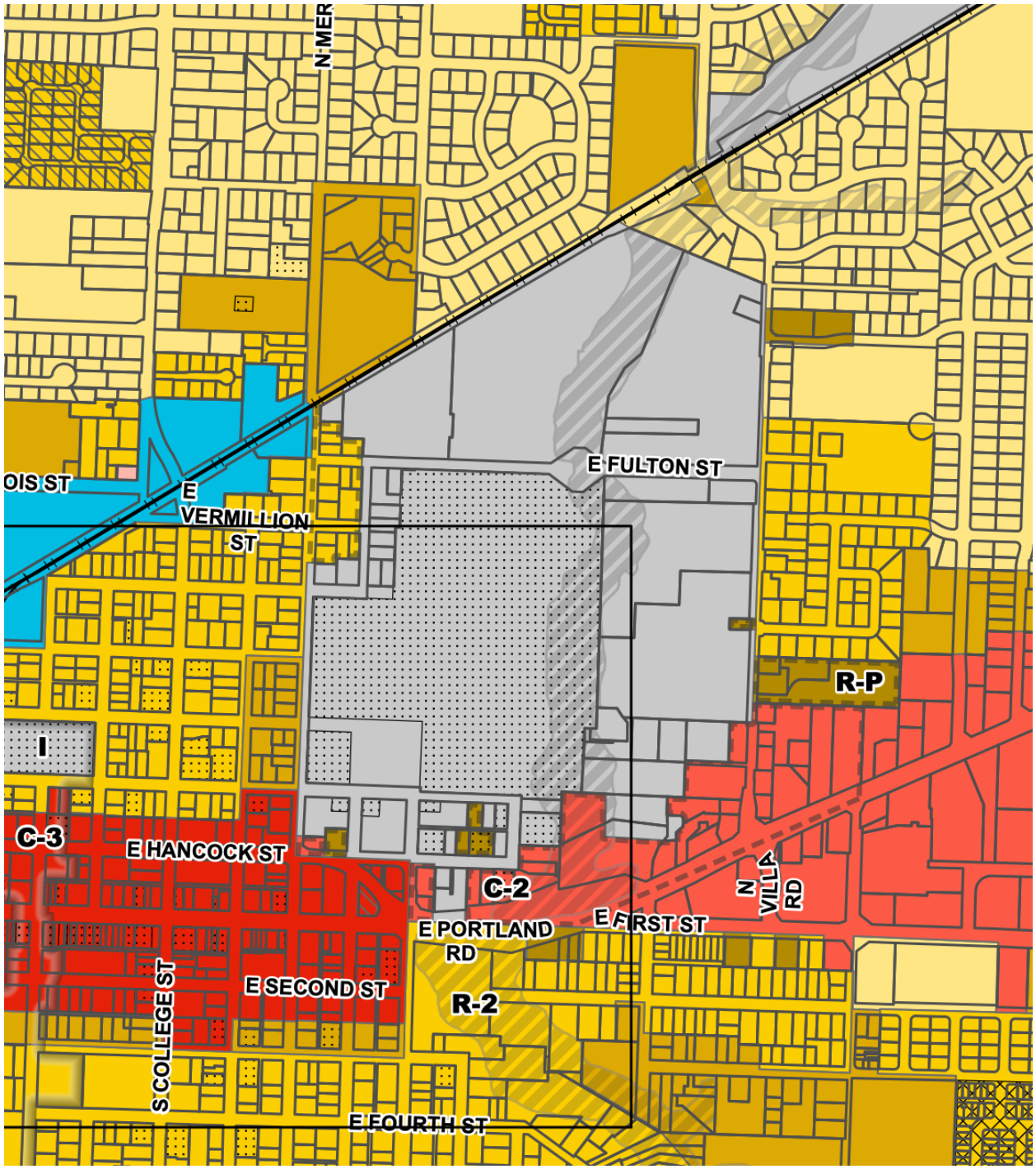
The survey form for Minthorn Hall (#73) provides limited details about the architectural details and identifies that exterior alterations have been "extensive. See National Register form". The statement of significance focuses on the importance of the building in tying together the early history of the Friends Pacific Academy and the current George Fox University campus.

Minthorn Hall will be retained in a prominent location on the George Fox University campus, oriented towards the central quad, maintaining the historic connection to the academy founded in 1885. The absolute location within the campus is not relevant, only that the connection is prominently maintained between the current institution of higher learning that originated from the historic Quaker school. The proposed relocation meets the designation criteria of the National Register nomination and the statements of significance found in the City of Newberg's adopted Historic Resources Inventory. This criterion is met.

Vicinity


E Pinehurst Dr
Hoskins St
N Pennington Dr
E Park Ln
Place
Hillsboro-Silverton Hwy
Sierra Vista Dr
S Pennington Dr
Carol Ann Dr
Villa Rd
N Carol Ave
Haworth Av
Friendsview
Retirement Community
Chehalem Aquatic
and Fitness Center
Market
N College St
Fulton St
Vermillion St
N Edwards St
N School St
Villa Rd
Oak Dr
N Holly Dr
E Laurel Dr
Abby's Legendary Pizza
E Sherman St
The Newbergundian
Bistro
E Sheridan St
99W
Lyrics Cafe
E Portland Rd
Rosmarino
Osteria Italiana
E 1st St
S Center St
S River St
S Church St
E 2nd St
S Everest Rd
E 3rd St
Hess Creek
E 4th St

Zoning Map


N MER
OIS ST
E VERMILLION ST
E FULTON ST
R-P
I
C-3
E HANCOCK ST
C-2
E PORTLAND RD
E FIRST ST
N VILLA RD
E SECOND ST
R-2
S COLLEGE ST
E FOURTH ST

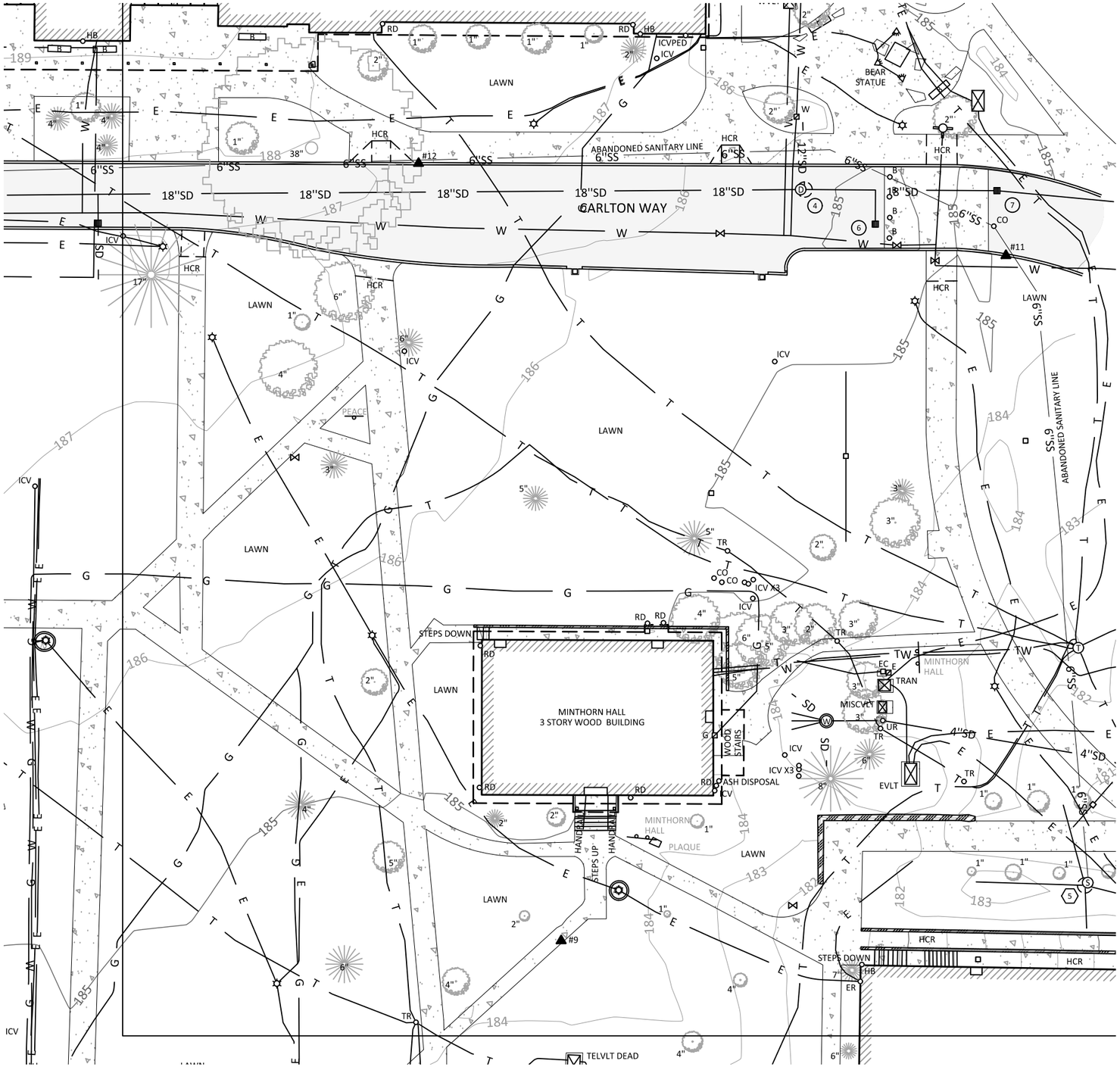
Campus Plan

Minthorn Hall Existing Location and Proposed Location



BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW QUARTER OF SECTION 17 AND THE NW QUARTER OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF NEWBERG, YAMHILL COUNTY, OREGON
FIELD SURVEYED: JANUARY 30, 2026



LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- WALL
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- HEDGE LINE
- E — ELECTRICAL LINE
- T — TELECOMMUNICATIONS LINE
- SD — STORM LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- OHU — OVERHEAD UTILITY LINES
- CYCLONE FENCE
- WIRE FENCE
- WOOD FENCE
- [ ] — UNDERGROUND LINE PER AS-BUILTS
- SIGN
- DOUBLE POST SIGN
- B — BOLLARD
- FP — FLAG POLE
- D/W — DRIVEWAY ENTRY
- HCR — HANDICAP RAMP
- BIKE RACK
- B — BENCH
- RD — ROOF DRAIN
- E — ELECTRICAL METER
- ER — ELECTRICAL RISER
- EC — ELECTRICAL CABINET
- EVLT — ELECTRICAL VAULT
- TRAN — TRANSFORMER
- GUY ANCHOR
- LUMINAIRE
- GROUND LIGHT
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- G — GAS METER
- GV — GAS VALVE
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- AREA DRAIN
- CO — SANITARY/STORM CLEAN OUT
- 1 1 — SANITARY/STORM STRUCTURE #
- T — TELECOMMUNICATIONS MANHOLE
- TELVLT — TELECOMMUNICATIONS VAULT
- TR — TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- W — WATER METER
- WVLT — WATER VAULT
- HB — HOSE BIB

LEGEND:

- ICV — IRRIGATION CONTROL VALVE
- W — WELL
- WH — WEEPHOLE
- UR — UNKNOWN UTILITY RISER
- P — PLANTER BOX/AREA
- DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
- FOUND MONUMENT
- #1 — PROJECT CONTROL POINT
- FF=100' — FINISHED FLOOR ELEVATION

NOTES:

1.) VERTICAL DATUM: CITY OF NEWBERG (NGVD 29)
BENCHMARK: 3" BRASS CAP SET AT TOP OF CURB ON WEST SIDE OF VILLA ROAD APPROXIMATE 225' SOUTH OF THE CENTERLINE OF E. LAUREL DRIVE.
BENCHMARK NO. 84 ELEVATION = 185.04'

2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF E NORTH STREET IS NORTH 00°50'15" EAST.

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON LOT BOOK SERVICE ORDER NO. 1039-4333325 BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 12, 2026.

4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION. UNDERGROUND UTILITY LINES WITHIN THE SUBJECT PROPERTY WAS LOCATED AND MARKED TO THE EXTENT POSSIBLE BY ALPHA LOCATES ON 01/09/2026.

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
8	1-1/8" BRASS CAP "KPFF CONTROL"	92396.27	272021.92	180.41'
9	1-1/8" BRASS CAP "KPFF CONTROL"	92589.84	271981.91	184.40'
10	1-1/8" BRASS CAP "KPFF CONTROL"	92607.55	272146.31	181.12'
11	1-1/8" BRASS CAP "KPFF CONTROL"	92768.94	272098.19	184.96'
12	1-1/8" BRASS CAP "KPFF CONTROL"	92793.02	271944.63	187.37'

STORM TABLE:

(4) STORM MANHOLE
RIM = 185.40'
IE 18" IN (W) = 180.04'
IE 12" IN (N) = 180.30'
IE 18" OUT (E) = 180.01'

(5) CATCH BASIN
RIM = 188.65'
IE OUT (SW) = 184.02'

(6) CATCH BASIN
RIM = 184.59'
TRAP OUT (N)
TO WATER = 183.10'

(7) STORM MANHOLE W/ CATCH BASIN LID
RIM = 184.61'
IE 18" IN (W) = 179.83'
IE 4" IN (NE) = 180.92'
IE 4" IN (NE) = 180.92'
IE 4" IN (SE) = 181.02'
IE 12" OUT (E) = 179.82'

SANITARY TABLE:

(4) SANITARY MANHOLE (ABANDONED)
RIM = 187.81'
CAPPED AND FILLED WITH DIRT

(5) SANITARY MANHOLE
RIM = 182.62'
IE 6" IN (S) = 174.81'
IE 8" IN (W) = 174.97'
IE 6" IN (NW) = 174.80'
IE 6" IN (N) = 174.80'
TOP OF PIPE (NE) = 179.00'

SCALE 1 INCH = 30 FEET
30 0 30 60

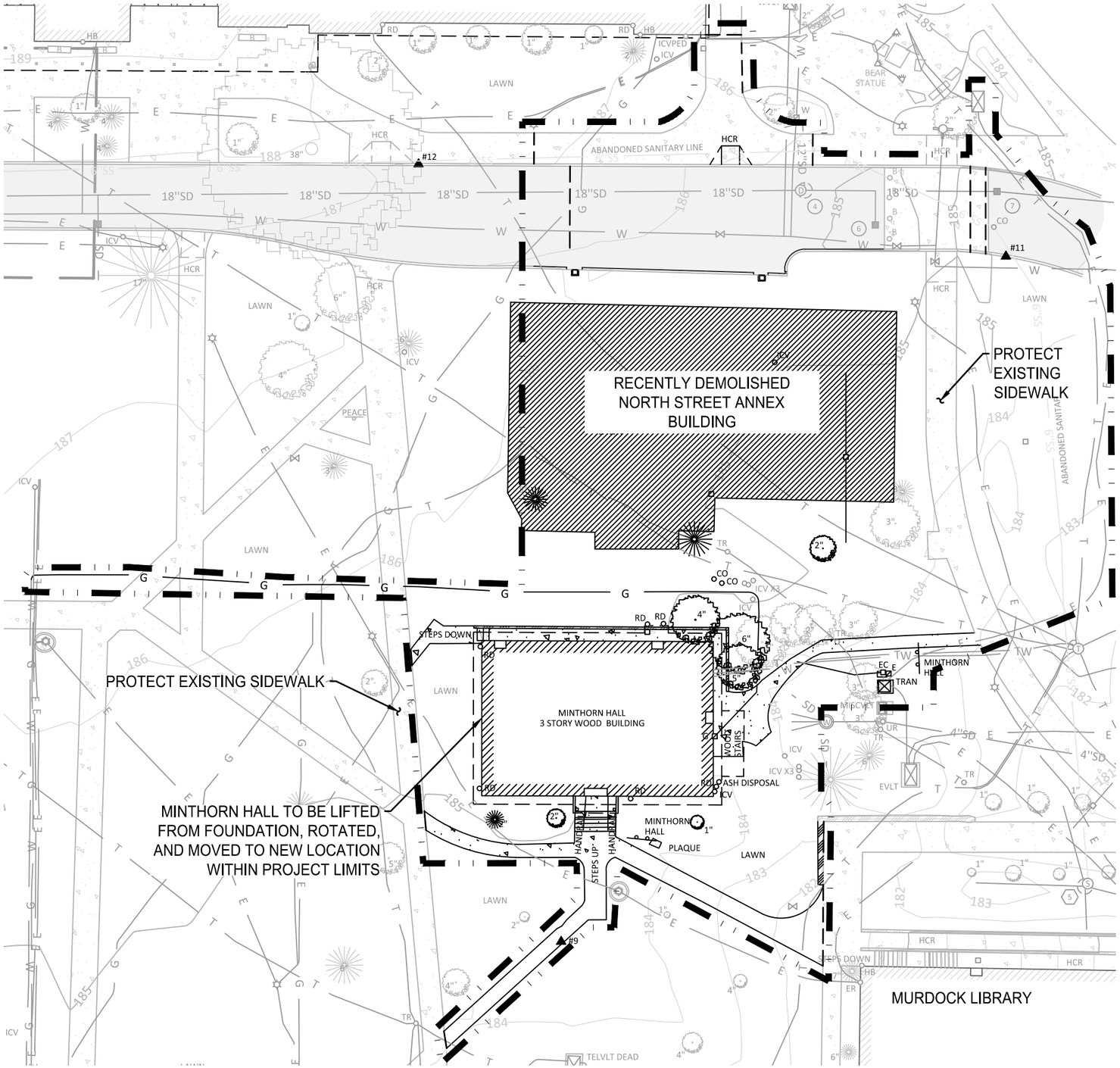
Minthorn Hall Renovation
George Fox University
09/01/2026

EXISTING CONDITIONS PLAN

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.224.4681
www.kpff.com

Soderstrom Architects

Design Review
C1.0



SHEET LEGEND

DEMOLITION / WORK LIMITS. BOLD LINEWORK DENOTES ITEMS TO BE REMOVED / DEMOLISHED (SHOWN OFFSET FOR CLARITY)

SAWCUT LINE

RECENTLY DEMOLISHED NORTH STREET ANNEX BUILDING

SCALE 1 INCH = 30 FEET

30 0 30 60

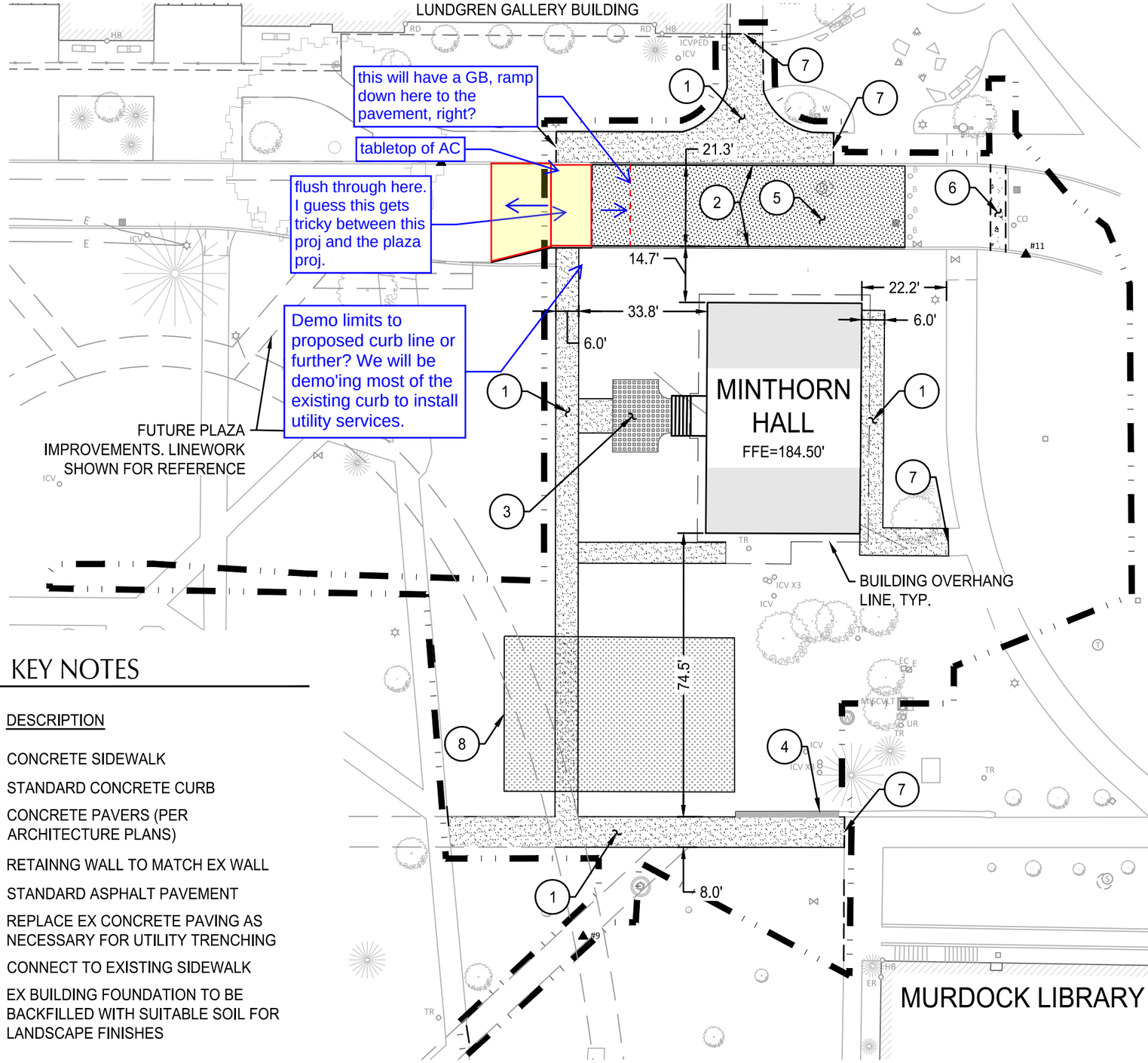
Minthorn Hall Renovation
George Fox University
09/01/2026

DEMOLTION PLAN

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.224.4681
www.kpff.com

Soderstrom Architects

Design Review
C1.1



KEY NOTES

#	DESCRIPTION
1	CONCRETE SIDEWALK
2	STANDARD CONCRETE CURB
3	CONCRETE PAVERS (PER ARCHITECTURE PLANS)
4	RETAINNG WALL TO MATCH EX WALL
5	STANDARD ASPHALT PAVEMENT
6	REPLACE EX CONCRETE PAVING AS NECESSARY FOR UTILITY TRENCHING
7	CONNECT TO EXISTING SIDEWALK
8	EX BUILDING FOUNDATION TO BE BACKFILLED WITH SUITABLE SOIL FOR LANDSCAPE FINISHES

SHEET NOTES

SITE AREA

TOTAL WORK EXTENTS AREA: 28,656 SF

PRE-DEV IMPERVIOUS AREA: 12,659 SF
PRE-DEV PERVIOUS AREA: 15,997 SF (56%)

POST-DEV IMPERVIOUS AREA: 8,012 SF
POST-DEV PERVIOUS AREA: 20,644 (72%)

STORMWATER MANAGEMENT

THE PRE-DEVELOPED IMPERVIOUS AREA INCLUDES THE AREA OF THE EXISTING GEORGE FOX POSTAL SERVICES PRINT ROOM (5,720 SF) WHICH WAS DEMO'D UNDER A SEPARATE PERMIT PRIOR TO THE SURVEY OF MINTHORN HALL. THE PROJECT PROPOSES TO DECREASE THE IMPERVIOUS AREA BY 4,647 SF. THEREFORE, A STORMWATER QUALITY AND QUANTITY MANAGEMENT FACILITY IS NOT REQUIRED FOR THE PROJECT.

SHEET LEGEND

- DEMOLITION / WORK LIMITS (SHOWN OFFSET FOR CLARITY)
- SAWCUT LINE
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD ASPHALT PAVEMENT
- CONCRETE PAVERS PER ARCHITECTURE PLANS
- BACKFILL WITH SOIL AND SEEDING

SCALE 1 INCH = 30 FEET

30 0 30 60

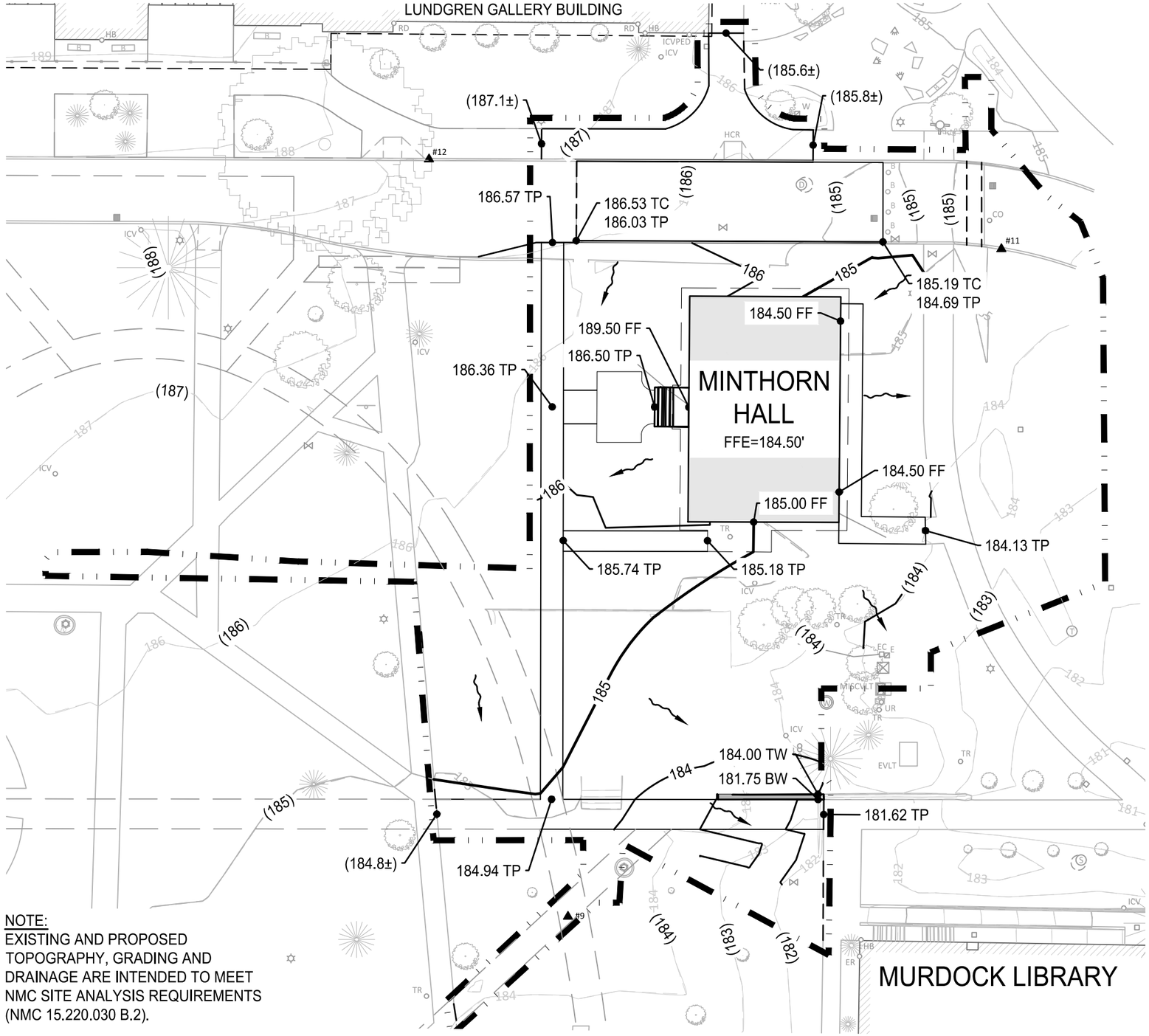
Minthorn Hall Renovation
George Fox University
09/01/2026

SITE PLAN

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.224.4681
www.kpff.com

Soderstrom Architects

Design Review
C2.0



NOTE:
EXISTING AND PROPOSED TOPOGRAPHY, GRADING AND DRAINAGE ARE INTENDED TO MEET NMC SITE ANALYSIS REQUIREMENTS (NMC 15.220.030 B.2).

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
	SPOT ELEVATION
	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
XX.XX XX	
FF	FINISHED FLOOR
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
(176)	EX. CONTOUR MINOR
(175)	EX. CONTOUR MAJOR
176	CONTOUR MINOR (FG)
175	CONTOUR MAJOR (FG)

EARTHWORK VOLUME ESTIMATE

CUT: 83 CY
FILL: 178 CY

NET: 95 CY (FILL)

NOTE:
EARTHWORK VOLUMES ARE "CLEAN" AND DO NOT INCLUDE EXCAVATION FOR PLACEMENT OF PAVEMENT BASE LAYERS, BUILDING BASEMENTS OR FOUNDATIONS, AND UTILITY TRENCHES.

SCALE 1 INCH = 30 FEET
30 0 30 60

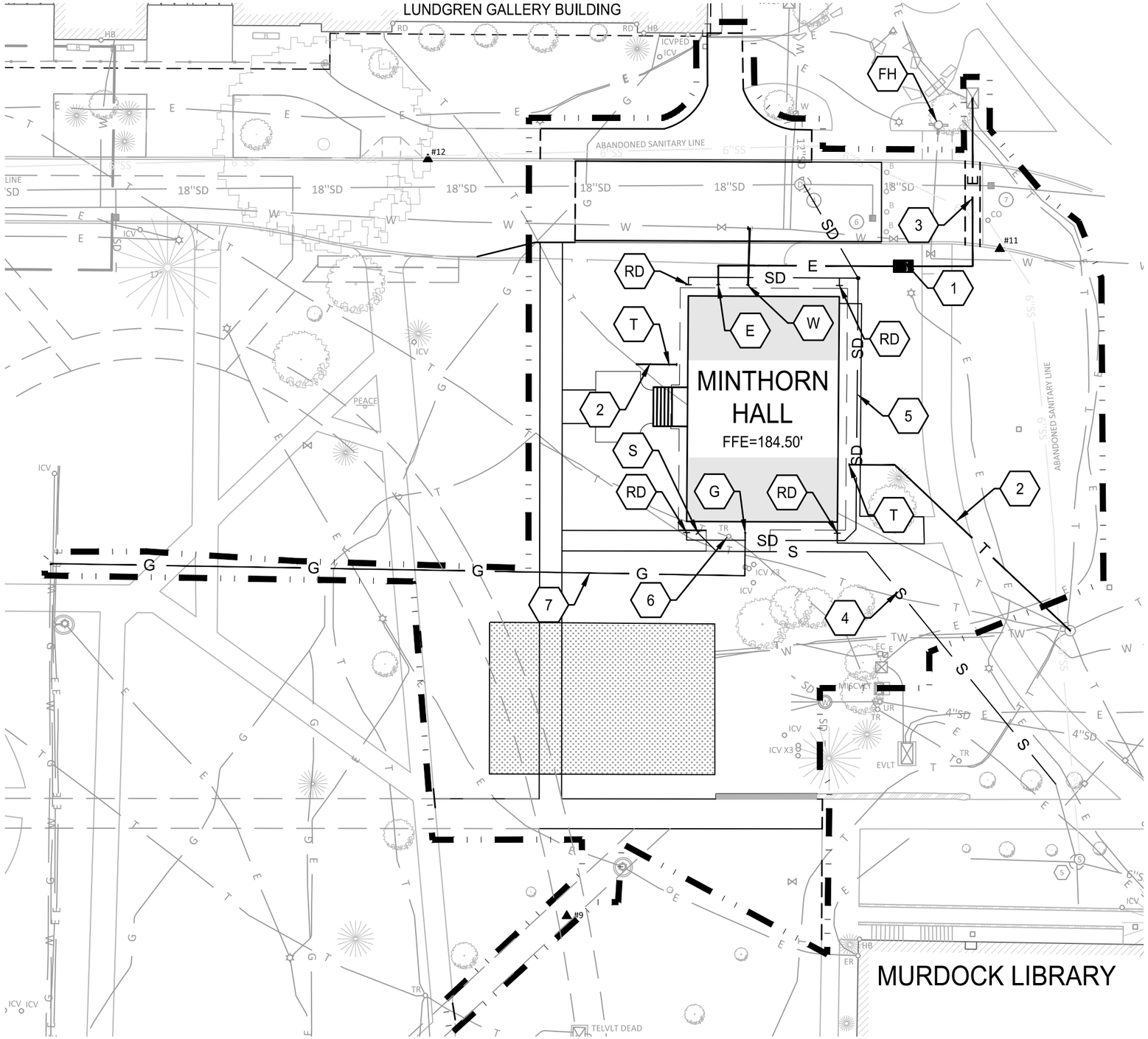
Minthorn Hall Renovation
George Fox University
09/01/2026

GRADING PLAN

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.224.4681
www.kpff.com

Soderstrom Architects

Design Review
C3.0



X UTILITY KEY NOTES

NOTE	DESCRIPTION
1	RELOCATED ELECTRICAL TRANSFORMER
2	RE-ROUTE EX TELECOM
3	RE-ROUTE EX POWER TO NEW TRANSFORMER AND BUILDING SERVICE CABINET
4	PROPOSED SANITARY SEWER. CONNECT TO EXISTING SEWER SERVICE
5	PROPOSED STORM DRAINAGE
6	RELOCATE EXISTING TELECOM RISER AND TELECOM LINE
7	REPLACE EXISTING GAS SERVICE LINE
E	CONNECT TO ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION
FH	EX PUBLIC FIRE HYDRANT
G	CONNECT TO GAS LINE. SEE PLUMBING PLANS FOR CONTINUATION
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
T	CONNECT TO TELECOM SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION

SCALE 1 INCH = 30 FEET

30 0 30 60

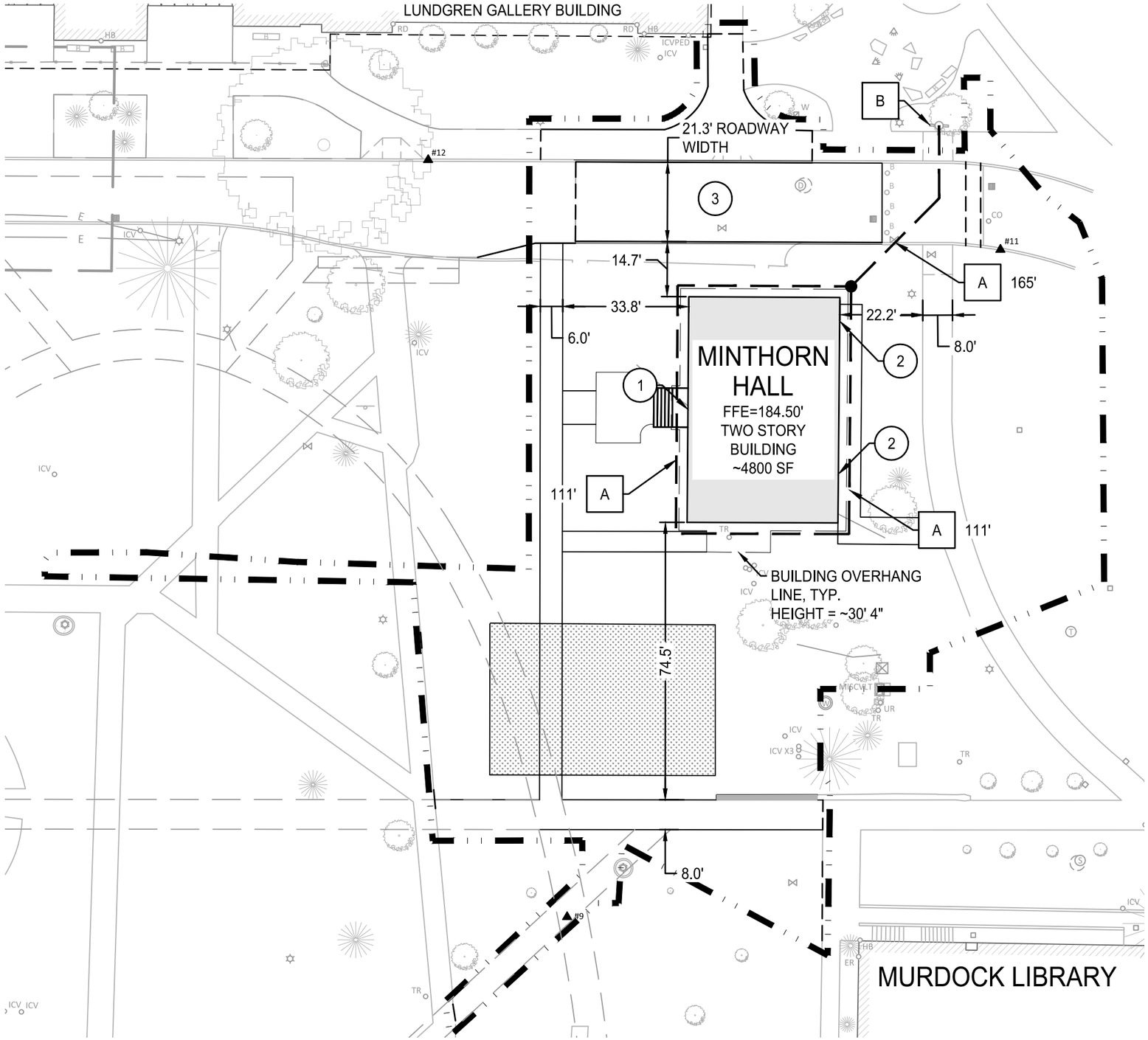
Minthorn Hall Renovation
George Fox University
09/01/2026

UTILITY PLAN

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.224.4681
www.kpff.com

Soderstrom Architects

Design Review
C4.0



SHEET NOTES

1. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. FOR ADDITIONAL LIFE SAFETY DESIGN INFORMATION SEE ARCHITECTURAL PLANS.
3. TEMPORARY ADDRESSES OF 6-INCHES SHALL BE PROVIDED AT EACH CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION MATERIALS OR WORKERS ARRIVING ONSITE.
4. THE BUILDING ADDRESSING SHALL MEET THE OREGON FIRE ADDRESSING POLICY.

[X] FIRE STRUCTURE KEY NOTES

A FIRE HOSE REACH PATH AROUND BUILDING. LENGTH AS NOTED

B EXISTING PUBLIC FIRE HYDRANT

(X) FIRE ACCESS KEY NOTES

1 PRIMARY FIRE ACCESS POINT

2 SECONDARY FIRE ACCESS POINT

3 FIRE ACCESS ROUTE ALONG GFU SERVICE ROAD

SCALE 1 INCH = 30 FEET

30 0 30 60

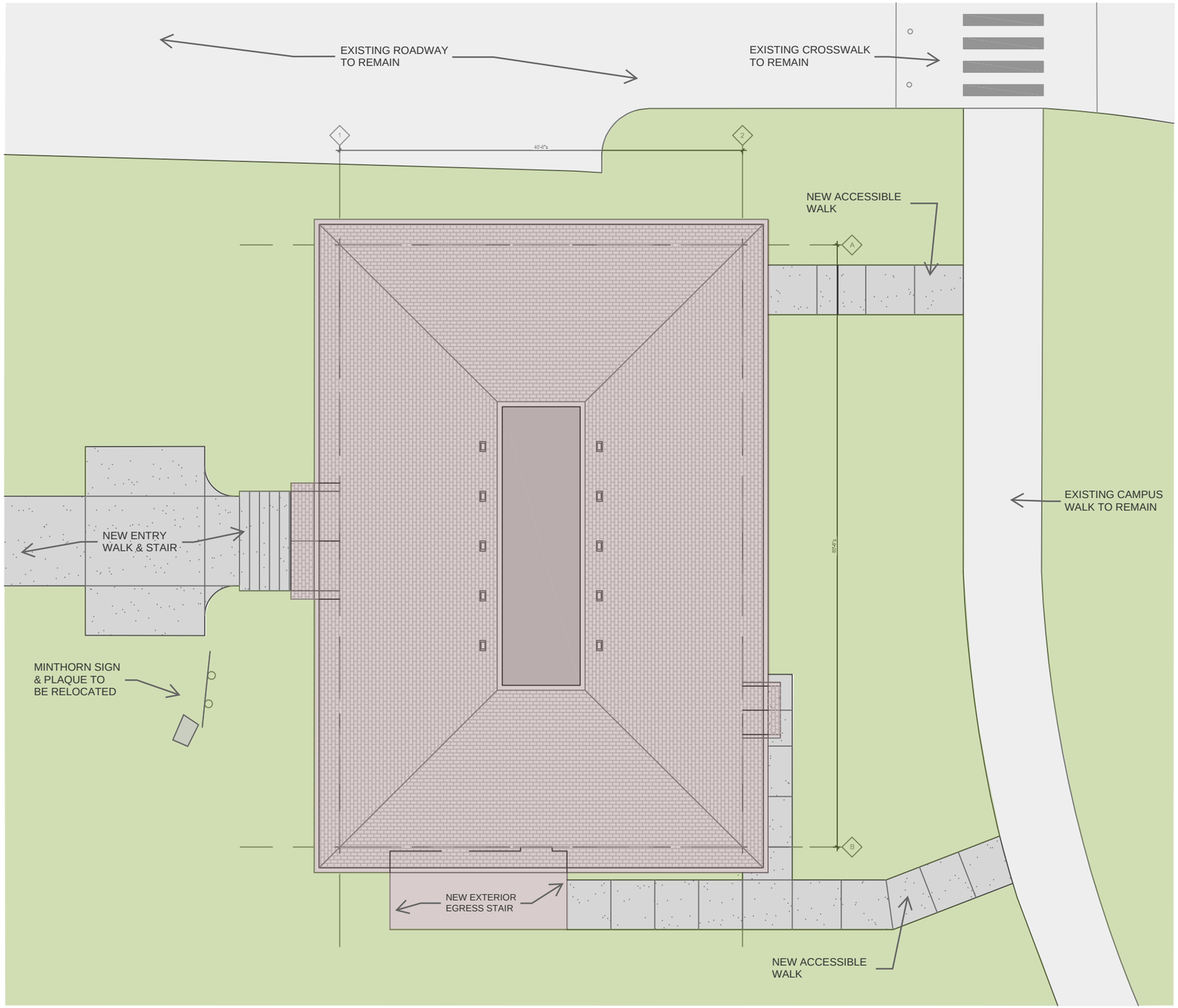
Minthorn Hall Renovation
George Fox University
09/01/2026

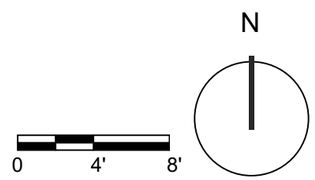
FIRE SAFETY PLAN

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.224.4681
www.kpff.com

Soderstrom Architects

Design Review
FS-1





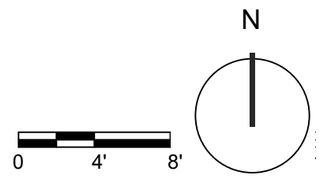
Minthorn Hall Renovation
George Fox University
09/01/2026

Roof Plan

Design Review
A-01

Soderstrom Architects





Minthorn Hall Renovation
George Fox University
09/01/2026

Lower Level Plan

Design Review
A-02

Soderstrom Architects



N

0 4' 8'

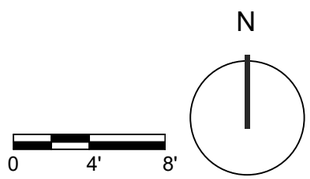
Minthorn Hall Renovation
George Fox University
09/01/2026

Main Level Plan

Design Review
A-03

Soderstrom Architects





Minthorn Hall Renovation
George Fox University
09/01/2026

Upper Level Plan

Design Review
A-04

Soderstrom Architects



NEW SHINGLES TO MATCH EXISTING



EXISTING CEDAR SHAKES TO REMAIN



EXISTING TRIM TO REMAIN -
WINDOWS TO BE REFURBISHED



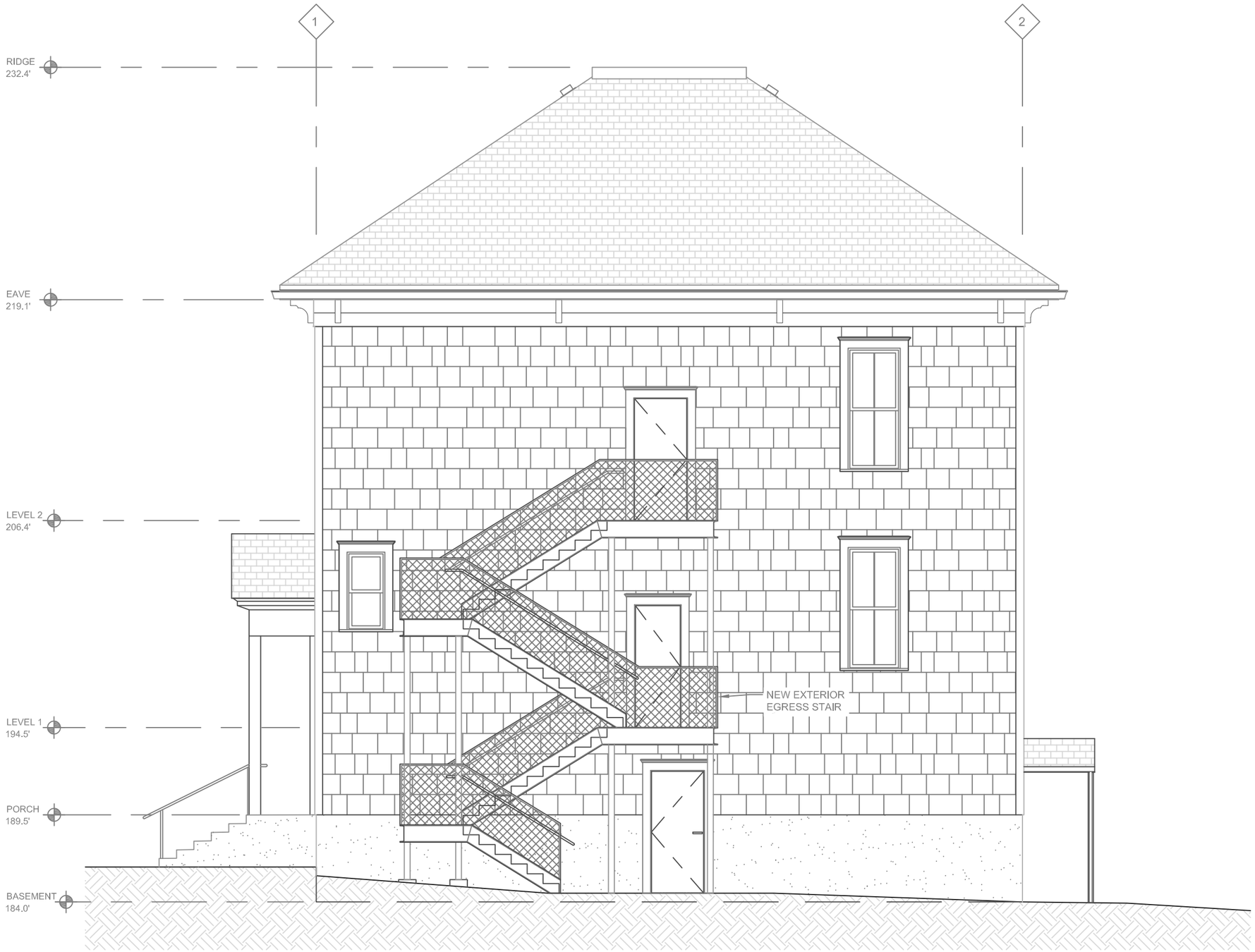


Minthorn Hall Renovation
George Fox University
09/01/2026

East Elevation

Design Review
A-06

Soderstrom
Architects



Minthorn Hall Renovation
George Fox University
09/01/2026

South Elevation

Design Review
A-07

Soderstrom
Architects

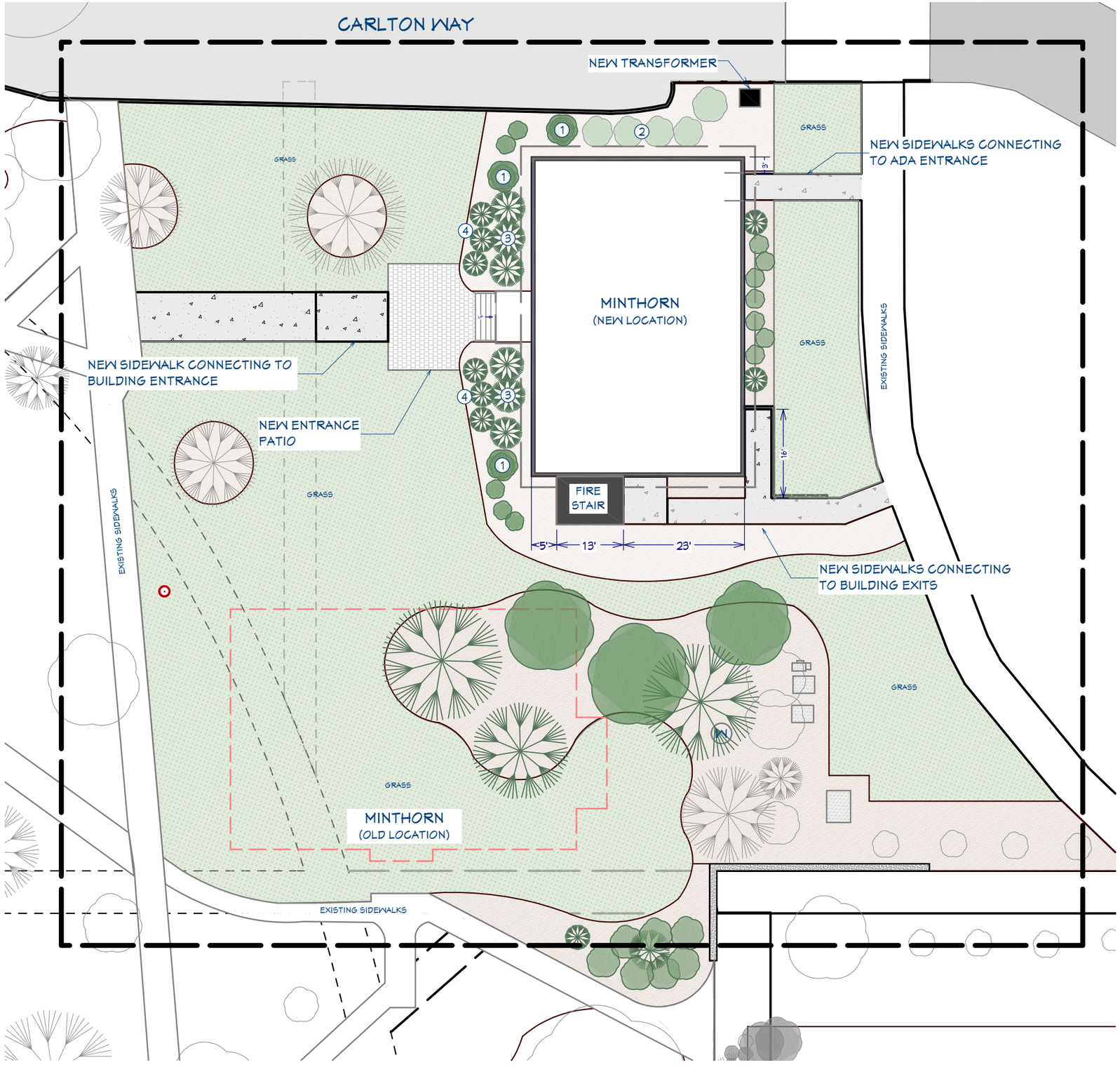


Minthorn Hall Renovation
George Fox University
09/01/2026

West Elevation

Design Review
A-08

Soderstrom
Architects



MAP LEGEND

- (E) SIDEWALKS TO REMAIN
- FUTURE SIDEWALKS
- (N) SIDEWALKS
- (N) TREES & PLANTS
- (E) TREES

PLANT LEGEND

1. EUROPEAN BEECH
2. CAMELIA SAS.
3. RHODODENDRON VARIETY
4. AZALEA VARIETY

GEORGE FOX UNIVERSITY

PROJECT INFO:

MINTHORN RENO

LANDSCAPE PLANS

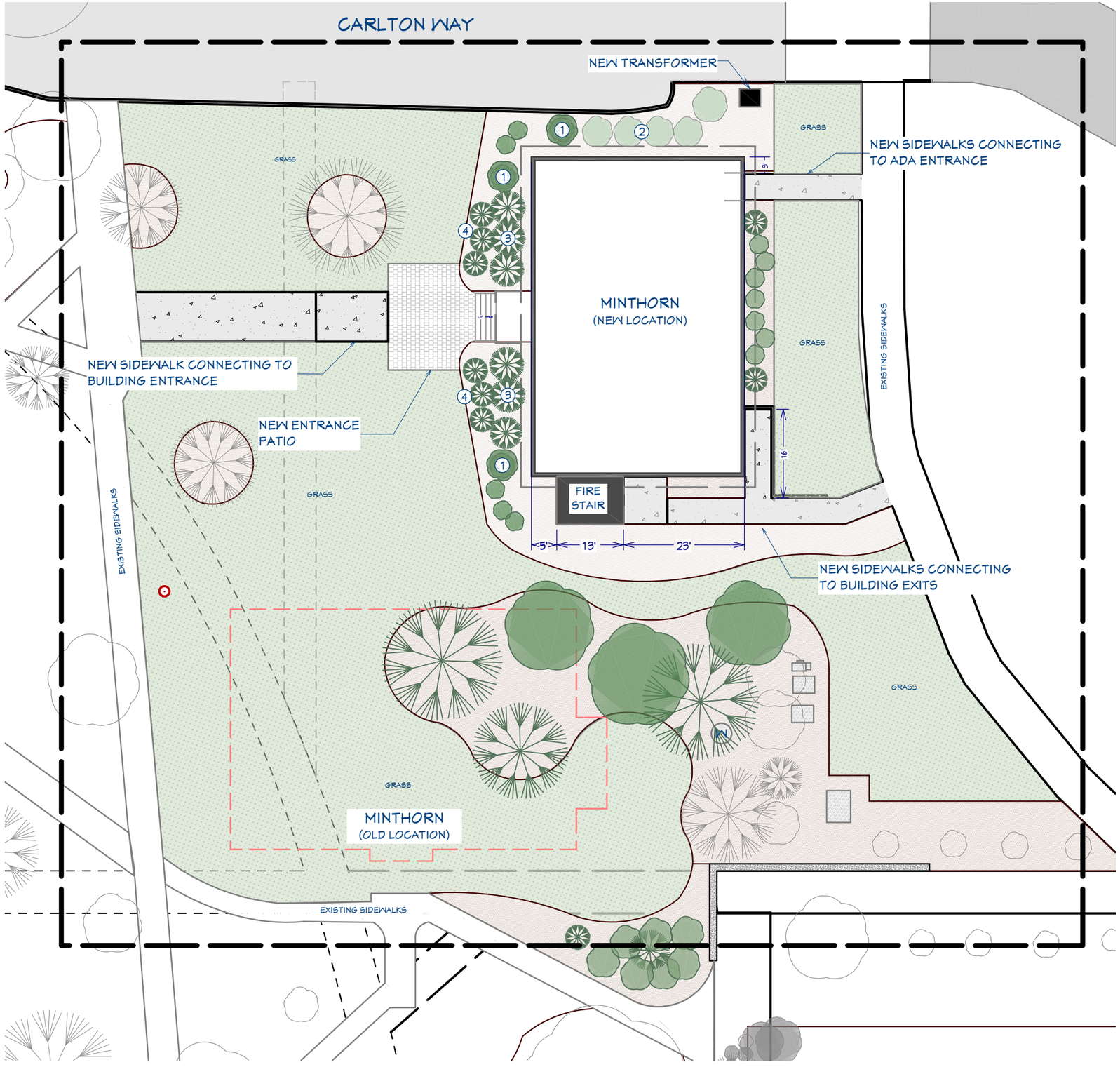
George Fox University Newberg, OR 97132

DRAWN BY: MCB

DATE: 8/7/2026

SCALE:

SHEET: 1



MAP LEGEND

- (E) SIDEWALKS TO REMAIN
- FUTURE SIDEWALKS
- (N) SIDEWALKS
- (N) TREES & PLANTS
- (E) TREES

PLANT LEGEND

1. EUROPEAN BEECH
2. CAMELIA SAS.
3. RHODODENDRON VARIETY
4. AZALEA VARIETY

GEORGE FOX UNIVERSITY

PROJECT INFO:

MINTHORN RENO

LANDSCAPE PLANS

George Fox University Newberg, OR 97132

DRAWN BY: MCB

DATE: 8/7/2026

SCALE:

SHEET: 1

HISTORIC RESOURCES

I. INTRODUCTION

The findings of the 1990 update to the 1985 City of Newberg Historic Resource Inventory are presented in this element of the City Comprehensive Plan. The element includes the lists of historic resources which represent the Final Plan Inventory for Goal 5 purposes. An Economic, Social, Environmental and Energy (ESEE) analysis conducted for the historic resources is included with the Final Plan Inventory. The element is organized as follows:

I. Introduction
II. Historic Resource Inventory Evaluation
III. Identification of Goal 5 Resources
IV. ESEE Analysis
V. Conclusion

II. HISTORIC RESOURCE INVENTORY EVALUATION

A. 1985 Historic Resource Inventory

The initial City of Newberg Historic Resource Inventory was conducted in 1984-85 and encompassed historic properties within the city limits of Newberg and the Urban Growth Boundary. The inventory involved three major phases. Phase I, a windshield survey, consisted of identifying properties of architectural significance within the study area. Concurrently, a literature search was conducted to document the development patterns of the town as well as identifying significant events or individuals important to the history of Newberg. Historical research on each identified resource was then conducted as Phase II of the inventory process. Phase III consisted of a ranked evaluation of the surveyed resources. Properties which ranked Primary, Secondary or Contributing were included in the inventory. A final report was then prepared which included a historical overview of the city's development, major historical themes, building types and styles, methodology, the evaluation process, findings and preservation recommendations. The project was completed in August of 1985.

In 1990, the City of Newberg updated the inventory of historic resources in accordance with LCDC Goal 5 requirements. As part of the update, it was discovered that no inventory evaluation forms used in the ranking process exist. These form are essential in the process of evaluation, protection and planning. The lack of proper documentation of the 1985 evaluation process made the 1990 re-evaluation process necessary. Documentation of alterations, rehabilitations, and demolitions since the completion of 1985 inventory was also necessary to assure an accurate re-evaluation process. The re-evaluation was started in May 1990 and was completed in June 1990

B. Methodology

Prior to the 1990 architectural field survey, all information pertaining to the 1985 City of Newberg Historic Resource Inventory was reviewed to gain a better understanding of the city's development, settlement patterns, prominent individuals and resource types and styles. Prior to the field work, the location of each historic resource was identified and then plotted on a city tax lot map and color coded as to its 1985 ranking of Primary, Secondary or Contributing. Each resource was given a field number as a reference. The properties were then located and evaluated in the field for current condition, alterations, additions, rehabilitations or demolitions. Any changes to the inventoried resources were noted for use in the re-evaluation process. Architecturally intact, properties over fifty years of age within areas containing high concentrations of historic resources which had not been included in the 1985 Historic Resource Inventory were noted on a separate list for possible inclusion in the inventory at a later date (see Appendix F).

Quantitative and qualitative lists were developed incorporating data from the previous survey and the current field investigation. The lists sorted the one hundred ninety-three (193) inventoried properties by street

address, style, date of construction, and by 1985 rankings. These lists were developed to assist in the re-evaluation process.

C. 1990 Historic Resource Inventory Update

The inventoried properties were then re-evaluated taking into consideration new information collected in the 1990 field investigation. An evaluation form was developed based on a system used in the evaluation process for the cities of Newberg, Gresham, Astoria, and Hood River. Criteria for evaluation was based on the National Register of Historic Places criteria for evaluation which reflect the city's criteria for Landmark designation from the draft Historic Landmarks Ordinance (section 421-D). The weighted factor rating system used was based on the Advisory Committee on Historic Preservation for the State of Oregon in determining eligibility of National Register nominations. The criteria were divided into five broad categories; A. Historic Considerations, B. Architectural Considerations, C. Physical Integrity, D. Site Integrity, and E. Chronology.

The major categories were broken down into several smaller sub-categories. Appropriate sub-categories within the main categories were rated using a five level scale and a progression of numerical points were assigned to each ratings; Excellent (5), Very Good (4), Good (3), Fair (2) and Poor (1). Although the rating system from excellent to poor was used, the total number of points for each category varied. A weighted factor was used in each category similar to the State Historic Preservation Office evaluation rating system. The Architectural Significance had a possible twenty points, Historic Significance had a possible ten points, Physical and Site Integrity both had a possible seven and a half points and Chronology a total of five points. Based on total cumulative points, each resource was placed in one of the following rankings; Primary, Secondary, or Contributing (see Appendix A for definition of rankings).

The initial 1990 evaluation process was conducted by consultant, Sally Donovan. The majority of the 1990 rankings corresponded with the 1985 rankings. A total of forty-seven (47) properties out of one hundred ninety-three (193) properties had potential rank changes or were to be taken out of the inventory as a result of new information gathered in the field survey. These forty-seven (47) resources were reviewed by three members of the City Planning Commission, the City Planning Director and the consultant. After the final evaluation, all forty-seven (47) buildings re-evaluated either changed in ranking or were taken out of the inventory due to alterations or demolitions.

A color coded tax lot map depicting the various building rankings and locations, identified by a field number, was prepared for use by the City Planning Department. This map aided in the identification of areas of historic resource concentrations which may have the potential of local or national historic district designations. Properties identified in the field which may have the potential for inclusion in the inventory at a later date were also noted on the map (see Appendix F for list).

D. Inventory Update Findings

One hundred ninety-three (193) resources were included in the 1985 Historic Resource Inventory. Since the inventory was completed, six (6) resources (#9, #27,#43, #57, #112, #114,) have been demolished and three (3) buildings (#128, #129, #154) were taken out of the inventory due to alterations (see Appendix E). One resource (#80) was moved from its original site since the completion of the inventory in 1985, however the ranking remained the same.

The 1990 evaluation examined a total of one hundred eighty-four (184) resources in the inventory: fifty (50) Primary resources, sixty-nine (69) Secondary resources and sixty-five (65) Contributing resources. Of the thirty-nine (39) buildings that changed in rankings from 1985 to 1990, seven (7) buildings went down in rankings and thirty-two (32) buildings went up in rankings. Five of the seven resources which went down in ranking were in the downtown commercial district, one an industrial building, and one was a residential building. One hundred eleven (111) buildings were noted in the field for possible inclusion in the inventory at a later date. (see Appendix F). The majority of these buildings would probably be classified as Contributing resources in the inventory although some would clearly be Secondary resources.

High concentrations of historic resources were found in three areas:

1. The "Knob Hill" grouping, extending irregularly from N. Washington Street to Carlton Way on the west-east boundary to E. Sheridan Street to E. Franklin Street on the north-south boundary.
2. The Downtown Commercial Core extending along First Street from Main Street on the west to Meridian Street on the east.
3. The "Edwards District", extending approximately from E. Second Street to E. Sixth Street from S. School Street to S. Edwards Street.

III. IDENTIFICATION OF GOAL 5 RESOURCES

A. The Goal 5 Process

Statewide planning Goal 5 requires local governments to adopt comprehensive plans and implementation measures which address opens space, scenic and historic areas, and natural resources. As a part of the Goal 5 process, local communities are required to identify significant historic resources, as well as conflicts with preservation of these resources. There are five steps that a community is required to undertake in the Goal 5 process: 1) inventory resources to determine quantity, quality and location of resources; 2) evaluate the significance of the resource, rank resources; 3) identify conflicting uses which would be obstacles to preserving the resources; 4) select appropriate policies to either fully protect the resource, allow the conflicting use and potential loss of the resource or balance protection of the resource by minimizing the negative impacts that a conflicting use may have; 5) implement adopted policies.

B. Definitions

The Primary resources in the historic inventory are of greatest significance to the city and are important to the community for their exceptional architectural qualities, historical associations and/or their relationship to the environment. These resources are most eligible candidates for inclusion on the National Register of Historic Places and local Landmark designation. Secondary resources are important architecturally, historically, and/or environmentally but do not possess exceptional architectural merit or as strong of historical ties. These properties may be eligible for inclusion in the National Register of Historic Places and local Landmark designation. Contributing properties are resources which provide the setting for more important resources and which enhance the character of the community or area. These properties are associated with people or events of secondary importance or which show various stages of development of the community. These resources may be eligible for inclusion in the National Register of Historic Places as part of a district or part of a local district.

The three distinct areas were noted in the 1985 Cultural Resource Inventory and 1990 update to the inventory as possible National Register districts or local historic districts, possess high numbers of historic resources which are contiguous architecturally and/or historically. These areas contain Primary, Secondary and Contributing resources. As important links to the historical development of Newberg, these properties have a strong visual and historical relationship to one another and add continuity and an overall sense of place to the community. The concentration areas are: Area A-"Knob Hill", north of the commercial core; Area B-Downtown Commercial Core; and Area C-Edwards Neighborhood, directly south of the commercial core. (See Appendix E for area locations). These concentration areas have the potential, upon further investigation and survey work, to be designated local or national historic districts.

A fourth concentration area - the Springbrook District, a grouping known for its association with the early fruit industry in the area, was originally identified in the inventory. This concentration area has been deleted due to the demolition of two of the four structures which had originally been inventoried. The Springbrook Friends Church was demolished in 1988 and the Springbrook Cannery was demolished in 1990.

The other properties which are identified as Landmark resources and subject to the ESEE analysis are ranked as Primary in the inventory. These Primary resources, located outside the concentration areas, are

viewed as the most significant resources in the community which are potentially eligible for inclusion in the National Register of Historic Places.

C. Final Plan Inventory

Through the 1990 evaluation and further examination of the properties included on the Historic Resource Inventory, all Primary, Secondary and Contributing resources in concentration Area A, B, and C and all Primary resources outside the concentration areas represent the Final Plan Inventory thus subject to the Goal 5 process. (See Appendix B for the list of resources.)

The remaining sixty-eight (68) properties which are listed as Secondary and Contributing resources on the 1990 Cultural Resource Inventory update outside the three delineated concentration areas also add to the character the community, but are not considered for City Landmark status subject to the full Goal 5 process (Appendix C). These resources are classified as "1-A Sites" under Goal 5. These properties on their own do not have strong enough architectural and historical ties to meet the criteria for Landmark (as stated in the Newberg's draft Historic Preservation Ordinance) or National Register designation and thus are not included on the Final Plan Inventory. These properties are not subject to the ESEE analysis process.

D. Overview of Goal 5 Cultural Resources

A total of one hundred sixteen (116) historic resources are included in the Final Plan Inventory thus subject to an ESEE analysis. These resources include the properties in Areas A through C and the Primary resources outside the concentration areas. The distribution of resources is as follows:

Concentration Area A - 34 total historic resources: 11 Primary resources, 14 Secondary resources, and 9 Contributing resources.

Concentration Area B (Commercial Core) - 45 total resources: 12 Primary resources, 20 Secondary resources, and 13 Contributing resources.

Concentration Area C - 16 total resources: 6 Primary resources, 6 Secondary resources, and 4 Contributing resources.

Primary Resources outside concentration areas - 21 Primary resources.

IV. ESEE ANALYSIS

A. Identification of Major Conflicting Uses

Based on the overall assessment of the major historic Concentration Areas, A through C, and all other Primary resources identified, there appear to be three major conflicts which may adversely affect the integrity of the historic resource: 1) alterations and demolitions 2) future private or public developments allowed by current zoning, and 3) the condition of the resource.

There appears to be no Goal 5 resources in any of the study areas which would be considered "conflict free" properties. The zoning in all cases allows for some level of more intense development. In general, these more intense zoning designations are viewed as a conflict, potentially causing the alteration or demolition of the historic resource.

B. ESEE Analysis Format

Goal 5 requires that an economic, social, environmental and energy (ESEE) analysis be conducted for all inventoried cultural resources that are included in the Final Plan Inventory. Appendix B includes lists of landmarks in the three designated concentration areas and all other Primary buildings which are identified as landmarks. The following sections identify conflicts within each area, and include an ESEE analysis.

C. Concentration Area A

Concentration A area is located directly north of the downtown commercial core of Newberg. The area is roughly bounded on the north by Franklin Street, N. Washington Street on the west, Carlton Way on the east and E. Sheridan Street on the south.

Thirty-four (34) resources are located in Concentration Area A and twenty-nine (29) are identified as landmarks. There are eleven (11) Primary, fourteen (14) Secondary and nine (9) Contributing resources in Area A. The list of properties in Area A represent a portion of the Final Plan Inventory and are included in Appendix B. The ESEE checklist summary for properties which are not designated as landmarks is included in Appendix G.

1. Identification of Conflicts with Historic Resources-Area A

All of the resources in Area A are single family residences with the exception of the Central School (415 E. Sheridan, #102), Behnke House (503 N. College, #26), currently a multi-family dwelling, the Masonic Lodge (402 E. Sheridan, #101), the Hodson House (314 N. Meridian, #70) currently used by George Fox University and the Newberg City Library (503 E. Hancock, #12).

Twenty-two (22) of the thirty-four (34) resources in Area A are zoned R2. The majority of these resources are currently used as single family residences with the exception of one multi-family dwelling, one school, one library, and one lodge hall. The zoning, R2 (Medium Density Residential), allows for more intense use of the land thus potentially creating a threat to the resource if more intense redevelopment of the site is planned. The applicable allowable uses within a R2 zoned area are: multi-family dwellings, public and semi-public buildings and uses, planned unit developments, schools and churches. There are two (2) buildings in Area A which are zoned R3 (High Density Residential). Applicable allowable uses in R3 encompass the same uses as R2 with the addition of public and private parking garages and public parking lots. Conflicting uses identified for the six (6) resources zoned RP (Residential-Professional) in Area A include R2 and R3 uses as well as clinics, hospitals, and offices. One (1) property, the Newberg City Library is zoned C3 (Central Business District) and three (3) properties zoned C2. Applicable C2 and C3 uses which may be a conflict with the landmark resources include retail and service establishments, and business offices.

Another potential conflict in the area is the future expansion of George Fox University which would most likely affect the properties on the eastern and southeast boundary of Area A. Currently, a master plan is being designed for the college which might threatened some of the adjacent inventoried resources. The expansion of the college grounds may potentially cause the alteration or demolition of some of the historic resources in Area A as the demands for more multi-family dwellings increase to house college staff and students. The University presently owns several single family dwellings in Area A.

The south edge of the area is bordered by single and multi-family dwellings. Multi-family (4-plexes) and parking areas have been constructed along the north side of Hancock Street; there are few historic residences remaining along the once residential street. Potentially, these multi-family dwellings and parking areas may encroach northerly, gradually replacing the single family residences thus destroying the historic integrity of the residential neighborhood.

2. ESEE Analysis - Concentration Area A

a. Economic Consequences

In determining the economic consequences the "highest and best use" of the land determines the overall economic value of the property. It is important to note that the economic analysis is

based on the public consequences, not the financial benefits or consequences to the individual property owners if the site was redeveloped.

Land use and historic designations can influence redevelopment and create conflicting use issues. Conflicts with historic resources are increased if the market conditions or redevelopment plans encourage more intensive development of the site. This redevelopment is further stimulated if the historic resource is in a deteriorated state. The majority of the resources in Area A are single family residences which are zoned R2 for more intensive use and are in good to excellent condition.

The primary economic impact of R2 zoning on historic resources in Area A is the zoning makes property attractive for more intensive use such as duplexes and other multi-family dwellings. On the surface, preservation of the resources in Area A could impede the redevelopment of these properties for more intensive use, which may bring the greatest economic return of the use permitted in a R2 zone. This zoning makes the historic properties more attractive for redevelopment. However, a minimum of 7,500 sq. ft. is needed in a R2 zone to build a duplex. Over half of the properties in Area A are less than 7,500 sq. ft. thus not suitable lots for the construction of new duplexes. The lots over 7,500 sq. ft. in the area would be buildable for duplexes, however current building landscaping and parking requirements would make it unpractical to construct new multi-family units on a majority of the lots.

New multi-family dwellings could be built if a number of the adjoining smaller lots were purchased and buildings razed to make way for new multi-family housing. The construction of denser multi-family units may increase the tax revenue from the area, however this is dependent on the quality of the new development.

Generally, it appears from a sampling of duplexes similar in size and condition in Newberg that the assessed values for duplexes are somewhat higher than single family dwellings assessments. However, research indicates that a single family dwelling in Area A which was converted into a duplex is assessed at a substantially higher rate (approximately $20,000) than newer duplexes on comparably sized lots within the city. Other comparisons of this type are not available because of the small number of single family residences which have been converted to duplexes in the area.

If pressure for more multi-family housing increases in Area A it would probably be more economical to convert single family residences into multi-family residences than to assemble adequate acreage, demolish the existing building and meet full city standards for new construction. This kind of conversion would maintain the historic integrity of the neighborhood as well as meet the planned density.

The primary economic consequence of fully permitting conflicting uses would be the loss of potential tourism revenue in the community. If the historic character of Area A was destroyed due to major alterations and demolitions, the City would be unable to promote local or national historic districts as a tourist attraction. The cities of Albany, Oregon City, and McMinnville have substantially benefitted financially from the promotion of their historic districts. Not only has there been an increase in revenue to the city through tourism, but generally houses and buildings in the districts have been maintained and/or restored. This has resulted in higher assessed values than prior to district designations.

Tourism is Oregon's third largest industry, contributing over $2 billion to the economy of the state each year. A 1988 survey by the State of Oregon Tourism Division indicates that 44% of all tourists visit at least one historic site while vacationing. Based on this data, cultural resources contribute to increasing tourism and economic growth.

The southern boundary of Area A roughly borders on Highway 99W, a designated Oregon Access Highway which is used as a primary route for tourists. By promoting the area as a historic district more tourist activity would likely be generated, capturing more revenue for the community. Other businesses like the local viticulture industry would also benefit from the tourist activity as well as other local services and businesses.

Historic resources are important to the economic development of a community, not only attracting tourism revenue but drawing people to the community as an attractive, desirable place to live. The historic areas enhance the continuity of the area as a whole thus strengthening the overall image of the city as a desirable place to work and live. Demolitions or incompatible alterations will detract from the area's potential as a tourist stop.

b. Social Consequences

Historic resources are an important amenity to a community. If these resources were demolished or altered substantially, opportunities for education, tourism, historic research, and the creation of a sense of place and identity would be lost. Historic resources create continuity and foster strong social ties in a community.

Concentration Area A has an identity rooted in the early settlement of the Quakers in Newberg. The area developed in conjunction with the downtown commercial core and George Fox University. George Fox University is the fifth oldest Quaker College in the United States and the only Quaker institution in the Pacific Northwest. Officially organized in 1891, the University currently encompasses approximately 60 acres. Central School, the site of the first school house in Newberg, is a central focal point for Area A.

The residences in the area were built for some of the earliest pioneers of Newberg, many associated with the teaching and administrative staff of the University. The area is important for its association with many prominent people in Newberg as well as its wide variety of architectural styles. The residences are generally in excellent to good condition and maintain a high level of integrity. Protecting properties in this area from major alterations and demolitions will help preserve the intrinsic social values associated with a stable residential neighborhood and help preserve a sense of place for future generations to enjoy.

c. Environmental Consequences

The environmental impact of allowing conflicting uses to occur would be detrimental. Area A includes a rich blend of historic buildings as well as prominent landscape features. The historic resources in the area define the neighborhood as well as providing an aesthetic environment in which to live.

The importance of concentration Area A is in the relationship the historic buildings have to one another. This relationship unifies the area into a pleasing residential setting. If new construction or major alterations to the historic resources were allowed in the area, it would effect the neighborhood as a whole. Any encroachment of non-compatible new buildings would also effect the historic fabric and character of Area A. Removal of significant street trees or plantings associated with individual properties would also diminish the sense of place created by the neighborhood.

d. Energy Consequences

Maintaining Area A as a residential neighborhood will provide a living area which is in close proximity to two major employment centers: George Fox University and the downtown commercial core. The pivotal location of the area will help reduce the amount of energy expended by limiting the distance traveled by automobiles to work, school and business.

Preserving the historic resources in the area would also save energy in terms of building materials and energy expended in the construction of a new building. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

D. Concentration Area B-Downtown Commercial Core

Concentration Area B is located along First Street from Main Street on the west to Meridian Street on the east. Area B includes forty-five (45) resources: twelve (12) Primary, twenty (20) Secondary, and thirteen (13) Contributing resources. Thirty-one (31) of these resources are identified as landmark properties and are

listed in Appendix B as part of the Final Plan Inventory. Fourteen (14) properties were excluded from landmark status and the ESEE checklist summary for these properties is included in Appendix G.

1. Identification of Conflicts with Historic Resources-Area B

The approximately eight block linear area is comprised of forty-five (45) buildings dating from 1888 to 1936 which are fairly uniform in scale and materials (brick). There has been very little new construction in the downtown core over the last fifty years; most of the buildings date from the historic period. The majority of the buildings are occupied by retail or service businesses. Other buildings in the commercial core include City Hall, a post office and a theater.

All of the forty-five (45) resources in Area B are zoned C3 (Central Business District) which is a compatible type of zoning for the resources. The greatest potential conflict in the commercial core are alterations, additions or demolitions to the existing buildings. A substantial number of the buildings have undergone major alterations: two buildings were pulled from the Historic Resource Inventory during the 1990 Inventory update because of extensive exterior alterations and five went down in ranking because of major exterior alterations.

2. ESEE Analysis-Concentration Area B (Downtown Commercial Core)

Newberg's commercial core is zoned C3 (Central Business District) and includes a distinct group of buildings ranging in age from the 1880s to the 1930s. There has been very little infill development in the area over the past fifty years. Major changes which have occurred to the buildings are in the form of alterations to the front facade. Many of the alterations have not been in keeping with the historic character of the building style.

The 1990 Comprehensive Plan specifically includes policies applicable to the commercial core in the "The Economy - General Policies" section. The following General Policies address the economic goals for the city which relate to the downtown:

1.i. Encourage tourist-related activities and services such as motor inns, restaurants, parks and recreation facilities, a visitor center, conference and seminar activities.

1.k. Promote Newberg as a tourist destination location.

1.l. Promote the expansion of local viticulture and wine production as a method for increasing tourism.

The following policy in "The Economy-Commercial Areas" section addresses specific goals for the commercial areas. Policy 3.a. states:

3.a. The City shall encourage the retention of the downtown core as a primary shopping, service and financial center for the Newberg area. New commercial developments shall be encouraged to locate there.

"Downtown Policies" specifically address goals for the downtown area.
The following policies are relevant:

5.a. Improve the central business district as the economic, cultural, business and governmental center of the Newberg area.

5.b. Encourage a variety of commercial and service activities to locate in the central business district.

5.e. Encourage a higher utilization of downtown space, encouraging intensive use of all building levels.

5.f. A concerted effort should be made to revitalize the central business district through rehabilitation or development of existing areas.

a. Economic Consequences

Many cities have undergone revitalization of their downtown core successfully integrating historic building with new development. As evident in cities throughout Oregon such as Albany, McMinnville and Portland, the sensitive rehabilitation of the commercial buildings can create substantial increases in revenue by attracting tourism and related new businesses. The promotion of local or national historic districts can also attract tourism revenue to a commercial core as well.

According to Linda Sarnoff of the Albany Planning Department, Albany's three National Historic Districts have added substantially to the revitalization of the city as a whole by increasing tourism and attracting tourist based business such as restaurants and antiques stores. There has been increased public awareness concerning the economic benefits of historic resources as well as a growing overall sense of pride in the community since the designation of the districts. Sarnoff also stated that local Albany real estate agents have also attested to the benefits of historic resources. The residences within the districts are in high demand and are subsequently easier to sell. The protection measures of the historic properties within the districts assures that the level of integrity of the buildings will be maintained in years to come.

Many of Newberg's downtown buildings have undergone restoration/rehabilitation projects which have been consistent with the historic character of the building. Generally, these restored/rehabilitated buildings are assessed at a higher rate than comparably sized buildings which have not undergone rehabilitation or which have been extensively altered.

An attractive central business core capitalizing on the aesthetics of the historic buildings will help meet the goals stipulated in the downtown policies listed above. Creating a pleasing downtown core will increase tourism and attract new business along with stimulating new growth and development. Allowing demolition or inconsistent alterations is clearly in opposition to these the stated policies.

b. Social Consequences

The central business district represents a blend of buildings constructed over the past one hundred years. Newberg's downtown is a central focal point for the city, housing both city facilities and private business. It is still the major hub, located in the heart of the community. Distinctive in its continuity of building materials, Newberg's downtown core is a product of two early prominent business in the area: Jesse Edwards brickyard and the Willamina Clay Products Company. The commercial core is also important for its architectural styles. Early false front and Italianate buildings are intermingled with later significant Commercial Style brick buildings. If the historic character of the central commercial core is not preserved due to incompatible alterations or demolitions, then much of Newberg's history will be lost along with opportunities for education, tourism and historic research.

c. Environmental Consequences

The environmental impact of allowing conflicting, demolitions and substantial alterations, to occur in the downtown area would be significant. The downtown is a blend of historic buildings which have a distinct relationship to one another in scale and building materials. The buildings

flank First Street, creating a contiguous visual wall of historic resources. The downtown creates a distinctive sense of place for the community.

The historic resources in the downtown define the centralized business core of the city. If new construction or major alterations to the historic resources were allowed in the downtown, it would effect the area as a whole. Any encroachment of non-compatible new buildings would effect the historic fabric and character of the downtown. Removal or further covering of the original building features would negatively impact the historic character and unity of the buildings.

d. Energy Consequences

By retaining a compact and vital urban core, less expenditure of energy and natural resources are required by limiting the distance traveled to local services and businesses. A healthy core allows residents to accomplish daily errands without commuting to the outlying areas thus conserving fuel and energy.

Preserving the historic resources in the area would save energy in terms of building materials and energy expended in the construction of new buildings. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

E. Concentration Area C-Edwards District

Concentration Area C, the Edwards District, extends approximately from E. Second Street on the north to E. Sixth Street to the south and S. School Street on the west to S. Edwards Street to the east. Thirteen (13) properties in Area C are designated as landmarks and are listed in Appendix B as a part of the Final Plan Inventory. Three (3) properties were excluded from landmark status (see Appendix G).

1. Identification of Conflicts with Historic Resources-Area C

There are sixteen (16) historic resources in Area C: six (6) of the resources are ranked as Primary, six (6) ranked Secondary and four (4) Contributing. All of the resources in Concentration Area C are single family residences with the exception of the Forsythe House, (201 S. College, #33) and the Parker House (802 E. Fourth, #183), both are currently being used as duplexes, the Church of Christ (200 S. College, #32), currently a community center, Friends Church (307 S. College, #34) and Edwards School (714 E. Sixth, #191).

Twelve (12) of the 16 resources in Area C are zoned R2. The majority of these resources are used as single family residences. The zoning, R2 (Medium Density Residential), allows for more intense use of the land thus potentially threatening the historic resources. The allowable R-2 uses which may create a conflict include multi-family dwellings, churches, planned unit developments, private and semi-public buildings, and schools. There is one (1) building in Area C which is zoned R3 (High Density Residential). Applicable allowable uses in R3 encompass the same uses as R2 with the addition of public and private parking garages and public parking lots. Three (3) of the resources are zoned C2 (Community Commercial). Applicable C2 uses which may be a conflict with the landmark resources include retail and service establishments, and business offices.

The resources (200 S. College, #32; 201 S. College, #33; and 715 E. Third, #174) along the north boundary of the concentration area may be most threatened by the encroachment of uses associated with the commercial core. The resources are all zoned C2 and are in close proximity to the downtown commercial core. The remainder of the area is residential in character which is anchored on the south by the Edwards School. Most of the threats to the buildings which are evident in the other sections of the neighborhood are in the form of incompatible alterations to the buildings.

2. ESEE Analysis - Area C

a. Economic Consequences

The economic consequences of allowing alteration and/or demolitions, and more intense zoning are the same general concerns as outlined in Section IV.C. - Concentration Area A of the ESEE Analysis. If these resources are not preserved and maintained as a group, the loss of potential increased revenue from promotion of these districts through tourism and revitalization may not be realized.

The primary economic impact of R2 zoning on historic resources in Area C is that the zoning makes property attractive for more intensive use such as duplexes and other multi-family dwellings. On the surface, preservation of the resources in Area C could impede the redevelopment of these properties for more intensive use, which may bring the greatest economic return of the use permitted in a R2 zone. This zoning makes the historic properties more attractive for redevelopment. However, a minimum of 7,500 sq ft is needed in a R2 zone to build a duplex. A majority of the residential properties in Area C are less than 7,500 sq. ft. thus not suitable lots for the construction of new duplexes. The lots over 7,500 sq. ft. in the area would be buildable for duplexes, however current building landscaping and parking requirements would make it unpractical to construct multi-family units on the lots.

Multi-family dwellings could be built if a number of the adjoining smaller lots were purchased and buildings razed to make way for new multi-family housing. The construction of denser multi-family units may increase the tax revenue from the area, however this is dependent on the quality of the new dwelling.

The primary economic consequence of fully permitting conflicting uses would be the loss of potential tourism revenue in the community. If the historic character Area C was destroyed due to major alterations and demolitions, the city would be unable to promote local or national historic districts as a tourist attraction. The cities of Albany, Oregon City, and McMinnville have substantially benefitted financially from the promotion of their historic districts. Not only has there been an increase in revenue to the city through tourism, but generally houses in the districts have been maintained and/or restored. This has resulted in higher assessed values than prior to district designations.

b. Social Consequences

The Edwards district is one of the most important areas historically in the development of Newberg. Jesse Edwards platted the town of Newberg in 1883. Concentration Area C is part of the original plat of Newberg and maintains a large number of structures constructed prior to 1910. If these resources were demolished or altered substantially, opportunities for education, tourism, historic research, and the creation of a sense of place and identity would be lost. Historic resources create continuity and foster strong social ties in a community.

Area C is also important to the community because of two prominent anchor buildings which unify the neighborhood; the Friends Church and the Edwards School. The Edwards School, built in 1910, is the oldest public school in Newberg and the first school built for the secondary grades. A visual landmark in the area, the Edwards school is an excellent example of the American Renaissance style. The Friends Church is also important socially and as well as visually to Area C. Encompassing a large corner lot, the church is a prominent landmark in the community.

The residences in the area were built for some of the earliest pioneers of Newberg, many associated with the early industries and businesses in the community. The area is important for its association with many prominent people in Newberg as well as its wide variety of architectural styles. The residences are generally in good condition and maintain a high level of integrity. Protecting this area from major alterations and demolitions will help preserve the intrinsic social values associated with a stable residential neighborhood and help preserve a sense of place for future generations to enjoy.

c. Environmental Consequences

The environmental consequences of fully allowing conflicting uses to occur would be detrimental to the neighborhood quality and existing historical landscape. Area C includes a rich blend of historic buildings as well as prominent landscape features. The historic resources represent some of the oldest structures in the city and create an aesthetic neighborhood.

The importance of concentration Area C is in the relationship the buildings have to one another and the strong historic ties. The majority of the structures have not been significantly altered and remain in good condition. If new construction or major alterations to the historic resources were allowed in the area, it would effect the neighborhood as a whole. Any encroachment of new non-compatible buildings would affect the historic fabric and character of Area C. Removal of significant street trees or plantings associated with individual properties would also diminish the sense of place in the neighborhood. Preserving the historic nature of the area would also have less of an impact on the existing natural environment.

d. Energy Consequences

Maintaining Area C as a residential neighborhood will provide a quality living area in close proximity to two major employment centers: George Fox University and the downtown commercial core. The pivotal location of the area will help reduce the amount of energy expended by limiting the distance traveled by automobiles to work, school and business.

Preserving the historic resources in the area would save energy in terms of building materials and energy expended in the construction of new buildings. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

F. Primary Resources Outside Concentration Areas

The remaining Primary resources are located outside the Concentration Areas and are distributed throughout the city and urban growth boundary. There are twenty-one (21) Primary resources addressed in this section. Eighteen (18) properties are designated as landmarks. The ESEE checklist summary for the three (3) undesignated properties is included in Appendix G. The properties are sorted by their ranking and designated zoning in Appendix B.

1. Identification of Conflicts with Historic Resources-Primary Resources

The twenty-one (21) Primary resources outside the Concentration Areas which are in various zones including R1, R2, R2-RD, R3, C2, and M2. Five resources are located outside the city limits therefore are not zoned by the city. Two (2) resources are zoned R1; six (6) zoned R2; one (1) R3; four (4) C2; two (2) M2, and one (1) resources span several zones.

The two (2) resources that are zoned R1 are both single family dwellings. Conflicting uses include churches, planned unit developments, golf courses, public and semi-public buildings, schools, alterations and demolitions. Conflicting uses for the six (6) R2 resources include all the uses stipulated in R1 zoning with the addition of duplexes and multi-family dwellings. The resources in the R2 zone include two (2) single family residences, one (1) church, two (2) educational buildings (George Fox University), one (1) historic site; E. Young Sawmill site.

Conflicting uses with the single family dwellings within a R3 zone include all uses allowed in R2 with the addition of public parking areas and public and private parking garages. All four (4) resources identified in a C2 zone are residential in use. Conflicting uses identified for these resources include a variety of commercial uses, parking garages and lots, public and semi-public buildings.

Two (2) resources are identified in the M2 zone. The Chehalem Valley feed mill is zoned compatibly with its use. The greatest threat to the building is its condition and the threat of alterations or demolition. The Springbrook School (#113) is also zoned M-2. Conflicting uses include a full range of light-industrial uses such as warehousing and manufacturing. The five (5) resources which are outside the urban growth area include three (3) single family residences, a bridge and an early settlement site. The greatest threats to the single family residences are the development of new subdivisions.

2. ESEE Analysis

a. Economic Consequences

If these resources were demolished to allow for more intensive development of the site, then the revenue potential from attracting tourism by the promotion of the these sites may be lost. These Primary resources represent some of the most significant historic properties in Newberg and are potentially eligible for the National Register of Historic Places. As stated in the economic assessment of the commercial core, tourism is ranked the third largest industry in Oregon, contributing over two billion dollars to the economy of the state each year. Forty-four percent (44%) of the tourist visiting Oregon visit at least one historic site when vacationing. Other businesses and services in the community will benefit from the preservation of these resources by attracting tourism revenue. According to the planning departments in the communities of Albany and McMinnville, historic resources and historic districts have substantially helped attract tourism into their communities as well as fostering civic pride and recognition.

b. Social Consequences

Each of the twenty-one (21) resources identified as Primary structures in this section represent an important element in the development of Newberg. If these resources were demolished or substantially altered a large part of Newberg's early history would be lost for future generations to study and visit. The strong social ties rooted in these buildings would be lost.

Included as Primary resources are Woodmar Hall (# 72) and Minthorn Hall (# 73); both part of the George Fox University campus. These two buildings are significant as being the only two building remaining on the campus, significant for their association with the college's early development. Founded in 1885 as the Pacific Academy, the school was reorganized as George Fox College in 1891. The University is the fifth oldest Quaker College in the United States and the only Quaker institution in the Pacific Northwest. If these buildings were demolished or incompatibly altered, there would be no physical evidence of the early period of the University. These buildings are an integral part of the college's history and campus. Presently, Woodmar Hall is listed on the National Register of Historic Places.

The Minthorn-Hoover (# 84) residence is also a Primary building in the inventory as well as being listed as a National Historic Landmark. The residence is currently a house museum significant as being the childhood home of President Herbert Hoover and also one of the oldest structures in the community, constructed circa 1882 by Jesse Edwards (founder of the town). The residence is an excellent example of the Italianate style and is a visual landmark in the community. The residence has been well maintained and is under no threat of demolition.

Adjacent to the Minthorn-Hoover residence is another Italianate residence (#17) constructed circa 1886. Smaller in size, the house represents the early development of Newberg and was one of the first buildings in the "new plat" of Newberg. Resource #179 and #177, also in the Edwards town plat, represent intact examples of the Italianate style. The Miles residence (#119) is also a good example of a vernacular Italianate style residence and is important because of its association with B.C. Miles, a prominent early citizen of Newberg. Also in the original town plat is the first mayor's house, resource #46. The residence is an unusual example of a vernacular Queen Anne style dwelling with a distinctive steeply pitched hip roof..

There are two (2) resources adjacent to the downtown on N. Main Street associated with the first building phases and early businesses of Newberg. Resource # 61 is significant as being an intact example of a Wooden False Front style building with Italianate detailing and is also significant for housing The Graphic, Newberg's first newspaper. The Chehalem Valley Mill (#62), located at 303 N. Main Street, is one of the oldest continuously operated businesses in Yamhill County. St. Peters Church (#65), located at 611 N. Main Street, is important as being the only cast stone church in Newberg.

There are six (6) other residential buildings classified as Primary resources. These resources were once located outside the city and associated with larger acreages. Some of the dwellings are now surrounded with newer subdivisions. Resources #73 and #74 are large Queen Anne Style dwellings and are both excellent examples of the style. They are visually prominent landmarks located in outlying area north of the central city. Resources #94 and #126 are excellent rural examples of the Craftsman and Colonial styles and retain their historic character.
Resources #115 and #81 are examples of farm ensembles; only a few of these are listed in the inventory. McKern Donation Land Claim / Century Winery (#115) is the oldest farm unit listed in the inventory, dating from circa 1850-1874 and retains a high level of integrity. Resource # 81, the Mustard Seed Farms, is significant as being the site of the first post office as well as being a good example of a 20th century farmstead.

The Springbrook School (#113), constructed circa 1935, is the last remaining significant historic structure within the area known as Springbrook. Springbrook, originally called Hoskins, was established in 1893 and was important as an early fruit producing area. The small

community developed around the Springbrook church (razed) and later became a headquarters for a large fruit industry, the Springbrook Packing Company Cooperative, built circa 1921. The cannery specialized in evaporated raspberries and operated until 1967. It was demolished in 1990.

The remaining four resources, E. Young Sawmill site (#1), Roger's Landing (#6), Willamette Bridge (#10) and the Southern Pacific Railroad (#67), are associated with the early settlement of the area. These sites are integral parts of the beginnings of Newberg and are symbols of the developmental stages of the community.

c. Environmental Consequences

The environmental impact of allowing conflicts, demolitions and substantial alterations, to occur to these resources would be detrimental. These scattered resources are a reminder of the type of structures once common in various portions of the city and outlying areas. The buildings are integral to their sites and create a sense of place for the surrounding area.

If new construction or major alterations to these Primary historic resources were allowed, it would effect the community as a whole. These buildings add to the immediate environment as well as revealing a part of Newberg's past. Preserving the historic nature of the resources would also have less of an impact on the existing natural environment. This is especially evident in the outlying areas where the dwellings were once a part of a large farmstead or acreage.

d. Energy Consequences

Preserving these historic resources would save energy in terms of building materials and energy expended in the construction of new buildings. Demolition and resulting new construction may result in newer, more efficient buildings but the energy embodied in material and construction in the existing buildings would be lost.

According to an ESEE energy analysis conducted by the City of Springfield, an average historic structure of approximately 1,700 square feet contains 700 million BTU's per square foot of embodied energy. Demolition requires the expenditure of at least 3,100 BTU's per square foot of energy per structure. Each dwelling contains embodied energy equivalent of 5,350 gallons of gasoline. If these historic resources were preserved this embodied energy would be saved as well as energy expended in new construction and materials.

V. CONCLUSION

A. ESEE Conclusion

The City of Newberg's historic properties represent a wide variety of resources including residential dwellings as evident in Concentration areas A and C, commercial buildings in Concentration B, churches, educational buildings and farmsteads. Most of the resources are centered around the downtown commercial core which reflect the early developmental periods of the community. Newberg has great potential for growth and development which is evident along the east end of Highway 99W and north of the central core. As noted, new developments often represent potential conflicting uses which threaten the integrity of historic resources and historic neighborhoods.

Overall, the primary economic consequences of allowing the conflicting uses to impact the historic resources is the potential loss of revenue from tourism. These properties in the identified concentration areas represent the most important resources to the community which have the potential to be national or local historic districts. This type of designation would benefit the community economically by potentially increasing tourism. This is evident in the cities of Albany, Oregon City, McMinnville, Astoria and Portland. By preserving the

historic character of community and creating identifiable historic areas, the City of Newberg will also be helping diversify the local economy and strengthening the retail sector.

The social, environmental and energy impacts could be significant if the conflicting uses are allowed. These resources are important socially as a direct link to the origins of the community as well as creating a pleasing, stable environment in which to live. The buildings within the concentration areas have a direct relationship to one another historically and architecturally which create a sense of community unique to the City of Newberg.

Based on the analysis, it is concluded that only in cases where the merits of the conflicting use outweigh the merits of the historic resource should conflicting uses be allowed outright (see Appendix G for the sites where economic benefits have been determined to outweigh historic value). In all other cases, the conflicting uses should be mitigated through a design review process. This process will be implemented through the Historic Landmarks Ordinance.

B. Program Action

Based on the Newberg Historic Resources Inventory and the ESEE analysis, ninety-one (91) resources listed in Appendix B have been designated as City landmarks. As landmarks, the resources are recognized as 3-A resources under LCDC Goal 5 and are subject to the procedures of the Historic Landmarks Subdistrict.

APPENDIX A

DEFINITION OF RANKING CATEGORIES

Primary

Individually the most important properties in the city, distinguished by outstanding qualities of architecture, historical association, and relationships to the environment. Highest property for local landmark designation; potentially eligible for the National Register.

Secondary

Properties which are not of outstanding distinctiveness or rarity, but nonetheless are of individual importance based on architectural, historical, and environmental criteria. Secondary priority for landmark designation; potentially eligible for the National Register.

Compatible

Buildings which provide the setting for more important buildings and which add richness and character to the neighborhood; properties associated with people or events of secondary importance or which illustrate particular states in the development of the city. These properties may be eligible for the National Register as part of a local or national district.

NOTE:

1. A Primary or Secondary ranking does not necessarily mean that a property has been either designated as a local landmark or listed on the National Register. Designation as a local landmark must go through a review by the City.

2. Nominations for placing a building or district on the National Register of Historic Places must be recommended by the State Advisory Committee on Historic Preservation, and approved by the U.S. Department of the Interior. Inventory rank are not a guarantee of designation or listing.

APPENDIX B

Final Plan Inventory

The list below represents the Final Plan Inventory of Historic Resources. The list is grouped by concentration area and is sorted by ranking and zoning.

CONCENTRATION AREA A - "KNOB HILL"
DESIGNATED LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone	
82	200 N. River	Qn An Vern	c. 1891	19th Arch		P	C2
15	206 Carlton Way	Amer Basic	1924	Ed/19th Arch		S	C2
54	1212 E. Hancock	Bungalow	c.1915	20th Arch	C	C2	
12	503 E. Hancock	Amer. Rens.	1912	Ed/20th Arch	P	C3	
22	315 N. College	Qn An Vern	c.1898	19th Arch	P	R2	
23	403 N. College	Shingle	c.1904	20th Arch	P	R2	
24	414 N. College	Qn An Vern	1904	Govern		P	R2
96	215 N. School	Craftsman	c.1908	20th Arch	P	R2	
100	312 E. Sheridan	Queen Anne	c.1905	20th Arch	P	R2	
105	717 E. Sheridan	Qn An Vern	c.1900	Indus/19th	P	R2	
21	310 N. College	Bungalow	c.1909	20th Arch	S	R2	
25	415 N. College	Qn An Vern	1904	20th Arch		S	R2
48	606 E. Franklin	Vern/Eastlake	c.1895	19th Arch	S	R2	
98	302 E. Sheridan	Amer Basic	1907	20th Arch		S	R2
101	402 E. Sheridan	Stripp Class	1932	Social		S	R2
103	610 E. Sheridan	Queen Anne	c.1900	19th Arch	S	R2	
104	709 E. Sheridan	Bungalow	c.1910	20th Arch	S	R2	
111	515 E. Sherman	Craftsman	c.1904	20th Arch	S	R2	
13	400 N. Blaine	Qn An Vern	c.1895	19th Arch	C	R2	
47	605 E. Franklin	Bungalow	c.1905	20th Arch	C	R2	
102	415 E. Sheridan	Modern	1935	Education		C	R2
110	314 E. Sherman	Vernacular	c.1910	20th Arch	C	R2	
70	314 N. Meridian	Qn An Vern	c.1896	19th Arch	S	R3	
106	800 E. Sheridan	Vernacular	c.1909	20th Arch	C	R3	
16	215 N. Center	Dut Col Rev	c.1925	20th Arch	P	RP	
83	214 N. River	Bungalow	c.1911	20th Arch	P	RP	
53	1205 E. Hancock	Dut Col Rev	c.1925	20th Arch	S	RP	
107	1000 E. Sheridan	Dut Col Rev	c.1904	Education	S	RP	
109	1210 E. Sheridan	Bung/Crafts	c.1921	20th Arch	C	RP	

CONCENTRATION AREA A - "KNOB HILL"
INVENTORIED - NOT DESIGNATED AS LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone	
49	701 E. Franklin	Colonial Rev.	1912	20th Arch		P	R2
26	503 N. College	Craftsman	c.1908	20th Arch	S	R2	
99	303 E. Sheridan	Qn An Vern	c.1904	20th Arch	S	R2	
58	401 N. Howard	Craftsman	1909	Medicine		C	R2
108	1200 E. Sheridan	Bungalow	c.1915	20th Arch	C	RP	

CONCENTRATION AREA B - DOWNTOWN COMMERCIAL CORE
DESIGNATED LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone	
135	214 E. First	Am Renaiss	1910	20th Arch		P	C3
140	401 E. First	Stripp Class	1936	Govern		P	C3
145	505-07 E. First	Med Rev	c.1925	20th Arch	P	C3	
147	510-12 1/2 E. First	Commercial	c.1928	20th Arch	P	C3	
149	516 E. First	Commercial	c.1927	20th Arch	P	C3	
161	717 E. First	Commercial	c.1896	19th Arch	P	C3	
137	304 E. First	Art Deco	1936	20th Arch		P	C3
143	414 E. First	Am Renaiss	1913	Gov/20th		P	C3
155	612-16 E. First	Am Renaiss	c.1907	20th Arch	P	C3	
158	701 E. First	Commercial	c.1890	19th Arch	P	C3	
29	111 S. College	Med Rev	c.1923	20th Arch	S	C3	
31	117 S. College	Qn An Vern	c.1902	1 9th Arch		S	C3
134	209 E. First	Commercial	c.1921	20th Arch	S	C3	
138	308 E. First	Moderne	c.1936	20th Arch	S	C3	
141	406 E. First	Commercial	c.1909	Social	S	C3	
146	508 E. First	Wes F F	c.1910	20th Arch	S	C3	
150	518 E. First	Commercial	c.1927	20th Arch	S	C3	
151	602 E. First	Commercial	c.1920	20th Arch	S	C3	
157	700 E. First	Commercial	c.1910	20th Arch	S	C3	
162	720 E. First	Commercial	c.1920	20th Arch	S	C3	
167	809 E. First	Italianate	c.1888	19th Arch	S	C3	
168	814 E. First	Commercial	1891	19th Arch		S	C3
117	115 N. Washington	Vern/Eastlake	c.1900	19th Arch	S	C3	
144	502 E. First	Commercial	1911	20th Arch		S	C3
30	116 S. College	Commercial	c.1925	20th Arch	C	C3	
127	111 E. First	Modernistic	c.1938	Trans/20th Ar	C	C3	
130	203 E. First	Moderne	c.1930	20th Arch	C	C3	
148	514 E. First	Commercial	c.1928	20th Arch	C	C3	
153	608 E. First	Commercial	c.1914	20th Arch	C	C3	
156	613-15 E. First	Commercial	c.1920	20th Arch	C	C3	
160	714-716 E. First	Commercial	c.1920	20th Arch	C	C3	

CONCENTRATION AREA B - DOWNTOWN COMMERCIAL CORE
INVENTORIED - NOT DESIGNATED AS LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone	
139	315 E. First	Wes F F	c.1904	20th Arch	P	C3	
142	408 E. First	Commercial	c.1911	20th Arch	P	C3	
59	109 S. Howard	Vernacular	1914	Religion		S	C3
133	208 E. First	Commercial	c.1911	20th Arch	S	C3	
95	109 N. School	Span Col Rev	c.1928	Communicat	S	C3	
136	300 E. First	Italianate	c.1895	Comm/Soc	S	C3	
163	801 E. First	Modernistic	1925	20th A/Trans		S	C3
131	204 E. First	Commercial	c.1910	20th Arch	C	C3	
132	206 E. First	Commercial	c.1920	20th Arch	C	C3	
152	606 E. First	Commercial	c.1910	20th Arch	S	C3	
159	710 E. First	Wes FF	c.1900	20th Arch	C	C3	
164	804 E. First	Italianate	c.1900	19th Arch	C	C3	
165	807 E. First	Commercial	c.1920	20th Arch	C	C3	
166	808 E. First	Wes F F	c.1905	20th Arch	C	C3	

CONCENTRATION AREA C - EDWARDS DISTRICT
DESIGNATED LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone
35	401 S. College	Bung/Crafts	c.1916	20th Arch	P	R2
36	402 S. College	Stick Style	1883	19th Arch/Set	P	R2
38	509 S. College	Prairie	c.1910	20th Arch P	R2	
46	307 S. Edwards	Qn An Vernc.	1891	Government	P	R2
191	714 E Sixth	Am Renaiss	1910	Educ/20th A	P	R2
175	800 E. Third	Qn An Vern	1904	20th Arch	S	R2
39	516 S. College	Bungalow	c.1910	Gv/20th Arch S	R2	
176	801 E. Third	Qn An Vern	c.1900	19th Arch	S	R3
33	201 S. College	Queen Anne	c.1904	20th Arch.	S	C2
174	715 E. Third	Qn An Vern	c.1895	19th Arch	S	C2
37	421 S. College	Vernacular	c.1903	Industry	C	R2
183	802 E. Fourth	Dut Col Rev	c.1905	20th Arch	C	R2
187	600 E. Fifth	Vernacular	c.1910	20th Arch	C	R2

CONCENTRATION AREA C - EDWARDS DISTRICT
INVENTORIED - NOT DESIGNATED AS LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone
34	307 S. College	Romanesque	1892	Rel./19th A	P	R2
32	200 S. College	Mediterranean	c.1924	Rel./20th A.	S	C2
182	716 E. Fourth	Dut Col Rev	c.1904	20th Arch	C	R2

PRIMARY RESOURCES OUTSIDE CONCENTRATION AREAS
DESIGNATED LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone
73	1103 N. Meridian	Queen Anne	c.1905	20th Arch	P	R1
74	1117 N. Meridian	Qn An Vern	c.1900	19th Arch	P	R1
65	611 N. Main	Craftsman	1908	Rel/20th Arch	P	R2
71	414 N. Meridian	Stripp Class	NA	Educ/Rel	P	R2
119	434 Wynooski	Italianate	c.1888	19th Ar/Gov	P	R2
179	1112 E. Third	Italianate	1886	19th Arch	P	R2
1	E Young Sawm.	NA	1838	Sett/Ind	P	R2
177	911 E. Third	Italianate	c.1885	19th Arch	P	R3
17	114 S. Center	Vern/Ital.	c.1886	19th Arch	P	C2
81	4020 Portland Rd.	English Cott	1931	Sett/Gov/Agr	P	C2
84	115 S. River	Italianate	c.1882	19th Arch	P	C2
62	303 N. Main	Utilitarian	c.1900	Indus/Agri	P	M2
7	S. Pac. RR Trestle	NA	1887	Transp	P	Mult-Z
6	Roger's Landing	NA	1847	Set/Transp	P	Out Cit
10	Willamette R. Brid	NA	1914	Transp	P	Out Cit
94	2708 Roberts Ln.	Colonial Rev.	c.1910	20th Arch	P	Out Cit
115	1200 S. Springbro	Italianate	c.1874	Sett/Agri	P	Out Cit
126	3004 N. Zimri Dr.	Craftsman	c.1910	20th Arch	P	Out Cit

PRIMARY RESOURCES OUTSIDE CONCENTRATION AREAS
INVENTORIED - NOT DESIGNATED AS LANDMARKS

Field #	Address	Style	Date	Theme	Rank	Zone	
61	111 N. Main	Wes F F	c.1890	19th Arch	P	C2	
72	414 N. Meridian	Stripp Class	NA	Educ/Rel	P	R2	
113	2404 N. Springbk.	Colonial Rev.	c.1930	Education	P	M2	

APPENDIX C

List of the sixty-eight (68) Secondary and Contributing Resources not included in Final Plan Inventory:

Field #	Address	Style	Date	Theme	Rank	Zone	
28	3011 N. College	Qn An Vern	c.1895	19th Arch	C	R1	
80	2000 Libra	Dutch Con Rev	1932	20th Arch	C	R1	
69	429 S. Main	Vernacular	c.1902	20th Arch	S	R1	
79	1515 N. Main	Vernacular	c.1900	19th Arch	S	R1	
180	102 W. Third	Bungalow	c.1910	20th Arch	S	R1	
181	115 W. Third	Gothic Rev.	c.1927	Rel/20th Arch	S	R1	
189	209 W. Fifth	Vernacular	c.1910	20th Arch	C	R1	
40	310 Dayton Ave.	Vernacular	c.1900	19th Arch	C	R1	
41	400 Dayton Ave.	Vernacular	c.1900	20th Arch	C	R1	
42	402 Dayton Ave.	Vernacular	c.1900	20th Arch	C	R1	
44	600 Dayton Ave.	Utilitarian	NA	Agriculture	C	R1	
45	700 Dayton Ave.	Vernacular	c.1900	19th Arch	C	R1	
76	108 N. Morton	Vernacular	c.1900	20th Arch	C	R1	
190	400 W. Fifth	Vernacular	c.1895	19th Arch	C	R1	
50	603 N. Grant	Qn An Vern	c.1906	20th Arch	S	R2	
60	412 S. Howard	Bung/Crafts	c.1913	20th Arch	S	R2	
64	602 N. Main	Qn An Vern	c.1910	20th Arch	S	R2	
90	820 S. River	Craftsman	c.1903	20th Arch	S	R2	
92	1016 S. River	Bungalow	c.1900	20th Arch	S	R2	
93	1116 S. River	Qn An Vern	c.1900	20th Arch	S	R2	
122	601 Wynooski	Colonial	1923	Education	S	R2	
123	712 Wynooski	Bung/Crafts	c.1915	20th Arch	S	R2	
124	810 Wynooski	Amer Basic	c.1915	20th Arch	S	R2	
169	1308 E. First	Qn An Vern	c.1900	20th Arch	S	R2	
170	1318 E. First	Vernacular	c.1900	19th Arch	S	R2	
178	912 E. Third	Qn An Vern	c.1903	20th Arch	S	R2	
186	1200 E. Fourth	Mediterranean	1928	Develop/Apt	S	R2	
188	1200 E. Fifth	Qn An Vern	1890	19th Arch	S	R2	
4	Pacific Face Br Co.	NA	1892	Industry	S	R2	
97	403 S. School	Bungalow	c.1900	Indus/Med	S	R2	
5	Ramsey Grist Mill	NA	1849	Ind/Agri.	S	R2	
18	316 S. Center	Bungalow	c.1911	20th Arch	C	R2	
19	410 S. Chehalem	Vernacular	c.1902	20th Arch	C	R2	
56	401 N. Harrison	Vernacular	c.1900	19th Arch	C	R2	
66	612 N. Main	Vernacular	c.1905	20th Arch	C	R2	
75	501 S. Meridian	Vernacular	c.1900	19th Arch	C	R2	
78	112 E. North	Italianate	c.1910	20th Arch	C	R2	
86	300 S. River	Vern/Eastlake	c.1895	19th Arch	C	R2	
87	515 S. River	Vern/Eastlake	c.1898	19th Arch	C	R2	
88	800 S. River	Amer Basic	c.1893	20th Arch	C	R2	
89	801 S. River	Vernacular	c.1903	20th Arch	C	R2	
91	821 S. River	Vernacular	c.1900	19th Arch	C	R2	
116	617 Villa Road	Amer Basic	c.1905	20th Arch	C	R2	
118	409 S. Willamette	Bung/Crafts	c.1912	20th Arch	C	R2	
120	508 Wynooski	Qn An Vern	c.1895	19th Arch	C	R2	
121	520 Wynooski	Vernacular	c.1895	19th Arch	C	R2	
173	1512 E. Second	Vernacular	c.1905	20th Arch	C	R2	
184	814 E. Fourth	Italianate	c.1900	19th Arch	C	R2	
185	900 E. Fourth	Vernacular	c.1900	20th Arch	C	R2	
192	1314 E. Sixth	Vernacular	c.1908	20th Arch	C	R2	
193	1401 E. Eighth	Qn An Vern	c.1900	19th Arch	C	R2	

Field #	Address	Style	Date	Theme		Rank	Zone
67	1020 N. Main	Utilitarian	c.1920	Agricultural	S	R3	
14	210 S. Blaine	Utilitarian	c.1895	Industry	C	R3	
20	215 S. Church	Vernacular	c.1895	19th Arch		C	R3
77	3313 E. Mtnview	Craftman	c.1895	19th Arch		C	C2
51	415 E. Hancock	Qn An Vern	c.1910	20th Arch		C	C2
55	303 N. Harrison	Qn An Vern	c.1900	19th Arch		C	C2
68	101 S. Main	Vernacular	c.1900	19th Arch		C	C2
85	203 S. River	Colonial Rev.	c.1935	20th Arch		C	C2
171	604 W. First	Vernacular	c.1900	19th Arch		C	C2
172	510-12 E. Second	Bungalow	c.1920	20th Arch		C	C2
52	1014 E. Hancock	Bungalow	c.1904	20th Arch		S	C3
11	2400 Aspen Way	Vernacular	c.1890	Agriculture		S	M2
63	403 N. Main	Utilitarian	c.1900	Indus/19th Ar	S	M2	
2	Highway 99W	NA	1917	Transp.		S	Mult-Z
3	Highway 219	NA	NA	Transp.		S	Mult-Z
8	Spaulding Lum Co.	NA	NA	Industry		S	Out Cit
125	2705 N. Zimri Dr.	Craftsman	c.1909	20th Arch		S	Out Cit

APPENDIX D

List of properties which have been demolished or taken out of the 1985 inventory due to major alterations.

Field #	Address	Style	Date	Theme	Rank	Zone	
154	611 E. First	Commercial	c.1910	Gov/Comc.	Deleted	1990	
128	112 E. First	Commercial	c.1920	20th Arch	Deleted	1990	
129	202 E. First	Commercial	c.1910	20th Arch	Deleted	1990	
9	Spaulding Lum. Co.	NA	NA	Industry	Demo	Demo	
27	2216 N. College	Vernacular	c.1880	Set/Relig	Demo	Demo	
57	301 S. Harrison	Vernacular	c.1905	20th Arch	Demo	Demo	
114	3709 N. Springbro	Queen Anne	1900	Religion	Demo	Demo	
43	600 Dayton Ave.	Utilitarian	c.1900	Agriculture	Demo	Demo	
112	2201 Springbrook	Utilitarian	NA	Agric/Indust.	Demo	Demo	

APPENDIX E

Map of Concentration Areas

APPENDIX F

Properties for possible inclusion in the Newberg Historic Inventory

No.	Address	No.	Address
1	212 N. River	52	800 E. Franklin
2	509 N. Meridian	53	501 N. Meridian
3	1209 E. Hancock	54	407 N. Meridian
4	200 Carlton Way	55	Memorial Park
5	1216 E. Hancock	56	816 E. Ninth
6	215 N. River	57	402 S. Howard
7	214 E. Meridian	58	501 S. Meridian
8	215 E. Meridian	59	316 E. Fourth
9	206 E. Meridian	60	305 S. Center
10	200 E. Meridian	61	103 S. Main
11	801 E. Sheridan	62	309 S. Main
12	716 E. Sheridan	63	R.R. Tracks (Blaine Street)
13	714 E. Sheridan	64	316 S. River
14	708 E. Sheridan	65	720 S. River
15	700 E. Sheridan	66	1015 S. River
16	601 E. Sheridan	67	915 S. River
17	214 E. Sheridan	68	1212 E. Sixth
18	601 E. Third	69	Scott Leavitt Park
19	310 N. School	70	306 Dayton
20	610 E. Sherman	71	211 E. First
21	400 N. School	72	607 E. Third
22	402 N. School	73	411 E. First
23	505 E. Sherman	74	1500 E. Second
24	503 E. Sherman	75	1518 E. Second
25	315 E. Sherman	76	1562 E. Second
26	307 E. Sherman	77	1600 E. Second
27	215 E. Sherman	78	511-513 N. Meridian
28	306 E. Sherman	79	715 N. Meridian
29	300 E. Sherman	80	411 or 415 E. Edwards
30	313 N. Washington	81	414 S. Edwards
31	200 E. Sheridan	82	509 S. Edwards
32	206 E. Sheridan	83	502 S. Edwards
33	214 E. Sheridan	84	508 S. Edwards
34	808 E. Sherman	85	514 S. Edwards
35	312 N. Edwards	86	715 E. Sixth
36	1006 E. Hancock	87	420 S. College
37	1000 N. Center	88	700 E. Fifth
38	111 N. Meridian	89	702 E. Fifth
39	109 N. Meridian	90	214 S. Meridian
40	114 N. Edwards	91	203 S. Center
41	115 N. School	92	317 S. Center
42	501 E. First	93	400 S. River
43	404 E. Hancock	94	340 S. River
44	400 E. Hancock	95	205 S. College
45	501 E. Franklin	96	314 S. College
46	505 E. Franklin	97	411 S. College
47	603 E. Franklin	98	415 S. College
48	709 E. Franklin	99	714 E. Third
49	415 N. Edwards	100	608 E. Second
50	501 N. Edwards	101	600 E. Second
51	411 N. Edwards	102	516 E. Second

No.	Address
103	500 E. Second
108	515 S. Howard
109	420 E. School
110	410 S. School
111	610 E. Fourth
104	408 S. Howard
105	420 S. Howard
106	508 S. Howard
107	513 S. Howard

APPENDIX G
ESEE CHECKLIST SUMMARY

A. Process

In June and July of 1992, the Newberg Planning Commission reviewed the ESEE analysis prepared in 1990 and determined that in certain instances the conflicting use resulted in a positive community-wide economic benefit. Checklist forms which analyzed ESEE consequences were prepared for each site where landmark status was questionable. The checklists are on file at the City of Newberg Planning Department.

B. ESEE Consequences

The ESEE Checklist Summary Table provides a consolidated version of the findings included on individual ESEE checklists. The table identifies the primary conflicting use for each resource and determines whether a community benefit is provided. The consequences where based on the following:

a. **Economic** - Positive economic benefits result from new commercial development, employment opportunities, or expanded housing opportunities. New parking has a positive benefit if it benefits an adjoining use. Alterations to commercial buildings result in expansion and an economic benefit.

b. **Social** - Positive benefits result from expansion or retention of institutions in the community. Positive or neutral benefits result if the conflicting use had a positive effect such as the provision of housing or day care facilities. Negative benefits result from the demolition or alteration of other buildings.

c. **Environmental** - Negative environmental benefits result from the alteration or demolition of historic structures that are located near other historic structures in "concentration areas". Demolition of isolated structures and structures on the college campus have neutral benefits since new buildings will be designed to be compatible with the surrounding area.

d. **Energy** - Neutral benefits result from alterations since the reuse of buildings conserves materials. Positive benefits result from large projects since new structures will meet energy code requirements. Negative benefits result from the development of new parking lots.

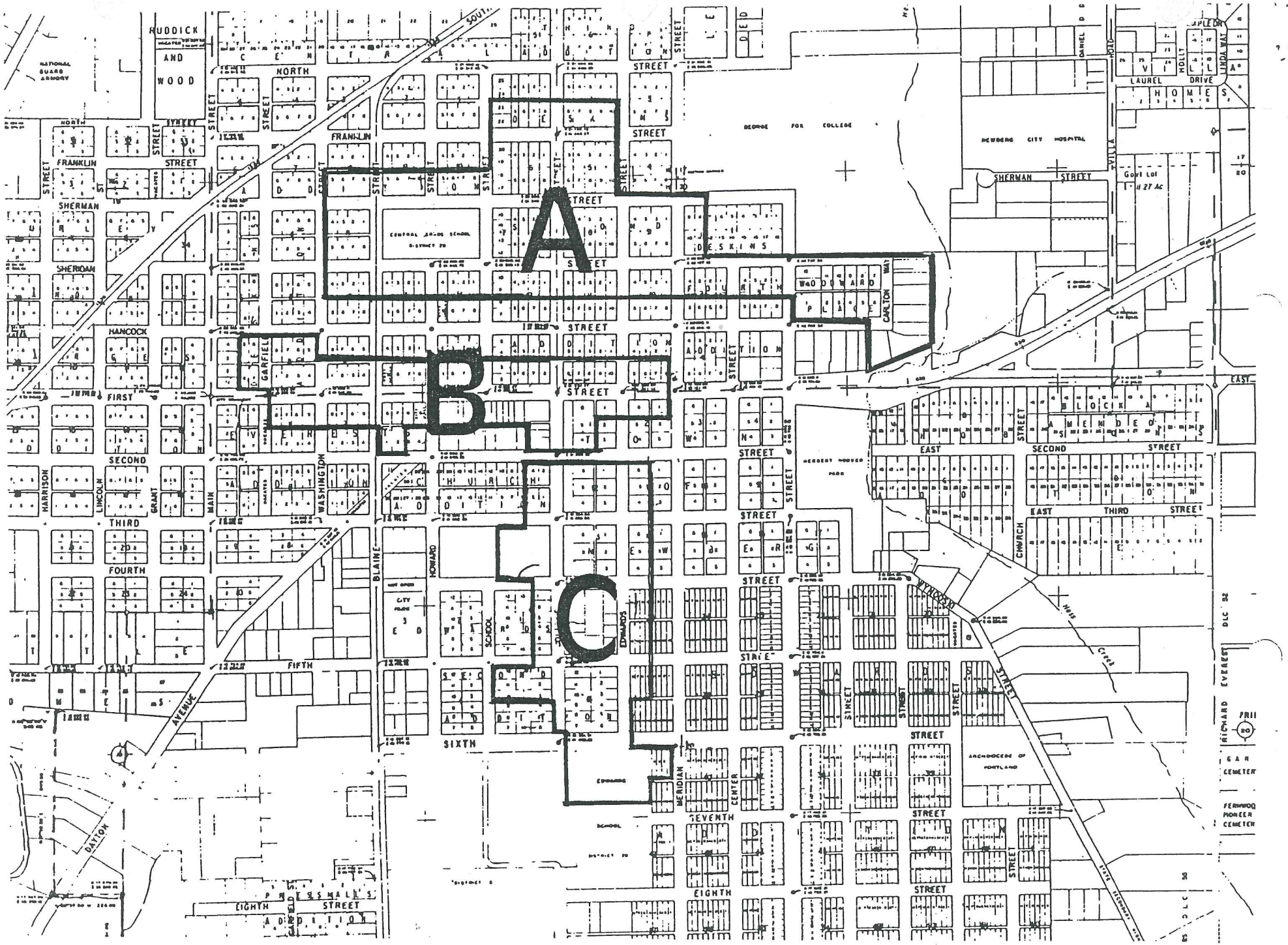
C. ESEE Checklist Summary Table

On July 23, 1992, the Planning Commission conducted a public hearing regarding the ESEE checklist process. The ESEE Checklist table summarizes the ESEE consequences and are based on the ESEE checklists. On November 2, 1992 and November 17, 1992, the City Council reviewed and modified the checklist table. The table is included on the following page.

ESEE Checklist Summary Table

Site No.	Structure	Address	Conflict	Economic	Social	Environment	Energy
26	House	503 N. College	Duplex	o	-	-	o
32	Friends Center	200 S. College	Expansion	o	+	-	o
34	Friends Church	307 S. College	Expansion	o	+	-	o
49	House	701 E. Franklin	Tri-plex	+	o	-	o
58	House	401 N. Howard	Boarding House/Tri	o	o	-	o
59	VFW	111 S. Howard	Parking	+	-	-	-
61	Welding/Storage Building	111 N. Main	Parking/ Redevelop-ment	+	-	-	o
72	Woodmar Hall	414 N. Meridian	Science Building	+	+	o	+
95	Graphic	109 N. School	Parking	+	-	-	-
99	House	303 E. Sheridan	Tri-plex	+	o	-	o
108	House	1200 E. Sheridan	Multi-family	+	o	-	+
113	Springbrook School	2404 N. Springbrook	Industrial Building	+	-	o	+
131	Johnson Carpets	204 E. First	Alteration	+	-	-	o
132	Johnson Hardware	206 E. First	Alteration	+	-	-	o
133	Johnson Furniture	208 E. First	Alteration	+	-	-	o
136	Johnson Annex	300 E. First	Alteration	+	-	-	o
139	Krohns Appliance	315 E. First	Alteration	+	-	-	o
142	Attorneys Office	408 E. First	Alteration	+	-	-	o
152	Touch of Class	606 E. First	Alteration	+	-	-	o
160	Antique Store	710 E. First	Alteration	+	-	-	o
163	Gas Station	801 E. First	Demo/Parking	+	-	o	o
164	Hopp Insurance	804 E. First	Alteration	+	-	-	o
165	Auto Body Shop	807 E. First	Alteration	+	-	-	o
166	Billiard Hall	808 E. First	Demolition	+	-	-	o
182	House	716 E. Fourth	Day Care	+	+	-	o

LEGEND:
+ Positive Community Benefit resulting from conflicting use
o Neutral Community Benefit resulting from conflicting use
- Negative Community Benefit resulting from conflicting use



CONCENTRATION AREAS

CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Pacific College-Minthorn Hall
COMMON NAME: George Fox College
ADDRESS: 414 N. Meridian
T/R/S: 3S 2W 17
MAP NO: 3S 2W 17CC **TAX LOT:** 100
ADDITION: None
BLOCK: **LOT:**
OWNER: George Fox College
ADDRESS: 414 N. Meridian

DATE OF CONSTRUCTION: N/A ~~1887~~
ORIGINAL USE: School
PRESENT USE: School
ARCH./BLDR.: N/A
STYLE: Stripped Classical
BLDG. __ **STRUC.** __ **DIST.** X **SITE** __ **OBJ.** __
THEME: Education; Religion
CITY: X **UGB:**
QUAD: Newberg

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Brick
WALL CONSTRUCTION: Wood
ROOF FORM & MATERIALS: Truncated hip.
DATE OF CONSTRUCTION: 1887
NO. OF STORIES: 2
BASEMENT (Y/N): Yes
STRUCTURAL FRAME: Wood
PRIMARY WINDOW TYPE: Double-hung sash - number of lights varies. Some in pairs.
EXTERIOR SURFACING MATERIALS: Shiplap
DECORATIVE FEATURES: Bracketed eaves.
OTHER: Single bay porch. Gabled dormers.
CONDITION: EXCELLENT X **GOOD**___ **FAIR**___ **DETERIORATED**___ **MOVED**___ **(DATE)**_____
EXTERIOR ALTERATIONS/ADDITIONS (DATED): Extensive. See National Register Form.
STATEMENT OF SIGNIFICANCE:

George Fox College is a private, Christian, co-educational liberal arts college. Established by early Quaker settlers, it is the only Quaker institution of higher education in the Pacific Northwest. The Quaker concern for education has always played a prominent role in their history as well as the growth and settlement of Newberg. In the early 1880's Newberg did not have a secondary school and in 1883 concerned Friends established a committee to look into starting a Friends high school. Soon after funds were raised to construct a building and Jesse Edwards donated part of his wheat field for a building site. In 1885 Friends Pacific Academy was officially opened with 19 students on land now occupied by the Friends Church (307 S. College). Dr. Henry J. Minthorn was principal with W.R. Starbuck and Laura E. Minthorn teachers. In 1891 it was decided to open a college because the nearest Quaker institution was in Oskaloosa, Iowa. Pacific College opened on September 9, 1891 in the Academy building with plans underway to secure a new site for the college. A 23 acre site in northeast Newberg on the banks of Hess Creek was chosen. Thomas Newlin was elected president of the new college. Several presidents succeeded Newlin and in 1911 Levi T. Pennington became president and maintained his highly successful administration for 30 years. Under his leadership the college endowment increased dramatically and in 1925 satisfied the requirements of the United States Bureau of Educational Standards. In 1929 Pacific Academy was discontinued to concentrate on the college program. In 1949 the name of Pacific College was changed to George Fox College in honor of the founder of the Quaker faith. Today the 60 acre campus includes some 29 buildings, two of which pre-date 1930. The oldest of these, Minthorn Hall, was listed on the National Register of Historic Places in 1985. It was constructed in 1887 as a gymnasium and dormitory on the first site of Pacific Academy, where the present Friends Church is located. In 1892 it was moved, along with another building no longer existent, to the present campus. Today the three-story structure houses language arts, faculty offices, and the instructional media center. The other building, Wood-mar Hall, is a three-story brick building constructed in 1910. It was named in honor of Evangeline Martin and Amanda Woodward, who raised the money for its construction. The building is now the Administrative Building and has a 420 seat Auditorium. These two buildings are highly significant as the oldest existent structures associated with the history of the college.

SOURCES:

Dodds, Dr. Gordon. Minthorn Hall National Register of Historic Places Nomination Form, 1985.
The Newberg Graphic 50th Anniversary Edition, 1939.

SHPO INVENTORY NO.: 1516

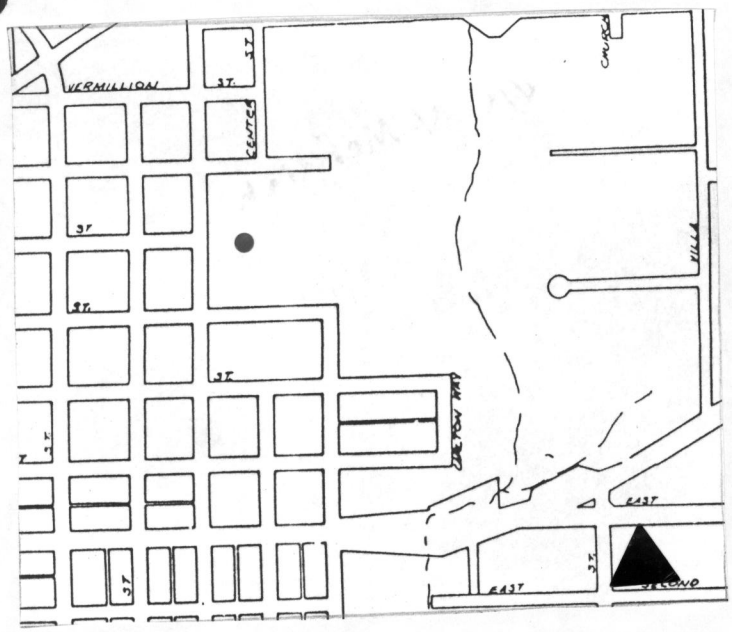
CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

****



NAME: George Fox College
ADDRESS: 414 N. Meridian
T/R/S: 3S 2W 17
MAP NO: 17CC
TAX LOT: 100
QUAD: Newberg
ROLL NO: 15
NEGATIVE NO: 11, 12, 13
SLIDE NO:

****


VERMILLION
37.
CENTER
CHURCH
VILLA
37
37
37

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

RECEIVED 2280
MAY 13 1997
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

581

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kanyon Hall

other names/site number Minthorn Hall (preferred as registered title)

2. Location

street & number George Fox University Campus not for publication N/A

city or town Newberg vicinity N/A

state Oregon code 41 county Yamhill code 071 zip code 97132

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

James M. Hamrick — April 30, 1997

Signature of certifying official Deputy State Historic Preservation Officer — Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official — Date

State or Federal agency and bureau

Minthorn Hall
Name of Property

Yamhill/Oregon
County and State

4. National Park Service Certification

I, hereby certify that this property is:

✓ entered in the National Register
___ See continuation sheet.

Signature of Keeper: for Edson H. Beall — Date of Action: 6-13-97

___ determined eligible for the National Register
___ See continuation sheet.

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain): _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

_X_ private
___ public-local
___ public-State
___ public-Federal

Category of Property
(Check only one box)

_X_ building(s)
___ district
___ site
___ structure

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1 (to be razed summer 1997)	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously Listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

EDUCATION: education related,
dormitory/gymnasium

Current Functions
(Enter categories from instructions)

EDUCATION: college, administrative

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial

Materials
(Enter categories from instructions)

foundation STUCCO

walls WOOD: Shingle

roof OTHER: Composition Shingle

other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

SETTING

Minthorn Hall was constructed in 1887 as an unnamed combination gymnasium and dormitory on the first site of Friends Pacific Academy in Newberg. The campus had been established only three years earlier on "...four acres of the most sightly spot on the farm of Jesse Edwards..."[1] An engraving published in the Newberg Graphic of December 15, 1888 shows the campus as an absolutely flat parcel of land enclosed by what appears to be a wooden fence. Young firs formed a backdrop and a row of deciduous trees was planted along the front fence.

In 1892, Minthorn Hall, along with another college building no longer extant, was relocated to the present campus. (According to the Newberg Graphic of July 1, 1892, the buildings were moved by Mr. Clark, a Portland house mover, who brought all his moving equipment up the Willamette River on the old Jefferson Street ferry boat which he had acquired a short time before.)

The terrain at the second, and present site, is flat like that at the original site. However, according to recent newspaper articles, at the time of the move there was a wooded canyon by Minthorn Hall.[2] (It was this canyon which gave Minthorn Hall its previous name, "Kanyon Hall," though the substitution of the "K" for a "C" has not been explained.) Early 20th century photographs do not show dense woods behind the building. Today a stand of oak trees shades the lawn areas to the east, south and west. Behind the hall, to the north, is the present single story physical plant building of concrete block construction. This building is scheduled to be razed in the summer of 1997. Landscaping will take its place.

ORIGINAL APPEARANCE

Minthorn Hall's original appearance is documented by the above mentioned engraving, as well as from two photographs of the first campus, from photographs taken not long after the move, from published written descriptions and from direct inspection.[3] It was two stories high with dimensions in plan roughly 40 feet by 60 feet. The 40 foot facades faced north and south. There was a two-story porch on the north (entrance) facade. The roof was hipped with a widow's walk.

There were two gabled dormers, each at the north and south roof planes and three each at the east and west. Dormer windows were fitted with two over two, double-hung sash. There were five, evenly spaced, two-over-two, double-hung windows at the second floor on the west facade. Windows at the first floor on the west facade duplicated those above with the exception of the southern end where there was a door. Paired windows at the front facade were also double-hung, but narrower, and one-over-one rather than two-over-two.

---

[1] Newberg Graphic, vol. I, No. 1, Dec. 1, 1888.

[2] Newberg Graphic, August 21, 1975.

[3] Newberg Graphic, vol. I, No.1, Dec. 1, 1888.

The walls were sheathed with shiplap siding. Decorative wooden brackets were placed at the corners and at intervals under the wide boxed eaves. There was a decorative railing atop the porch roof. The porch itself had square chamfered posts and curvilinear brackets. Front doors were paneled, with a two-light transom above. Windows had cornice moldings. A single, large brick chimney most likely vented a stove.

PRESENT APPEARANCE

Minthorn Hall underwent changes at the time of its 1892 move, and again in 1939 and 1962.

On its new site, Minthorn Hall was placed with its entrance facing west rather than north. At this time the interior was "rearranged" as a boarding hall. (It had for some time prior to the move been used for "church purposes.")[4] Sixteen young ladies were housed on the first floor and twenty young men on the second floor. A number of teachers also resided in the hall. The new foundation was made four feet higher than the original to allow room in the basement for a dining room, kitchen, storeroom and bedroom for the cook. The building was then heated by a furnace.

Creation of the "daylight" basement necessitated changes to the exterior. Symmetrical entrance doors to the basement were placed at the corners of the entrance facade. Either entrance had a bracketed hood. Doors were paneled, two-over-two. A long flight of wooden steps led up to the main entrance porch. The new basement windows were double-hung, two-over-two.

In 1939, the building, which in the interim had become an all-girls dormitory, was completely refurbished. The President's Report for June 1940 stated: "A new roof has been provided, new floors throughout, including concrete basement floor and oak floor for the enlarged living room. The building has been plastered throughout, new closets have been provided for every sleeping room, a new heating system has been put in. The building has been repainted, the foundation stuccoed, ..." (A portion of a partition exposed in the attic still has 3-1/2" wide, rabbeted boards attached directly to the studs. A layer of a cardboard-like material and two layers of wallpaper are applied directly to the boards. Evidently the 1939 plastering replaced this type of finish.)

It was apparently during the 1939 remodel that the main entrance was relocated to the south facade and the present one-story, one-bay pedimented entrance porch was constructed. Also at this time the double-hung, six-over-six and four-over-four windows on the south and north facades were installed, the exterior sheathed with random-width wood shingles, and the dormers removed. The layout of interior partitions remained essentially intact.

Donald W. Edmundson of Portland was the architect for the 1939 work which was carried out under the direction of Harlan Jones and Laurence Skene.[5]

---

[4] Newberg Graphic, May 20, 1892.

[5] Pacific College, Pacific College Through the Years, Newberg, Oregon, Feb. 1949.

In 1962, the west end of the first floor of Minthorn hall (the "enlarged living room" of 1939) was converted to a faculty lounge, the room adjacent to the north end of the lounge converted to a kitchen, and the room to the southeast corner of the building converted to a women's bathroom. The remainder of the first floor was converted to classrooms and offices. The basement, with the exception of the furnace room, laundry and janitor's closet, was also converted to classrooms. The second floor remained in use as a dormitory.

At the time of this conversion, an exterior fire stair was added on the east facade and the central second floor window on the east facade replaced by an exit door to this stair. The westernmost basement window on the north facade was also replaced by an exit door and a small existing door at the east end nailed shut. At the second floor in the east facade the small southernmost window was filled in, as were the two westernmost basement windows on the south facade.

A few interior partitions were removed at the time of this remodel: one on the west end of the second floor, one at the west end of the first floor; two at the west end of the basement and one at the east end of the basement. Also a few new partitions were built: one at the women's room on the first floor and several in the basement--along the hall at the laundry room, furnace room, men's room and janitor's closet.

Donald H. Lindgren of Vancouver, Washington, was the architect for the 1962 renovation.[6]

Uses of Minthorn Hall have changed since 1962. The second floor has been converted to offices and the laundry converted to a dark room. As of 1996, the darkroom has been returned to a laundry room.

Plan dimensions remain as they were in 1887--40 feet by 60 feet. The 1892 building height is unchanged.

Foundation walls are brick. Upper exterior walls are constructed of 2" x 5-3/4" studs, 16" on center. Rafters are 2" x 5-3/4" with 2-1/8" x 4" ties and braces. (Braces have bits of wallpaper and cardboard on them, suggesting that they were added in 1939.) The widow's walk is decked with boards approximately 14" wide and the balustrade is no longer extant. The remainder of the roof has spaced 1" x 3-5/8" boards with wood shingles (covered by composition shingles). Locations of the original dormers are indicated by spliced rafters.

With the exception of a few partitions, the framing of all interior and exterior walls, of the floors and of the roof is apparently either original or dates from the 1892 alteration.

The setting of Minthorn Hall includes a stand of mature oak trees. The cinder block, non-contributing, non-historical physical plant building is located directly to the north of Minthorn Hall. There are plans for it to be razed in the summer of 1997. It will be replaced by landscaping similar to that extant in the quad areas.

---

[6]Lindgren, Donald H., A.I.A. Architect, "Minthorn Hall, George Fox College," Working Drawings, 1962.

PRESENT EXTERIOR FINISHES

The 1892 brick foundation walls are stuccoed. Upper walls are sheathed in random-width, wood shingles, 13" to the weather. There are plain corner boards with simple cap moldings. Brackets, fascia and boxed-eave treatment are original. The wide fascia and soffit boards are attached directly to framing members and have molded battens. Window casings are plain, with a very simple drip molding at the head. Shingles are painted taupe and trim, light and dark brown. The chimney is brick.

PRESENT SOUTH (ENTRANCE) ELEVATION

There are two groups of four double-hung, six-over six windows at the second floor and four pairs of double-hung, six-over-six windows at the first floor. At the east end of the basement are two pairs of four-over-four, double-hung windows. The one-bay, one-story entrance porch has boxed columns and a simple gable roof. Entrance doors are contemporary in appearance, with one light over one panel. There is a twelve-light transom window at the entrance. Atop a concrete stairway having a run of six steps, is a central pedimented porch which is a hallmark of 20th century architecture in the Colonial period style. It is a shallow portico with classical entablature, unembellished tympanum and shingle-clad gable roof. Originally, the outer corners of the pediment were supported by paired square columns of the Tuscan order and there were shadow pilasters on the facade plane. The paired columns were replaced by the boxed columns, presumably during the 1962 remodeling.

PRESENT EAST ELEVATION

The two-over-two, double-hung windows at the north end of the first and second floor appear to be original. There is a small first floor window of more recent date at the south end. Exits at all three levels have flush doors. The fire stair is open.

PRESENT NORTH ELEVATION

The six second-floor windows are directly above the six at the first floor. There are doors at each end of the basement level with two pairs and one group of three windows between. Basement windows are four-over-four, double-hung. The two windows at the west end at the first floor are six-over-six, double-hung. Both of these windows are lacking the lamb's tongue detailing found on the rest of the windows on this facade. The remainder of the first and second floor windows are double-hung, two-over-two, and evidently are original, though they do not appear to be quite as tall as those in early photographs.

PRESENT WEST ELEVATION

Windows at the first and second floor are all double-hung, one-over-one, but do not appear to be quite as tall as the original windows. The central pair of windows at the first floor, which replaced the entrance, are detailed differently from the other windows. They are lacking the lamb's tongue detail. Some of the two-over-two, double-hung basement windows may date from the 1892 remodel. The 1892 basement entrance doors have been replaced by windows, also double-hung, one-over-one.

PRESENT INTERIOR FINISHES

Walls are plaster or drywall and ceilings are plaster or acoustical tile. Floors are finished with either vinyl tile or are carpeted. Bases are rubber or wood. Window surrounds are generally undecorated. There are seven paneled doors on the second floor, apparently either original or dating from 1892. The remainder are flush doors. There is an effort underway by the University to return Minthorn Hall's interior decor to a historic appearance. Decisions concerning these changes are under the direction of an Aesthetics Committee. The committee has not necessarily chosen a specific historic period to focus their efforts on, nor is that the objective. There apparently is not enough photographic evidence to guide historic restoration. At the time of this writing, the only area that has been modified to convey this historic feeling is the second floor stair, hallway and secretary's office. In these areas carpeting, baseboards, door trim and lighting have been changed as described below in the section on second level finishes.

BASEMENT LEVEL FINISHES

The ceiling is covered in rectangular acoustical tiles with rectangular flush fluorescent lighting. Walls are painted white with beige trim. The baseboard is green rubber and the floor is carpeted. This level is primarily office space with a seminar room and storage spaces. Office cubicles divide the larger spaces.

FIRST LEVEL FINISHES

The ceiling of the main hall is covered in square acoustical tiles with mounted fluorescent lighting. Walls are painted white with gray trim. The rubber baseboard is brown and the floor is beige vinyl tile. Various carpeting is used in the offices and Reading/Writing Lab on this level. At the east end of the hall is the former faculty lounge which has been converted to a classroom. There is a narrow strip oak floor in this space and the baseboards and moldings are painted wood. The lighting is mounted fluorescent. The window trim on this level is the same as on the second level and apparently is either original or pre-dates the 1962 remodel. The window in the first floor stair hall has trim consistent with the 1962 remodel. There is a phone alcove located just inside the stair hall at this level.

SECOND LEVEL FINISHES

The paint treatment on this level is cream with beige trim. Historic reproduction incandescent brass lighting fixtures hang from the ceiling. The baseboard is 8" wood with a simple profile. Flat moldings with bull's eye corner blocks were added to the doorways in the recent effort to create a historic atmosphere. According to university personnel, inspiration for the bull's eye corner blocks comes from a substantial Eastlake style case piece in the large east office. This piece is reportedly from a pharmacy and was not originally in Minthorn Hall. Ten-light French doors have been added to the entrance of the large office on the east end of the hall. The carpet in the public spaces of this floor has a large plume pattern. Private offices have various carpeting with the exception of the two offices immediately east of the stairwell which have narrow wood strip flooring.

Minthorn Hall
Name of Property

Yamhill/Oregon
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

_X_ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

___ **B** Property is associated with the lives of persons significant in our past.

___ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

_X_ **A** owned by a religious institution or used for religious purposes.

_X_ **B** removed from its original location.

___ **C** a birthplace or a grave.

___ **D** a cemetery.

___ **E** a reconstructed building, object, or structure.

___ **F** a commemorative property.

___ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

EDUCATION

Period of Significance

1892-1941

Significant Dates

1892, date of permanent resiting

1939, remodeled to present character

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

STATE HISTORIC PRESERVATION OFFICE SUMMARY

Minthorn Hall, the oldest building on the campus of George Fox University in Newberg, Oregon is significant locally and regionally as the only building associated with the complete history of Quaker secondary and higher education in the Pacific Northwest. Although its history reaches back to the year of its construction in 1887, the building's historic period of significance extends from 1892 when it was resited at its present location, to 1941, the end of the long and prosperous administration of Levi Pennington. Dr. Pennington was a leader in the American peace movement whose thirty years as head of the college are synonymous with unprecedented growth, academic improvement and financial stability. George Fox College (so named in 1949) became George Fox University July 1, 1996 in a merger of the Christian liberal arts college with Western Evangelical Seminary. It continues as the singular institution of higher education of Friends Church in the Pacific Northwest. It was founded as Friends Pacific Academy in 1885 and became Friends Pacific College in 1891. It is indirectly associated with Herbert Clark Hoover, 31st President of the United States, who attended the academy during the time he resided in Newberg with his uncle, Dr. Henry J. Minthorn, the academy's first principal. Near the culmination of president Pennington's career in 1939, the oldest building on campus was remodeled in the Colonial style for a women's residence hall.

The building now known as Minthorn Hall was built in 1887 as a boy's dormitory and gymnasium in the vernacular Italianate vein and was located on the first site of Friends Pacific Academy in Newberg. Herbert Hoover reportedly resided a few months in the building during the 1887-1888 academic year although he normally resided with the school principal, Henry Minthorn, who was his uncle. In 1892, after the academy became an institution of higher learning, the building was moved to the present campus and named Kanyon Hall in consideration of its situation near a wooded canyon, or ravine. In its relocated state it was a 2 1/2 story, 40 x 60 foot rectangular volume raised on a high basement. It had a hipped roof with a widow's walk and dormers. The main entrance on the west end was marked by a narrow, double piazza, or two-story porch. The interior was reorganized after the move but continued to be used for boarding purposes. The building stood more-or-less in this state until 1939, at which time it was remodeled in the Colonial vein by Portland architect Donald Edmundson. Therefore, the distinguishing features of the building today are those of the Colonial style, and they include a dormerless hipped roof, shingle siding, windows with multi-paned, double-hung sashes, and a pedimented portico sheltering the entrance centered in the long south facade. In 1962, the building was largely converted to faculty offices and classrooms and was rededicated as Minthorn Hall in honor of the first principal of Friends Pacific Academy.

CRITERIA CONSIDERATIONS

Minthorn Hall meets National Register Criterion A as the symbolic "Old Main" of George Fox University. It conveys the stylistic character it achieved at the end of its historic period of significance. It is the only building associated with the entire history of the region's only Quaker institution of higher education, one which attained its fullest potential prior to accreditation during the administration of Levi Pennington, president of the college from 1911 to 1941. Not only is the "Colonialized" building a manifestation and symbol of the high point of the optimistic Pennington years, there is no other building which better represents the evolution of the institution. Wood-Mar Hall, the present administration building, was erected

in 1912 at the beginning of Pennington's term of office, but it too has been remodeled and its historical associations do not span the entire history of the institution as do those of Minthorn Hall.

Criteria Consideration A relating to religious properties applies to this nomination proposal indirectly. The building was constructed as an academy building by a religious denomination, Friends Church, in 1887, and it has been maintained under Quaker auspices ever since. However, Minthorn Hall was not used historically for worship services, nor is it so used today. Its historic use was a residence hall. The building's significance lies in the area of education. It is the oldest building on the campus of the small liberal arts college, now university, founded by the Friends at Newberg, Oregon, the only Quaker institution of higher learning in the Pacific Northwest. University admissions currently are not restricted to those affiliated with the sponsoring denominations.

Criteria Consideration B relating to moved properties applies to this nomination proposal only in the most tenuous sense. Although constructed at a different location in 1887, the building has occupied its present site since 1892, which year is counted as the beginning of the historic period of significance. For 104 years, Minthorn Hall has stood at the heart of the campus of what is now known as George Fox University. The building's significant historical association with the Quaker academic institution is exemplified by its long continuum of adaptive use. The continuum included a substantial 1939 remodeling in the Colonial mode, a fashionable historic period style which might have been chosen for practical reasons to be in tune with contemporary taste, or on a symbolic level, to acknowledge the flourishing of the Society of Friends in Colonial America.

STATEMENT OF SIGNIFICANCE

The impact of education provided by Friends Pacific Academy and Pacific College was felt most strongly in Newberg, a center of Quaker settlement in Oregon. However, as the years went on and graduates dispersed, the influence of local education spread abroad. President Hoover is the most widely recognized figure to have been educated at the school, but he was by no means the only distinguished graduate. Ralph K. Beebe, historian and chairman of the Division of Social Science at George Fox College, describes the distinctive qualities of Quaker education in the following passages:

> The original seventeenth century Quakers were at the extreme end of the Protestant Reformation, with its strong emphasis on the priesthood of all believers and the need for education to facilitate Bible reading and personal salvation. For the Quakers this brought a profound sense of the dignity of all human beings and value of education in ministering to them. They were unique in their belief that a God-likeness existed in all people, even the 'savage' Indians; Friends (Quakers) listened and learned from the Indians, even as they were teaching them. They were similarly active in educating Blacks before emancipation and during reconstruction.
>
> This strong sense of education as mission was carried to the Northwest and was a primary motivation for the establishment of Friends Pacific Academy and Pacific College in Newberg. The 1895 Minutes of Northwest Yearly Meeting of Friends Church

> applauded the progress of its educational institutions and observed: 'A man or woman with a cultivated mind can accomplish more than one without. Parents should help their children, giving them a desire for an education that nothing will hinder their obtaining one...God can use an educated man better than one who is not educated.'

Quaker educators instilled in their pupils values such as honesty, integrity, compassion, and humility--values common to many religious groups. But with these were instilled certain principles for which Quakers are distinguished: those of social justice dictated by the inherent equality of all God's children, non-violence, and simplicity. Lee Nash, emeritus professor of history at George Fox University, points out that while Friends have no monopoly on these principles, they have "faithfully stressed the themes through more than three centuries." Professor Nash holds that traditionally Quakers have made a specialty of pre-college, or primary and secondary education. "That Minthorn Hall served pre-college as well as collegiate educational functions," he concludes, "makes it particularly significant as a symbol and artifact of Friends education in the Northwest."

Quaker secondary education in Oregon began in 1885 with the opening of Friends Pacific Academy in Newberg. Nineteen students made up the entire student body. There were three faculty members, five grade levels, and total expenses (room, board, and tuition) for a year were $110. In 1887, a gymnasium and boarding hall was erected. The building is now known as Minthorn Hall.

In 1891, the Board of Trustees of the Academy decided to open a college (the nearest Quaker institution at that time was in Oskaloosa, Iowa). The campus was in northeast Newberg (that of the academy was in south Newberg) on a twenty-three acre site marked by a ravine, almost always referred to locally as the "canyon." There were fifteen students in Pacific College when the first term began in September 1891.

Four years later, responsibility (except financial) for the operation of the college was undertaken by the Oregon Yearly Meeting (encompassing Oregon, Idaho, and Washington) of Friends Church. Pacific College overcame great hardships to remain a viable institution. There were difficulties securing an endowment fund, obtaining students, and meeting accreditation standards. Low salaries made it hard to obtain and retain qualified faculty. The link with the academy was not always beneficial.

Kanyon (later Minthorn) Hall is intimately associated with the presidency of Levi Pennington (1911-1941). During his thirty years in office, in spite of great adversities, Pacific College made solid contributions to the liberal arts education of Quakers and non-Quakers alike. The remodeling of the building in 1939 was a fitting capstone to the Pennington years. During Dr. Pennington's presidency the college's enrollment almost tripled and other important developments occurred. To meet the standards set by the national Education Association, the president led a successful development drive that raised $100,000 from 1911 to 1915. When the standard of minimum endowment was raised to $200,000 after the First World War, Pennington was able to raise that sum by 1925. Pennington's friendship with Herbert Hoover (who entertained him at the White House in 1931) led to Hoover's raising of $40,000 among the Friends of Portland. Pennington also persuaded his board to make the necessary--somewhat unpopular--

decision to close Friends Pacific Academy in 1929 as a financial, academic, and public relations liability. Dr. Pennington was also able to mobilize support in non-material realms. He was able to maintain a loyal and effective faculty and staff (in 1934, for example, the average length of faculty service was almost fifteen years) which carried on admirably in spite of the salary reductions of the Great Depression years. He mobilized an effective Women's Auxiliary to raise endowment and construction funds for the college. The college's academic standards rose, extra-curricular activities expanded, and Wood-Mar Hall (the administration building) was constructed. Pennington also encouraged students and faculty to contribute their money and services to relief work abroad during and after the First World War, to regions in the United States such as Appalachia in the 1920s and 1930s and to the victims of the Spanish Civil War. For example, a Pacific College faculty member, Everett Gulley, worked in Spain and later aided German refugees in Cuba, both times on behalf of the American Friends Service Committee.

Levi Pennington's work for peace and social service extended beyond the provision of inspiration. Over the years, he gave several hundred talks for peace across the United States. He was the head of the Oregon Yearly Meeting peace and service committees and was a member of the National Council for the Prevention of War, the Pacific Northwest Institute of International Relations, the League of Nations Association, the Federal (now National) Council of Churches (he was a charter associate), and the Emergency Peace Campaign. In 1942, his long service resulted in the Oregon Yearly Meeting designating him Honorary Superintendent of Peace.

After President Pennington's resignation, the college fell somewhat into the doldrums largely because of the Second World War's decline in enrollment. A succession of presidents was unable to master the difficulties, some theological, others financial, still others in accreditation, that beset the institution. In the midst of troubles, the college's name was changed in 1949 to George Fox College in honor of the founder of the Quaker faith. Yet the sense of direction that had marked even the most arduous of the Pennington years seemed missing.

Since 1954, the college--now university--has again been on the ascendent. In 1959, accreditation was achieved. Morale rose and financial support increased markedly following this event. In 1960, a consultant for the Association of American Colleges proclaimed: "George Fox College has taken on new life." In 1968, the college's graduates were approved for secondary teacher certification in the State of Oregon. A spirit of celebration was richly deserved at the seventy-fifth anniversary of the college founding in 1967. Today the school is a unique and flourishing institution with 2,175 students, 110 full-time faculty members, a modern set of buildings, and an endowment fund of $9,000,000.

Minthorn Hall is the sole physical link tying together this entire academic history from infant Friends Pacific Academy to thriving George Fox University. To recapitulate evolution of the school and its oldest building, the first site of the academy was on a four-acre site on what is now South College Street in Newberg where the Friends Church now stands. The donor of the land, who also laid out the town of Newberg, was Jesse Edwards. Friends Pacific Academy opened in the fall of 1885 with nineteen students in attendance. In 1887, a new building was erected for a boy's dormitory and "for church purposes." This is the structure

that became Minthorn Hall. By that time, 100 students were enrolled. The first student to enroll at Friends Pacific Academy was Herbert C. Hoover. Hoover was the nephew of Dr. Henry J. Minthorn, the first principal of the academy, in whose home he resided. Minthorn had taken in the young Hoover after the death of his parents.

In 1891, Pacific College was organized. Its campus was in north Newberg. The boys' dormitory--along with another building--was moved from its original site to the college campus in 1892 by a Portland house mover, R.A. Clark. Clark brought his equipment up the Willamette River on the old Portland Jefferson Street ferry boat which he had recently purchased. The cost of moving both buildings was $1,359. On its new site the dormitory-church building was converted into a dormitory for both women (first floor) and men students (second floor) with a basement dining hall. Each of the furnished single rooms was 12 x 15 feet in dimensions. The building, heated from a central furnace rather than individual fireplaces, was considered safe from fire. College authorities also promised that it would "be under such careful management that parents may feel perfectly safe in placing their children there for a home while in attendance at college." This supervision was entrusted to resident faculty members. On its new location the building became known simply as the Boarding Hall. Cost of living in the hall during the first year of the college was $3.00 per week ($2.00 for meals alone). Jane Blair was appointed Matron in charge of the Boarding Hall. The hall was appealing to the residents, who had to be locked out of it at the noon hour so that they would attend the required study hall at that time.

Over the years the name of the building changed. In 1895 it was referred to as Canyon hall, presumably because the campus was cut by a ravine or "canyon," although the old name "Boarding Hall" was used interchangeably. Sometimes the College Catalog referred to it as the Girls Dormitory or the Dormitory for Women. Apparently, at this time, there were none of the

traditional college students' complaints about the food. One local resident of 1907 remembered: "Oh, how I wanted to stay there as they had such good times and home-cooked meals!" In 1914-1915, the hall was open to women students only as an adjacent building had been converted into a men's dormitory. In the academic year 1914-1915 the spelling "Kanyon" Hall was adopted for no known reason.

In spite of the financial hardships of the Great Depression, the College Woman's Auxiliary planned to raise money for a new brick women's dormitory. Some funds were pledged but the project was too ambitious for the times and in 1939 Kanyon Hall was remodeled. Many improvements were made over the summer, including the addition of steam heat and gold-colored drapes in time for the opening of the fall term. However, hope still lingered that the women would in time have a new dormitory building. Kanyon Hall would then be used for male students.

The renovated hall accommodated from 25 to 30 women. Cost of rooms was from $1.50 to $2.00 per week for double rooms and from $2.00 to $2.75 per week for single rooms. Board was $3.50 per week. The cost of remodeling was $6,500 raised from alumni and friends of the college, some residing as far away as London. The building was rededicated on Sunday, 15 March 1939, with 125 persons attending the ceremony. The actual movement of the women into the new building took place in October.

These physical changes coincided with others. A committee of the trustees in 1940 attacked several recurring problems, including "a lack of cooperation and insubordination of the cook to the matrons." and "the constant unrest and discontent on the part of student because of the meals." The proposed solution was to combine the position of cook with that of house mother.

In 1962, Kanyon Hall underwent both a change of purpose and a change of name. The two lower floors of the building were converted to faculty offices and classrooms. The building was renamed Minthorn Hall in honor of Dr. Henry J. Minthorn, the first principal of the academy and uncle of Herbert Hoover, in whose home the future president resided in Newberg from 1883 to 1889. It was believed that the change of name would assist in fund raising purposes for the remodeling. In June, work began and in November the refurbished building was dedicated. Room and board cost $310 per semester. Today, at 110 years of age, Minthorn hall is a classic illustration of adaptive use of one of the oldest private college buildings in Oregon.

Minthorn Hall
Name of Property

Yamhill/Oregon
County and State

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:
___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
_X_ University
___ Other
Name of repository:

George Fox University

10. Geographical Data

Acreage of Property 1.11 acres Newberg, Oregon 1:24,000

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	502610	5016520	3	__	_____	_____
2	__	_____	_____	4	__	_____	_____

___ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Gordon B. Dodds, updated information by: Maia C. Brindley (SHPO intern)

organization State Historic Preservation Office date 1985/November 15, 1996

street & number 1115 Commercial NE telephone (503) 378-5001

city or town Salem state OR zip code 97310-1001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

BIBLIOGRAPHY

I. Books and Pamphlets

Beebe, Ralph K. A Garden of the Lord: A History of Oregon Yearly Meeting of Friends Church. Newberg: The Barclay Press, 1968.

George Fox College Catalog, 1939-1983.

Minutes of Oregon Yearly Meeting of Friends Church, 1939, 1940. n.p., n.p., n.d.

Pacific College Catalog, 1892-1938.

Pennington, Levi. Rambling Recollections of Ninety Happy Years. Portland: Metropolitan Press, 1967.

Reed, Daisy Newhouse. My College: Memories of Long Ago. Newberg: George Fox College Alumni Association, 1978.

II. Newspapers

McMinnville News-Register, 21 Nov. 1962.

Newberg Graphic, 1888-1892, 1939, 1962.

Pacific College Crescent, 1892-1896, 1939.

III. Unpublished Materials

"Buildings-Minthorn" folder, George Fox College Archives (hereafter GFCA).

Chehalem Monthly Meeting Minutes, 1 June 1878 to 4 May 1889, GFCA.

George Fox College Board Minutes, 1962, GFCA.

History: Newberg Friends Church and Newberg Quarterly Meeting, Anniversaries, Memoirs, Reminiscences, 1906 to 1978, GFCA.

Newberg Monthly Meeting Minutes, 4 June 1889 - 5 April 1898, GFCA.

Pacific College Board Minutes, 1939, 1940, GFCA.

Stanbrough, Amos Colfax. "History of Pacific College." Master's thesis, University of Oregon, 1933.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10 Page 1 Minthorn Hall (name of property) Yamhill/Oregon (County and State)

VERBAL BOUNDARY DESCRIPTION

Minthorn Hall is located in SW 1/4 Section 17, Township 3 South, Range 2 West of the Willamette Meridian in Newberg, Yamhill County, Oregon. Beginning at the southeast corner of the intersection of the south edge of North Street and the east edge of Meridian Street; thence east along the south edge of North Street approximately 521 feet to the true point of beginning; thence south along the east edge of the westernmost of two parallel north-south sidewalks approximately 285 feet; thence east along the north edge of the perpendicular east-west sidewalk approximately 170 feet; thence north at a right angle approximately 285 feet; thence west along the south edge of North Street approximately 170 feet to the point of beginning. The area described contains 1.11 acres, more or less, to include Minthorn Hall and the area of lawn and stand of mature oak trees that make up its immediate setting. The eastern boundary intersects the physical plant building which currently stands on the northeast portion of the described area. However, the single-story, non-historic, non-contributing building is scheduled to be razed in the summer of 1997 and landscaping will take its place.

BOUNDARY JUSTIFICATION

George Fox University wishes to highlight Minthorn Hall and emphasize its importance to the campus. The area described above sets Minthorn Hall apart from other buildings on the campus since the immediate setting of 1.11 acres will remain free from all development except landscaping. The boundaries are drawn along lines of convenience which are sidewalks and the street edge surrounding the building. The boundary is outlined to include a stand of mature oaks, which help to define the building's visual envelope.

Minthorn Hall
Name of Property

Yamhill/Oregon
County and State

Property Owner

(Complete this item at the request of the SHPO or FPO.)

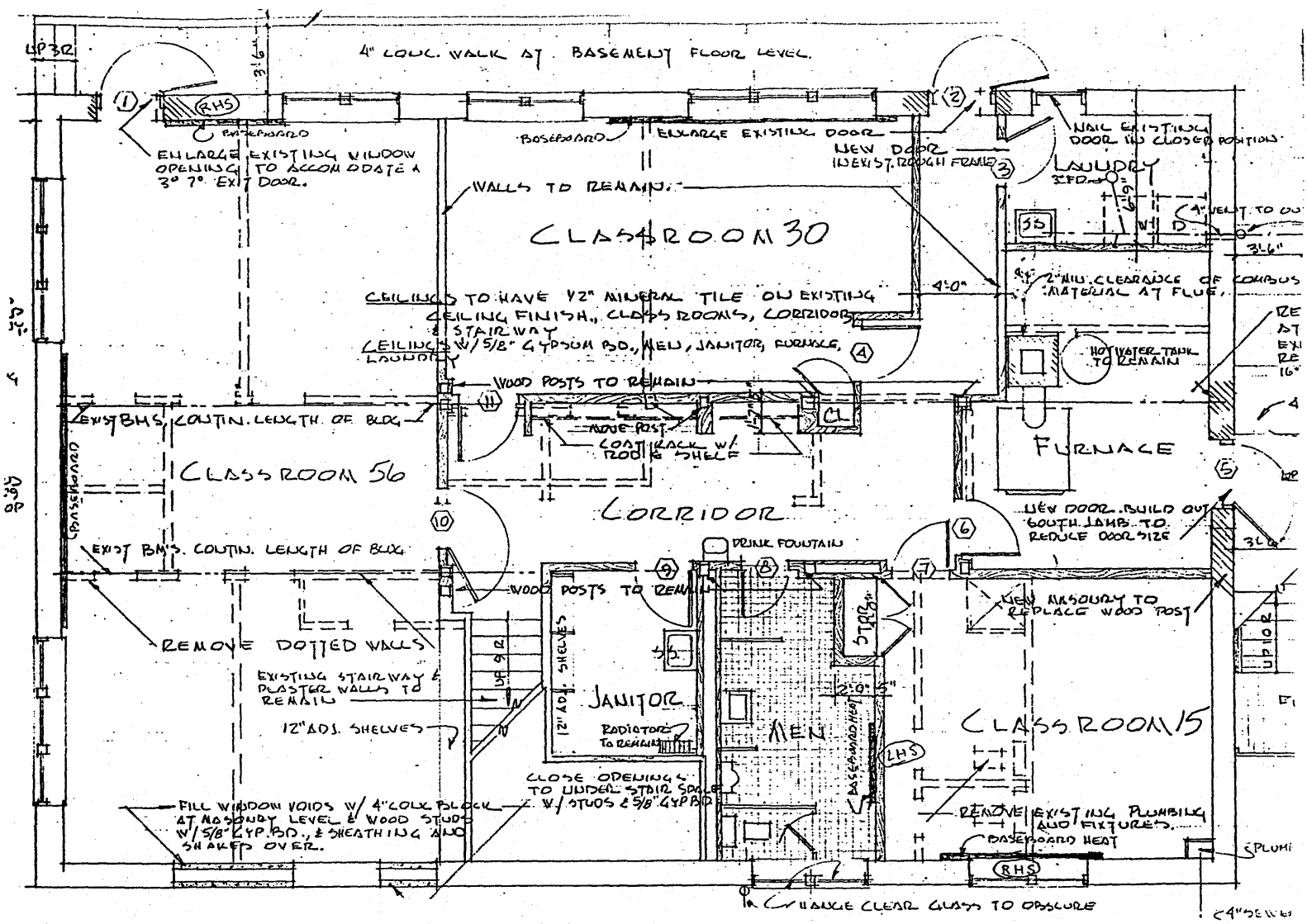
name George Fox University

street & number 414 North Meridian telephone 503-538-8383

city or town Newberg state OR zip code 97132

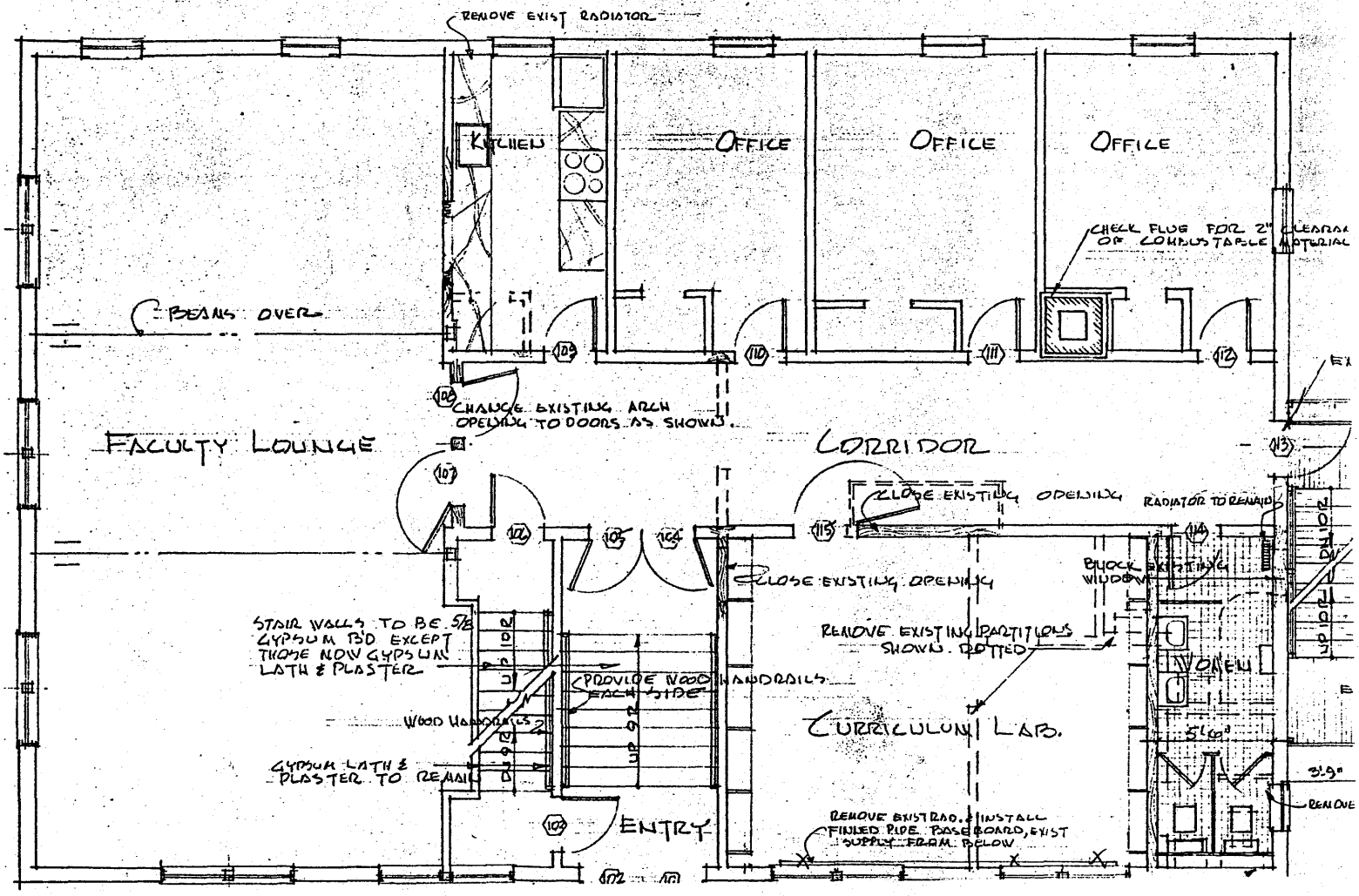
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



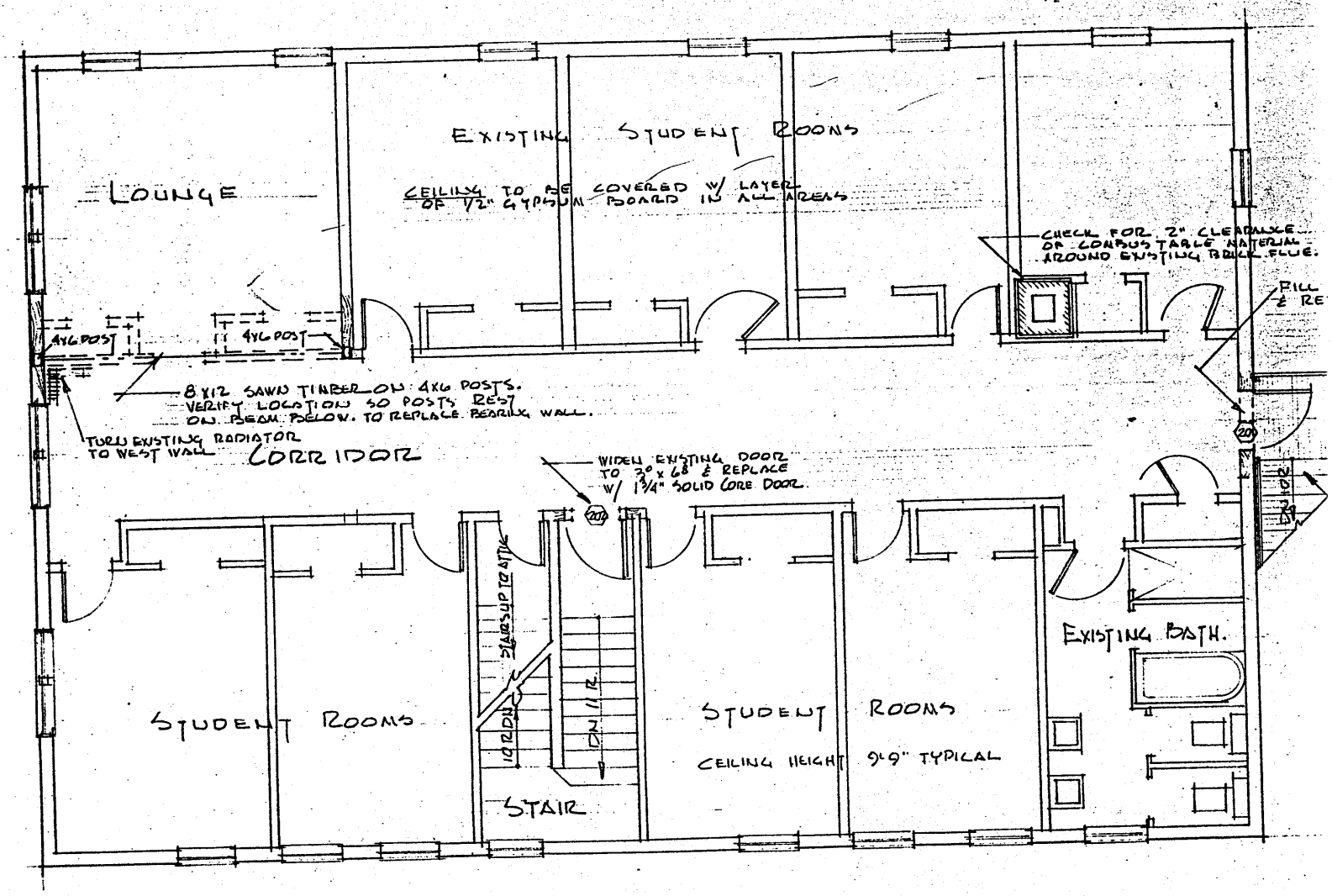
BASEMENT FLOORPLAN
1962 PLANS

MINTHORN HALL
YAMHILL/OREGON



FIRST FLOOR
1962 PLANS

MINTHORN HALL
YAMHILL/OREGON

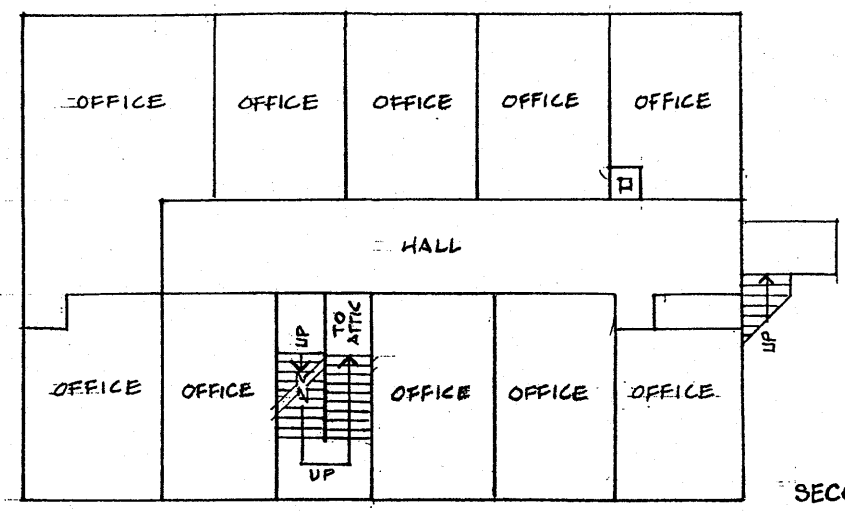


SECOND FLOOR
1962 PLANS

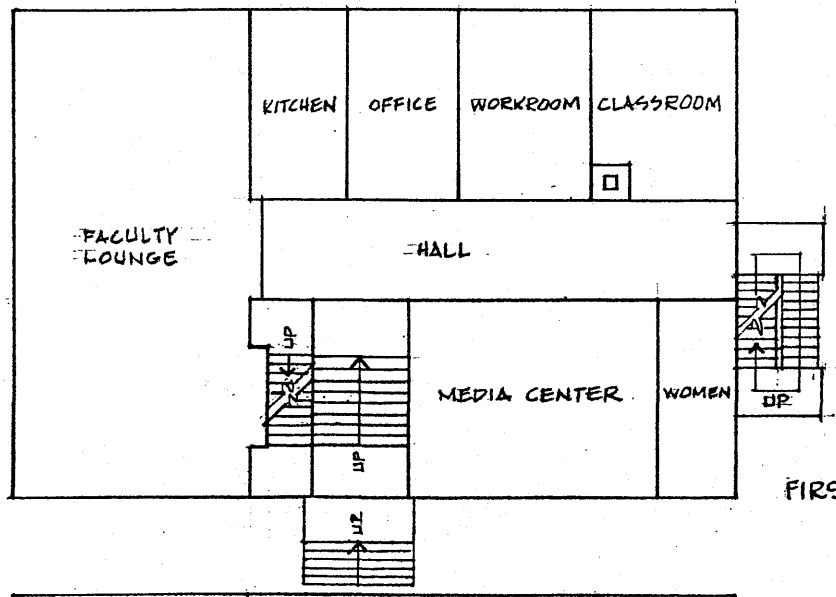
MINTHORN HALL
YAMHILL/OREGON

MINTHORN HALL
GEORGE FOX COLLEGE - NEWBERG, ORE.

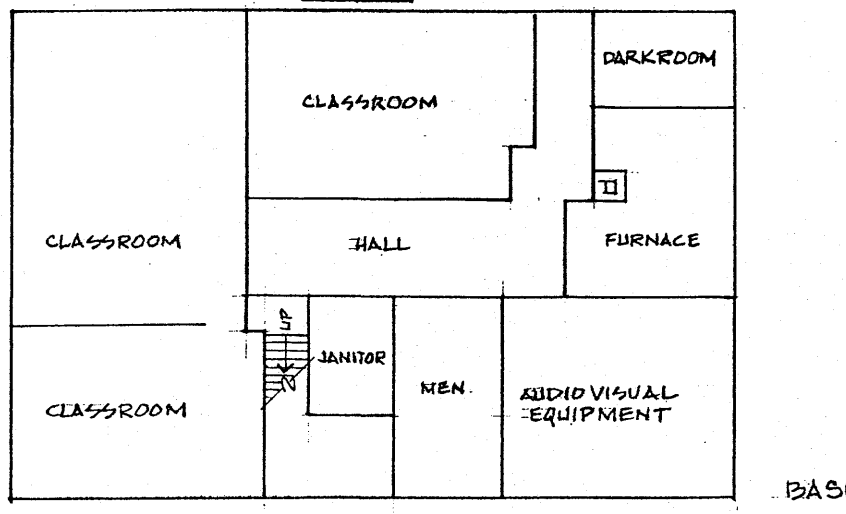
1985 floorplan and uses



SECOND FLOOR



FIRST FLOOR



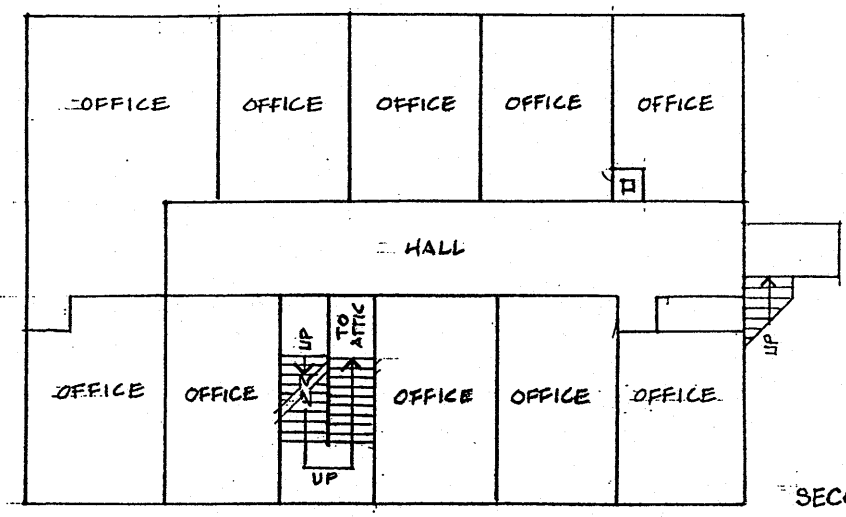
BASEMENT

SCALE 1/16" = 1'-0"

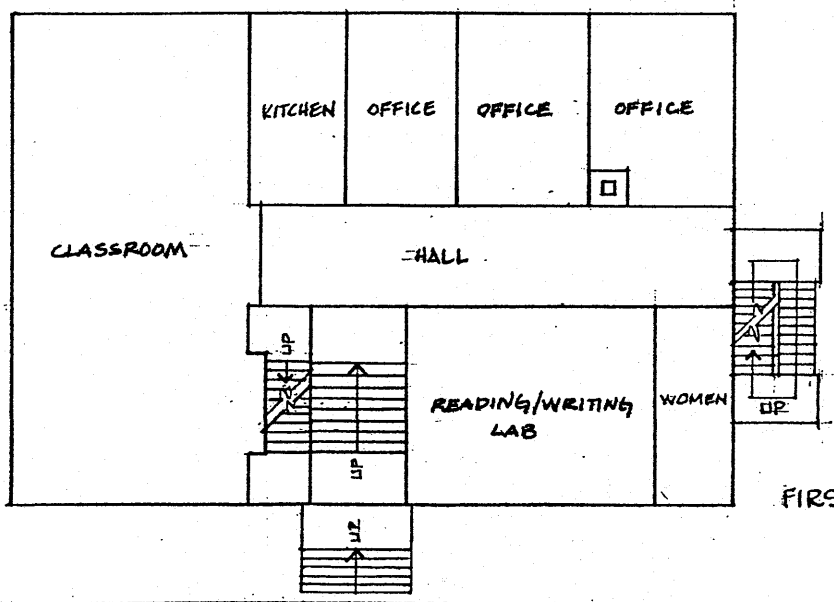
N

MINTHORN HALL
GEORGE FOX COLLEGE - NEWBERG, ORE.

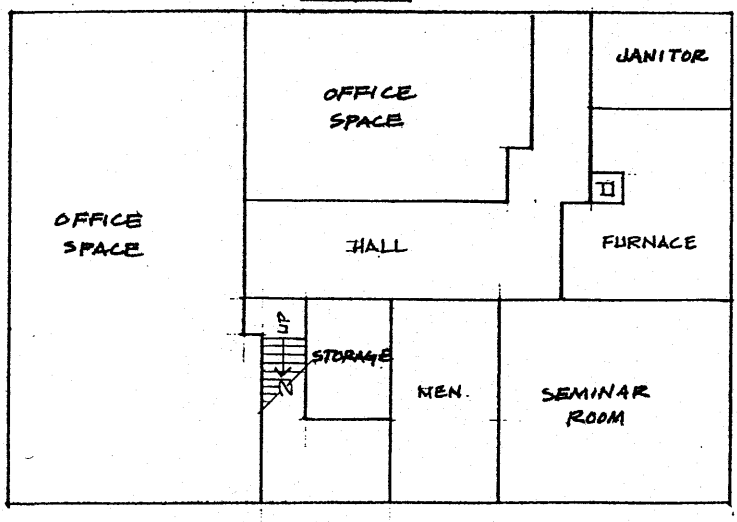
1996 floorplan and uses



SECOND FLOOR



FIRST FLOOR

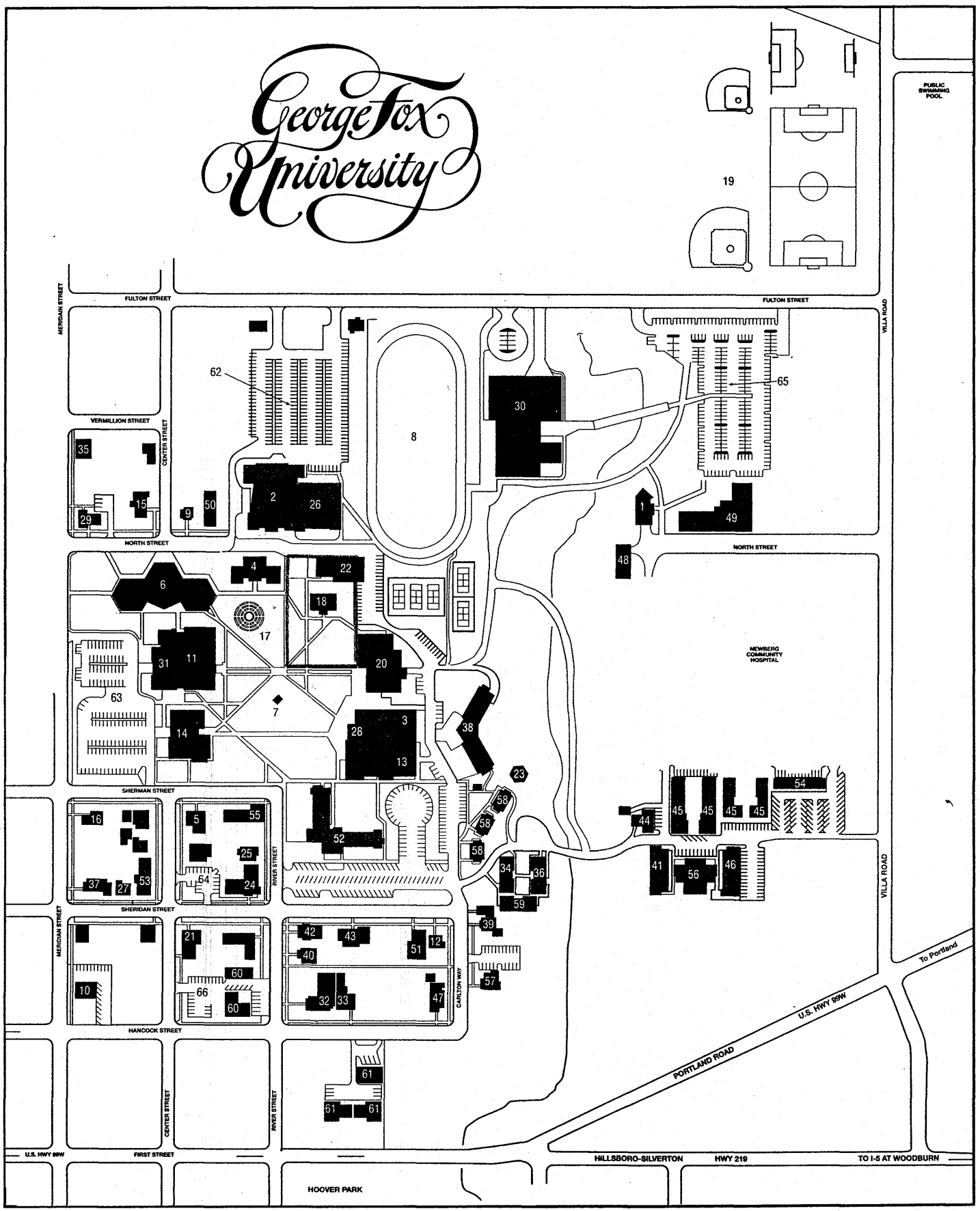


BASEMENT

SCALE 1/16" = 1'-0"

N

Minthorn Hall - boundary



1. Barclay House
2. Bauman Chapel/Auditorium
3. Bookstore
4. Brougher Hall
14. Hoover Academic Building
15. Humanities House
16. International Student Center
17. Virginia Millage Memorial
26. Ross Center
27. Security Office
28. Student Union Building
29. Video Communication
36. Carey Residence Hall
37. Cole House
38. Edwards Residence Hall
39. Culley House
50. Newlin Apartments
51. Parker House
52. Pennington Residence Hall
53. Schaad House



MINTHORN HALL (1887, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIE PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310

1 OF 10

SOUTH AND EAST ELEVATIONS


MINTHORN HALL

MINTHORN HALL (1887, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIE PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310

2 OF 10

SOUTH ELEVATION


MINTHORN HALL

MINTHORN HALL (1887, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIE PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310

3 OF 10

CLOSE VIEW OF SOUTH ELEVATION PORTICO


EXIT

MINTHORN HALL (1887, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIN PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR. 97310

4 OF 10

INTERIOR VIEW OF MAIN AUDITORIUM, LOOKING SOUTH


EXIT

MINTHORN HALL (1857, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIK PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310

4 OF 10

LATERAL CORRIDOR, MAINSTORY, LOOKING WEST



MINTHORN HALL (1887, 1892, 1939)
GRONCER FOX UNIVERSITY
NEW BERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIA PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING

6 OF 10

WEST ROOM, MAIN STORY, LOOKING SOUTH



MINTHORN HALL (1887, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSELL PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310
7 OF 10
WEST ROOM, MAIN STORY, LOOKING NORTH



MINTHORN HALL (1887, 1892, 1939)
CHANGE FOR UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIK PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310

8 OF 10
WEST ROOM, MAIN STORY, LOOKING SOUTHWEST



MINTHORN HALL (1887, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIR PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310

9 OF 10

WEST AND SOUTH ELEVATIONS

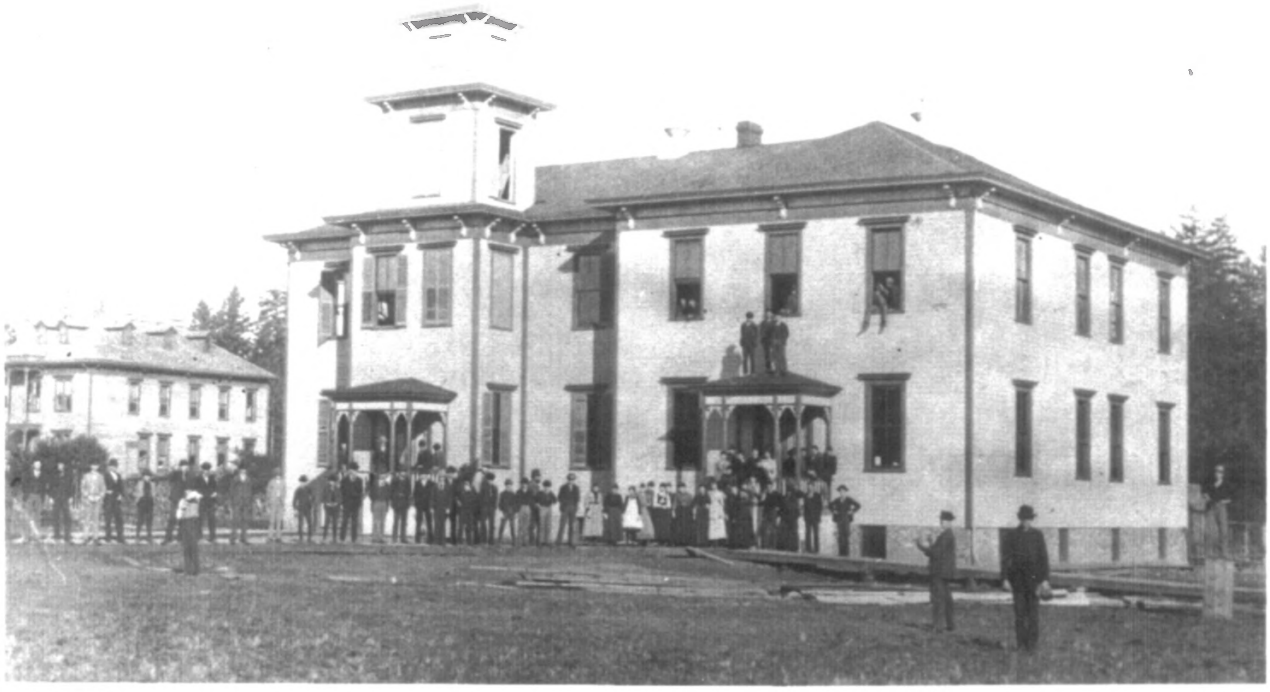

HISTORIC HALL

MINTHORN HALL (1887, 1892, 1939)
GEORGE FOX UNIVERSITY
NEWBERG
YAMHILL COUNTY, OREGON

ORRIN RUSSIE PHOTO, 1997
OREGON DEPARTMENT OF TRANSPORTATION
ROOM 14A TRANSPORTATION BUILDING
SALEM OR 97310

10 OF 10

DETAIL OF SOUTH (FRONT) ELEVATION



Minthorn Hall (Kanyon Hall), Pacific College, Newberg, Oregon (far left), 1893.



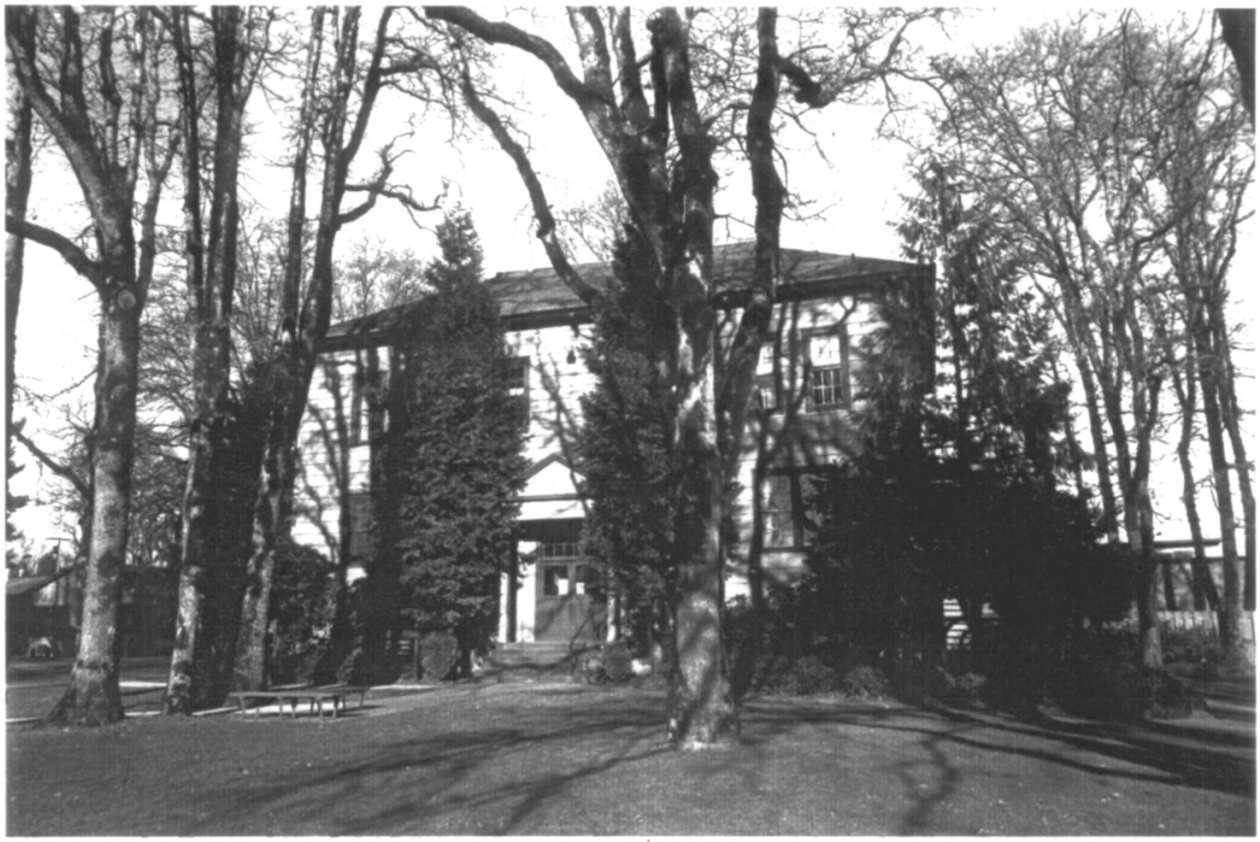
Minthorn Hall (Kanyon Hall), Pacific College, Newberg, Yamhill County, Oregon, c. 1895.



Minthorn Hall (Kanyon Hall), Pacific College, Newberg, Oregon, before remodelling, 1930s.



Minthorn Hall (Kanyon Hall), Pacific College, Newberg, Oregon, after remodelling, c. 1940.



Minthorn Hall, George Fox College, Newberg OR, south face, 1984. Virginia Guest Ferriday.



Minthorn Hall, George Fox College, Newberg OR, north/west faces, 1984. Virginia Ferriday.



Minthorn Hall, George Fox College, Newberg OR, west face, 1984. Virginia Guest Ferriday.



Minthorn Hall, George Fox College, Newberg OR, east face, 1984. Virginia Guest Ferriday.



Minthorn Hall, George Fox College, Newberg OR, soffit detail, 1984. Virginia Ferriday.



Minthorn Hall, George Fox University, Newberg, OR, eave detail, 1997. Orrin Russie, ODOT

R3220BB 01300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 00900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 02800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 06900
112 N Meridian LLC
18450 NE Hill Dr
Newberg, OR 97132

R3218DD 13000
Dana Robinson & Brooks Lampe
415 N Meridian St
Newberg, OR 97132

R3219AA 01800
Michael & Heidi Pender
708 E Sheridan St
Newberg, OR 97132

R3217CC 01100
Rollin & Nancy Robertson
914 E Fulton St
Newberg, OR 97132

R3218DD 12300
Bryan & Ann Lynch
415 N Edwards St
Newberg, OR 97132

R3219AA 01000
215 Meridian LLC
17410 Schalit Way
Lake Oswego, OR 97035

R3217CC 01400
Patrick & Anne Barnes
704 N Meridian St
Newberg, OR 97132

R3219AA 01200
Dalshi Investments LLC
16872 SW Edy Rd UNIT 211
Sherwood, OR 97140

R3220BB 01290
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 12900
Arnold & Barbara Mitchell
1001 E Fulton St APT 3208
Newberg, OR 97132

R3218DD 13400
David Wellikoff & Leigh Kane-Wellikoff
Po Box 713
Newberg, OR 97132

R3218DD 05500
Timothy & Lori Hoffman
515 N Edwards St
Newberg, OR 97132

R3218DA 02803
Rebekah Shirts & Ronald Adamski
923 N Meridian St
Newberg, OR 97132

R3217CC 01500
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 11700
Mark Gaidos
414 N College St
Newberg, OR 97132

R3217CD 06000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 05600
North Edwards Dp LLC
4318 N Sagewood Cir
Mesa, AZ 85207

R3219AA 01300
Whopper Properties LLC
Chris Brecke
Wilsonville, OR 97070

R3219AA 06400
Dragonfly Properties Of Oregon
Po Box 571
Salem, OR 97308

R3219AA 07000
Sasi Real Estate Holdings LLC
817 E 1st St
Newberg, OR 97132

R3218DD 00600
Janelle Baugh
1008 N Villa Rd
Newberg, OR 97132

R3218DA 02800
Justino Rizo & Romualda Sanchez
925 N Meridian St
Newberg, OR 97132

R3218DD 06100
Richard Rupp & Erin Lynch
709 E Franklin St
Newberg, OR 97132

R3218DD 04400
Hans & Kristi Larsen
85125 Battle Creek Rd
Eugene, OR 97402

R3219AA 01000
215 Meridian LLC
17410 Schalit Way
Lake Oswego, OR 97035

R3218DD 04300
Heidemarie & John Czarnecki
610 N Edwards St
Newberg, OR 97132

R3218DD 04001
Dennis & Lori Fitzgerald
607 N Edwards St
Newberg, OR 97132

R3218DD 12200
Ryan & Emily Forbes
411 N Edwards St
Newberg, OR 97132

R3219AA 06800
Richard & Sandra Drew
112 N Meridian St
Newberg, OR 97132

R3220BB 01600
Lamitchell Properties LLC
440 N Villa Rd
Newberg, OR 97132

R3217CC 01000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 12800
Oliphant Enterprises LLC
11645 SW Lynnridge Ave
Portland, OR 97225

R3217CD 06200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CA 04000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CB 00200
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3218DD 13500
Cheryl Nelson
11320 SW Cottonwood Ln
Portland, OR 97223

R3217CD 05900
George Fox University
414 N Meridian St
Newberg, OR

R3217CD 06002
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 05700
Steven & Patricia Vanmarter
704 E North St
Newberg, OR 97132

R3218DD RAILS
Railroad
Mailing Unavailable

R3217CC 02100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 06100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14500
Morrison
717 E Sheridan St
Newberg, OR 97132

R3220BB 03300
Brett & Amy Veatch
Po Box 24
Newberg, OR 97132

R3218DD 00200
Jason Dale
Po Box 248
Newberg, OR 97132

R3220BB 03500
Oregon Department Of Transport
417 Transportation
Salem, OR 97310

R3218DD 00800
Peter Sully
803 E Vermillion St
Newberg, OR 97132

R3220BA 00500
Harold & Dorothy Medici
28005 NE Bell Rd
Newberg, OR 97132

R3218DD 12600
Jason Recker
807 E Sherman St
Newberg, OR 97132

R3220BB 00600
George Fox University
200 N Carlton Way
Newberg, OR 97132

R3217CC 00600
George Fox University
616 N Center St
Newberg, OR 97132

R3218DD 12000
Divonna Crecelius
403 N Edwards St
Newberg, OR 97132

R3220BB 03700
Oregon Department Of Transport
Right Of Way Section
Salem, OR 97302

R3220BB 00700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 06600
Nicholas & Sarah Mehler
111 N Meridian St
Newberg, OR 97132

R3219AA 06700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14000
Patricia Capasso
313 N Edwards St
Newberg, OR 97132

R3218DD 03700
Morrison
707 E North St
Newberg, OR 97132

R3218DD 03900
Silas & Catherine Olson
715 E North St
Newberg, OR 97132

R3218DD 12400
Timothy Timmerman
800 E Franklin St
Newberg, OR 97132

R3218DD 13200
Benjamin Salisbury
1731 NW 25th Ave
Portland, OR 97210

R3218DA 02801
Michael & Barbara Doran
Po Box 1015
Newberg, OR 97132

R3219AA 01600
Degaje LLC
708 E Sheridan St
Newberg, OR 97132

R3218DA 02804
Daniel & Lydia Yun
921 N Meridian St
Newberg, OR 97132

R3219AA 00100
Allen Page & Donna Settlor
16095 SW Wimbledon Ct # 16
Portland, OR 97224

R3220BB 01900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01800
Von Stevens
912 E Vermillion St
Newberg, OR 97132

R3218DD 12500
Jerry & Melinda Babcock
400 N Edwards St
Newberg, OR 97132

R3218DD 11900
Traci & Richard Sutherland
400 N College St
Newberg, OR 97132

R3218DD 12700
David & Leigh Wellikoff
401 N Meridian St
Newberg, OR 97132

R3217CB 01100
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3220BB 02200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14400
Robert & Annie Soppe
709 E Sheridan St
Newberg, OR 97132

R3219AA 06100
George Fox University
808 E Hancock St
Newberg, OR 97132

R3220BB 00300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 03000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 00200
George Fox University
1008 E Fulton St
Newberg, OR 97132

R3219AA 00200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 03301
Oregon Department Of Transport
Right Of Way Section
Salem, OR 97302

R3219AA 01500
Scott & Diana Winter
22430 NE Hidden Springs Rd
Dundee, OR 97115

R3217CB RAILS
Railroad
Mailing Unavailable

R3218DD 00300
Nabor & Maria Pereda
Po Box 382
Newberg, OR 97132

R3218DD 14100
Delany Kriz & Andrew Halstead
712 E Sherman St
Newberg, OR 97132

R3218DD 14200
Linda Newton-Curtis
314 N College St
Newberg, OR 97132

R3218DD 00700
Robert & Kathy Dexter
801 E Vermillion St
Newberg, OR 97132

R3217CD 06700
Oregon Care Group LLC
302 9th St
Wenatchee, WA 98801

R3218DD 05100
Benjamin & Kirsten Mund
2215 NE Alameda St
Portland, OR 97212

R3218DD 05200
Bellingar Enterprises LLC
24055 NE North Valley Rd
Newberg, OR 97132

R3220BB 01800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 06000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 01100
Christopher Thomas
221 Navigator Dr
Scotts Valley, CA 95066

R3220BB 02000
David & Nancy Haupt
1205 E Hancock St
Newberg, OR 97132

R3217CC 02200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04600
David & Susan Hampton
607 N Meridian St
Newberg, OR 97132

R3217CC 00500
John Kalenda
706 N Center St
Newberg, OR 97132

R3218DD 05000
Timothy & Karen Forsyth
511 N Meridian St
Newberg, OR 97132

R3217CC 01300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14300
Robert & Stephanie Caneday
310 N College St
Newberg, OR 97132

R3217CA 03200
Minnie Owen
414 N Meridian St
Newberg, OR 97132

R3217CB 01200
Engle Family Properties III LLC
12901 SE 97th Ave STE 395
Clackamas, OR 97015

R3220BB 02400
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01600
Carleton & Connie Lloyd
915 E Vermillion St
Newberg, OR 97132

R3217CD 06300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 05300
Adam & Rebecca Carpenter
508 N Edwards St
Newberg, OR 97132

R3220BB 00500
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 00100
Newberg Area Habitat For Human
Po Box 118
Newberg, OR 97132

R3220BB 03400
Oregon Department Of Transport
417 Transportation
Salem, OR 97310

R3219AA 02100
Francis Enterprises Inc
2950 Crater Ln
Newberg, OR 97132

R3219AA 01400
Francis Enterprises Inc
2950 Crater Ln
Newberg, OR 97132

R3218DD 03600
Thomas & Leah Payne
705 E North St
Newberg, OR 97132

R3218DD 00400
Richgrove Investments LLC
1319 N Main St
Newberg, OR 97132

R3218DD 13100
Degaje LLC
708 E Sheridan St
Newberg, OR 97132

R3219AA 00700
Cst Meridian LLC
2855 E Hayes St STE 100
Newberg, OR 97132

R3219AA 00600
Nw Yearly Meeting Of Friends
200 N Meridian St
Newberg, OR 97132

R3218DD 04200
Charles & Julia Buckley
5124 E Burnside St
Portland, OR 97215

R3217CC 01200
Michael & Karen Riggan
912 E Fulton St
Newberg, OR 97132

R3218DD 13800
Greg & Kim Armbrust
305 N Meridian St
Newberg, OR 97132

R3218DD 03800
Timothy & Laura Feighery
711 E North St
Newberg, OR 97132

R3218DD 13700
Stephan Thornton
301 N Meridian St
Newberg, OR 97132

R3218DD 06200
James Family Investments LLC
20280 SW Seely Ln
Sherwood, OR 97140

R3218DD 04500
Shelley Willmore
807 E North St
Newberg, OR 97132

R3218DD 04800
Conrado Pereda & Pereda Nabor
Po Box 382
Newberg, OR 97132

R3220BB 02100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 05400
First Federal Savings & Loan
Po Box 239
Mcminnville, OR 97128

R3218DD 04700
Michael & Elizabeth Simmons
611 N Meridian St
Newberg, OR 97132

R3220BB 01100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01500
Lamitchell Properties LLC
440 N Villa Rd
Newberg, OR 97132

R3218DD 04601
Rachel & Matthew Getsinger
603 N Meridian St
Newberg, OR 97132

R3219AA 00800
211 Meridian LLC
17410 Schalit Way
Lake Oswego, OR 97035

R3217CC 01900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 06500
David & Marjorie Hegeman
109 N Meridian St
Newberg, OR 97132

R3218DD 05400
Cheryl Howard
501 N Meridian St
Newberg, OR 97132

R3218DD 04100
Tammy Wright
704 E Vermillion St
Newberg, OR 97132

R3220BB 03600
Center Street Partners
Po Box 24
Newberg, OR 97132

R3217CC 00800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 13300
Jane Wilson
808 E Sherman St
Newberg, OR 97132

R3218DD 04900
Craig Kosmicki & Patrick Casey
23855 NE Old Yamhill Rd
Newberg, OR 97132

R3219AA 01700
Lames & Louise Broadwell
714 E Sheridan St
Newberg, OR 97132

R3218DD 04000
Daniel Stevens
615 N Edwards St
Newberg, OR 97132

R3217CC 00700
Tim & Teresa Mcganty
612 N Center St
Newberg, OR 97132

R3218DD 13900
Petersen
311 N Meridian St
Newberg, OR 97132

R3220BB 02300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 00400
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 13600
Marc & Kelly Shelton
803 E Sheridan St
Newberg, OR 97132

R3217CB 00500
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3220BA 00402
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DA RAILS
Railroad
Mailing Unavailable

R3220BA 00401
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 00500
Olson LLC
Po Box 687
Pinedale, WY 82941

R3217CB 01400
Friendsview Manor
1301 E Fulton St
Newberg, OR 97132

R3218DD 11800
Richard & Donna Rohr
410 N College St
Newberg, OR 97132

R3217CB 01300
David & Martha Park
804 N Meridian St APT 2
Newberg, OR 97132

R3218DA 90000
Spaulding Oaks Homeowners Association
1100 N Meridian St
Newberg, OR 97132

R3217CD 06001
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 06600
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 12100
Gary Buhler
405 N Edwards St
Newberg, OR 97132

R3217CC 02000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CB 01000
Helen Cadd
909 E Fulton St
Newberg, OR 97132

R3217CD 04501
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 00100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CA 02800
George Fox University
414 N Meridian St
Newberg, OR 97132

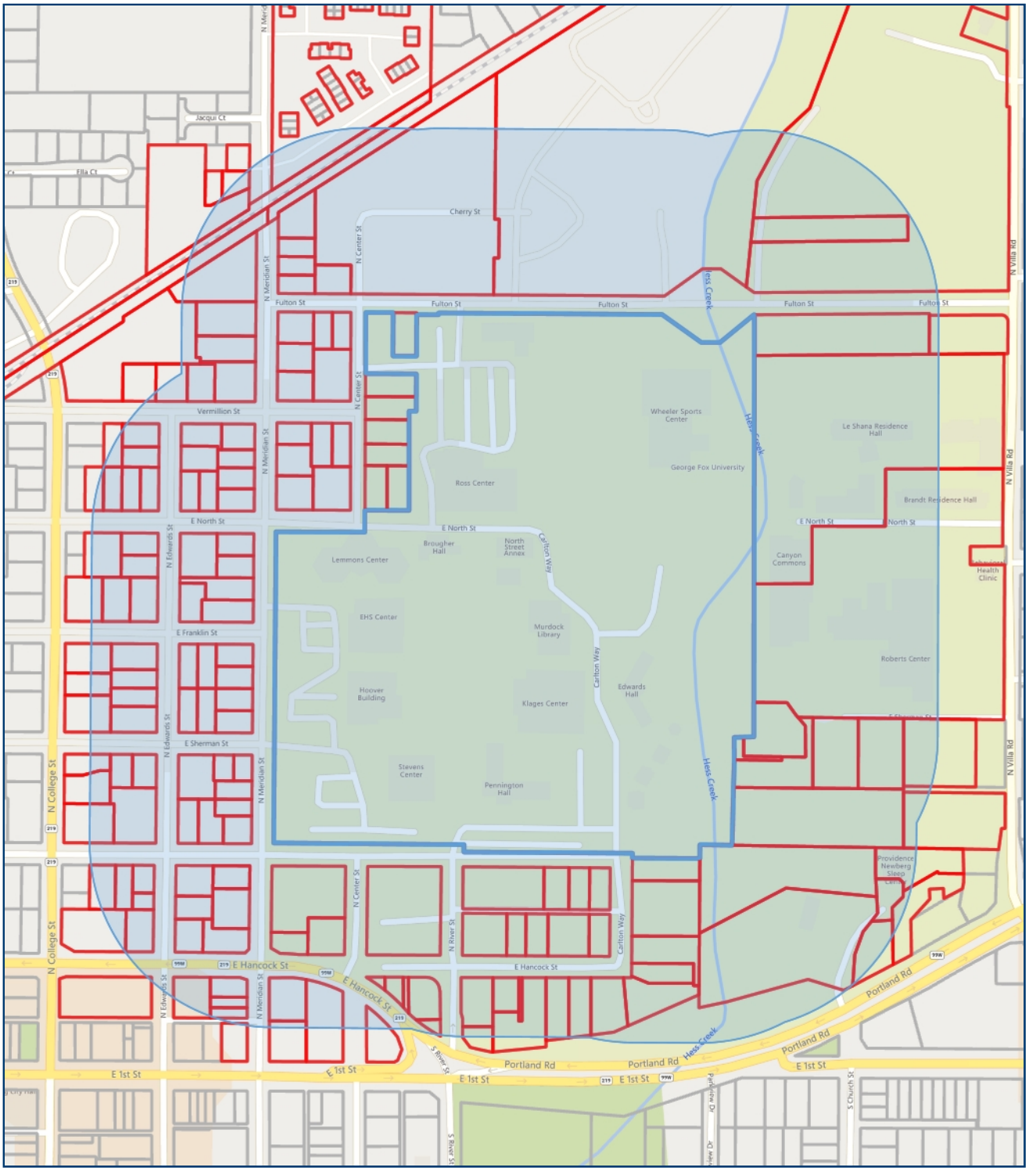
R3220BB 00101
George Fox University
414 N Meridian St
Newberg, OR 97132

First American Title™

500 ft Buffer

1009 E North St, Newberg, OR 97132

Report Generated: 2/26/2024



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.

GEORGE FOX UNIVERSITY

414 N. Meridian St., Newberg, OR 97132
503.538.8383

City of Newberg
Building Division
414 E First Street
Newberg, OR 97132

RE: Letter of Consent

September 8, 2026

To Whom It May Concern;

George Fox University hereby grants permission to the following people to submit land use applications on behalf of the university.

Chris Hagerman, Bookin Group (hagerman@bookingroup.com)
Jeff Bringenberg, Soderstrom Architects (jeffb@sdra.com)

This permission is granted only for the renovation and relocation of the Minthorn building, located at 419 N Carlton Way and is not extended to any other business at this time.

Sincerely,

Jeremiah Horton

Assistant Vice President of Facilities Maintenance
George Fox University, Plant Services
1101 Villa Road, Newberg OR 97132

PRINTED ON 100% POST-CONSUMER RECYCLED PAPER

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024

Ownership

Legal Owner(s):	George Fox University	Parcel #:	R3217CC 00100
Site Address:	1009 E North St Newberg, OR 97132	APN:	35278
Mailing Address:	414 N Meridian St Newberg, OR 97132	County:	Yamhill

Property Characteristics

Bedrooms:	3	Year Built:	1963	Lot SqFt:	1657458
Total Bathrooms:	1	Building SqFt:	4578	Lot Acres:	38.05
Full Bathrooms:	1	First Floor SqFt:	3465	Roof Type:	Composition
Half Bathrooms:	0	Basement Sqft:	910	Roof Shape:	GABLE
Units:	1	Basment Type:	Unspecified	Porch Type:	
Stories:	1.00			Building Style:	
Fire Place:	Y			Garage:	Carport
Air Conditioning:				Garage SqFt:	543
Heating Type:	Baseboard			Parking Spots:	2
Electric Type:				Pool:	

Property Information

Land Use:	EXEMPT	Zoning:	I
Improvement Type:	Public School	School District:	Newberg School
Legal Description:	SEE METES & BOUNDS	Neighborhood:	
		Subdivision:	

Assessor & Tax

2023 Market Land:	$8,952,710	2023 Taxes	$0.00
2023 Market Total:	$9,696,211	% Improved:	7
2023 Market Structure:	$743,501	Levy Code:	
2023 Assessed Total:	$5,138,675	Millage Rate:	

Sale History

Last Sale Date:		Doc #:		Last Sale Price:	$0
Prior Sale Date:		Prior Doc #:		Prior Sale Price:	$0

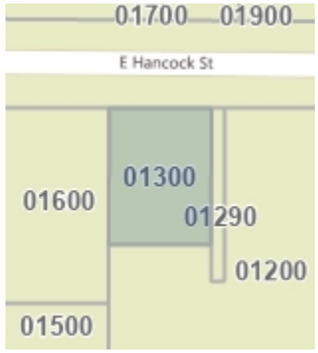
Mortgage

1st Mortgage Date:		Doc #:			
1st Mortgage Type:		1st Mortgage Lender:		1st Mortgage:	$0
2nd Mortgage Type:				2nd Mortgage:	$0

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



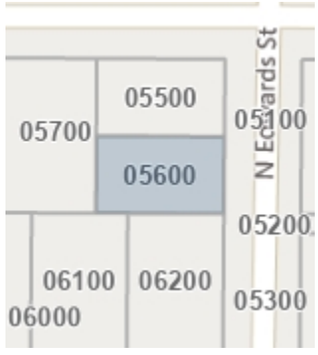
Legal Owner: George Fox University
Site Address: 1108 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2.5
Building SqFt: 2,929 Lot Acres: 1.00
Year Built: 1912
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57930
Ref Parcel #: R3220BB 01300
Taxes: $0.00
Market Value: $365,517
Assessed Value: $226,421
Sales Price: $0
Transfer Date:



Legal Owner: Patrick & Anne Barnes
Site Address: 704 N Meridian St Newberg, OR 97132
Mailing Address: 704 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,137 Lot Acres: 0.17
Year Built: 1952
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR C TAXLOT 01400

APN: 35544
Ref Parcel #: R3217CC 01400
Taxes: $2,792.56
Market Value: $358,244
Assessed Value: $175,635
Sales Price: $248,900
Transfer Date: 7/5/2016



Legal Owner: North Edwards Dp Llc
Site Address: 511 N Edwards St Newberg, OR 97132
Mailing Address: 4318 N Sagewood Cir Mesa, AZ 85207
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,136 Lot Acres: 0.14
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: S 1/2 LOTS 1 & 2 - BLOCK 2 IN DESKINS SECOND ADDITION

APN: 46480
Ref Parcel #: R3218DD 05600
Taxes: $2,713.41
Market Value: $360,677
Assessed Value: $170,657
Sales Price: $500,000
Transfer Date: 11/28/2023



Legal Owner: George Fox University
Site Address: 200 N River St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 2
Building SqFt: 2,642 Lot Acres: 0.31
Year Built: 1891
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 IN WOODWARD PLACE

APN: 58083
Ref Parcel #: R3220BB 01700
Taxes: $0.00
Market Value: $607,686
Assessed Value: $269,537
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

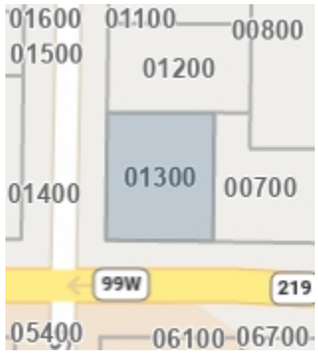
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



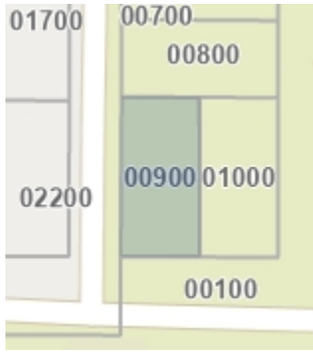
Legal Owner: Dalshi Investments Llc
Site Address: 206 N Edwards St Newberg, OR 97132
Mailing Address: 16872 SW Edy Rd UNIT 211 Sherwood, OR
Bedrooms: 8
Bathrooms: 4
Building SqFt: 3,296 Lot Acres: 0.14
Year Built: 1966
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 01200 BLOCK 10

APN: 48040
Ref Parcel #: R3219AA 01200
Taxes: $5,834.08
Market Value: $604,106
Assessed Value: $366,928
Sales Price: $0
Transfer Date: 1/2/2009



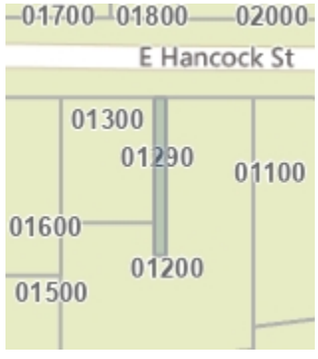
Legal Owner: Whopper Properties Llc
Site Address: 803 E Hancock St Newberg, OR 97132
Mailing Address: Chris Brecke Wilsonville, OR 97070
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.16
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PT LT 5 & 6 - BLOCK 10 IN DESKINS SECOND ADDITION

APN: 48068
Ref Parcel #: R3219AA 01300
Taxes: $5,910.46
Market Value: $777,385
Assessed Value: $371,732
Sales Price: $437,500
Transfer Date: 1/24/2007



Legal Owner: George Fox University
Site Address: 1003 E North St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.17
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35483
Ref Parcel #: R3217CC 00900
Taxes: $0.00
Market Value: $203,247
Assessed Value: $0
Sales Price: $0
Transfer Date:



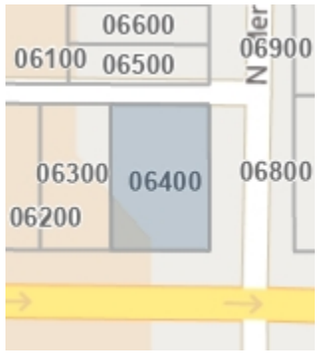
Legal Owner: George Fox University
Site Address: 0 0 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.02
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 391329
Ref Parcel #: R3220BB 01290
Taxes: $0.00
Market Value: $540
Assessed Value: $0
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



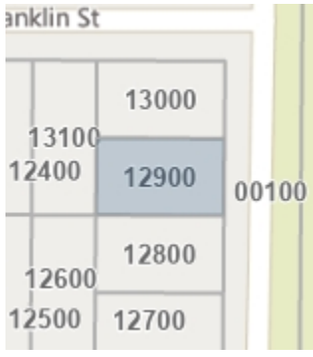
Legal Owner: Dragonfly Properties Of Oregon
Site Address: 811 E 1st St Newberg, OR 97132
Mailing Address: Po Box 571 Salem, OR 97308
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.17
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 8 & PT LOT 7 - BLOCK 15 IN DESKINS SECOND ADDITION

APN: 48914
Ref Parcel #: R3219AA 06400
Taxes: $3,714.94
Market Value: $997,857
Assessed Value: $233,647
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 212 N River St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2
Building SqFt: 2,917 Lot Acres: 0.58
Year Built: 1947
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 12 & 13 IN WOODWARD PLACE

APN: 58733
Ref Parcel #: R3220BB 02800
Taxes: $0.00
Market Value: $806,445
Assessed Value: $0
Sales Price: $0
Transfer Date:



Legal Owner: Arnold & Barbara Mitchell
Site Address: 413 N Meridian St Newberg, OR 97132
Mailing Address: 1001 E Fulton St APT 3208 Newberg, OR
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,728 Lot Acres: 0.14
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: S 1/2 LT 1 & 2 - BLOCK 4 IN DESKINS SECOND ADDITION

APN: 46097
Ref Parcel #: R3218DD 12900
Taxes: $2,364.00
Market Value: $397,276
Assessed Value: $148,681
Sales Price: $0
Transfer Date:

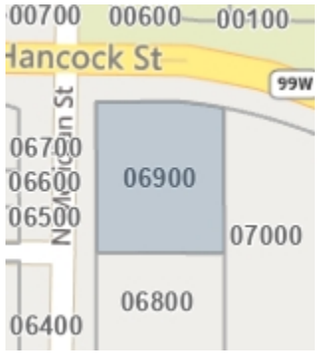


Legal Owner: Sasi Real Estate Holdings Llc
Site Address: 915 E 1st St Newberg, OR 97132
Mailing Address: 817 E 1st St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.47
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 1 2 7&8 - BLOCK 4 IN DESKINS FOURTH ADDITION

APN: 49094
Ref Parcel #: R3219AA 07000
Taxes: $2,782.35
Market Value: $572,884
Assessed Value: $174,993
Sales Price: $300,000
Transfer Date: 8/24/2020

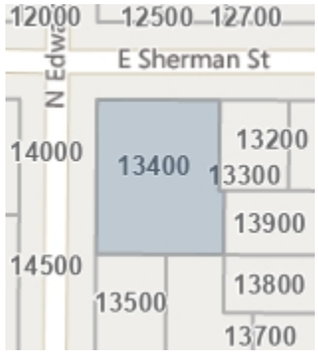
First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



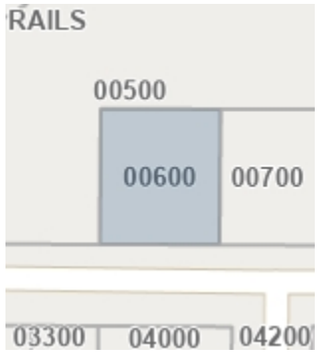
Legal Owner: 112 N Meridian Llc
Site Address: 112 N Meridian St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.27
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 06900 LOT 3 BLOCK 4

APN: 49058
Ref Parcel #: R3219AA 06900
Taxes: $4,465.43
Market Value: $658,062
Assessed Value: $280,848
Sales Price: $0
Transfer Date:



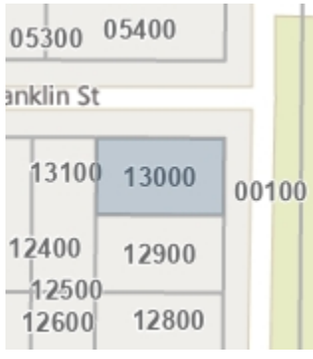
Legal Owner: David Wellikoff & Leigh Kane-Wellikoff
Site Address: 312 N Edwards St Newberg, OR 97132
Mailing Address: Po Box 713 Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,929 Lot Acres: 0.27
Year Built: 1905
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 13400 BLOCK 9

APN: 46159
Ref Parcel #: R3218DD 13400
Taxes: $3,599.86
Market Value: $549,389
Assessed Value: $226,409
Sales Price: $0
Transfer Date:



Legal Owner: Janelle Baugh
Site Address: 713 E Vermillion St Newberg, OR 97132
Mailing Address: 1008 N Villa Rd Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 996 Lot Acres: 0.21
Year Built: 1952
School District: Newberg School District 29j
Neighborhood:
Legal: PART OF LOTS 3 & 4 - BLOCK 3 IN DESKINS THIRD ADDITION

APN: 45258
Ref Parcel #: R3218DD 00600
Taxes: $2,774.24
Market Value: $316,091
Assessed Value: $174,483
Sales Price: $0
Transfer Date:



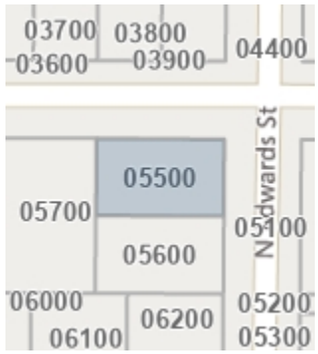
Legal Owner: Dana Robinson & Brooks Lampe
Site Address: 415 N Meridian St Newberg, OR 97132
Mailing Address: 415 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,188 Lot Acres: 0.14
Year Built: 1922
School District: Newberg School District 29j
Neighborhood:
Legal: N 1/2 LOTS 1 & 2 - BLOCK 4 IN DESKINS SECOND ADDITION

APN: 46104
Ref Parcel #: R3218DD 13000
Taxes: $2,528.77
Market Value: $344,433
Assessed Value: $159,044
Sales Price: $402,000
Transfer Date: 9/22/2020

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

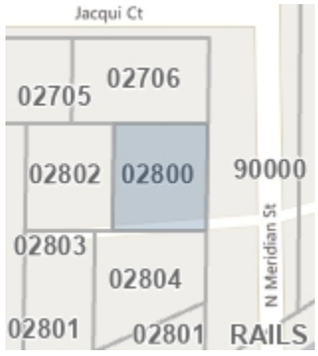
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



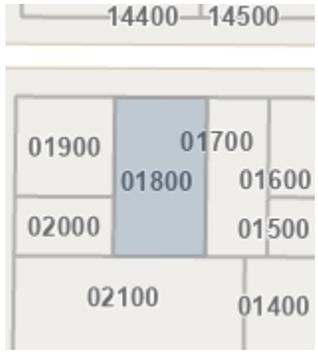
Legal Owner: Timothy & Lori Hoffman
Site Address: 515 N Edwards St Newberg, OR 97132
Mailing Address: 515 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 3,288 Lot Acres: 0.14
Year Built: 1904
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 05500 BLOCK 2

APN: 46471
Ref Parcel #: R3218DD 05500
Taxes: $6,033.85
Market Value: $674,683
Assessed Value: $379,492
Sales Price: $203,000
Transfer Date: 2/20/2009



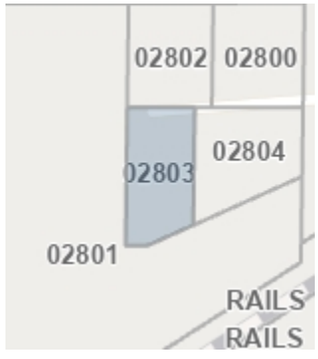
Legal Owner: Justino Rizo & Romualda Sanchez
Site Address: 925 N Meridian St Newberg, OR 97132
Mailing Address: 925 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,380 Lot Acres: 0.10
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR A TAXLOT 02800 LOT 1

APN: 45169
Ref Parcel #: R3218DA 02800
Taxes: $2,713.13
Market Value: $329,419
Assessed Value: $170,639
Sales Price: $55,000
Transfer Date: 9/15/2010



Legal Owner: Pender Michael F Trustee & Pender Heidi S Trustee
Site Address: [redacted]
Mailing Address: 708 E Sheridan St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 3,360 Lot Acres: 0.19
Year Built: 1914
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 01800 BLOCK 11

APN: 48157
Ref Parcel #: R3219AA 01800
Taxes: $4,046.17
Market Value: $495,893
Assessed Value: $254,479
Sales Price: $300,000
Transfer Date: 10/13/2005



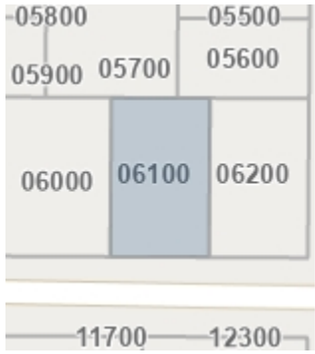
Legal Owner: Rebekah Shirts & Ronald Adamski
Site Address: 923 N Meridian St Newberg, OR 97132
Mailing Address: 923 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,380 Lot Acres: 0.09
Year Built: 1999
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 IN HABITAT MERIDIAN

APN: 512401
Ref Parcel #: R3218DA 02803
Taxes: $2,748.68
Market Value: $329,850
Assessed Value: $172,875
Sales Price: $315,000
Transfer Date: 4/6/2022

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



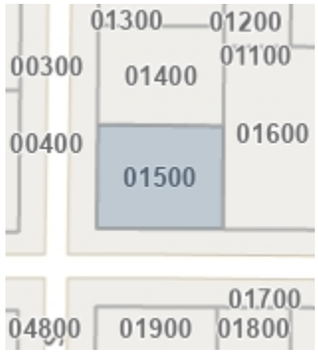
Legal Owner: Richard Rupp & Erin Lynch
Site Address: 709 E Franklin St Newberg, OR 97132
Mailing Address: 709 E Franklin St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,656 Lot Acres: 0.21
Year Built: 1913
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 8 & W 1/2 LOT 9 - BLOCK 2 IN DESKINS SECOND ADDITION

APN: 46532
Ref Parcel #: R3218DD 06100
Taxes: $3,764.39
Market Value: $536,800
Assessed Value: $236,757
Sales Price: $555,000
Transfer Date: 3/3/2021



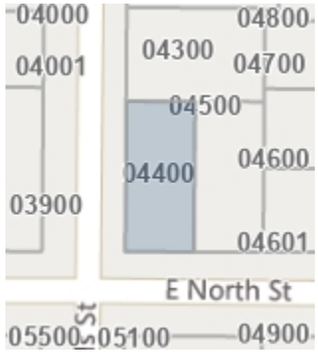
Legal Owner: Rollin & Nancy Robertson
Site Address: 914 E Fulton St Newberg, OR 97132
Mailing Address: 914 E Fulton St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,168 Lot Acres: 0.12
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR C TAXLOT 01100

APN: 35517
Ref Parcel #: R3217CC 01100
Taxes: $2,340.90
Market Value: $293,577
Assessed Value: $147,228
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 700 N Meridian St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2
Building SqFt: 2,557 Lot Acres: 0.18
Year Built: 1912
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35562
Ref Parcel #: R3217CC 01500
Taxes: $2,615.15
Market Value: $415,897
Assessed Value: $164,477
Sales Price: $575,000
Transfer Date: 6/9/2023



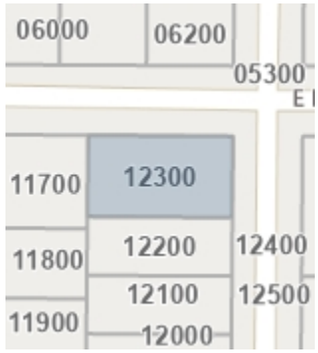
Legal Owner: Hans & Kristi Larsen
Site Address: 801 E North St Newberg, OR 97132
Mailing Address: 85125 Battle Creek Rd Eugene, OR 97402
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,180 Lot Acres: 0.12
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04400 BLOCK 7

APN: 46319
Ref Parcel #: R3218DD 04400
Taxes: $3,714.15
Market Value: $458,101
Assessed Value: $233,597
Sales Price: $355,000
Transfer Date: 7/14/2017

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



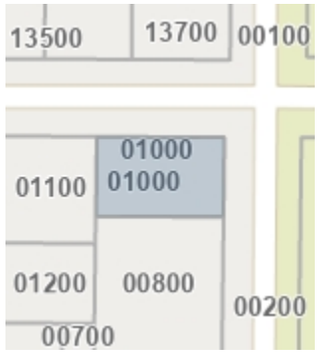
Legal Owner: Bryan & Ann Lynch
Site Address: 415 N Edwards St Newberg, OR 97132
Mailing Address: 415 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,826 Lot Acres: 0.20
Year Built: 1930
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 12300 BLOCK 5

APN: 46006
Ref Parcel #: R3218DD 12300
Taxes: $3,344.20
Market Value: $414,184
Assessed Value: $210,330
Sales Price: $0
Transfer Date:



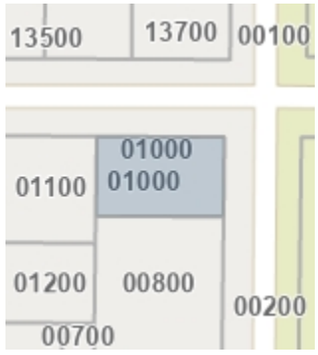
Legal Owner: Mark Gaidos
Site Address: 414 N College St Newberg, OR 97132
Mailing Address: 414 N College St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2
Building SqFt: 1,608 Lot Acres: 0.23
Year Built: 1904
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 11700 BLOCK 5

APN: 45873
Ref Parcel #: R3218DD 11700
Taxes: $3,683.09
Market Value: $474,279
Assessed Value: $231,644
Sales Price: $0
Transfer Date:



Legal Owner: 215 Meridian Llc
Site Address: 215 N Meridian St Newberg, OR 97132
Mailing Address: 17410 Schalit Way Lake Oswego, OR 97035
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,428 Lot Acres: 0.14
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 1 & 2 - BLOCK 10 IN DESKINS SECOND ADDITION

APN: 48004
Ref Parcel #: R3219AA 01000
Taxes: $6,856.77
Market Value: $618,911
Assessed Value: $431,249
Sales Price: $0
Transfer Date:



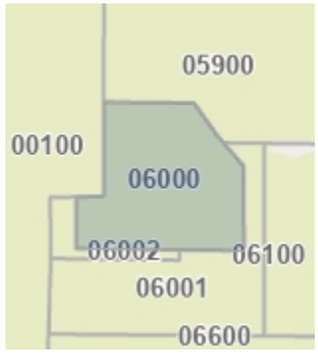
Legal Owner: 215 Meridian Llc
Site Address: 215 N Meridian St Newberg, OR 97132
Mailing Address: 17410 Schalit Way Lake Oswego, OR 97035
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.14
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 1 & 2 - BLOCK 10 IN DESKINS SECOND ADDITION

APN: 714828
Ref Parcel #: R3219AA 01000
Taxes: $0.00
Market Value: $88,081
Assessed Value: $0
Sales Price: $210,900
Transfer Date: 9/6/2005

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

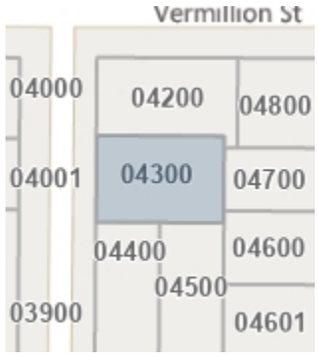
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



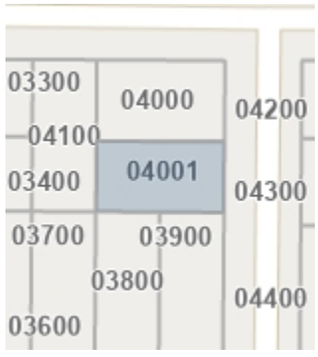
Legal Owner: George Fox University
Site Address: 1314 E Sherman St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.47
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37551
Ref Parcel #: R3217CD 06000
Taxes: $0.00
Market Value: $14,711,594
Assessed Value: $7,154,967
Sales Price: $0
Transfer Date:



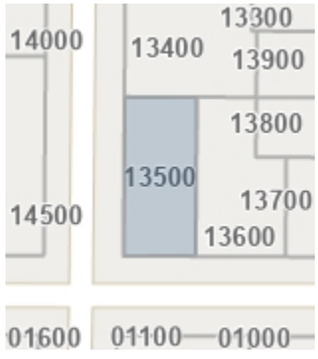
Legal Owner: Heidemarie & John Czarnecki
Site Address: 610 N Edwards St Newberg, OR 97132
Mailing Address: 610 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,588 Lot Acres: 0.16
Year Built: 1961
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04300 BLOCK 7

APN: 46275
Ref Parcel #: R3218DD 04300
Taxes: $3,832.23
Market Value: $426,203
Assessed Value: $241,024
Sales Price: $275,000
Transfer Date: 9/6/2017



Legal Owner: Dennis & Lori Fitzgerald
Site Address: 607 N Edwards St Newberg, OR 97132
Mailing Address: 607 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,104 Lot Acres: 0.13
Year Built: 1991
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04001

APN: 484282
Ref Parcel #: R3218DD 04001
Taxes: $3,571.65
Market Value: $363,633
Assessed Value: $224,635
Sales Price: $0
Transfer Date:



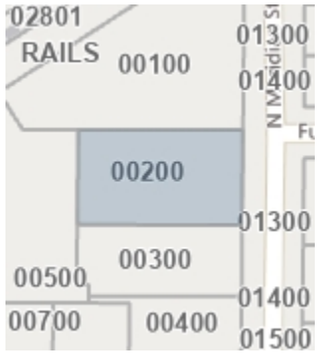
Legal Owner: Cheryl Nelson
Site Address: 801 E Sheridan St Newberg, OR 97132
Mailing Address: 11320 SW Cottonwood Ln Portland, OR
Bedrooms: 6
Bathrooms: 3
Building SqFt: 2,728 Lot Acres: 0.15
Year Built: 1904
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 5 & W 5 LOT 6 - BLOCK 9 IN DESKINS SECOND ADDITION

APN: 46177
Ref Parcel #: R3218DD 13500
Taxes: $3,414.04
Market Value: $535,549
Assessed Value: $214,722
Sales Price: $720,000
Transfer Date: 10/28/2022

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

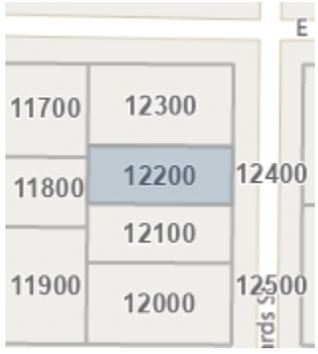
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: Jason Dale
Site Address: 715 N Meridian St Newberg, OR 97132
Mailing Address: Po Box 248 Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,365 Lot Acres: 0.35
Year Built: 1898
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 00200 BLOCK 2

APN: 45178
Ref Parcel #: R3218DD 00200
Taxes: $2,455.12
Market Value: $317,732
Assessed Value: $154,412
Sales Price: $0
Transfer Date:



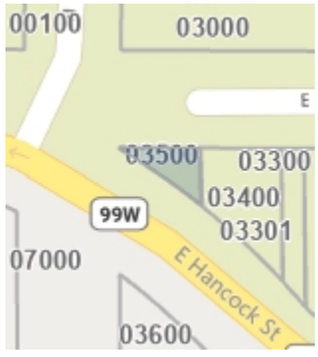
Legal Owner: Ryan & Emily Forbes
Site Address: 411 N Edwards St Newberg, OR 97132
Mailing Address: 411 N Edwards St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1.5
Building SqFt: 1,525 Lot Acres: 0.14
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 12200 BLOCK 5

APN: 45980
Ref Parcel #: R3218DD 12200
Taxes: $2,618.68
Market Value: $374,237
Assessed Value: $164,699
Sales Price: $265,000
Transfer Date: 7/20/2015



Legal Owner: George Fox University
Site Address: 1400 E North St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 3
Bathrooms: 3.5
Building SqFt: 1,876 Lot Acres: 8.34
Year Built: 1968
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37542
Ref Parcel #: R3217CD 05900
Taxes: $0.00
Market Value: $12,043,831
Assessed Value: $3,826,777
Sales Price: $4,000,000
Transfer Date: 8/1/2006



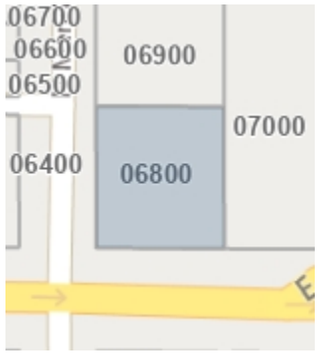
Legal Owner: Oregon Department Of Transport
Site Address: 1000 E Hancock St Newberg, OR 97132
Mailing Address: 417 Transportation Salem, OR 97310
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,196 Lot Acres: 0.02
Year Built: 1923
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 59288
Ref Parcel #: R3220BB 03500
Taxes: $0.00
Market Value: $14,636
Assessed Value: $14,636
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

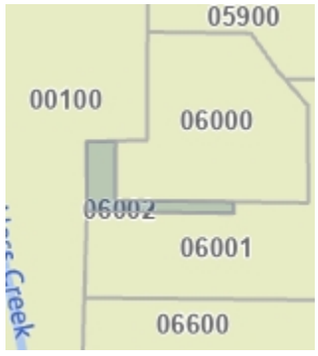
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



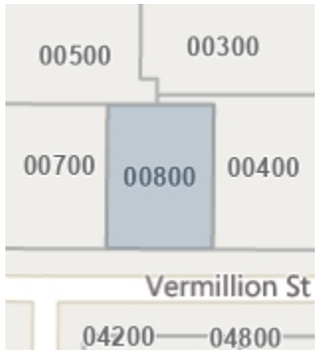
Legal Owner: Richard & Sandra Drew
Site Address: 905 E 1st St Newberg, OR 97132
Mailing Address: 112 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.25
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 06800 LOT 5 BLOCK 4

APN: 49012
Ref Parcel #: R3219AA 06800
Taxes: $1,964.75
Market Value: $274,646
Assessed Value: $123,571
Sales Price: $135,000
Transfer Date: 10/24/2014



Legal Owner: George Fox University
Site Address: No Site Address , OR
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.69
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 465909
Ref Parcel #: R3217CD 06002
Taxes: $0.00
Market Value: $0
Assessed Value: $0
Sales Price: $0
Transfer Date:



Legal Owner: Peter Sully
Site Address: 803 E Vermillion St Newberg, OR 97132
Mailing Address: 803 E Vermillion St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 912 Lot Acres: 0.18
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 00800 BLOCK 2

APN: 45294
Ref Parcel #: R3218DD 00800
Taxes: $2,963.33
Market Value: $363,355
Assessed Value: $186,375
Sales Price: $0
Transfer Date:



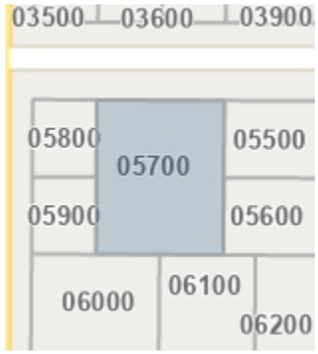
Legal Owner: Lamitchell Properties Llc
Site Address: 102 N River St Newberg, OR 97132
Mailing Address: 440 N Villa Rd Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.26
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 58038
Ref Parcel #: R3220BB 01600
Taxes: $6,782.41
Market Value: $1,153,233
Assessed Value: $426,572
Sales Price: $999,000
Transfer Date: 7/2/2019

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

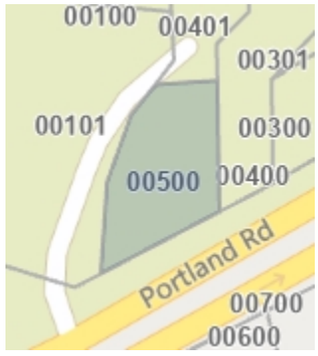
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: Steven & Patricia Vanmarter
Site Address: 704 E North St Newberg, OR 97132
Mailing Address: 704 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,542 Lot Acres: 0.28
Year Built: 1890
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 05700 BLOCK 2

APN: 46499
Ref Parcel #: R3218DD 05700
Taxes: $3,401.14
Market Value: $349,956
Assessed Value: $213,911
Sales Price: $0
Transfer Date:



Legal Owner: Harold & Dorothy Medici
Site Address: 1505 E Portland Rd Newberg, OR 97132
Mailing Address: 28005 NE Bell Rd Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.32
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 56842
Ref Parcel #: R3220BA 00500
Taxes: $9,943.69
Market Value: $1,526,692
Assessed Value: $625,397
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 1007 E North St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 8
Bathrooms: 4
Building SqFt: 3,200 Lot Acres: 0.17
Year Built: 1980
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35508
Ref Parcel #: R3217CC 01000
Taxes: $0.00
Market Value: $629,442
Assessed Value: $0
Sales Price: $0
Transfer Date:



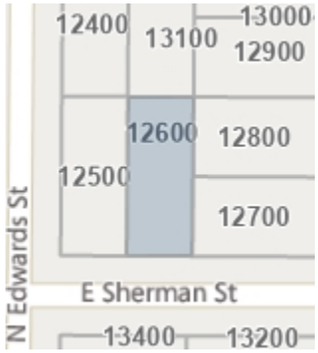
Legal Owner: Railroad
Site Address: No Site Address Newberg,
Mailing Address: ,
Bedrooms:
Bathrooms:
Building SqFt: Lot Acres:
Year Built:
School District: Newberg School District 29j
Neighborhood:
Legal:

APN:
Ref Parcel #: R3218DD RAILS
Taxes:
Market Value:
Assessed Value:
Sales Price:
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

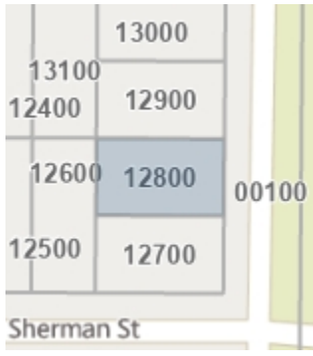
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



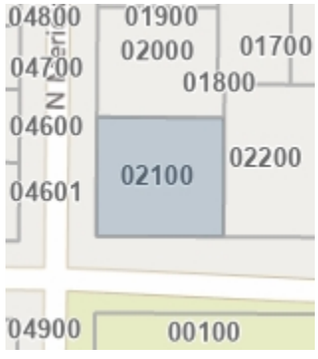
Legal Owner: Jason Recker
Site Address: 807 E Sherman St Newberg, OR 97132
Mailing Address: 13805 NE Lake Shore Dr ,
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 2,310 Lot Acres: 0.14
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 6 - BLOCK 4 IN DESKINS SECOND ADDITION

APN: 46033
Ref Parcel #: R3218DD 12600
Taxes: $4,022.03
Market Value: $446,424
Assessed Value: $252,961
Sales Price: $495,000
Transfer Date: 4/22/2022



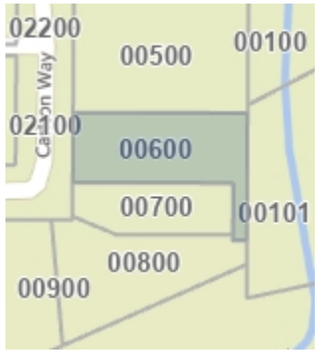
Legal Owner: Oliphant Enterprises Llc & Oliphant Family Trust
Site Address: 407 N Meridian St Newberg, OR 97132
Mailing Address: 11645 SW Lynnridge Ave Portland, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 2,128 Lot Acres: 0.14
Year Built: 1929
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 12800 BLOCK 4

APN: 46060
Ref Parcel #: R3218DD 12800
Taxes: $2,899.96
Market Value: $335,995
Assessed Value: $182,390
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 903 E North St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.21
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35688
Ref Parcel #: R3217CC 02100
Taxes: $0.00
Market Value: $384,533
Assessed Value: $0
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 200 N Carlton Way Newberg, OR 97132
Mailing Address: 200 N Carlton Way Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,288 Lot Acres: 0.33
Year Built: 1915
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57770
Ref Parcel #: R3220BB 00600
Taxes: $4,200.98
Market Value: $489,013
Assessed Value: $264,216
Sales Price: $400,000
Transfer Date: 9/1/2022

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

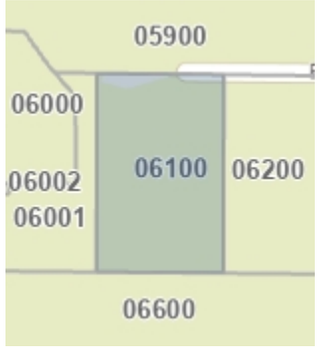
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



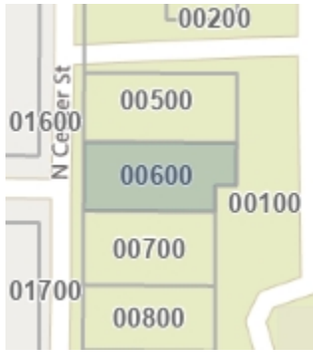
Legal Owner: George Fox University
Site Address: 1405 E Sherman St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.54
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37588
Ref Parcel #: R3217CD 06200
Taxes: $0.00
Market Value: $0
Assessed Value: $0
Sales Price: $0
Transfer Date:



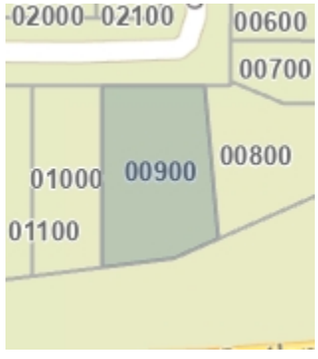
Legal Owner: George Fox University
Site Address: 1404 E Sherman St # 3 Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.54
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37579
Ref Parcel #: R3217CD 06100
Taxes: $0.00
Market Value: $201,113
Assessed Value: $0
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 616 N Center St Newberg, OR 97132
Mailing Address: 616 N Center St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 996 Lot Acres: 0.19
Year Built: 1957
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35401
Ref Parcel #: R3217CC 00600
Taxes: $0.00
Market Value: $249,367
Assessed Value: $146,173
Sales Price: $196,000
Transfer Date: 9/18/2015



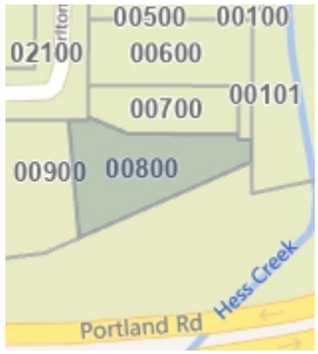
Legal Owner: George Fox University
Site Address: 1212 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 2,218 Lot Acres: 1.07
Year Built: 1915
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57841
Ref Parcel #: R3220BB 00900
Taxes: $0.00
Market Value: $319,352
Assessed Value: $203,271
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

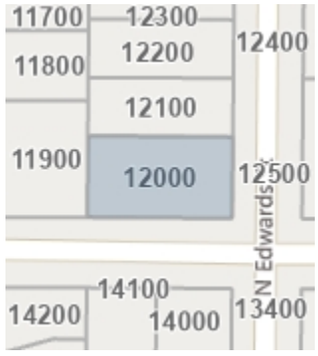
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



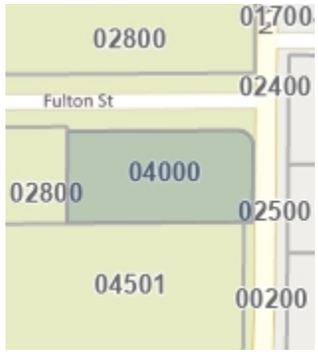
Legal Owner: George Fox University
Site Address: 1216 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,212 Lot Acres: 1.08
Year Built: 1978
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57823
Ref Parcel #: R3220BB 00800
Taxes: $0.00
Market Value: $311,090
Assessed Value: $170,841
Sales Price: $0
Transfer Date:



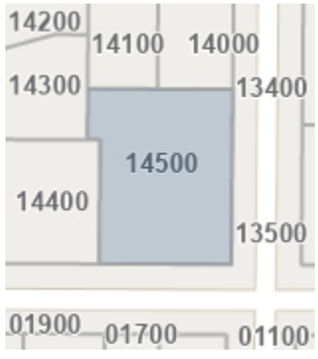
Legal Owner: Crecelius Divonna S Trustee & Crecelius Trust
Site Address: 403 N Edwards St Newberg, OR 97132
Mailing Address: 403 N Edwards St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,616 Lot Acres: 0.20
Year Built: 1898
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 12000 BLOCK 5

APN: 45944
Ref Parcel #: R3218DD 12000
Taxes: $2,751.35
Market Value: $370,425
Assessed Value: $173,043
Sales Price: $290,000
Transfer Date: 10/25/2016



Legal Owner: George Fox University
Site Address: 713 N Villa Rd Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1.5
Building SqFt: 1,213 Lot Acres: 0.52
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35027
Ref Parcel #: R3217CA 04000
Taxes: $0.00
Market Value: $260,635
Assessed Value: $260,635
Sales Price: $0
Transfer Date:



Legal Owner: Morrison
Site Address: 717 E Sheridan St Newberg, OR 97132
Mailing Address: 717 E Sheridan St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 4,289 Lot Acres: 0.40
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 46337
Ref Parcel #: R3218DD 14500
Taxes: $5,431.26
Market Value: $651,939
Assessed Value: $341,593
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: Oregon Department Of Transport
Site Address: No Site Address , OR
Mailing Address: Right Of Way Section Salem, OR 97302
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.04
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 59322
Ref Parcel #: R3220BB 03700
Taxes: $0.00
Market Value: $0
Assessed Value: $0
Sales Price: $0
Transfer Date:



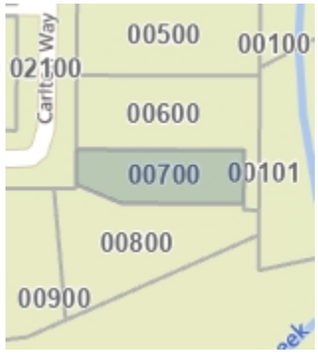
Legal Owner: Friendsview Manor Inc
Site Address: 1301 E Fulton St Newberg, OR 97132
Mailing Address: 1301 E Fulton St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 16.49
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35152
Ref Parcel #: R3217CB 00200
Taxes: $249,130.53
Market Value: $33,543,312
Assessed Value: $15,847,295
Sales Price: $0
Transfer Date:



Legal Owner: Brett & Amy Veatch
Site Address: 1014 E Hancock St Newberg, OR 97132
Mailing Address: Po Box 24 Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 3,298 Lot Acres: 0.21
Year Built: 1919
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR B TAXLOT 03300

APN: 59787
Ref Parcel #: R3220BB 03300
Taxes: $3,223.33
Market Value: $426,473
Assessed Value: $202,728
Sales Price: $424,900
Transfer Date: 2/24/2006



Legal Owner: George Fox University
Site Address: 1218 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.20
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57814
Ref Parcel #: R3220BB 00700
Taxes: $0.00
Market Value: $171,895
Assessed Value: $129,044
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

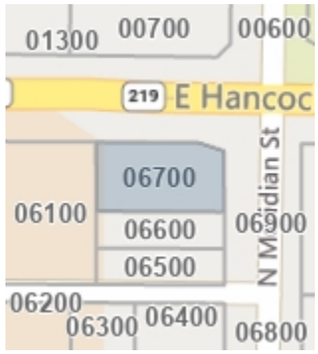
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



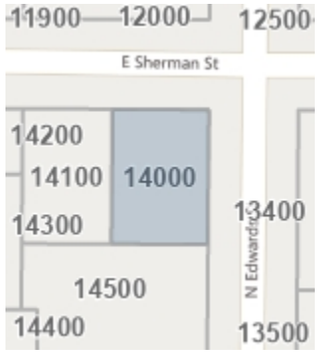
Legal Owner: Nicholas & Sarah Mehler
Site Address: 111 N Meridian St Newberg, OR 97132
Mailing Address: 111 N Meridian St Newberg, OR 97132
Bedrooms: 1
Bathrooms: 1
Building SqFt: 782 Lot Acres: 0.06
Year Built: 1913
School District: Newberg School District 29j
Neighborhood:
Legal: N 1/2 OF S 1/2 LOTS 1 & 2 - BLOCK 15 IN DESKINS SECOND ADDITION

APN: 48978
Ref Parcel #: R3219AA 06600
Taxes: $1,380.21
Market Value: $258,959
Assessed Value: $86,807
Sales Price: $275,000
Transfer Date: 11/19/2021



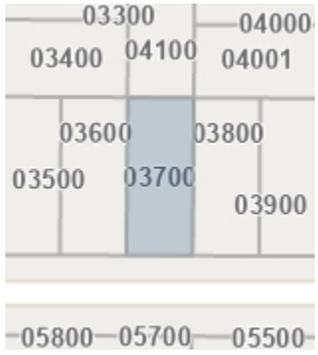
Legal Owner: George Fox University
Site Address: 814 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,025 Lot Acres: 0.12
Year Built: 1961
School District: Newberg School District 29j
Neighborhood:
Legal: N 1/2 LT 1 & 2 - BLOCK 15 IN DESKINS SECOND ADDITION

APN: 48996
Ref Parcel #: R3219AA 06700
Taxes: $2,743.43
Market Value: $461,700
Assessed Value: $172,545
Sales Price: $400,000
Transfer Date: 1/31/2023



Legal Owner: Patricia Capasso
Site Address: 313 N Edwards St Newberg, OR 97132
Mailing Address: 313 N Edwards St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,514 Lot Acres: 0.13
Year Built: 1949
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 14000 BLOCK 8

APN: 46257
Ref Parcel #: R3218DD 14000
Taxes: $3,479.31
Market Value: $371,652
Assessed Value: $218,827
Sales Price: $0
Transfer Date:



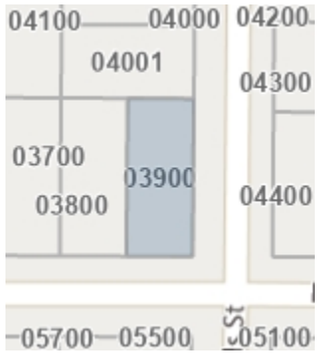
Legal Owner: Morrison
Site Address: 707 E North St Newberg, OR 97132
Mailing Address: 707 E North St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 1,918 Lot Acres: 0.14
Year Built: 1914
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03700 LOT 8 BLOCK 6

APN: 46088
Ref Parcel #: R3218DD 03700
Taxes: $2,371.22
Market Value: $330,246
Assessed Value: $149,135
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

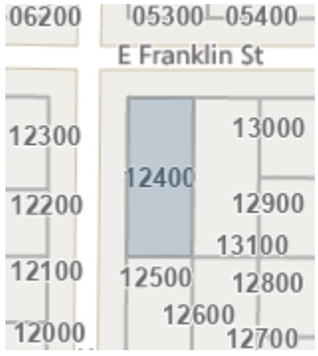
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



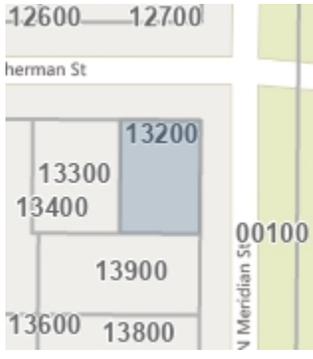
Legal Owner: Silas & Catherine Olson
Site Address: 715 E North St Newberg, OR 97132
Mailing Address: 715 E North St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,040 Lot Acres: 0.14
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03900 LOT 10 BLOCK

APN: 46168
Ref Parcel #: R3218DD 03900
Taxes: $4,015.80
Market Value: $553,119
Assessed Value: $252,569
Sales Price: $329,900
Transfer Date: 10/15/2014



Legal Owner: Timothy Timmerman
Site Address: 800 E Franklin St Newberg, OR 97132
Mailing Address: 800 E Franklin St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 2,385 Lot Acres: 0.14
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 12400 LOT 4 BLOCK 4

APN: 46015
Ref Parcel #: R3218DD 12400
Taxes: $3,745.15
Market Value: $393,394
Assessed Value: $235,547
Sales Price: $330,000
Transfer Date: 7/27/2006



Legal Owner: Benjamin Salisbury
Site Address: 315 N Meridian St Newberg, OR 97132
Mailing Address: 1731 NW 25th Ave Portland, OR 97210
Bedrooms: 6
Bathrooms: 3
Building SqFt: 2,586 Lot Acres: 0.08
Year Built: 1947
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 46131
Ref Parcel #: R3218DD 13200
Taxes: $4,058.55
Market Value: $500,394
Assessed Value: $255,258
Sales Price: $280,000
Transfer Date: 1/20/2017



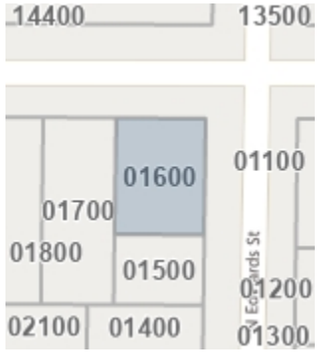
Legal Owner: Michael & Barbara Doran
Site Address: 901 N Meridian St Newberg, OR 97132
Mailing Address: Po Box 1015 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.20
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 45187
Ref Parcel #: R3218DA 02801
Taxes: $7,573.12
Market Value: $1,085,640
Assessed Value: $476,303
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

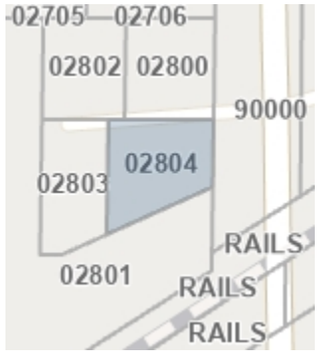
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: Degaje Llc
Site Address: 716 E Sheridan St Newberg, OR 97132
Mailing Address: 708 E Sheridan St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,758 Lot Acres: 0.10
Year Built: 1907
School District: Newberg School District 29j
Neighborhood:
Legal: N 75 LOT 1 & N 75 OF E 8 LOT 2 IN DESKINS SECOND ADDITION

APN: 48120
Ref Parcel #: R3219AA 01600
Taxes: $2,617.98
Market Value: $351,255
Assessed Value: $164,655
Sales Price: $249,425
Transfer Date: 12/1/2008



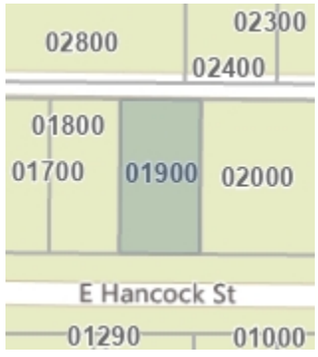
Legal Owner: Yun Living Trust
Site Address: 921 N Meridian St Newberg, OR 97132
Mailing Address: 921 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,380 Lot Acres: 0.11
Year Built: 1999
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 4 IN HABITAT MERIDIAN

APN: 512404
Ref Parcel #: R3218DA 02804
Taxes: $2,748.68
Market Value: $332,645
Assessed Value: $172,875
Sales Price: $250,000
Transfer Date: 7/9/2021



Legal Owner: Page Allen E & Donna M Settlor & Page Allen E & Donna M Living
Site Address:
Mailing Address: 16095 SW Wimbledon Ct # 16 Portland, OR
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,375 Lot Acres: 0.23
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 00100 BLOCK 2

APN: 47791
Ref Parcel #: R3219AA 00100
Taxes: $3,685.37
Market Value: $430,765
Assessed Value: $231,787
Sales Price: $0
Transfer Date:



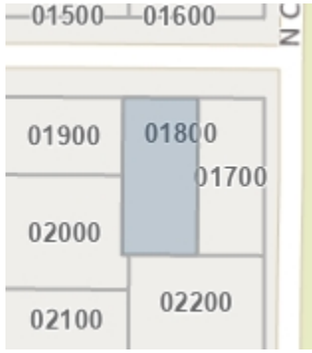
Legal Owner: George Fox University
Site Address: 1113 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,479 Lot Acres: 0.16
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 & E 4 LOT 2 IN WOODWARD PLACE

APN: 58172
Ref Parcel #: R3220BB 01900
Taxes: $0.00
Market Value: $400,765
Assessed Value: $173,321
Sales Price: $330,000
Transfer Date: 7/5/2016

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

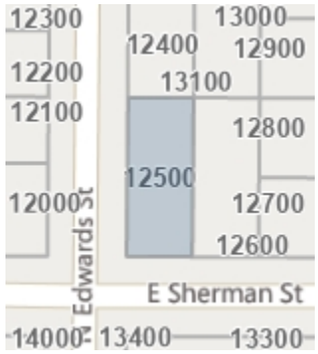
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



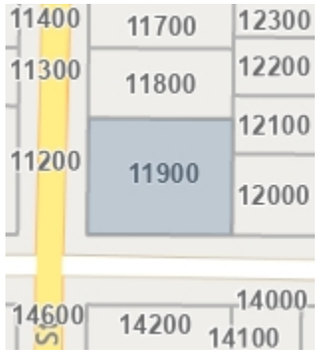
Legal Owner: Von Stevens
Site Address: 912 E Vermillion St Newberg, OR 97132
Mailing Address: 912 E Vermillion St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 832 Lot Acres: 0.15
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR C TAXLOT 01800

APN: 35633
Ref Parcel #: R3217CC 01800
Taxes: $2,445.47
Market Value: $317,890
Assessed Value: $153,805
Sales Price: $0
Transfer Date:



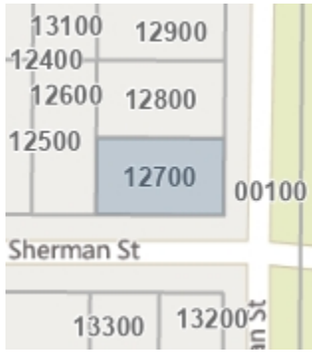
Legal Owner: Jerry & Melinda Babcock
Site Address: 400 N Edwards St Newberg, OR 97132
Mailing Address: 400 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,310 Lot Acres: 0.14
Year Built: 1927
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 5 - BLOCK 4 IN DESKINS SECOND ADDITION

APN: 46024
Ref Parcel #: R3218DD 12500
Taxes: $3,618.37
Market Value: $406,737
Assessed Value: $257,326
Sales Price: $0
Transfer Date:



Legal Owner: Traci & Richard Sutherland
Site Address: 400 N College St Newberg, OR 97132
Mailing Address: 400 N College St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 3,000 Lot Acres: 0.29
Year Built: 1930
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 11900 BLOCK 5

APN: 45935
Ref Parcel #: R3218DD 11900
Taxes: $5,024.21
Market Value: $561,645
Assessed Value: $315,992
Sales Price: $0
Transfer Date:



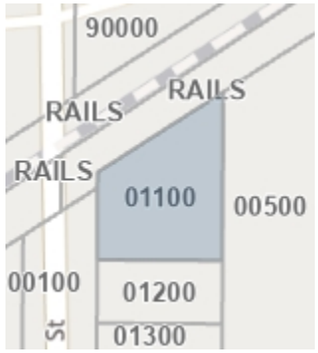
Legal Owner: David & Leigh Wellikoff
Site Address: 401 N Meridian St Newberg, OR 97132
Mailing Address: 401 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,627 Lot Acres: 0.14
Year Built: 1906
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 12700 BLOCK 4

APN: 46042
Ref Parcel #: R3218DD 12700
Taxes: $2,729.06
Market Value: $406,219
Assessed Value: $171,641
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



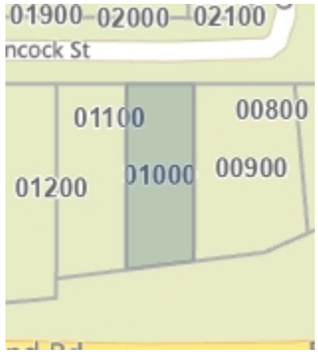
Legal Owner: Friendsview Manor Inc
Site Address: 812 N Meridian St Newberg, OR 97132
Mailing Address: 1301 E Fulton St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 2
Building SqFt: 2,184 Lot Acres: 0.20
Year Built: 1994
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35330
Ref Parcel #: R3217CB 01100
Taxes: $2,686.53
Market Value: $597,277
Assessed Value: $168,966
Sales Price: $300,000
Transfer Date: 5/27/2016



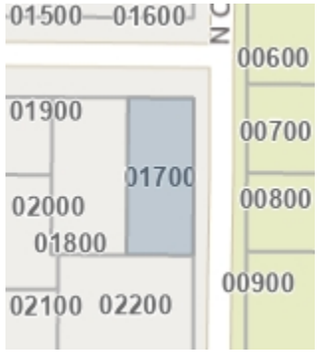
Legal Owner: George Fox University
Site Address: 1210 E Sheridan St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,784 Lot Acres: 0.15
Year Built: 1925
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 7 IN WOODWARD PLACE

APN: 58243
Ref Parcel #: R3220BB 02200
Taxes: $0.00
Market Value: $264,904
Assessed Value: $88,626
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 1206 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 2,325 Lot Acres: 0.18
Year Built: 1952
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57869
Ref Parcel #: R3220BB 01000
Taxes: $0.00
Market Value: $166,391
Assessed Value: $111,544
Sales Price: $0
Transfer Date:



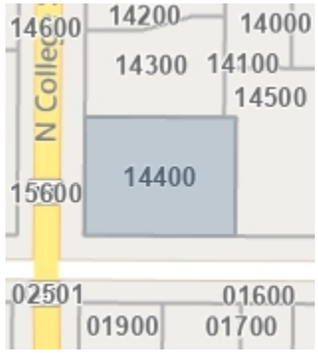
Legal Owner: George Fox University
Site Address: 914 E Vermillion St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 856 Lot Acres: 0.14
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35615
Ref Parcel #: R3217CC 01700
Taxes: $0.00
Market Value: $277,393
Assessed Value: $0
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



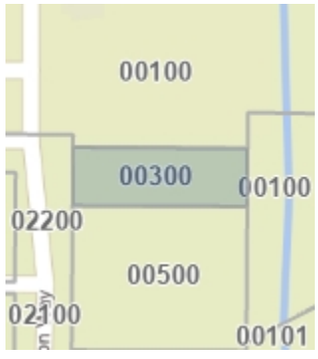
Legal Owner: Robert & Annie Soppe
Site Address: 709 E Sheridan St Newberg, OR 97132
Mailing Address: 709 E Sheridan St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 3,447 Lot Acres: 0.33
Year Built: 1916
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 14400 BLOCK 8

APN: 46300
Ref Parcel #: R3218DD 14400
Taxes: $4,593.87
Market Value: $580,161
Assessed Value: $288,926
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 808 E Hancock St Newberg, OR 97132
Mailing Address: 808 E Hancock St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1
Building SqFt: 0 Lot Acres: 0.25
Year Built: 1939
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 3 & 4 - BLOCK 15 IN DESKINS SECOND ADDITION

APN: 48861
Ref Parcel #: R3219AA 06100
Taxes: $3,606.06
Market Value: $733,662
Assessed Value: $226,799
Sales Price: $800,000
Transfer Date: 12/1/2022



Legal Owner: George Fox University
Site Address: 212 N Carlton Way Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 6
Bathrooms: 3
Building SqFt: 2,891 Lot Acres: 0.26
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 56744
Ref Parcel #: R3220BB 00300
Taxes: $0.00
Market Value: $398,632
Assessed Value: $0
Sales Price: $0
Transfer Date:



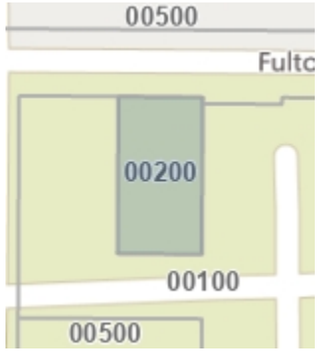
Legal Owner: George Fox University
Site Address: 205 N River St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2
Building SqFt: 4,001 Lot Acres: 1.10
Year Built: 1901
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 1-8 - BLOCK 3 IN DESKINS FOURTH ADDITION

APN: 58779
Ref Parcel #: R3220BB 03000
Taxes: $0.00
Market Value: $857,620
Assessed Value: $437,039
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

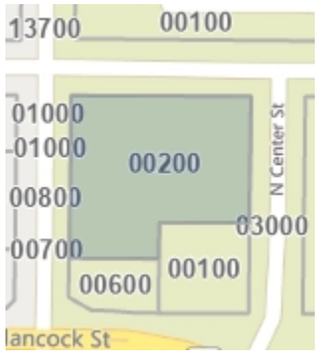
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: George Fox University
Site Address: 1008 E Fulton St Newberg, OR 97132
Mailing Address: 1008 E Fulton St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,242 Lot Acres: 0.17
Year Built: 1920
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35241
Ref Parcel #: R3217CC 00200
Taxes: $2,547.47
Market Value: $225,448
Assessed Value: $160,220
Sales Price: $270,000
Transfer Date: 6/28/2018



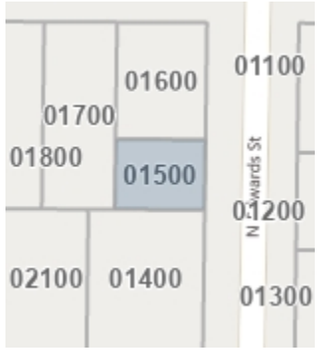
Legal Owner: George Fox University
Site Address: 211 N Center St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 4,398 Lot Acres: 0.74
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 1 2 3 4 & PART LOTS 5 6 7 8 BLOCK2 DESKINS FOURTH ADDITION

APN: 47808
Ref Parcel #: R3219AA 00200
Taxes: $0.00
Market Value: $1,034,005
Assessed Value: $462,763
Sales Price: $0
Transfer Date:



Legal Owner: Oregon Department Of Transport
Site Address: 0 0 E Hancock St Newberg, OR 97132
Mailing Address: Right Of Way Section Salem, OR 97302
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.03
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 59251
Ref Parcel #: R3220BB 03301
Taxes: $0.00
Market Value: $27,809
Assessed Value: $12,247
Sales Price: $0
Transfer Date:



Legal Owner: Scott & Diana Winter
Site Address: 209 N Edwards St Newberg, OR 97132
Mailing Address: 22430 NE Hidden Springs Rd Dundee, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,552 Lot Acres: 0.06
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: S 45 LOT 1 & PT LOT 2 - BLOCK 11 IN DESKINS SECOND ADDITION

APN: 48102
Ref Parcel #: R3219AA 01500
Taxes: $2,416.90
Market Value: $309,896
Assessed Value: $152,008
Sales Price: $346,800
Transfer Date: 1/11/2021

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

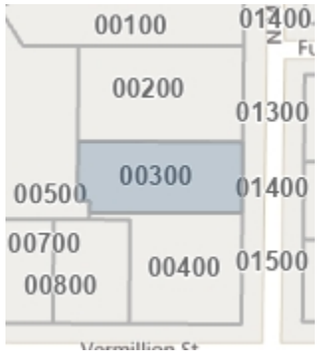
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



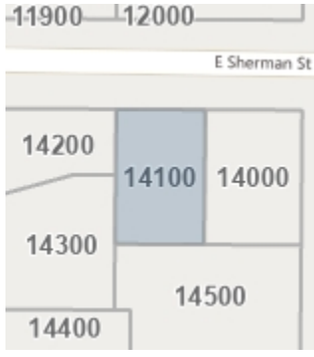
Legal Owner: Railroad
Site Address: No Site Address Newberg,
Mailing Address: ,
Bedrooms:
Bathrooms:
Building SqFt: Lot Acres:
Year Built:
School District: Newberg School District 29j
Neighborhood:
Legal:

APN:
Ref Parcel #: R3217CB RAILS
Taxes:
Market Value:
Assessed Value:
Sales Price:
Transfer Date:



Legal Owner: Nabor & Maria Pereda
Site Address: 711 N Meridian St Newberg, OR 97132
Mailing Address: Po Box 382 Newberg, OR 97132
Bedrooms: 2
Bathrooms: 2
Building SqFt: 1,008 Lot Acres: 0.26
Year Built: 1937
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 00300 BLOCK 2

APN: 45196
Ref Parcel #: R3218DD 00300
Taxes: $1,958.76
Market Value: $343,302
Assessed Value: $123,194
Sales Price: $0
Transfer Date:



Legal Owner: Delany Kriz & Andrew Halstead
Site Address: 712 E Sherman St Newberg, OR 97132
Mailing Address: 712 E Sherman St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,152 Lot Acres: 0.12
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: 60 X 90 IN LOTS 2 & 3 - BLOCK 8 IN DESKINS SECOND ADDITION

APN: 46266
Ref Parcel #: R3218DD 14100
Taxes: $2,755.02
Market Value: $347,133
Assessed Value: $173,274
Sales Price: $365,000
Transfer Date: 11/18/2022



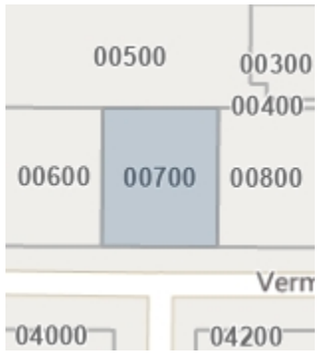
Legal Owner: Linda Newton-Curtis
Site Address: 314 N College St Newberg, OR 97132
Mailing Address: 314 N College St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 3,259 Lot Acres: 0.15
Year Built: 1920
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 46284
Ref Parcel #: R3218DD 14200
Taxes: $4,398.71
Market Value: $492,496
Assessed Value: $276,652
Sales Price: $0
Transfer Date: 3/8/2017

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

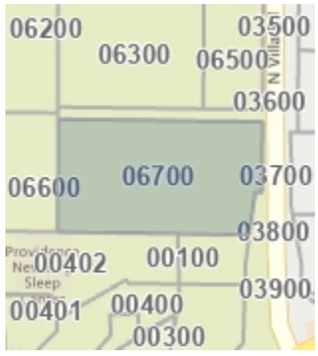
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



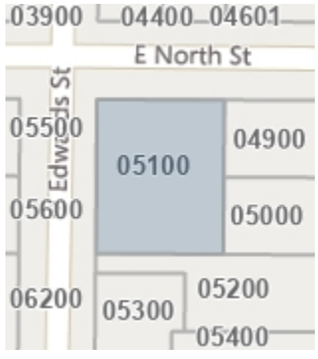
Legal Owner: Robert & Kathy Dexter
Site Address: 801 E Vermillion St Newberg, OR 97132
Mailing Address: 801 E Vermillion St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,066 Lot Acres: 0.20
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 00700

APN: 45524
Ref Parcel #: R3218DD 00700
Taxes: $2,876.24
Market Value: $313,710
Assessed Value: $180,898
Sales Price: $214,950
Transfer Date: 9/19/2006



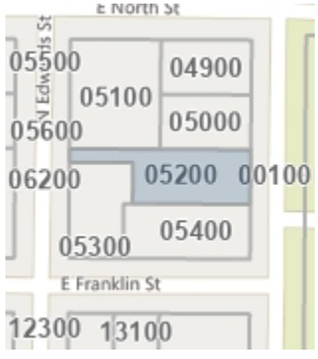
Legal Owner: Oregon Care Group Llc
Site Address: 207 N Villa Rd Newberg, OR 97132
Mailing Address: 302 9th St Wenatchee, WA 98801
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.00
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR D TAXLOT 06700

APN: 37631
Ref Parcel #: R3217CD 06700
Taxes: $19,327.70
Market Value: $1,657,728
Assessed Value: $1,215,594
Sales Price: $855,000
Transfer Date: 6/30/2015



Legal Owner: Benjamin & Kirsten Mund
Site Address: 800 E North St Newberg, OR 97132
Mailing Address: 2215 NE Alameda St Portland, OR 97212
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 2,578 Lot Acres: 0.28
Year Built: 1911
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 3 & 4 - BLOCK 3 IN DESKINS SECOND ADDITION

APN: 46435
Ref Parcel #: R3218DD 05100
Taxes: $4,515.80
Market Value: $504,456
Assessed Value: $284,016
Sales Price: $680,000
Transfer Date: 10/3/2022



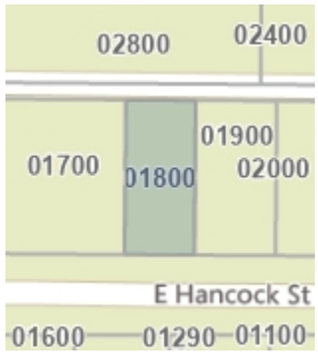
Legal Owner: Bellingar Enterprises Llc
Site Address: 507 N Meridian St Newberg, OR 97132
Mailing Address: 24055 NE North Valley Rd Newberg, OR
Bedrooms: 8
Bathrooms: 4
Building SqFt: 2,816 Lot Acres: 0.20
Year Built: 1907
School District: Newberg School District 29j
Neighborhood:
Legal: PORTION OF LOTS 5-8 - BLOCK 3 IN DESKINS SECOND ADDITION

APN: 46444
Ref Parcel #: R3218DD 05200
Taxes: $5,114.39
Market Value: $661,974
Assessed Value: $321,664
Sales Price: $369,000
Transfer Date: 7/17/2014

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

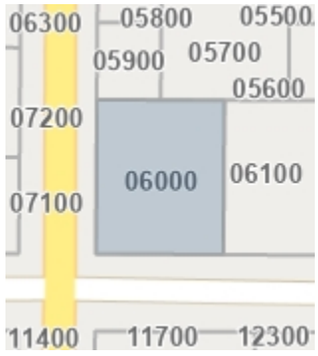
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



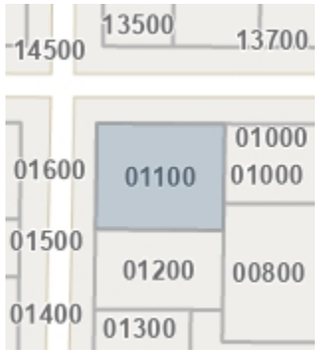
Legal Owner: George Fox University
Site Address: 1109 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,528 Lot Acres: 0.14
Year Built: 1947
School District: Newberg School District 29j
Neighborhood:
Legal: W 1/2 LOT 2 IN WOODWARD PLACE

APN: 58118
Ref Parcel #: R3220BB 01800
Taxes: $0.00
Market Value: $313,452
Assessed Value: $0
Sales Price: $0
Transfer Date:



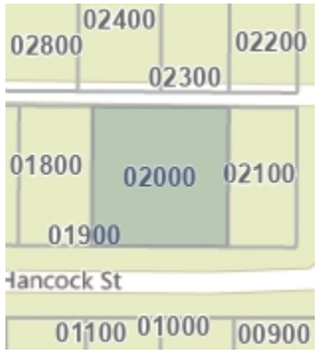
Legal Owner: George Fox University
Site Address: 701 E Franklin St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3.5
Building SqFt: 4,050 Lot Acres: 0.28
Year Built: 1912
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 6 & 7 - BLOCK 2 IN DESKINS SECOND ADDITION

APN: 46523
Ref Parcel #: R3218DD 06000
Taxes: $5,927.94
Market Value: $775,474
Assessed Value: $372,831
Sales Price: $676,000
Transfer Date: 7/31/2017



Legal Owner: Christopher Thomas
Site Address: 800 E Sheridan St Newberg, OR 97132
Mailing Address: 221 Navigator Dr Scotts Valley, CA 95066
Bedrooms: 4
Bathrooms: 2
Building SqFt: 3,843 Lot Acres: 0.19
Year Built: 1915
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 01100 BLOCK 10

APN: 48013
Ref Parcel #: R3219AA 01100
Taxes: $4,922.07
Market Value: $616,228
Assessed Value: $309,568
Sales Price: $0
Transfer Date:



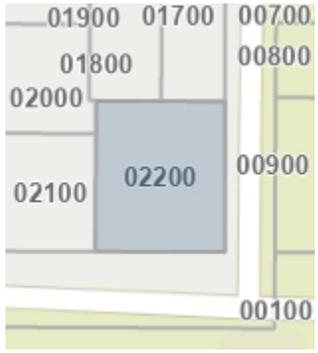
Legal Owner: David & Nancy Haupt
Site Address: 1205 E Hancock St Newberg, OR 97132
Mailing Address: 1205 E Hancock St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 4.5
Building SqFt: 2,514 Lot Acres: 0.29
Year Built: 1929
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 20 QTR B QQTR B TAXLOT 02000 LOT 4

APN: 58190
Ref Parcel #: R3220BB 02000
Taxes: $5,504.67
Market Value: $654,072
Assessed Value: $346,210
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

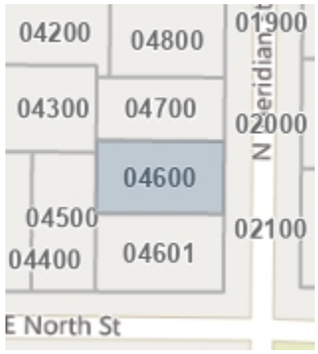
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



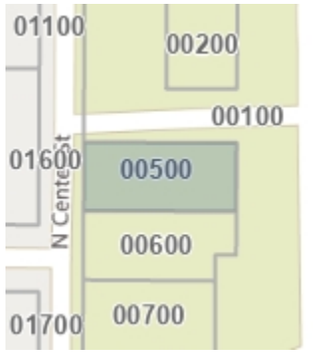
Legal Owner: George Fox University
Site Address: 605 N Center St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 1,868 Lot Acres: 0.28
Year Built: 1963
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35713
Ref Parcel #: R3217CC 02200
Taxes: $0.00
Market Value: $64,510
Assessed Value: $0
Sales Price: $0
Transfer Date:



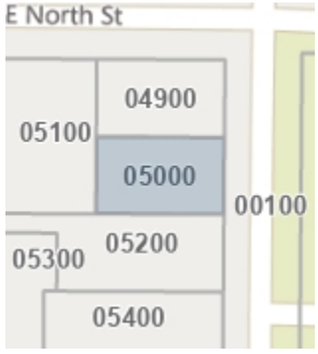
Legal Owner: David & Susan Hampton
Site Address: 607 N Meridian St Newberg, OR 97132
Mailing Address: 607 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,644 Lot Acres: 0.14
Year Built: 1995
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04600

APN: 46346
Ref Parcel #: R3218DD 04600
Taxes: $4,226.93
Market Value: $465,253
Assessed Value: $265,848
Sales Price: $280,000
Transfer Date: 9/9/2015



Legal Owner: John Kalenda
Site Address: 706 N Center St Newberg, OR 97132
Mailing Address: 706 N Center St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,000 Lot Acres: 0.20
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR C TAXLOT 00500

APN: 35367
Ref Parcel #: R3217CC 00500
Taxes: $2,664.00
Market Value: $314,043
Assessed Value: $167,549
Sales Price: $0
Transfer Date:



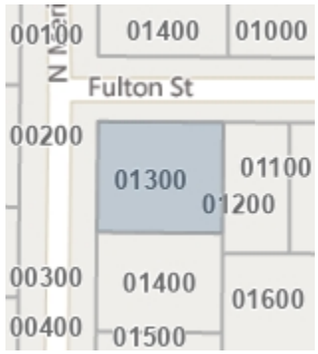
Legal Owner: Forsyth Family Trust
Site Address: 511 N Meridian St Newberg, OR 97132
Mailing Address: 511 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,770 Lot Acres: 0.14
Year Built: 1929
School District: Newberg School District 29j
Neighborhood:
Legal: S 1/2 LOTS 1 & 2 - BLOCK 3 IN DESKINS SECOND ADDITION

APN: 46426
Ref Parcel #: R3218DD 05000
Taxes: $2,107.90
Market Value: $317,333
Assessed Value: $132,574
Sales Price: $236,200
Transfer Date: 8/6/2013

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

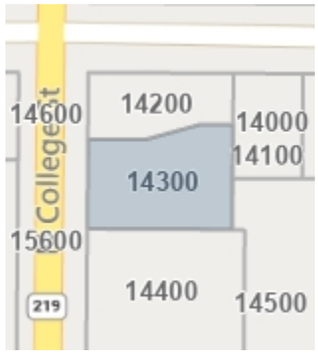
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: George Fox University
Site Address: 714 N Meridian St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,616 Lot Acres: 0.19
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35535
Ref Parcel #: R3217CC 01300
Taxes: $0.00
Market Value: $143,748
Assessed Value: $143,748
Sales Price: $225,000
Transfer Date: 10/16/2015



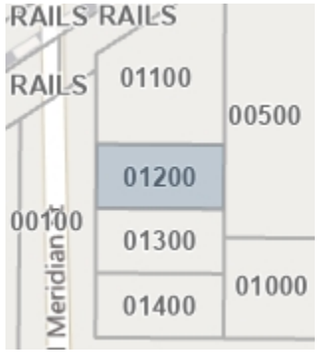
Legal Owner: Robert & Stephanie Caneday
Site Address: 310 N College St Newberg, OR 97132
Mailing Address: 310 N College St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 3,014 Lot Acres: 0.24
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 3-8 IN BLOCK 8 IN DESKINS SECOND ADDITION

APN: 46293
Ref Parcel #: R3218DD 14300
Taxes: $4,522.92
Market Value: $641,155
Assessed Value: $284,464
Sales Price: $525,000
Transfer Date: 9/18/2019



Legal Owner: Minnie Owen
Site Address: No Site Address , OR
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.64
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 34965
Ref Parcel #: R3217CA 03200
Taxes: $0.00
Market Value: $0
Assessed Value: $0
Sales Price: $0
Transfer Date:



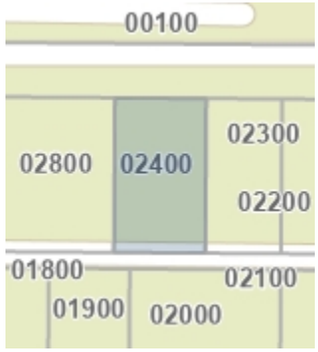
Legal Owner: Engle Family Properties Iii Llc
Site Address: 808 N Meridian St Newberg, OR 97132
Mailing Address: 12901 SE 97th Ave STE 395 Clackamas,
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,380 Lot Acres: 0.12
Year Built: 1966
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR B TAXLOT 01200

APN: 35349
Ref Parcel #: R3217CB 01200
Taxes: $2,286.84
Market Value: $298,954
Assessed Value: $143,828
Sales Price: $400,000
Transfer Date: 1/31/2024

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

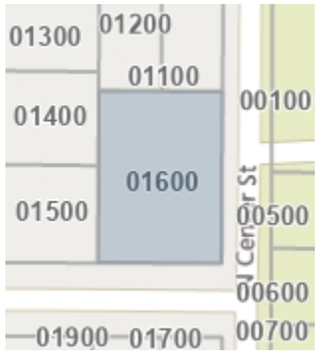
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: George Fox University
Site Address: 1200 E Sheridan St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,582 Lot Acres: 0.18
Year Built: 1918
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 9 & E 12 LT 10 IN WOODWARD PLACE

APN: 58369
Ref Parcel #: R3220BB 02400
Taxes: $0.00
Market Value: $392,987
Assessed Value: $274,550
Sales Price: $331,000
Transfer Date: 6/2/2015



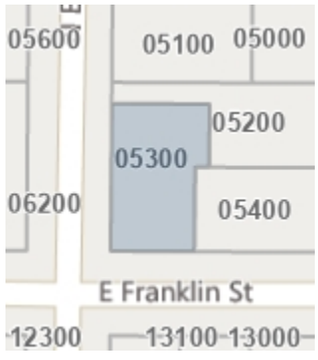
Legal Owner: Carleton & Connie Lloyd
Site Address: 915 E Vermillion St Newberg, OR 97132
Mailing Address: 915 E Vermillion St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,113 Lot Acres: 0.32
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR C TAXLOT 01600

APN: 35580
Ref Parcel #: R3217CC 01600
Taxes: $3,437.50
Market Value: $429,257
Assessed Value: $216,198
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 1410 E Sherman St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.83
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37597
Ref Parcel #: R3217CD 06300
Taxes: $0.00
Market Value: $0
Assessed Value: $0
Sales Price: $0
Transfer Date:



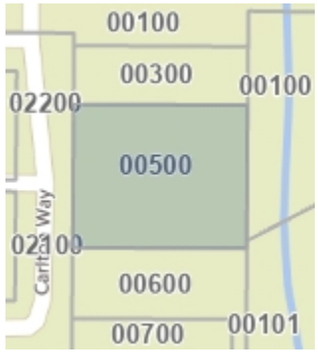
Legal Owner: Adam & Rebecca Carpenter
Site Address: 508 N Edwards St Newberg, OR 97132
Mailing Address: 508 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,688 Lot Acres: 0.16
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 5 & 6 & VAC - BLOCK 3 IN DESKINS SECOND ADDITION

APN: 46453
Ref Parcel #: R3218DD 05300
Taxes: $4,032.67
Market Value: $405,746
Assessed Value: $253,630
Sales Price: $435,000
Transfer Date: 3/4/2020

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

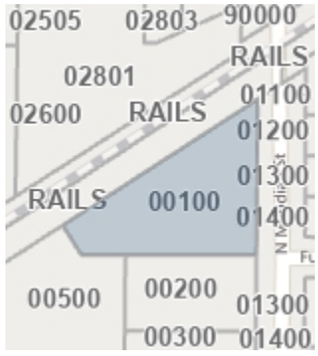
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



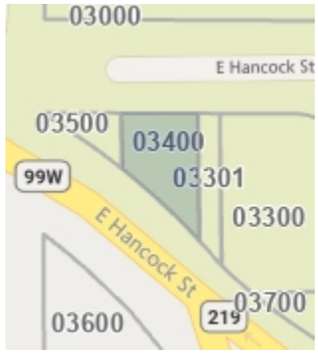
Legal Owner: George Fox University
Site Address: 206 N Carlton Way Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 6
Bathrooms: 2.5
Building SqFt: 3,902 Lot Acres: 0.63
Year Built: 1905
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 56780
Ref Parcel #: R3220BB 00500
Taxes: $0.00
Market Value: $641,581
Assessed Value: $0
Sales Price: $0
Transfer Date:



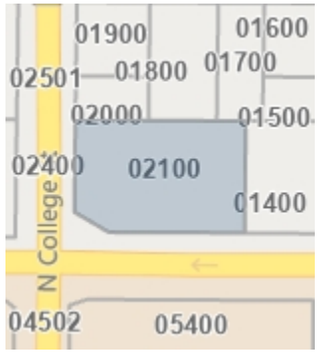
Legal Owner: Newberg Area Habitat For Human
Site Address: 801 N Meridian St Newberg, OR 97132
Mailing Address: Po Box 118 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.62
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 1-4 BLOCK 1 IN DESKINS THIRD ADDITION

APN: 45150
Ref Parcel #: R3218DD 00100
Taxes: $0.00
Market Value: $1,267,664
Assessed Value: $977,896
Sales Price: $100,000
Transfer Date: 10/13/2014



Legal Owner: Oregon Department Of Transport
Site Address: 1006 E Hancock St Newberg, OR 97132
Mailing Address: 417 Transportation Salem, OR 97310
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,040 Lot Acres: 0.07
Year Built: 1919
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 59279
Ref Parcel #: R3220BB 03400
Taxes: $0.00
Market Value: $9,758
Assessed Value: $9,758
Sales Price: $0
Transfer Date:



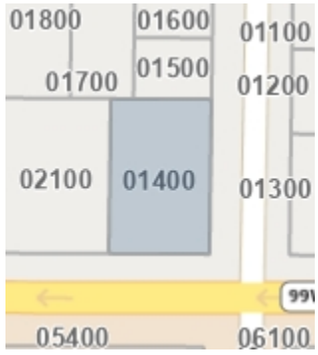
Legal Owner: Francis Enterprises Inc
Site Address: 202 N College St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 2
Bathrooms: 1
Building SqFt: 3,360 Lot Acres: 0.47
Year Built: 1951
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 02100 BLOCK 11

APN: 48200
Ref Parcel #: R3219AA 02100
Taxes: $7,918.20
Market Value: $1,204,317
Assessed Value: $498,006
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

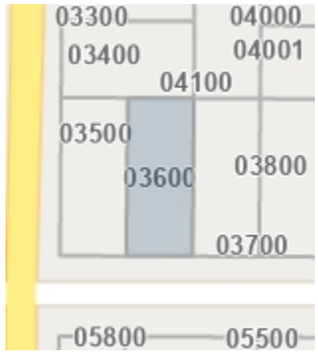
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



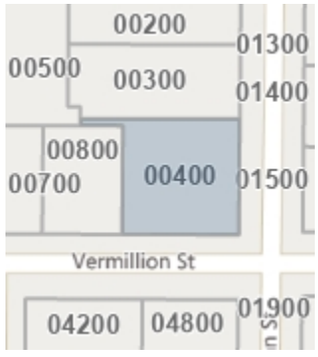
Legal Owner: Francis Enterprises Inc
Site Address: 715 E Hancock St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 2
Bathrooms: 2
Building SqFt: 2,297 Lot Acres: 0.20
Year Built: 1961
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 01400 LOT 10 BLOCK

APN: 48086
Ref Parcel #: R3219AA 01400
Taxes: $4,854.59
Market Value: $506,808
Assessed Value: $305,324
Sales Price: $0
Transfer Date:



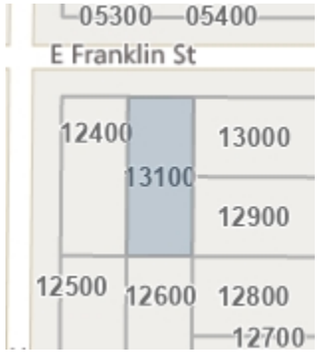
Legal Owner: Thomas & Leah Payne
Site Address: 705 E North St Newberg, OR 97132
Mailing Address: 705 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 886 Lot Acres: 0.14
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03600 LOT 7 BLOCK 6

APN: 46079
Ref Parcel #: R3218DD 03600
Taxes: $2,749.58
Market Value: $316,055
Assessed Value: $172,932
Sales Price: $260,000
Transfer Date: 5/12/2017



Legal Owner: Richgrove Investments Llc
Site Address: 701 N Meridian St Newberg, OR 97132
Mailing Address: 1319 N Main St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,631 Lot Acres: 0.28
Year Built: 1945
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 45203
Ref Parcel #: R3218DD 00400
Taxes: $2,824.36
Market Value: $401,623
Assessed Value: $177,635
Sales Price: $429,000
Transfer Date: 1/24/2023



Legal Owner: Degaje Llc
Site Address: 804 E Franklin St Newberg, OR 97132
Mailing Address: 708 E Sheridan St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 840 Lot Acres: 0.14
Year Built: 1970
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 - BLOCK 4 IN DESKINS SECOND ADDITION

APN: 46113
Ref Parcel #: R3218DD 13100
Taxes: $2,641.66
Market Value: $318,081
Assessed Value: $166,144
Sales Price: $280,000
Transfer Date: 7/12/2019

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



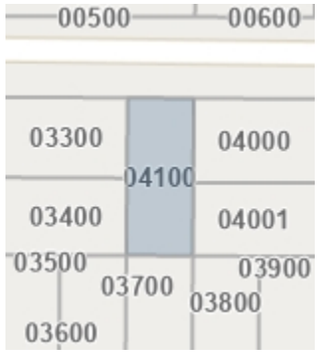
Legal Owner: Cst Meridian Llc
Site Address: 201 N Meridian St STE B Newberg, OR 97132
Mailing Address: 2855 E Hayes St STE 100 Newberg, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.20
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 47942
Ref Parcel #: R3219AA 00700
Taxes: $6,443.06
Market Value: $765,567
Assessed Value: $405,229
Sales Price: $800,000
Transfer Date: 4/28/2023



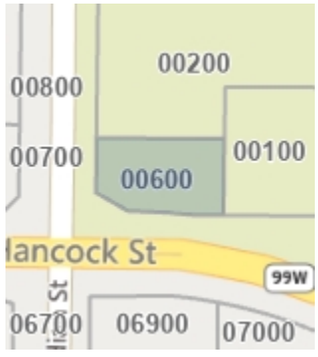
Legal Owner: George Fox University
Site Address: 1209 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 4
Building SqFt: 3,421 Lot Acres: 0.15
Year Built: 1903
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 6 IN WOODWARD PLACE

APN: 58216
Ref Parcel #: R3220BB 02100
Taxes: $0.00
Market Value: $400,490
Assessed Value: $0
Sales Price: $0
Transfer Date:



Legal Owner: Tammy Wright
Site Address: 704 E Vermillion St Newberg, OR 97132
Mailing Address: 704 E Vermillion St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,376 Lot Acres: 0.14
Year Built: 1964
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 - BLOCK 6 IN DESKINS THIRD ADDITION

APN: 46220
Ref Parcel #: R3218DD 04100
Taxes: $3,383.35
Market Value: $385,513
Assessed Value: $212,792
Sales Price: $296,000
Transfer Date: 2/21/2018



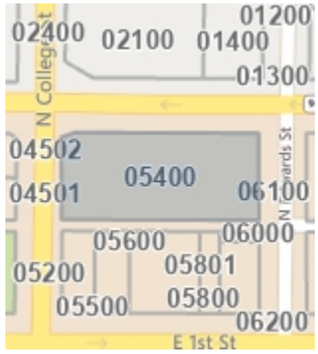
Legal Owner: Nw Yearly Meeting Of Friends C
Site Address: 200 N Meridian St Newberg, OR 97132
Mailing Address: 200 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.13
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PORTIONS OF LOTS 5 & 6 - BLOCK 2 IN DESKINS FOURTH ADDITION

APN: 47915
Ref Parcel #: R3219AA 00600
Taxes: $0.00
Market Value: $198,176
Assessed Value: $0
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



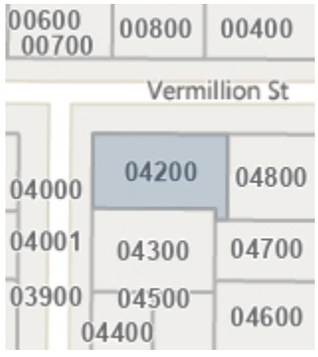
Legal Owner: First Federal Savings & Loan A
Site Address: 121 N Edwards St Newberg, OR 97132
Mailing Address: Po Box 239 Mcminnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.63
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 05400 BLOCK 14

APN: 48754
Ref Parcel #: R3219AA 05400
Taxes: $29,579.53
Market Value: $1,880,262
Assessed Value: $1,880,262
Sales Price: $0
Transfer Date:



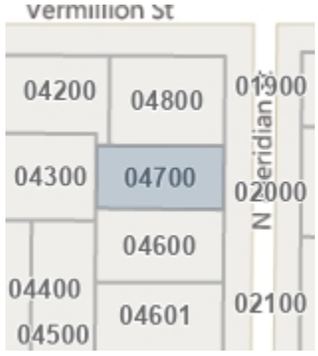
Legal Owner: Center Street Partners
Site Address: 1003 E 1st St Newberg, OR 97132
Mailing Address: Po Box 24 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.23
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 59313
Ref Parcel #: R3220BB 03600
Taxes: $1,243.59
Market Value: $180,918
Assessed Value: $78,214
Sales Price: $116,000
Transfer Date: 9/18/2006



Legal Owner: Buckley Charles E & Julia T Tr
Site Address: 800 E Vermillion St Newberg, OR 97132
Mailing Address: 5124 E Burnside St Portland, OR 97215
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,379 Lot Acres: 0.16
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04200 BLOCK 7

APN: 46248
Ref Parcel #: R3218DD 04200
Taxes: $3,784.57
Market Value: $374,006
Assessed Value: $238,026
Sales Price: $0
Transfer Date:



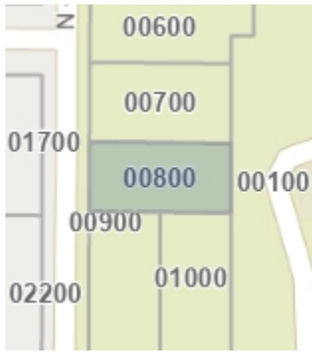
Legal Owner: Michael & Elizabeth Simmons
Site Address: 611 N Meridian St Newberg, OR 97132
Mailing Address: 611 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,066 Lot Acres: 0.11
Year Built: 1959
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 & S 10 LOT 2 - BLOCK 7 IN DESKINS THIRD ADDITION

APN: 46364
Ref Parcel #: R3218DD 04700
Taxes: $2,637.38
Market Value: $294,052
Assessed Value: $165,875
Sales Price: $395,000
Transfer Date: 5/18/2021

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

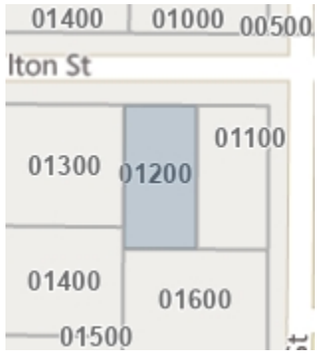
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



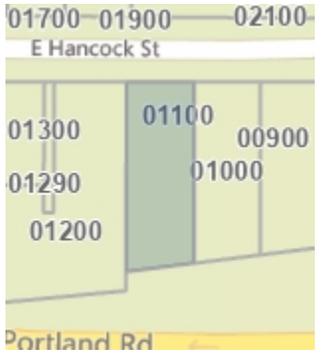
Legal Owner: George Fox University
Site Address: 610 N Center St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,492 Lot Acres: 0.17
Year Built: 1966
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35465
Ref Parcel #: R3217CC 00800
Taxes: $0.00
Market Value: $313,973
Assessed Value: $187,534
Sales Price: $0
Transfer Date:



Legal Owner: Michael & Karen Riggan
Site Address: 912 E Fulton St Newberg, OR 97132
Mailing Address: 912 E Fulton St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,127 Lot Acres: 0.12
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR C TAXLOT 01200

APN: 35526
Ref Parcel #: R3217CC 01200
Taxes: $2,362.50
Market Value: $312,873
Assessed Value: $148,587
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 1200 E Hancock St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 2,228 Lot Acres: 1.03
Year Built: 1912
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57896
Ref Parcel #: R3220BB 01100
Taxes: $0.00
Market Value: $219,488
Assessed Value: $194,519
Sales Price: $0
Transfer Date:



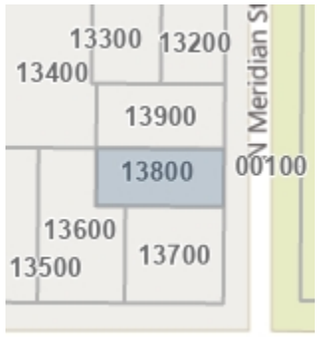
Legal Owner: George Fox University
Site Address: 1114 E Hancock St # C Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.50
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57912
Ref Parcel #: R3220BB 01200
Taxes: $0.00
Market Value: $2,568,383
Assessed Value: $381,730
Sales Price: $300,000
Transfer Date: 6/28/2012

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



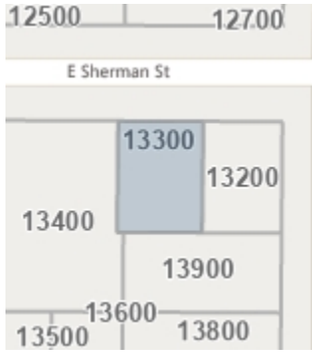
Legal Owner: Armbrust Greg & Kim Living Tru
Site Address: 305 N Meridian St Newberg, OR 97132
Mailing Address: 305 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 962 Lot Acres: 0.10
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: N 45 LOTS 7 & 8 - BLOCK 9 IN DESKINS SECOND ADDITION

APN: 46211
Ref Parcel #: R3218DD 13800
Taxes: $1,820.56
Market Value: $275,491
Assessed Value: $114,502
Sales Price: $275,500
Transfer Date: 3/7/2018



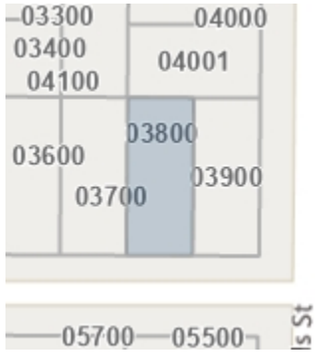
Legal Owner: Lamitchell Properties Llc
Site Address: 0 N River St Newberg, OR 97132
Mailing Address: 440 N Villa Rd Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.11
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 57994
Ref Parcel #: R3220BB 01500
Taxes: $1,361.18
Market Value: $86,525
Assessed Value: $86,525
Sales Price: $240,795
Transfer Date: 10/13/2004



Legal Owner: Jane Wilson
Site Address: 808 E Sherman St Newberg, OR 97132
Mailing Address: 808 E Sherman St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 780 Lot Acres: 0.09
Year Built: 1926
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 13300 BLOCK 9

APN: 46140
Ref Parcel #: R3218DD 13300
Taxes: $1,660.86
Market Value: $261,553
Assessed Value: $104,458
Sales Price: $195,000
Transfer Date: 2/9/2016



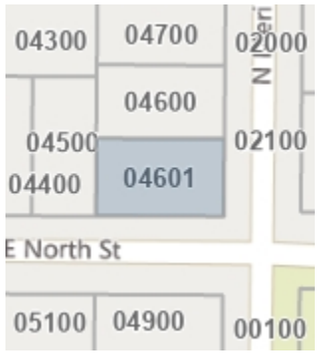
Legal Owner: Timothy & Laura Feighery
Site Address: 711 E North St Newberg, OR 97132
Mailing Address: 711 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 918 Lot Acres: 0.14
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 9 - BLOCK 6 IN DESKINS THIRD ADDITION

APN: 46122
Ref Parcel #: R3218DD 03800
Taxes: $2,321.58
Market Value: $297,293
Assessed Value: $146,013
Sales Price: $183,875
Transfer Date: 7/19/2019

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

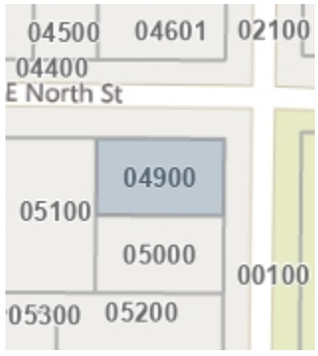
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



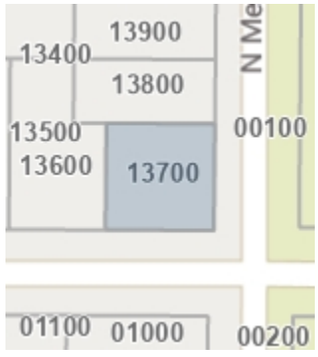
Legal Owner: Rachel & Matthew Getsinger
Site Address: 603 N Meridian St Newberg, OR 97132
Mailing Address: 603 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,782 Lot Acres: 0.14
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04601

APN: 498562
Ref Parcel #: R3218DD 04601
Taxes: $3,354.16
Market Value: $482,361
Assessed Value: $210,956
Sales Price: $399,900
Transfer Date: 10/16/2015



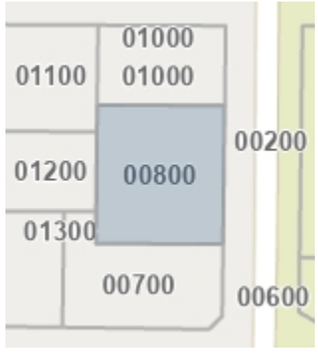
Legal Owner: Kosmicki Craig B Trustee For & Casey Patrick M Trustee
Site Address:
Mailing Address: 23855 NE Old Yamhill Rd Newberg, OR
Bedrooms: 5
Bathrooms: 2.5
Building SqFt: 2,232 Lot Acres: 0.14
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04900 BLOCK 3

APN: 46417
Ref Parcel #: R3218DD 04900
Taxes: $3,774.17
Market Value: $430,296
Assessed Value: $237,372
Sales Price: $0
Transfer Date:



Legal Owner: Thornton Stephan R Trust & Thornton Stephan R Trustee
Site Address:
Mailing Address: 301 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,630 Lot Acres: 0.13
Year Built: 1945
School District: Newberg School District 29j
Neighborhood:
Legal: 75 X 77 IN LOTS 7 & 8 - BLOCK 9 IN DESKINS SECOND ADDITION

APN: 46202
Ref Parcel #: R3218DD 13700
Taxes: $2,355.56
Market Value: $325,244
Assessed Value: $148,150
Sales Price: $0
Transfer Date:



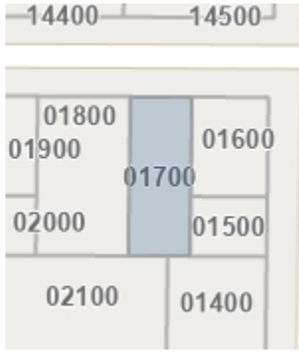
Legal Owner: 211 Meridian Llc
Site Address: 211 N Meridian St Newberg, OR 97132
Mailing Address: 17410 Schalit Way Lake Oswego, OR 97035
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.25
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: S 58 OF LOTS 1 & 2 & N 50 LOTS 7 & 8 - BLOCK 10 IN DESKINS SECOND ADDITION

APN: 47960
Ref Parcel #: R3219AA 00800
Taxes: $6,633.38
Market Value: $1,066,092
Assessed Value: $417,199
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

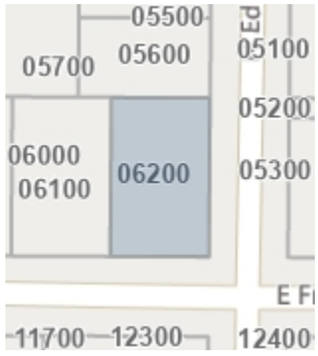
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



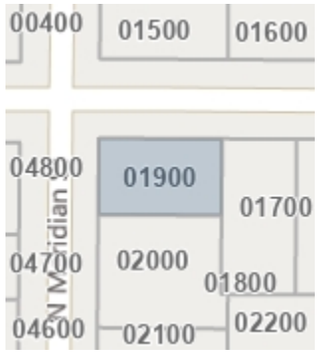
Legal Owner: Lames & Louise Broadwell
Site Address: 714 E Sheridan St Newberg, OR 97132
Mailing Address: 714 E Sheridan St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 3
Building SqFt: 2,956 Lot Acres: 0.13
Year Built: 1912
School District: Newberg School District 29j
Neighborhood:
Legal: E 5 LOT 3 & W 42 LOT 2 - BLOCK 11 IN DESKINS SECOND ADDITION

APN: 48148
Ref Parcel #: R3219AA 01700
Taxes: $3,680.49
Market Value: $432,866
Assessed Value: $231,480
Sales Price: $690,000
Transfer Date: 7/28/2023



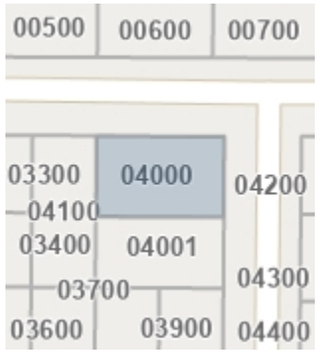
Legal Owner: James Family Investments Llc
Site Address: 501 N Edwards St Newberg, OR 97132
Mailing Address: 20280 SW Seely Ln Sherwood, OR 97140
Bedrooms: 5
Bathrooms: 2
Building SqFt: 3,432 Lot Acres: 0.21
Year Built: 1911
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 06200 BLOCK 2

APN: 46541
Ref Parcel #: R3218DD 06200
Taxes: $5,447.26
Market Value: $647,690
Assessed Value: $342,599
Sales Price: $179,900
Transfer Date: 4/25/2012



Legal Owner: George Fox University
Site Address: 612 N Meridian St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,671 Lot Acres: 0.13
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35642
Ref Parcel #: R3217CC 01900
Taxes: $0.00
Market Value: $318,921
Assessed Value: $228,330
Sales Price: $0
Transfer Date:



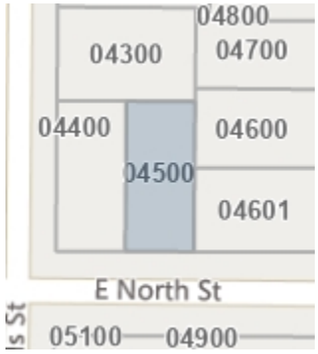
Legal Owner: Daniel Stevens
Site Address: 615 N Edwards St Newberg, OR 97132
Mailing Address: 615 N Edwards St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,236 Lot Acres: 0.15
Year Built: 1944
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 PARTITION P1991-45

APN: 46195
Ref Parcel #: R3218DD 04000
Taxes: $3,521.04
Market Value: $437,994
Assessed Value: $221,452
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

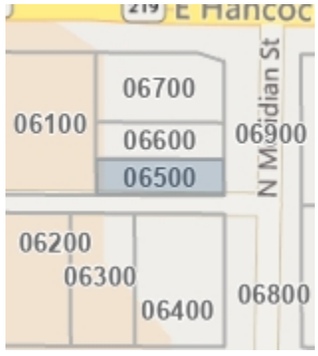
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



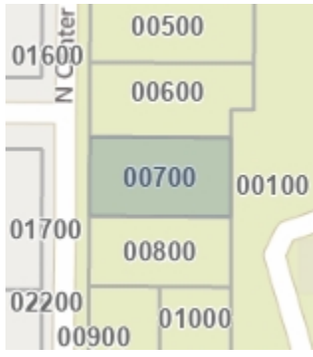
Legal Owner: Shelley Willmore
Site Address: 807 E North St Newberg, OR 97132
Mailing Address: 807 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,664 Lot Acres: 0.12
Year Built: 1963
School District: Newberg School District 29j
Neighborhood:
Legal: S 100 LOT 7 - BLOCK 7 IN DESKINS THIRD ADDITION

APN: 46328
Ref Parcel #: R3218DD 04500
Taxes: $3,299.00
Market Value: $390,536
Assessed Value: $207,487
Sales Price: $0
Transfer Date:



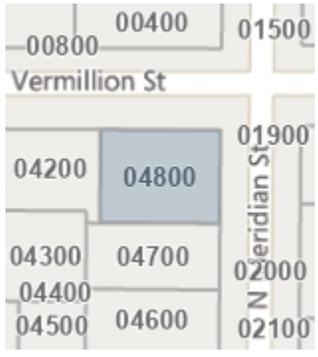
Legal Owner: David & Marjorie Hegeman
Site Address: 109 N Meridian St Newberg, OR 97132
Mailing Address: 109 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,036 Lot Acres: 0.06
Year Built: 1895
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR A TAXLOT 06500 BLOCK 15

APN: 48941
Ref Parcel #: R3219AA 06500
Taxes: $1,790.46
Market Value: $312,047
Assessed Value: $112,609
Sales Price: $0
Transfer Date:



Legal Owner: Tim & Teresa Mcganty
Site Address: 612 N Center St Newberg, OR 97132
Mailing Address: 612 N Center St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,399 Lot Acres: 0.18
Year Built: 1958
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35447
Ref Parcel #: R3217CC 00700
Taxes: $3,390.71
Market Value: $386,097
Assessed Value: $213,255
Sales Price: $0
Transfer Date:



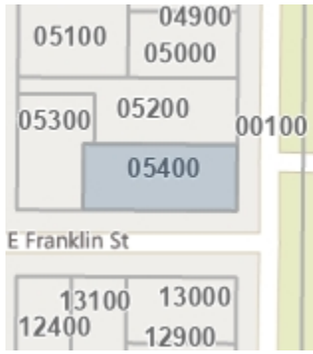
Legal Owner: Conrado Pereda & Pereda Nabor
Site Address: 615 N Meridian St Newberg, OR 97132
Mailing Address: Po Box 382 Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,781 Lot Acres: 0.14
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04800 BLOCK 7

APN: 46382
Ref Parcel #: R3218DD 04800
Taxes: $2,429.86
Market Value: $308,691
Assessed Value: $152,823
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

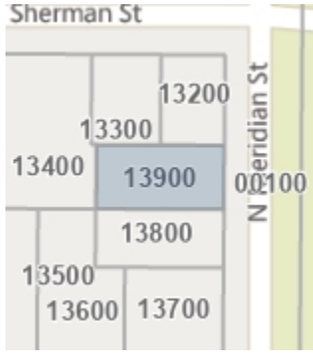
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: Cheryl Howard
Site Address: 501 N Meridian St Newberg, OR 97132
Mailing Address: 501 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,860 Lot Acres: 0.19
Year Built: 1907
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 05400 LOT 6 BLOCK 3

APN: 46462
Ref Parcel #: R3218DD 05400
Taxes: $2,913.43
Market Value: $334,795
Assessed Value: $183,237
Sales Price: $0
Transfer Date: 1/4/2007



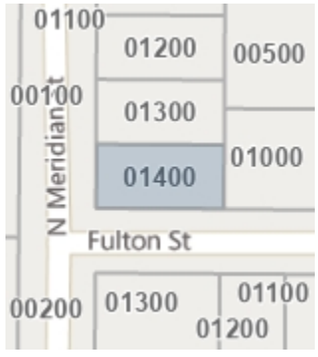
Legal Owner: Petersen
Site Address: 311 N Meridian St Newberg, OR 97132
Mailing Address: 311 N Meridian St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2
Building SqFt: 1,924 Lot Acres: 0.12
Year Built: 1918
School District: Newberg School District 29j
Neighborhood:
Legal: S 50 LOTS 1 & 2 - BLOCK 9 IN DESKINS SECOND ADDITION

APN: 46239
Ref Parcel #: R3218DD 13900
Taxes: $4,462.37
Market Value: $503,164
Assessed Value: $280,656
Sales Price: $325,000
Transfer Date: 9/22/2015



Legal Owner: George Fox University
Site Address: 1204 E Sheridan St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,085 Lot Acres: 0.15
Year Built: 1976
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 8 IN WOODWARD PLACE

APN: 58341
Ref Parcel #: R3220BB 02300
Taxes: $0.00
Market Value: $462,612
Assessed Value: $0
Sales Price: $0
Transfer Date:



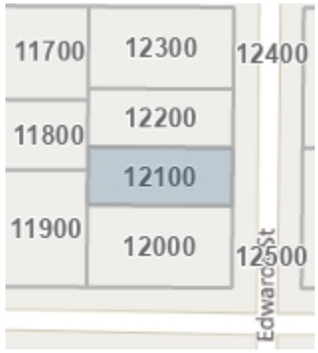
Legal Owner: Friendsview Manor
Site Address: 901 E Fulton St Newberg, OR 97132
Mailing Address: 1301 E Fulton St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,067 Lot Acres: 0.12
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR B TAXLOT 01400

APN: 35385
Ref Parcel #: R3217CB 01400
Taxes: $2,504.00
Market Value: $296,054
Assessed Value: $157,486
Sales Price: $224,500
Transfer Date: 4/15/2008

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



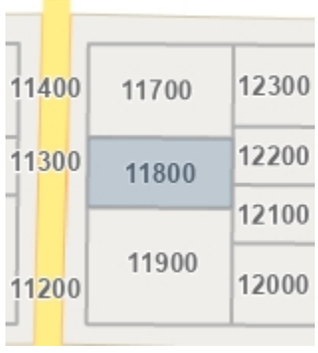
Legal Owner: Gary Buhler
Site Address: 405 N Edwards St Newberg, OR 97132
Mailing Address: 405 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,040 Lot Acres: 0.14
Year Built: 1979
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 12100 BLOCK 5

APN: 45962
Ref Parcel #: R3218DD 12100
Taxes: $3,285.28
Market Value: $329,145
Assessed Value: $206,624
Sales Price: $222,900
Transfer Date: 7/30/2014



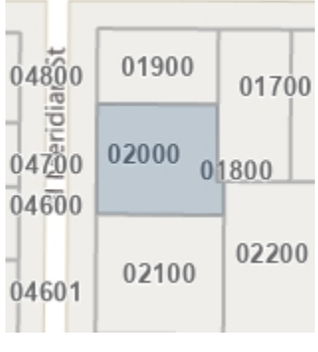
Legal Owner: George Fox University
Site Address: 0 0 E Portland Rd Newberg, OR 97132
Mailing Address: ,
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.39
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 56824
Ref Parcel #: R3220BA 00400
Taxes: $3,073.70
Market Value: $306,762
Assessed Value: $193,317
Sales Price: $0
Transfer Date:



Legal Owner: Richard & Donna Rohr
Site Address: 410 N College St Newberg, OR 97132
Mailing Address: 410 N College St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 2,268 Lot Acres: 0.17
Year Built: 1925
School District: Newberg School District 29j
Neighborhood:
Legal: 60 X 125 LOTS 3-8 - BLOCK 5 IN DESKINS SECOND ADDITION

APN: 45882
Ref Parcel #: R3218DD 11800
Taxes: $4,344.48
Market Value: $473,579
Assessed Value: $273,241
Sales Price: $262,500
Transfer Date: 8/22/2011



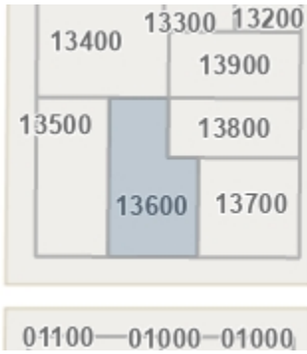
Legal Owner: George Fox University
Site Address: 608 N Meridian St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,560 Lot Acres: 0.19
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35660
Ref Parcel #: R3217CC 02000
Taxes: $0.00
Market Value: $319,091
Assessed Value: $187,181
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

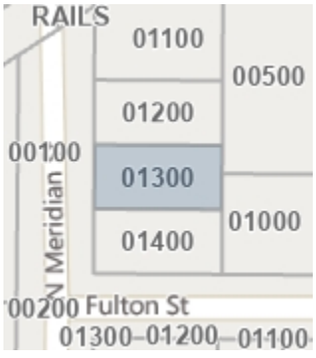
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



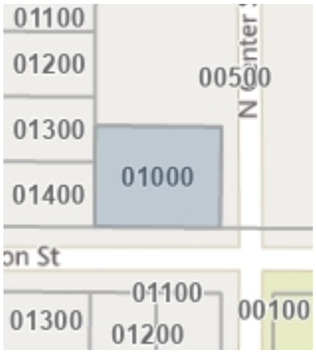
Legal Owner: Marc & Kelly Shelton
Site Address: 803 E Sheridan St Newberg, OR 97132
Mailing Address: 803 E Sheridan St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,801 Lot Acres: 0.16
Year Built: 1958
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 13600 BLOCK 9

APN: 46186
Ref Parcel #: R3218DD 13600
Taxes: $4,238.23
Market Value: $438,972
Assessed Value: $266,559
Sales Price: $203,000
Transfer Date: 10/19/2004



Legal Owner: David & Martha Park
Site Address: 804 N Meridian St APT 2 Newberg, OR 97132
Mailing Address: 804 N Meridian St APT 2 Newberg, OR
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,952 Lot Acres: 0.12
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 17 QTR C QQTR B TAXLOT 01300

APN: 35376
Ref Parcel #: R3217CB 01300
Taxes: $1,823.82
Market Value: $282,875
Assessed Value: $114,707
Sales Price: $0
Transfer Date:



Legal Owner: Cadd Helen R Trustee & & Helen Cadd
Site Address: 909 E Fulton St Newberg, OR 97132
Mailing Address: 909 E Fulton St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2
Building SqFt: 2,462 Lot Acres: 0.18
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35303
Ref Parcel #: R3217CB 01000
Taxes: $3,671.82
Market Value: $453,681
Assessed Value: $255,728
Sales Price: $0
Transfer Date:



Legal Owner: Friendsview Manor Inc
Site Address: 1001 E Fulton St Newberg, OR 97132
Mailing Address: 1301 E Fulton St Newberg, OR 97132
Bedrooms: 6
Bathrooms: 6
Building SqFt: 4,630 Lot Acres: 4.72
Year Built: 1999
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35232
Ref Parcel #: R3217CB 00500
Taxes: $269,696.40
Market Value: $28,832,846
Assessed Value: $16,962,251
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



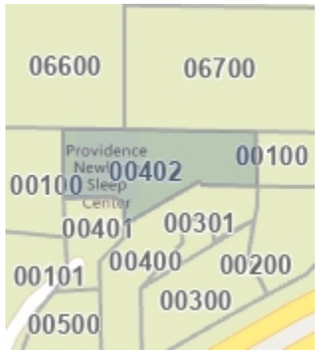
Legal Owner: Spaulding Oaks Homeowners Asso
Site Address: 1100 N Meridian St Newberg, OR 97132
Mailing Address: 1100 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 3.00
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TRACT A COMMON AREA SPAULDING OAKS & 2 & 3

APN: 278880
Ref Parcel #: R3218DA 90000
Taxes: $0.00
Market Value: $0
Assessed Value: $0
Sales Price: $252,000
Transfer Date: 9/13/2021



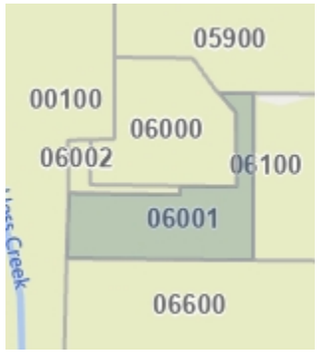
Legal Owner: George Fox University
Site Address: 709 N Villa Rd Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1
Building SqFt: 3,020 Lot Acres: 6.66
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37365
Ref Parcel #: R3217CD 04501
Taxes: $0.00
Market Value: $21,169,920
Assessed Value: $0
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 1515 E Portland Rd Newberg, OR 97132
Mailing Address: ,
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.45
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 482572
Ref Parcel #: R3220BA 00402
Taxes: $10,240.54
Market Value: $1,162,385
Assessed Value: $644,067
Sales Price: $882,000
Transfer Date: 11/4/2019



Legal Owner: George Fox University
Site Address: 1400 E Sherman St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,849 Lot Acres: 0.40
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37560
Ref Parcel #: R3217CD 06001
Taxes: $0.00
Market Value: $241,548
Assessed Value: $0
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: George Fox University
Site Address: 1009 E North St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 4,578 Lot Acres: 38.05
Year Built: 1963
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 35278
Ref Parcel #: R3217CC 00100
Taxes: $0.00
Market Value: $9,696,211
Assessed Value: $5,138,675
Sales Price: $0
Transfer Date:



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

APN:
Ref Parcel #: R3218DA RAILS
Taxes:
Market Value:
Assessed Value:
Sales Price:
Transfer Date:



Legal Owner: George Fox University
Site Address: No Site Address , OR
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.64
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 56655
Ref Parcel #: R3220BB 00100
Taxes: $0.00
Market Value: $379,193
Assessed Value: $24,011
Sales Price: $0
Transfer Date:



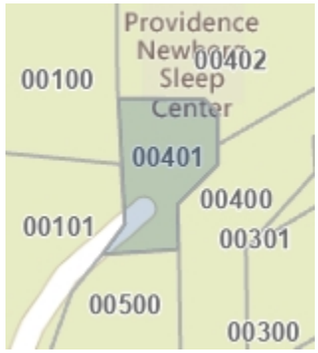
Legal Owner: George Fox University
Site Address: 1109 N Villa Rd Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 960 Lot Acres: 11.86
Year Built: 1914
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 34821
Ref Parcel #: R3217CA 02800
Taxes: $0.00
Market Value: $1,649,604
Assessed Value: $1,064,244
Sales Price: $0
Transfer Date:

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

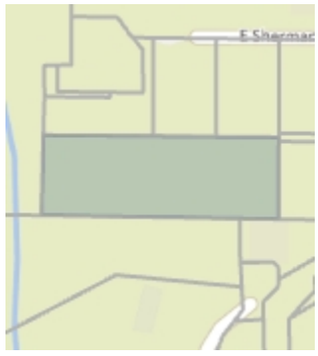
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 2/26/2024



Legal Owner: George Fox University
Site Address: No Site Address , OR
Mailing Address: ,
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.15
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 478977
Ref Parcel #: R3220BA 00401
Taxes: $201.63
Market Value: $36,871
Assessed Value: $12,681
Sales Price: $882,000
Transfer Date: 11/4/2019



Legal Owner: George Fox University
Site Address: 0 0 E Sherman St Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.70
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 37622
Ref Parcel #: R3217CD 06600
Taxes: $0.00
Market Value: $7,125,231
Assessed Value: $0
Sales Price: $0
Transfer Date:



Legal Owner: George Fox University
Site Address: 1415 E Portland Rd Newberg, OR 97132
Mailing Address: 414 N Meridian St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 4,030 Lot Acres: 2.74
Year Built: 1903
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 515878
Ref Parcel #: R3220BB 00101
Taxes: $0.00
Market Value: $712,137
Assessed Value: $410,519
Sales Price: $0
Transfer Date:



Legal Owner: Olson Llc
Site Address: 700 N College St Newberg, OR 97132
Mailing Address: Po Box 687 Pinedale, WY 82941
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.34
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 45212
Ref Parcel #: R3218DD 00500
Taxes: $6,399.76
Market Value: $768,940
Assessed Value: $402,506
Sales Price: $420,000
Transfer Date: 10/31/2014

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

Attachment 2: Agency Comments

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: October 26, 2026
Please refer questions and comments to: Leanne Wagener

NOTE: Additional information can be viewed on our website at:

APPLICANT:	Chris Hagerman
REQUEST:	HISTORIC LANDNARK: On GFU Campus Move Minthorn House
SITE ADDRESS:	419 N CARLTON WAY
LOCATION:	
TAX LOT:	R3217CC 00100
FILE NO:	PLNG-26-34
ZONE:	I (Institutional District)
HEARING DATE:	11/17/2026

For full Project Information click on the Link Here: PLNG-26-34 Full Application

- [✔] Reviewed, no conflict.
- [ ] Reviewed; recommend denial for the following reasons:
- [ ] Require additional information to review. (Please list information required)
- [ ] Meeting requested.
- [ ] Comments. (Attach additional pages as needed)

Reviewed By: Will Worthey CM

Date: 10/13/26

Organization:

Leanne Wagener

From: Planning
Sent: Tuesday, October 20, 2026 3:02 PM
To: Leanne Wagener
Subject: Fw: City of Newberg Referral Review Request : PLNG-26-34
Attachments: Referral PLNG-26-34.pdf; Outlook-wt3gc1wj.png; Referral PLNG-26-34.pdf

---

From: Scot Siegel <Scot.Siegel@newbergoregon.gov>
Sent: Tuesday, October 13, 2026 12:45 PM
To: Planning <planning@newbergoregon.gov>
Subject: Re: City of Newberg Referral Review Request : PLNG-26-34

No conflict attached!

Scot Siegel, FAICP
Community Development Director
City of Newberg
414 E. First Street
Newberg, OR 97132
Direct: 503-537-1212

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

> On Oct 12, 2026, at 4:50 PM, Fe Bates <Fe.Bates@newbergoregon.gov> wrote:
>
> Good Day,
>
> Attached is Referral PLNG-26-34 for moving the location of Historical House Minthorn House from one location on the George Fox Campus to a different location on the George Fox Campus.
>
> The full application for can be viewed by clicking on the Link located on the Form. Please fill out the Referral Sign Off sheet and email it back no later than October 26, 2026 to Planning@newbergoregon.gov .
>
> *Thank you,*

Fé Bates

Community Development
Administrative Assistant
City of Newberg
City Hall: 503-537-1240
Direct: 503-554-7788
Learn more about our online permitting software! Click the link below.

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

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

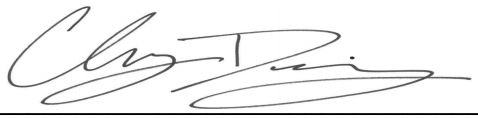
The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: October 26, 2026
Please refer questions and comments to: Leanne Wagener

NOTE: Additional information can be viewed on our website at:

APPLICANT:	Chris Hagerman
REQUEST:	HISTORIC LANDNARK: On GFU Campus Move Minthorn House
SITE ADDRESS:	419 N CARLTON WAY
LOCATION:	
TAX LOT:	R3217CC 00100
FILE NO:	PLNG-26-34
ZONE:	I (Institutional District)
HEARING DATE:	11/17/2026

For full Project Information click on the Link Here: PLNG-26-34 Full Application

- [✔] Reviewed, no conflict.
- [ ] Reviewed; recommend denial for the following reasons:
- [ ] Require additional information to review. (Please list information required)
- [ ] Meeting requested.
- [ ] Comments. (Attach additional pages as needed)



Reviewed By:

10/20/26
Date:

Chehalem Park and Recreation District
Organization:

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: October 26, 2026
Please refer questions and comments to: Leanne Wagener

NOTE: Additional information can be viewed on our website at:

APPLICANT:	Chris Hagerman
REQUEST:	HISTORIC LANDNARK: On GFU Campus Move Minthorn House
SITE ADDRESS:	419 N CARLTON WAY
LOCATION:	
TAX LOT:	R3217CC 00100
FILE NO:	PLNG-26-34
ZONE:	I (Institutional District)
HEARING DATE:	11/17/2026

For full Project Information click on the Link Here: PLNG-26-34 Full Application

- [✔] Reviewed, no conflict.
- [ ] Reviewed; recommend denial for the following reasons:
- [ ] Require additional information to review. (Please list information required)
- [ ] Meeting requested.
- [ ] Comments. (Attach additional pages as needed)

Reviewed By:

10/14/26
Date:

Development Engineering
Organization:

Leanne Wagener

From: Daniel Keuler
Sent: Monday, October 12, 2026 5:08 PM
To: Fe Bates
Cc: Leanne Wagener
Subject: Re: City of Newberg Referral Review Request : PLNG-26-34

No City Lien noted.

Dan Keuler
Accounting Manager
City of Newberg
414 East First Street
Newberg, OR 97132
(503) 554-8934 – Desk
(971) 281-0203 – Work Cell
daniel.keuler@newbergoregon.gov

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

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Monday, October 12, 2026 4:50 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; Leanne Wagener <Leanne.Wagener@newbergoregon.gov>
Subject: City of Newberg Referral Review Request : PLNG-26-34

Good Day,

Attached is Referral PLNG-26-34 for moving the location of Historical House Minthorn House from one location on the George Fox Campus to a different location on the George Fox Campus.

The full application for can be viewed by clicking on the Link located on the Form. Please fill out the Referral Sign Off sheet and email it back no later than October 26, 2026 to Planning@newbergoregon.gov .

Thank you,

Fé Bates

Community Development
Administrative Assistant
City of Newberg
City Hall: 503-537-1240
Direct: 503-554-7788
Learn more about our online permitting software! Click the link below.

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

Leanne Wagener

From: Planning
Sent: Tuesday, October 20, 2026 10:38 AM
To: Leanne Wagener
Subject: Fw: City of Newberg Referral Review Request : PLNG-26-34
Attachments: M6345980Referral PLNG-26-34.pdf

From: Shelley Eggiman <Shelley.Eggiman@pgn.com>
Sent: Tuesday, October 20, 2026 7:41 AM
To: Planning <planning@newbergoregon.gov>
Cc: Shelley Eggiman <Shelley.Eggiman@pgn.com>
Subject: City of Newberg Referral Review Request : PLNG-26-34

Hello,

PGE completed referral review attached.

Additional comments: Applicant needs to submit Request for New Commercial Service for new PGE fed service to relocated building. Approximate design time once all information is received can be 60 days.

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: October 26, 2026
Please refer questions and comments to: Leanne Wagener

NOTE: Additional information can be viewed on our website at:

APPLICANT:	Chris Hagerman
REQUEST:	HISTORIC LANDNARK: On GFU Campus Move Minthorn House
SITE ADDRESS:	419 N CARLTON WAY
LOCATION:	
TAX LOT:	R3217CC 00100
FILE NO:	PLNG-26-34
ZONE:	I (Institutional District)
HEARING DATE:	11/17/2026

For full Project Information click on the Link Here: PLNG-26-34 Full Application

- [✔] Reviewed, no conflict.
- [ ] Reviewed; recommend denial for the following reasons:
- [ ] Require additional information to review. (Please list information required)
- [ ] Meeting requested.
- [✔] Comments. (Attach additional pages as needed)

Reviewed By: _____ Date: 10/20/26

PGE
Organization:

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: October 26, 2026
Please refer questions and comments to: Leanne Wagener

NOTE: Additional information can be viewed on our website at:

APPLICANT:	Chris Hagerman
REQUEST:	HISTORIC LANDNARK: On GFU Campus Move Minthorn House
SITE ADDRESS:	419 N CARLTON WAY
LOCATION:	
TAX LOT:	R3217CC 00100
FILE NO:	PLNG-26-34
ZONE:	I (Institutional District)
HEARING DATE:	11/17/2026

For full Project Information click on the Link Here: PLNG-26-34 Full Application

- [✔] Reviewed, no conflict.
- [ ] Reviewed; recommend denial for the following reasons:
- [ ] Require additional information to review. (Please list information required)
- [ ] Meeting requested.
- [ ] Comments. (Attach additional pages as needed)

Reviewed By: _____ Date: 10/13/26

City of Newberg - Operations
Organization:

Historic Preservation Commission Meeting

Minthorn Hall Moving Review

November 17, 2026

City of Newberg

Minthorn Hall Historical Facts of Note

- Friends Pacific Academy was a Quaker High School founded in Newberg, in 1885.
- The structure now known as Minthorn Hall was first built in the Italianate style in 1887 and utilized as a boy's dormitory and gymnasium for Friends Pacific Academy.
- Herbert Hoover resided within the structure during the 1887-1888 academic year.
- In 1892 the structure was moved to its present location to be part of the newly formed Friend's Pacific College.
- It was remodeled in 1939 in the colonial style for use as a women's dormitory.
- The building's historic period of significance is from 1887 through 1941.
- The campus was renamed George Fox College in 1949, then George Fox University in 1996.
- The current use as administrative offices and classrooms dates to 1962.

Minthorn Hall Historical Significance

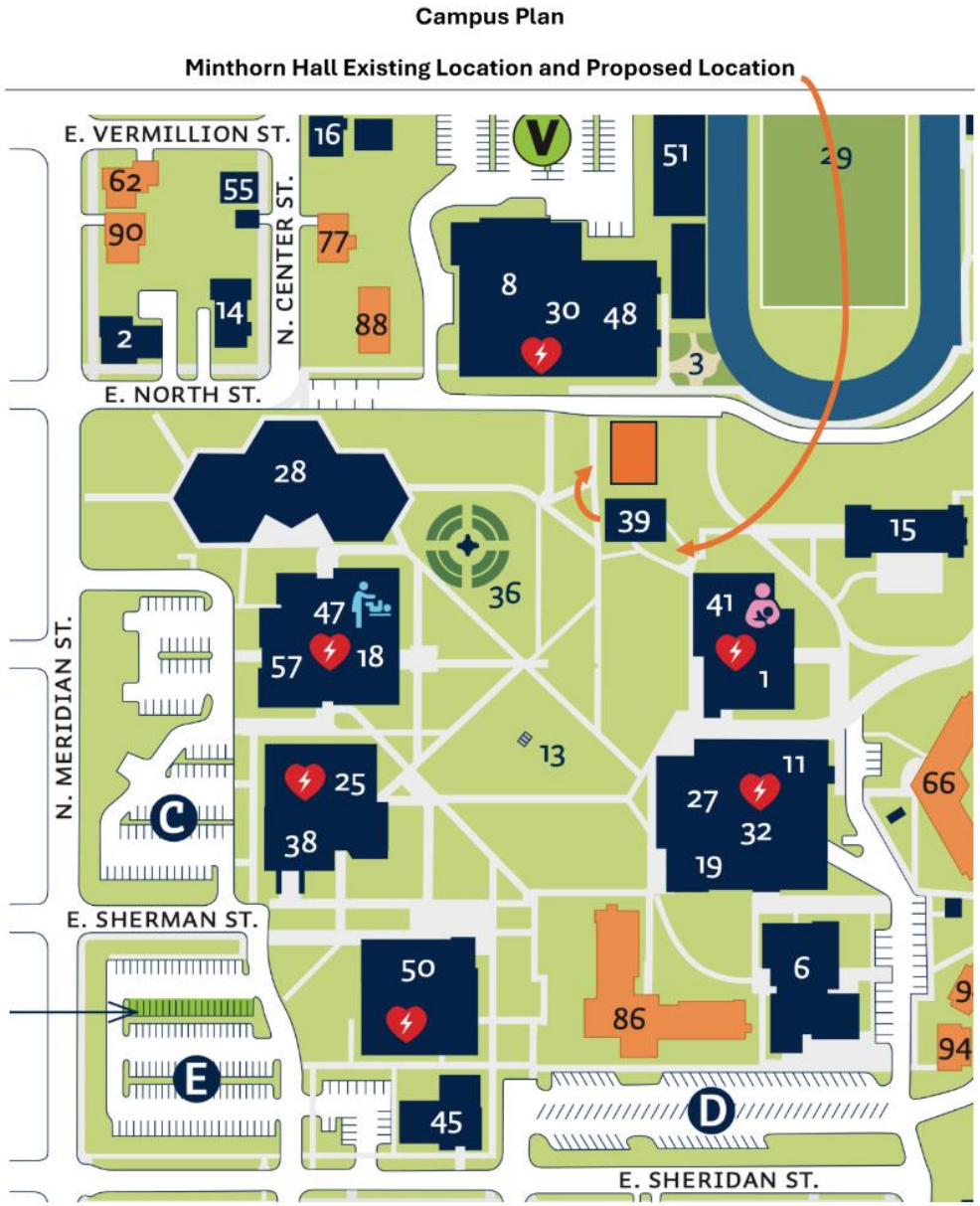
- Minthorn Hall is the only structure on the present-day campus that spans the entire history of the Pacific Northwest's only Quaker institution of higher education.
- As part of the statement of significance for Minthorn Hall is the premise that inclusive education was a guiding principle of the university and use of the structure.
- The original local historic resource survey profile for Minthorn Hall was conducted 1985.
- It was then designated as an historic landmark in the 1990 update to the 1985 City of Newberg Historic Resource Inventory. Inclusion in the National Register of Historic Places was established in 1997.
- In Newberg, properties designated as historic landmarks in the Newberg Historic Resources Inventory (1990) are subject to the Historic Landmarks (H) Subdistrict standards within Newberg Municipal Code Chapter 15.344.

Applicant Request

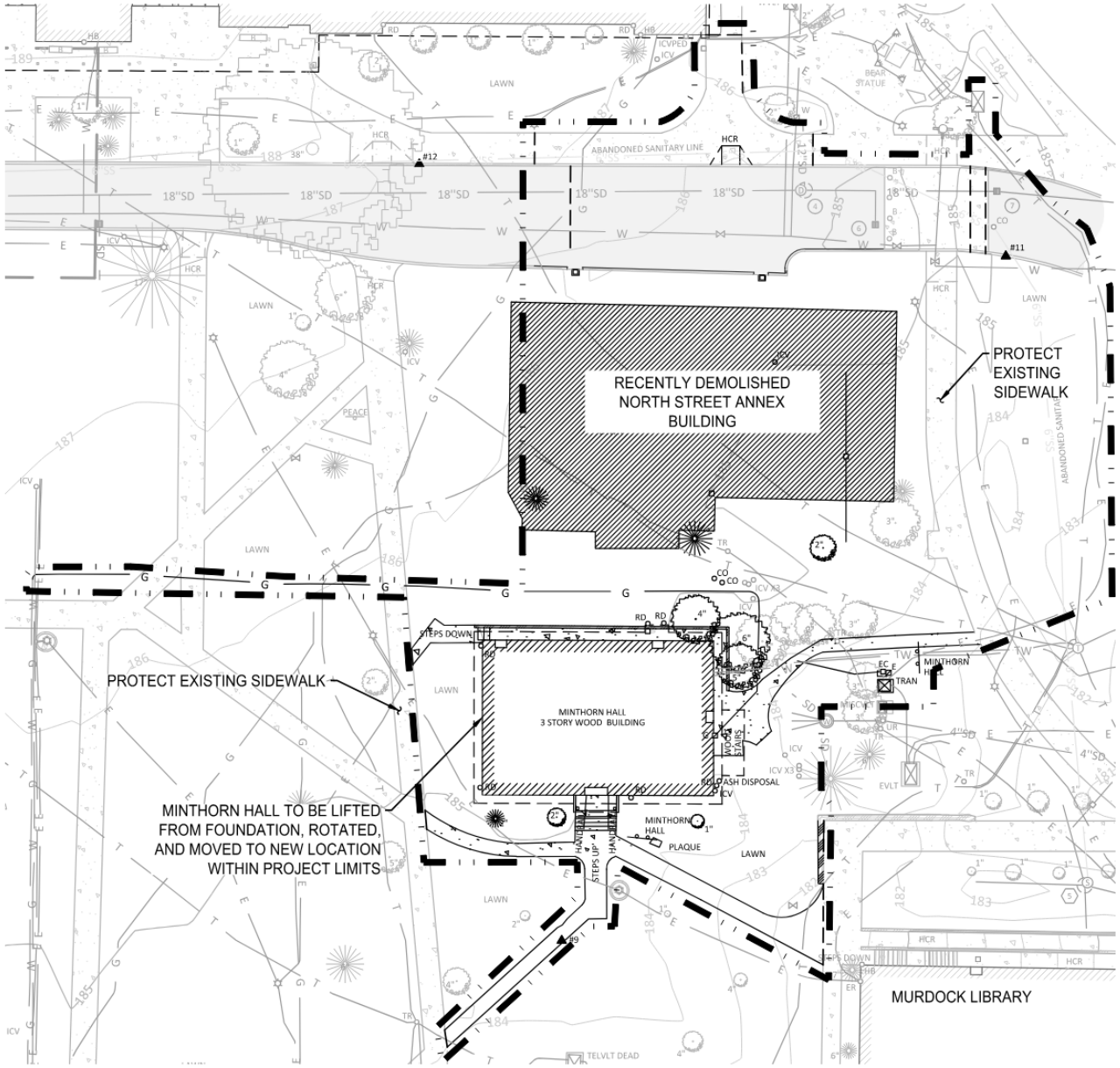
The application materials for the Type III Historic Review for Minthorn Hall indicate a desire to relocate the historic structure approximately 100 feet away to a more advantageous orientation on the central quad within the heart of the George Fox University campus. This location directly north of where Minthorn Hall now stands, was the site of the recently demolished North Street Annex Building.

According to submitted materials, Minthorn Hall is proposed to be moved and rotated to align the main building entrance towards the quad which will allow for new pedestrian connections to be made within the campus network.

Site and Building Images



Site and Building Images



SHEET LEGEND

DEMOLITION / WORK LIMITS. BOLD LINEWORK DENOTES ITEMS TO BE REMOVED / DEMOLISHED (SHOWN OFFSET FOR CLARITY)

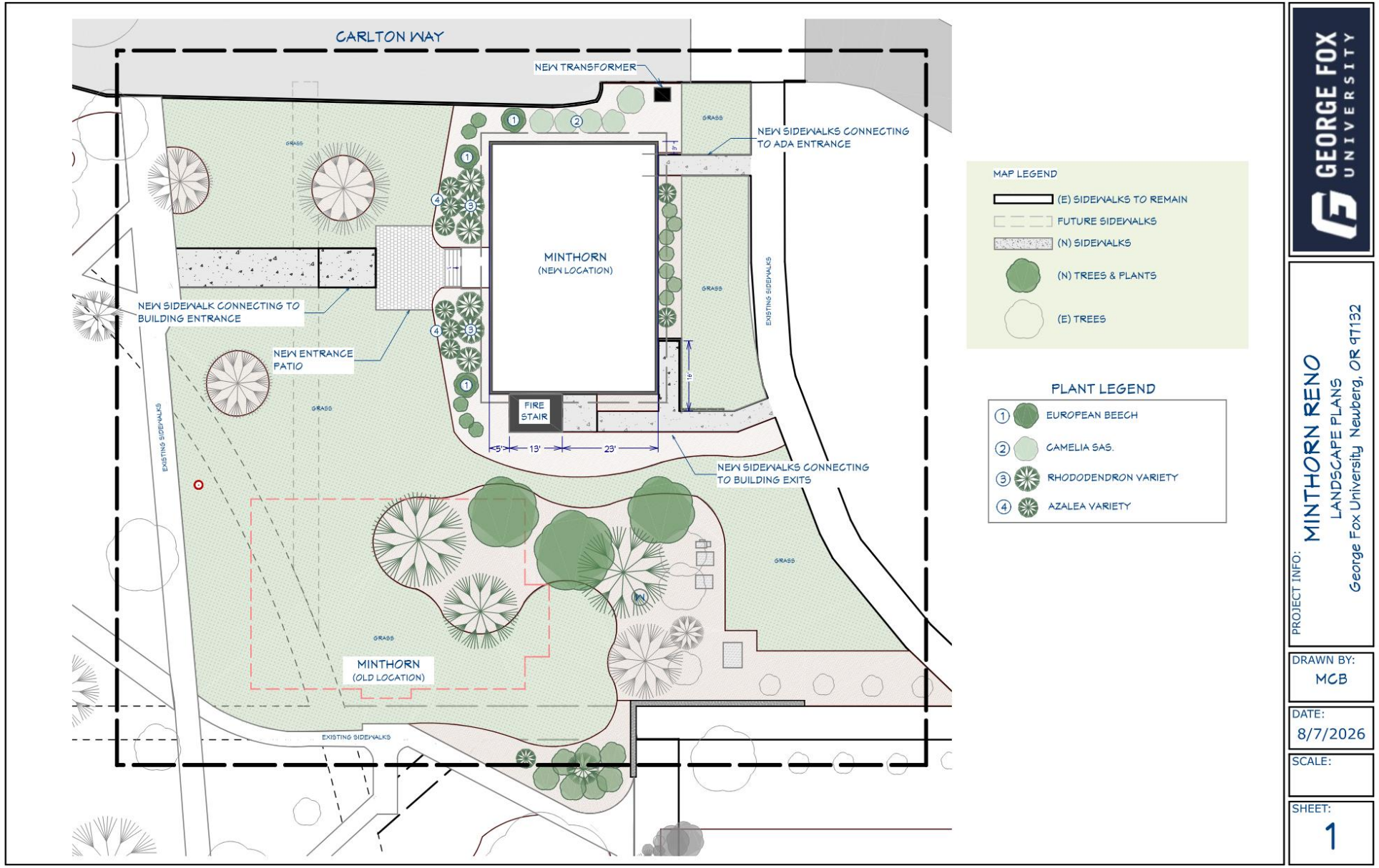
SAWCUT LINE

RECENTLY DEMOLISHED NORTH STREET ANNEX BUILDING

SCALE 1 INCH = 30 FEET

30 0 30 60

Site and Building Images



Site and Building Images



NMC Criteria

Section 15.344.010 Purpose.

The purpose of the H overlay zone is to:

A. Safeguard the historic landmarks, buildings and sites representing significant elements of Newberg history;

B. Promote the historic, educational, cultural, economic and general welfare of the public through the preservation, restoration and protection of these buildings, structures, sites, and objects of historic interest within the city;

C. Foster civic pride in the accomplishments of the past;

D. Protect and enhance the city's attractions to tourists and visitors;

E. Carry out the provisions of the Land Conservation and Development Commission Goal 5.

NMC Criteria

C. Demolition and Moving Review.

[…]

2. Historic Preservation Commission Review Process Type III. The process and public notice for review of a demolition permit shall be conducted under the Type III procedure. Unless extended by mutual consent of the applicant and the historic preservation commission, the historic preservation commission shall complete any review within 45 days of the date the city received a complete application, with the intent that the historic preservation commission and applicant seek alternatives such as sale, salvage, relocation or donation to historic or interested groups, not simply to delay the demolition or moving.

3. Review Criteria. In reviewing an application for a demolition permit or moving permit, the commission shall consider the purpose of this chapter as stated in NMC 15.344.010 and the criteria used in the original designation of the landmark as stated in NMC 15.344.020(D).

NMC Criteria

Section 15.344.020 Landmark designation.

[…]

D. Designation Criteria. If the building, structure, site, or object is currently listed in the National Register of Historic Places of the United States of America, the property or properties shall be designated as a local landmark. In addition, landmarks shall include those buildings, structures, sites, or objects which have been identified as landmarks in the historic resources element of the comprehensive plan.

> ***1. The evaluation criteria used in the 1990 historic resources evaluation shall be considered. Any or all of the criteria may be satisfied for designation:***
>
> > ***a. The landmark is associated with natural history, historic people, or with important events in national, state or local history. The age of a specific building shall be considered but shall not be deemed sufficient in itself to warrant designation as a significant historic resource.***

[…]

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 2026-002, which approves the requested moving review.