



## Historic Preservation Commission

### Agenda

May 19, 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/nbqcomment>

- 
1. Call to Order
  2. Roll Call
  3. Public Comments
  4. Hearing
    - a. Rosmarino Proposal
      - i. [Staff Report](#)
      - ii. [Attachment 1: Application Materials](#)
      - iii. [Attachment 2: Agency Comments](#)
      - iv. [Attachment 3: Public Comments\\*](#)
      - v. [Attachment 4: Zoning and Utility Maps](#)
      - vi. [Attachment 5: Historic Inventory Profile](#)
      - vii. [Order 2026-001](#)
        1. [Exhibit A: Findings](#)
        2. [Exhibit B: Conditions of Approval](#)
      - viii. [Presentation](#)
  5. [Updates from Staff](#)
    - a. River Street Update and Historic Districts
    - b. [CLG Grant Progress](#)
  6. New Business
    - a. [Review of Historic Preservation Code](#)
  7. Adjournment

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

\*indicates supplementary item

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**  
**714 E FIRST ST BACK PATIO STRUCTURE HISTORIC LANDMARK & DESIGN REVIEW**  
**714 E FIRST STREET (FILE NO. PLNG-26-18)**

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HEARING DATE: May 19, 2026

FILE NO: PLNG-26-18

REQUEST: Request for new back patio structure on historic site

LOCATION: 714 E First Street

TAX LOT: R3219AA 08800

APPLICANT: Daniel Keller of Full Stop Design Studio LLC

OWNER: Tesmer & Emery LLC

ZONE: Central Business District (C-3)

PLAN DISTRICT: Commercial (COM)

SUBDISTRICTS: Airport Overlay (AO) Subdistrict  
Historic Landmarks (H) Subdistrict

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## CONTENTS

Order 2026-001 with

Exhibi “A” Findings

Exhibi “B” Conditions

## Attachments

1. Application Materials including site plan and renderings
2. Agency Comments
3. Public Comments
4. Zoning and Utility Map
5. Historic Inventory Profile

## A. DESCRIPTION OF APPLICATION

The Applicant (Daniel Keller) has requested a historic landmark review and design review for a new 831 square foot patio structure on the back of 714 E First Street which is a historically designated site.

The application materials (Attachment 1) show that the proposed project will be an addition to a historic site that is differentiated from the historic building.

As shown in aerial, zoning, and utility site maps of the property (Attachment 4), the subject property is located along E First Street (Highway 99W), located in the Central Business District (C-3) zoning district, and connected to public utilities.

## B. SITE INFORMATION

1. Location: 714 E First Street
2. Size: 2,736 square feet (0.06 acres)
3. Topography: Flat
4. Current Land Uses: Restaurant
5. Natural Features: None
6. Adjacent Land Uses:
  - a. North: Public right of way / parking lot
  - b. East: Commercial Retail (Clothing Store)
  - c. South: Public Right of Way Alley
  - d. West: Commercial Office (Physical Therapy)
7. Adjacent Zoning:
  - a. North: Central Business District (C-3)
  - b. East: Central Business District (C-3)
  - c. South: Central Business District (C-3)
  - d. West: Central Business District (C-3)
8. Access and Transportation: The building is sited on approximately halfway on E First St (also referred to as OR Hwy 99W) between the intersections of College Street and Edwards Street. The subject property is accessible via an alley located south of the building and on street parking



on E First St (OR Hwy 99W). Pedestrian entrances are located on the north side of the building on E First Street.

9. Utilities:

- a. Sanitary Sewer: Sewer service connections lead to an 8-inch main located in the alley on the south side of the subject property.
- b. Water: The subject property is served by a  $\frac{3}{4}$ -inch service lateral located in first street from a 10-inch main on the north side of the property.
- c. Storm: Storm inlets are located in the intersections of First and College and First and Edwards Street.
- d. Other: Overhead lines are present in the alley located on the south side of the property. No new or relocated electrical service is proposed as part of the proposed project.

## C. PROCESS

The historic review request is a Type III application and follows the procedures in Newberg Municipal Code 15.100.050. The applicant also submitted a Type I design review for the new structure as part of the application package. As such, the applications are being processed collectively under NMC 15.100.080

The Historic Preservation Commission will hold a quasi-judicial hearing on the application. The Commission is to make a decision on the application based on the criteria listed in the attached findings (Exhibit A). The Historic Preservation Commission's decision is final unless appealed. Important dates related to this application are as follows:

1. 4/27/2026 The Community Development Director deemed the application complete.
2. 4/29/2026 The application was circulated for agency review.
3. 4/29/2026 The applicant mailed notice to the property owners within 500 feet of the site.
4. 4/29/2026 The applicant posted notice on the site.
5. 4/30/2026 The *Newberg Graphic* published notice of the Historic Preservation Commission hearing.
6. 5/19/2026 The Historic Preservation Commission will hold a quasi-judicial hearing to consider the application.

## D. AGENCY COMMENTS

The application was routed to several public agencies for review and comment. As of the writing of this report, the city received the following agency comments which are provided in Attachment 2:

1. Community Development Director: *Reviewed; no conflict*
2. City Manager: *Reviewed; no conflict*
3. Public Works, Operations: *Reviewed; no conflict*
4. Police: *Reviewed; no conflict*
5. Tualatin Valley Fire and Rescue: *Reviewed; no conflict*
6. Chehalem Park and Recreation: *Reviewed; no conflict*

## **E. PUBLIC COMMENTS**

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

## **F. ANALYSIS**

The proposed project is submitted by Daniel Keller on behalf of the current lessee of the building to construct and bring into compliance a back patio structure for additional guest seating. The current structure was put up during the COVID-19 pandemic and is not compliant with current historic or building code requirements. This application and subsequent building permit will bring it into compliance.

### ***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 only requires a Type I design review otherwise, the application should be reviewed and decided by the Historic Preservation Commission.

The Applicable Code Sections reviewed for this application included:

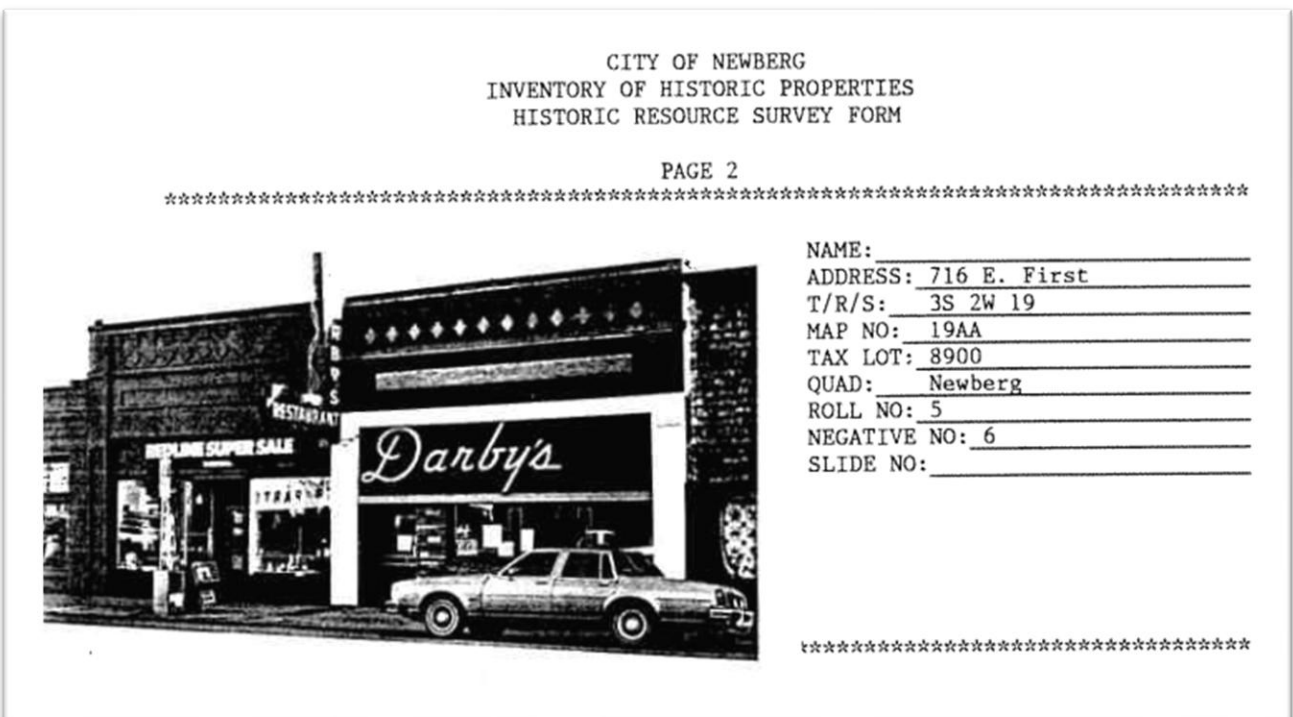
- NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.
  - NMC Section 15.344.015 Historic preservation commission review.
  - NMC Section 15.344.030 Alteration, new construction, demolitions. Responses provided for sub-section A(3) and B.
- NMC Chapter 15.220.050
  - NMC Section 15.220.050 Criteria for Design Review (Type I).
  - NMC Section 15.220.080 Additional Requirements for development in the C-3 zoning district

### ***Background Information for the Subject Property***

In Newberg, properties designated as historic landmarks in the Newberg Historic Resources Inventory (1990) are subject to the Historic Landmarks (H) Subdistrict standards within Newberg Municipal Code Chapter 15.344. The Historic Resources Inventory (1990) identifies 714 E First St as a locally designated historic landmark. Specifically, 714 E First St is identified as Field #160 in the inventory as part of the structures from 714-716 E First Street (showing in the inventory under 716 E First St), and considered to be part of the downtown commercial core which is also referred to as Concentration Area B. 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. These resources are often eligible for inclusion on the National Register of Historic Places and local Landmark designation.

The historic resource profile for the building at 714 E First Street was conducted from 1984-1985 and a small portion of the profile is found below. According to the profile:

*This building is a particularly fine example of the Decorative Masonry style popular in Newberg in the early 20<sup>th</sup> century of which a number remain lining E First St. It is important in establishing the historic character of the commercial core. The neon sign, a fixture on the building for many years, recalls the years when electrified signage blazed throughout the country. The eastern-most storefront retains the appearance of a traditional retail based while the western storefront was altered in the post World War II era. The decorative brickwork – including the cornice, recessed panels, and geometric ornamental motifs-remain as part of the original facade*



*Figure 1. Excerpt from the City Historic Resources Inventory, Historic Resource Survey Form for 716 E First Street (also includes 714 E First St as addresses were not all correct in original inventory with today's addresses).*

The site was updated in 2016 to restore the façade as close as possible to its original 1920's condition as part of HISD-1-16-0001 Store front replacement historic approval including the removal of the neon sign. See photos below prior to 2016 and current (2025).



- 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 2026-001, which approves the requested historic review and design review.*

## **Attachment 1: Applicant Materials**

# PROJECT NARRATIVES AND WRITTEN STATEMENT OF APPROVAL CRITERIA

**Project:** ROSMARINO OSTERIA ITALIANA - Patio Cover

**Address:** 714 E. 1st Street, Newberg, OR 97132

**Date:** 04/01/2026

**To:** City of Newberg Planning and the Historic Preservation Commission

**Applicant:**

Full Stop Design Studio, LLC.  
715 SE 35th Avenue,  
Portland, OR 97214

On behalf of:

Dario Pisoni  
Rosmarino Osteria Italiana  
714 E. 1st Street  
Newberg, OR 97132

**Brief:** This letter is submitted in response to the applicable Historic Preservation Commission Review and Site Design Review criteria for the proposed project, which consists of an approximately 831 square foot semi-conditioned patio cover to accommodate outdoor dining for an existing restaurant located within the primary historic structure.

## Section I: Project Narrative

### As-Built Condition and Proposed Scope of Work

The scope of this proposal includes the retroactive reconstruction and permitting of a detached semi-enclosed patio cover. The cover was constructed on a fast-tracked emergency allowance during the COVID-19 pandemic. This allowed the restaurant to construct the cover without the full gamut of required permits to allow for social-distanced dining. Those allowances have expired and the owner is now responsible for ensuring that the structure meets the requirements of the zone and the historic overlay, along with the fire-life safety code requirements. While the existing structure

appears to meet the intent of the zone, it contains several deficiencies with respect to the building code that are addressed in the current proposal.

The proposed cover is a single-story, reinforced masonry and wood-framed structure with a shed roof form with a 1:12 slope. It is proposed that the rated membrane roof have three fire-rated skylights. The following conditions are proposed at or near the respective property lines:

*West:* On the west property line, the masonry wall is to be constructed as a zero-setback CMU fire wall that extends 30" above the low end of the roof. The west masonry wall will be the tallest portion of the proposed structure, which will extend approximately 14'-0" above the lowest grade. This proposed masonry wall will flush against the existing masonry wall of the restroom addition.

*South:* Due to fire separation requirements, the south facade must be set back from its current location to 4'-0" from the property line in order to accommodate the required 3'-6" outswing exit; however because this facade does not require fire protection, it is proposed to be constructed of a two sided wood fencing to allow the free flow of air in this semi-conditioned space. The boards are to be 1x6's @ 6" o.c. The main roof overhangs this facade with an 18" fire-rated eave. Additionally, a wood framed awning will span over the landing area outside the exit door. Though not required by code, there is a proposal for two stormwater planters on this facade.

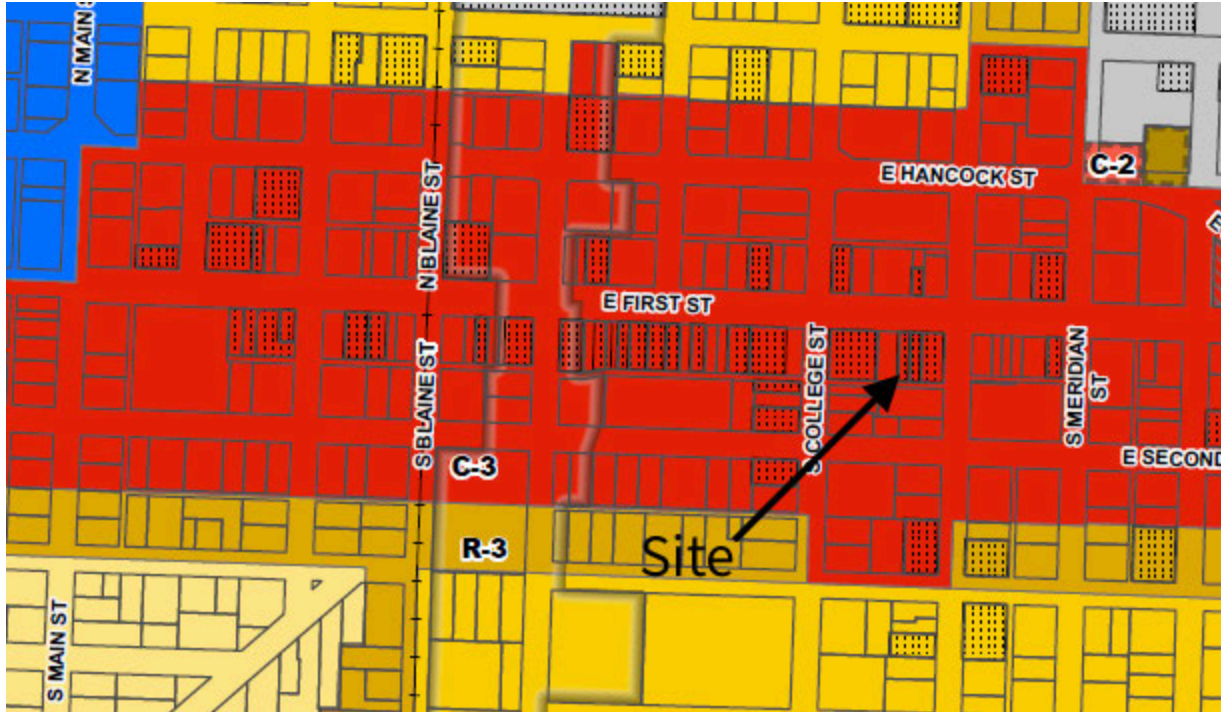
*East:* There are two distinct portions of this facade. Part 1 is a portion of approximately 13'-0" tall CMU wall that is set back 5'-0" from the property line with a single opening for a loading door. Part 2 is a portion of non-rated walls constructed of a two sided wood fencing to allow the free flow of air in this semi-conditioned space. Part 2 walls face the adjacent addition which contains the dishwash area inside the main restaurant space, and is permitted to be non-rated by the building code which grants exceptions for multiple structures on the same lot.

*North:* Note, the north 'facade' of this structure is an open-air connection with the existing, adjacent historic structure. This facade is non rated per the building code, which grants exceptions for multiple structures on the same lot.

The space contained in the envelope of the structure will provide a dining area for 37 patrons, and a small server area for dining service storage and utilities. Lastly, the structure will contain a number of environmental control measures such as suspended Calcana heaters, ceiling fans, and artificial lighting. Exterior lighting will be provided in accordance with NMC 15.425. On the south facade, two sconce lights will be provided on either side of the door between zero and six feet above grade. These are considered low level fixtures and are not restricted in their type. Additionally on this facade, a recessed downlight will be installed on the underside of the awning; this fixture will be installed between six and fifteen feet above grade and is considered a medium level light. By virtue of being recessed, oriented downward, and shielded by the awning, the fixture meets the “fully shielded” requirements of NMC 15.425.040.B. Meanwhile, on the east facade, three sconces are proposed. These fixtures are to be installed between six and fifteen feet above grade and are thus considered medium-level lights.

### **Property Summary and Zoning**

The subject property is located in Downtown Newberg. The lot itself is 25'-0" x 110'-0" lot in the C3 Zone within an H-Overlay. There are no minimum setbacks in the zone nor are there height restrictions for the subject lot, as it does not abut a residentially zoned lot. The C-3 zone contains no requirement for landscaped areas. Below is a map of the vicinity of the subject property. The H-Overlay indicates that the property is a landmarked property and is therefore subject to the Historic Preservation Commission Review standards as detailed in the homonymous section below.



The base zone, C-3, contains parameters for the sensitive design of structures and their street-oriented facades. These standards are largely not applicable to this project as the frontage on the south side of the property is an alleyway. The city of Newberg distinguishes alleyways from streets in the code as a conditional threshold for the application of street facing facade requirements. Per the development code's definitions section, NMC 15.05.020, a "Street" means a public thoroughfare or right-of-way dedicated, deeded or condemned, *other than an alley*, which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare. The word "street" shall include all arterial highways, freeways, traffic collector streets, and local streets." As many of the site design standards are strictly applicable on "streets", alleys are effectively exempted frontages with respect to many site design standards. The site design review standards are evaluated as either 'applicable' or 'not applicable' and are addressed accordingly in the homonymous section below.

## **Section II: Historic Preservation Commission Review**

### **Required Land Use Review Thresholds**

Per the Newberg City Code "Excluding routine maintenance and minor alterations subject to director review, requests to alter a designated landmark in such a manner as to affect its exterior appearance

shall be reviewed for permit approval by the historic preservation commission using the Type III procedure.” The proposal meets the threshold for the base requirements for all proposals for major alterations on landmark properties, as detailed in NMC 15.344.030.A.3 and the additional standards for ‘New Construction’ as detailed in NMC 15.344.030.3.B.

### **Type III Approval Criteria**

#### **a. Retention and Preservation of Historic Character**

The proposed project has been carefully designed to retain and preserve the historic character of the property. The existing primary structure, a historic brick and cast iron storefront, will remain unaltered. No historic materials will be removed, nor will character-defining features or spaces be modified. Per the City of Newberg’s Development Code, NMC 15.344.030.A.3, which regulates development and alterations on landmark properties, the following specific criteria must be addressed by the proposal:

- i. *Average Setback*: The proposal does not alter the existing front façade or setback of the historic structure. As no new street-facing construction is proposed, setback averaging is not applicable.
- ii. *Architectural Elements*: The proposed patio cover is intentionally differentiated from the historic structure through its use of reinforced masonry and wood construction. While distinct, the design remains compatible in scale and proportion, avoiding conjectural or imitative historic detailing that could create a false sense of historical development.
- iii. *Building Orientation*: The proposed structure does not face the street and does not function as a primary entrance. The existing building orientation remains unchanged.
- iv. *Vehicle Parking/Storage*: No garages, carports, or vehicle parking elements are included in this proposal.
- v. *Fences*: No fencing is proposed as part of this project.

#### **b. Recognition as a Physical Record of Its Time**

The historic structure will remain legible as a product of its original period. The proposed addition is clearly contemporary and avoids introducing conjectural historic elements, thereby maintaining the authenticity of the site's historical development.

**c. Retention of Historically Significant Changes**

No existing alterations or additions with historic significance will be removed or modified as part of this proposal.

**d. Preservation of Distinctive Features and Craftsmanship**

All distinctive features of the historic structure, including its brickwork and cast iron elements, will be preserved in place and unaffected by the proposed addition.

**e. Repair Rather Than Replacement**

No deterioration of historic features is addressed within the scope of this project. Accordingly, no replacement of historic materials is proposed.

**f. Appropriate Treatment Methods**

No chemical or physical treatments to historic materials are proposed.

**g. Archaeological Resources**

The project will not impact any known significant archaeological resources. Should any such resources be discovered during construction, appropriate measures will be undertaken in accordance with applicable regulations.

**h. Compatibility of New Construction**

The proposed patio cover is designed to be compatible with the existing structure in terms of massing, size, and scale, while remaining clearly differentiated in materials and construction. This approach ensures that the historic integrity of the property and its surroundings is preserved.

**i. Reversibility**

The proposed structure is effectively detached from the original building and can be removed in the future without damage to the historic structure. This ensures that the essential form and integrity of the property will remain unimpaired over time.

## **Conclusion**

In summary, the proposed patio cover has been thoughtfully designed to meet the applicable historic review criteria. It preserves the defining characteristics of the existing historic structure while providing a compatible and reversible addition that supports the continued use of the property.

## **Section III: Site Design Review**

### **Required Land Use Review Thresholds**

Per the Newberg Municipal Code NMC 15.220.020, which discusses the site design review applicability, the project qualifies for a Type I Site Design Review based on the scale of the addition. According to threshold item *g.* in this section, “Institutional, commercial or industrial building additions which do not exceed 1,000 square feet or 10 percent of the gross floor area of an existing structure, whichever is greater, except as required by this code.” qualify the project for a Type I review. The approval criteria for the

### **Type I Base Approval Criteria for All Projects**

#### **a. Zoning District Compliance**

The proposed project consists of an 831 square foot semi-conditioned patio cover supporting outdoor dining for an existing restaurant use. The restaurant is an established use within the C-3 zoning district and is permitted pursuant to applicable provisions of NMC 15.305.010 through 15.336.020. The proposed addition is accessory to this permitted use and is therefore compliant.

#### **b. Setbacks and General Requirements**

The proposal does not modify the existing primary structure or its relationship to property lines. No changes to lot size, lot coverage, parking coverage, or yard setbacks are proposed. The addition is

detached and located internal to the site, and does not impact vision clearance areas or applicable height limits. Furthermore, the base zone does not contain any setback requirements, height requirements, coverage requirements, or other requirements that regulate building bulk. As such, the project complies with the applicable provisions of NMC 15.405.010 through 15.415.070.

#### **c. Landscaping Requirements**

No minimum landscaping is required in the zone, therefore this standard is not applicable. . The project will maintain compliance with NMC 15.420.010.

#### **d. Signs**

No new signage is proposed as part of this project. Any future signage will be reviewed separately for compliance with NMC 15.435.010.

#### **e. Parking**

No new parking areas are proposed or modified. The project does not increase parking demand beyond the existing restaurant use in a manner that would require additional parking improvements. Existing conditions remain compliant with NMC 15.440.010.

#### **f. Sufficient Infrastructure**

The proposed project does not involve residential development types identified under this criterion (triplex, quadplex, townhouse, or cottage cluster). Therefore, these provisions are not applicable. The existing restaurant is already served by adequate public water, wastewater, storm drainage, and street access infrastructure.

### **Type I Additional Standards in the C-3 Zone**

The following standards are *Additional* standards in NMC 15.220.080 which are applicable to lots in the C3 Zone. It is noted in this section that “applicants for redevelopment of a designated landmark will not be subject to these additional requirements.” In other words, this section does not apply to the project. However, we are including it here to demonstrate further that this proposal is consistent with the intent of the zone.

#### **b. Facade Articulation**

**1. Emphasize Entrances.** This standard is not applicable as none of the proposed facades are considered “street facing.” No change is proposed to the existing historic street facing frontage on E. 1st Street, which contains an existing primary entrance.

**2. Maximum Horizontal Facade Plane.** This standard is not applicable as none of the proposed facades are considered “street facing.” No change is proposed to the existing historic street facing frontage on E. 1st Street, which has a frontage of 25’-0”.

### **C. Windows**

**1. Depth of Windows.** This standard is not applicable as none of the proposed facades are considered “street facing.” No change is proposed to the existing historic street facing frontage on E. 1st Street. No windows are proposed on the facades of the proposed patio cover.

**2. Percentage of Glazing.** This standard is not applicable as none of the proposed facades are considered “street facing.” No change is proposed to the existing historic street facing frontage on E. 1st Street. No windows are proposed on the facades of the proposed patio cover.

**3. Window Glazing Material.** This standard is not applicable as none of the proposed facades are considered “street facing.” No change is proposed to the existing historic street facing frontage on E. 1st Street. No windows are proposed on the facades of the proposed patio cover.

### **D. Facade Materials.**

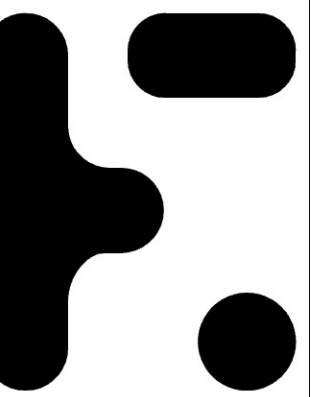
**1. Dominant Material.** All facades shall be comprised of a single dominant material. Additional materials are allowed as accents. The east and west facades, on portions that face property lines, are composed entirely of concrete masonry blocks. The south facade is composed almost entirely of the 1x6 boards. Thus, each facade has a single dominant material. This standard is met.

**2. Allowed Wall Materials.** Allowed wall cladding materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, and shakes. Lap siding, shingles, and shakes shall be exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced a maximum of eight inches on center. In addition, brick,

rusticated concrete [block](#), or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco and poured-in-place concrete are allowed. The south facade which faces the alleyway is horizontal wood boards, which are consistent with the zone, the standard is met on this public facing facade. The side walls at the east and west facades are intended to be CMU walls. While these walls do not meet the standard, the impacts to the public sphere are limited as these walls anticipate future development which would shield them from view.

## **Section IV: Conclusion**

In summary, the proposed project seeks approval for the retroactive permitting of an 831 square foot detached semi-enclosed patio cover that was originally constructed under temporary COVID-era allowances to support safe outdoor dining for the existing restaurant. The structure is a single-story, reinforced masonry and wood-framed addition with a shed roof form, designed to comply with current building and life-safety requirements while remaining clearly subordinate to and physically detached from the historic primary structure. Located on a constrained C-3 zoned site with an H-Overlay landmark designation, the proposal maintains full compliance with applicable zoning and development standards, preserves all character-defining features of the historic brick and cast iron storefront, and ensures that the new construction is compatible in scale and materials while remaining distinctly contemporary in character. The project qualifies for Type I site design review based on its limited size and accessory nature, does not result in impacts to setbacks, parking, landscaping, signage, or infrastructure, and relies on existing site services. Further, because the proposed structure is oriented internally to the site and not to the public street frontage, many C-3 façade-specific standards are not applicable. Overall, the proposal is intended to regularize an existing improvement in a manner that supports continued use of the property while preserving the historic integrity and long-term adaptability of the site.



DESIGNER:

FULL STOP  
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225-244-5900  
office@fullstopdesignstudio.co

ENGINEER:

These Plans are an instrument of service and the property of the Designer, and may not be duplicated, disclosed, altered, or assigned, in whole or in part, without the express written consent of the Designer. // Plans are conceptual in nature and Designer is not responsible for any damages related to accuracy or overall integrity of the Plans. Therefore, Contractor must carefully inspect all dimensions and details and notify Designer of any errors or omissions PRIOR to construction. Contractor is responsible for adapting plans to specific site conditions, applicable codes, and common building practices.

DISCLAIMER

714 E 1st Street, Newberg, OR 97132  
**ROSMARINO\_BACK PATIO**

DRAWING TITLE:

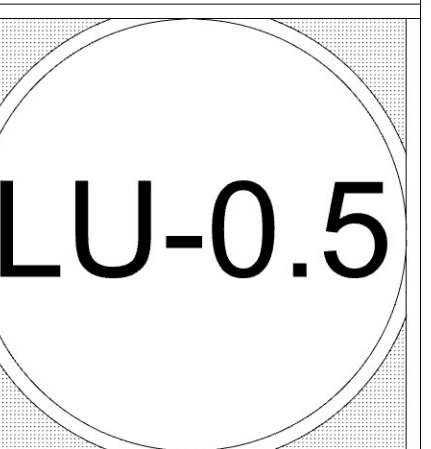
**PROPOSED  
SITE PLAN**

SCALE:  
1/4"=1'-0" @ 22"x34"

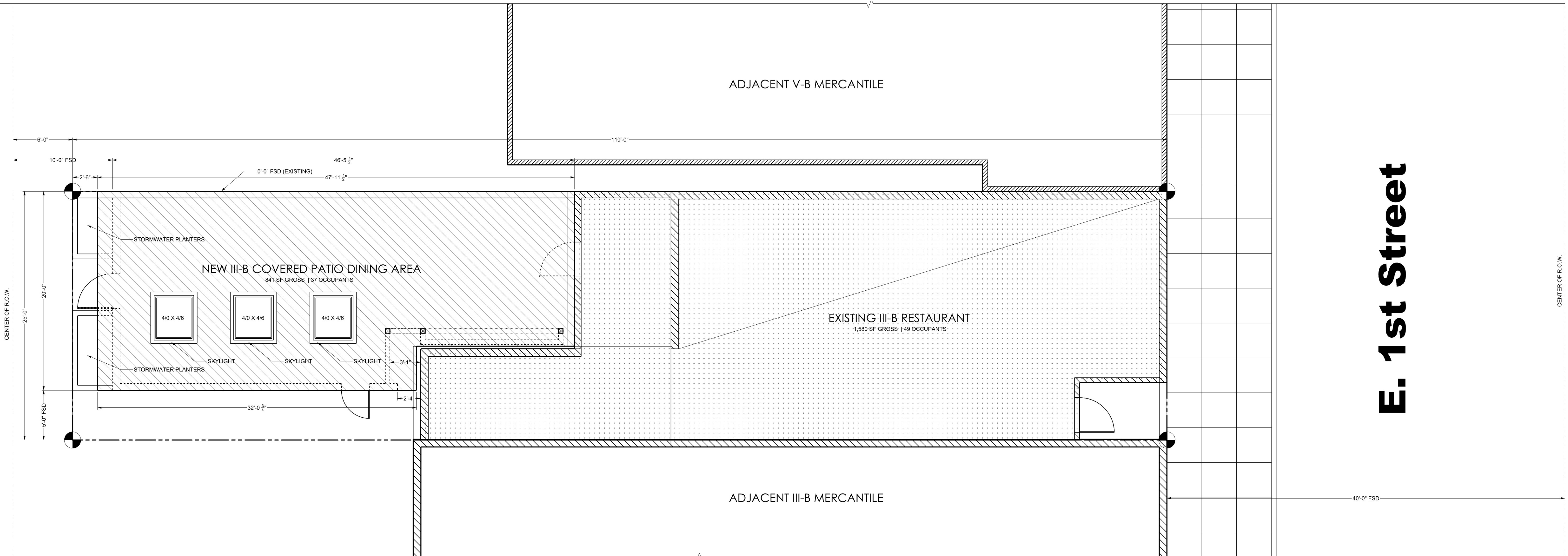
DATE: 04/13/26 DRAWN BY: DWK

VERSION:  
LAND USE REVIEWS

PERMIT #



**Alleyway**



1  
A0.5 Proposed Site Plan  
Scale: 3/16" = 1'

ADJACENT V-B MERCANTILE

ADJACENT III-B MERCANTILE

NEW III-B COVERED PATIO DINING AREA

841 SF GROSS | 37 OCCUPANTS

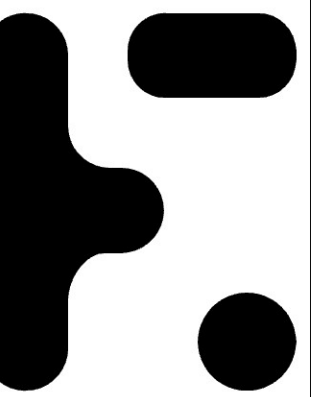
EXISTING III-B RESTAURANT

1,580 SF GROSS | 49 OCCUPANTS

**E. 1st Street**

CENTER OF R.O.W.

CENTER OF R.O.W.



**DESIGNER:**

FULL STOP  
DESIGN STUDIO  
715 SE 35th Avenue  
Portland, Oregon 97214  
225-244-5900  
office@fullstopdesignstudio.co

**ENGINEER:**

These Plans are an instrument of service and the property of the Designer, and may not be duplicated, disclosed, altered, or assigned, in whole or in part, without the express written consent of the Designer. // Plans are conceptual in nature and Designer is not responsible for any damages related to accuracy or overall integrity of the Plans. Therefore, Contractor must carefully inspect all dimensions and details and notify Designer of any errors or omissions PRIOR to construction. Contractor is responsible for adapting plans to specific site conditions, applicable codes, and common building practices.

714 E 1st Street, Newberg, OR 97132  
**ROSMARINO\_BACK PATIO**

**DRAWING TITLE:**

**PROPOSED  
SEMI-  
CONDITIONED  
PATIO RCP**

**SCALE:**  
1/4"=1'-0" @ 22"x34"

**DATE:** 04/13/26 **DRAWN BY:** DWK

**VERSION:**  
LAND USE REVIEWS

**PERMIT #**

**LU-2.1**

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND STATUTES. ANY DISCREPANCY BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE SPECIFIED WORK.
2. VERIFY ALL DIMENSIONS IN FIELD. REPORT DISCREPANCIES TO ARCHITECT.
3. DIMENSIONING:
  - 3.1. DIMENSIONS ARE TO FACE OF FINISH OR GRIDLINE (SEE WALL TYPES).
  - 3.2. DIMENSIONS TO CEILING FIXTURES ARE TO 4 U.N.O.
  - 3.3. DIMENSIONS TO CEILING FIXTURES ARE TO 4 U.N.O.
4. ALL FIRE-RATED PARTITIONS / ASSEMBLIES TO BE CONSTRUCTED IN ACCORDANCE WITH U.L. DESIGN REQUIREMENTS.
5. PROVIDE FIRE STOPPING AT ALL PIPE PENETRATIONS.
6. PATCH AND PAINT ALL DAMAGED CEILING ELEMENTS.
7. ALL ELECTRICAL EQUIPMENT AND DEVICES INSTALLED OUTDOOR SHALL BE WEATHER PROOF TYPE AND BREAKERS SERVING SUCH DEVICES TO BE GFCI TYPE.
8. FIXTURES WEIGHTING MORE THAN 20 POUNDS, BUT LESS THAN 56 POUNDS, SHALL HAVE (2) #12 GAUGE STEEL HANGERS CONNECTED FROM THE FIXTURE HOUSING TO THE CEILING SYSTEM HANGERS, OR TO THE STRUCTURE ABOVE PER IEC410-16C.

**ELECTRICAL NOTES:**

1. SMOKE ALARM REQUIRED IN ALTERATION OR ADDITION: A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING \$1.00, SHALL REQUIRE THE INSTALLATION OF SMOKE DETECTORS.
2. SMOKE ALARM POWER SOURCE: IN NEW CONSTRUCTION, SMOKE ALARMS (I.E., SMOKE DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. IN EXISTING CONSTRUCTION, SMOKE ALARMS (I.E., SMOKE DETECTORS) MAY BE BATTERY OPERATED.
3. SMOKE ALARM INTERCONNECTIONS: WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, IT SHALL BE INTERCONNECTED IN SUCH A MANNER SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
4. ALUMINUM CONDUCTORS: NO ALUMINUM CONDUCTORS PERMITTED. (NEC, 310 AND 331 THROUGH 351)
5. OUTLETS HEIGHTS: RECEPTACLE OUTLETS SHALL BE LOCATED WITHIN 12" TO 15" OFF THE FINISHED FLOOR, 2" A.F.F. AT KITCHEN COUNTERS
6. WORKING SPACE REQUIRED: PROVIDE 3'-0" CLEAR IN FRONT OF ELECTRIC METER .
7. TRIM FINISHES: ALL ELECTRICAL TRIM TO BE CONFIRMED WITH DESIGNER
8. RECESSED LIGHTING AT INSULATED CEILING: LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CODE COUNCIL, AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) OR SIMILAR DESIGNATION TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAL (OR 1.57 IBS/FT.) WHEN TESTED IN ACCORDANCE WITH ASTM 3283, AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
9. ELECTRICAL METER LOCATION: LOCATION OF SERVICE SHALL BE APPROVED BY ELECTRICAL UTILITY.
10. MATERIALS APPROVED LISTING: ALL ELECTRICAL, MECHANICAL AND PLUMBING FIXTURES/ EQUIPMENT SHOULD BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY. TESTING BY AN APPROVED TESTING LABORATORY WILL BE REQUIRED BEFORE FINAL APPROVAL IS GRANTED, OR SPECIAL INSPECTION WILL BE REQUIRED TO ENSURE COMPLIANCE WITH NEC, ANSI, AND NEMA STANDARDS, MANUFACTURER'S DATA SHEETS, TEST REPORTS, ETC., SHALL BE PROVIDED TO ALLOW FOR EVALUATION.
11. FIXTURE CERTIFICATION: LIGHT FIXTURES TO BE STATE CERTIFIED.
12. DIMMERS: DIMMERS SHALL CONSUME NO MORE THAN 4% OF RATE LOAD AT ANY POINT IN DIMMABLE RANGE.
  - 12.1. MUST BE MANUAL ON/AUTOMATIC OFF ONLY.
  - 12.2. TIME DELAY CANNOT BE GREATER THAN 30 MINUTES.
  - 12.3. CANNOT BE LOCKED IN A PERMANENT ON STATE.
  - 12.4. OUTDOOR SENSORS CAN HAVE AUTOMATIC-ON/OFF OPERATION AND ALSO MUST INCLUDE A PHOTOCELL THAT DOES NOT TURN LIGHTS ON DURING DAYLIGHT HOURS
13. OCCUPANCY SENSORS:
  - 13.1. MUST BE MANUAL ON/AUTOMATIC OFF ONLY.
  - 13.2. TIME DELAY CANNOT BE GREATER THAN 30 MINUTES.
  - 13.3. CANNOT BE LOCKED IN A PERMANENT ON STATE.
  - 13.4. OUTDOOR SENSORS CAN HAVE AUTOMATIC-ON/OFF OPERATION AND ALSO MUST INCLUDE A PHOTOCELL THAT DOES NOT TURN LIGHTS ON DURING DAYLIGHT HOURS
14. FIXTURES SHALL HAVE APPROPRIATE UL LABEL, DAMP, OR WET AS REQUIRED BY LOCAL CODES
15. FIXTURES SHALL INCLUDE ACCESSORIES FOR INSTALLATION ACCORDING TO LOCAL AND NATIONAL CODES.
16. PRIOR TO ORDERING LIGHTING EQUIPMENT, CONTRACTOR SHALL VERIFY LOCATIONS AND RECESS DEPTHS.
17. CONTRACTOR SHALL VERIFY FINAL VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURES .
18. FIXTURES SHALL BE ORDERED WITH THE APPROPRIATE BALLASTS THAT HAVE UL AND CBM LABELS. BALLASTS SHALL CONFORM TO ENERGY REQUIREMENTS FOR PERFORMANCE, SWITCHING, AND WIRING (I.E. TANDEM)
19. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR LIGHTING FIXTURES LOCATED IN A FIRE-RATED CEILING
20. FIXTURES LOCATED IN AN INSULATED CEILING AREA, SHALL HAVE AN IC HOUSING (ELECTRICAL CONTRACTOR TO COORDINATE).
21. ALL FIXTURE VOLTAGES TO BE DETERMINED BY ELECTRICAL CONTRACTOR.
22. WHERE WALLS/CEILINGS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.

**SYMBOLS LEGEND:**

- RECESSED DOWNLIGHT
- DECORATIVE PENDANT LIGHT
- FLUSH/ WALL MOUNT LIGHT
- TRACK/ CABLE LIGHT
- LINEAR LED LIGHT
- EXHAUST FAN
- PENDANT OR RECESSED FIXTURE
- CIRCUIT
- WALL SCONCE
- LIGHT SWITCH
- LINEAR LED STRIP LIGHTING
- WALL SCONCE WITH BUILT-IN SWITCH
- LINEAR FLUORESCENT OR LED PENDANT

**EMERGENCY EXIT LIGHTING**

- WALL-MOUNT
- RECESSED/ CEILING MOUNT
- FILLED AREA INDICATES DIRECTIONAL NOTATION REQUIRED FOR LOCATION

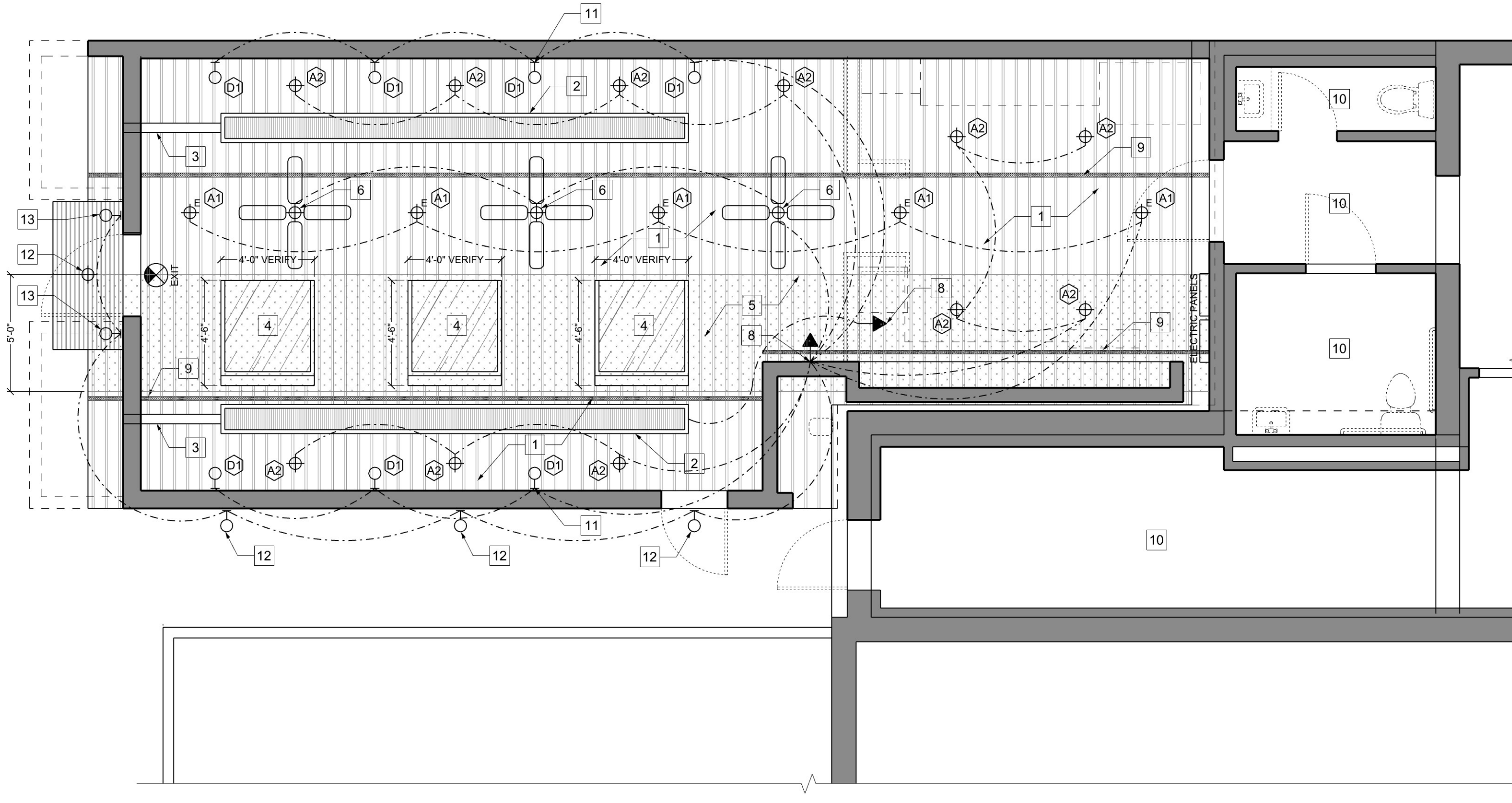
**REFLECTED CEILING KEYNOTES**

- FIRE RATED CEILING WITH T&G FINISH
- EXISTING CALCANA HEATERS
- RUN EXHAUST OUT OF NON-RATED WALL
- SUN SQUARE: 60 MIN RATED SKYLIGHT
- ZONE OF ALLOWABLE THRU-PENETRATIONS
- CEILING FAN
- LIGHTING CONTROL LOCATION: ALL LIGHT FIXTURES TO HAVE DIMMER CONTROLS, TYP.
- HEATER CONTROL LOCATION
- CONTINUOUS 2" ROOF UNDERSIDE (EAVE STYLE) VENT
- AREA N.I.C.
- EXPOSED CONDUIT ON MASONRY WALL
- FULLY SHIELDED DOWNLIGHT AT ~9'-6" ABOVE GRADE (MEDIUM LEVEL LIGHTING PER NMC 15.425)
- WALL SCONCE: UNRESTRICTED TYPE ~ 5'-6" ABOVE GRADE (LOW LEVEL LIGHTING PER NMC 14.25)

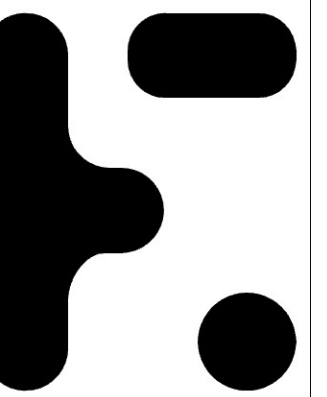
**REFLECTED CEILING LEGEND**

**LINE & HATCH KEY:**

- GWB Ceiling; Rated Where Required
- Minor Detail
- Below
- Code
- Section
- Center-Line
- Roof Line



**1** Proposed Tenant Partial RCP  
Scale: 1/4" = 1'  
0 1 2 3'

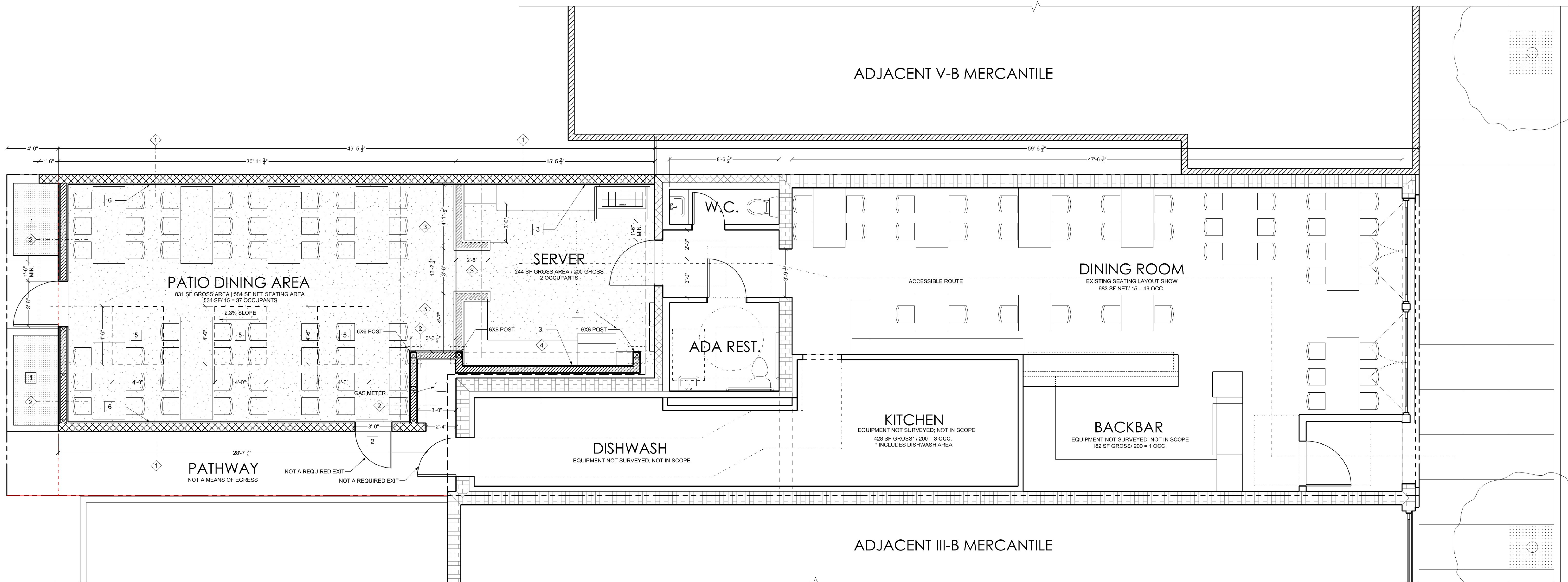


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**ENGINEER:**

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**ROSMARINO\_BACK PATIO**

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**1** Proposed Tenant Plan  
**A2.0** Scale: 1/4" = 1'

**ZONING NOTES:**

ZONE DISTRICT: C-3 CENTRAL BUSINESS; TYPE I DESIGN REVIEW REQUIRED  
 OVERLAY: HISTORIC; TYPE III REVIEW REQUIRED  
 SETBACK REQUIREMENTS:  
 FRONT: NONE  
 INTERIOR SIDE: NONE  
 HEIGHT LIMITATIONS: NONE  
 LANDSCAPE REQUIREMENTS: NONE

**KEYNOTES:**

- 1** STORMWATER PLANTER
- 2** SERVICE DOOR; TO REMAIN SHUT AND LOCKED DURING BUSINESS HOURS
- 3** WALL FINISHED WITH CLEANABLE SURFACE AT ALL FOOD SERVICE AREAS; FRP
- 4** REMOVED EQUIPMENT PLATFORM
- 5** SUNSQUARE; 90-MIN RATED SKYLIGHT
- 6** BRICK VENEER

**PLAN SYMBOLS LEGEND**

- LINE & HATCH KEY:**
- Existing Wood-Framed Wall
  - Existing Brick Masonry Wall (Unreinforced)
  - Existing CMU Wall (Unreinforced)
  - New 2-Hr Rated Reinforced CMU Wall
  - New Unrated Wood-Framed Wall
  - New Half Wall
  - Overhead
  - Minor Detail
  - Below
  - Code
  - Section
  - Center-Line
  - Roof Line

- PLAN SYMBOLS KEY:**
- DETAIL NUMBER - Section/ Interior Elevation Callout
  - SHEET NUMBER - Interior Elevation Callout
  - ASSOCIATED DETAIL ON SEPARATE SHEET
  - Centerline
  - Window Tag
  - Door Tag

**WALL TYPES**

- WALL TYPE 1:** 8" REINFORCED CMU WALL ON STEM WALL BRICK VENEER ON INTERIOR SIDE 2-HR FIRE RATED
- WALL TYPE 2:** NON-RATED-FULL HEIGHT "FENCE" WALL 4X6 POSTS @ 4'-0" O.C. MAX. 1X6 FENCE BOARDS @ 6" O.C.
- WALL TYPE 3:** NON-RATED HALF-HEIGHT "FENCE" WALL 4X6 PT POSTS @ 4' O.C. MAX. 1X6 FENCE BOARDS @ 6" O.C.
- WALL TYPE 4:** NON-RATED WOOD-FRAMED WALL 2X6 @ 16" O.C.

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND STATUTES. ANY DISCREPANCY BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR RESOLUTION PRIOR TO PROCEEDING WITH THE SPECIFIED WORK.
2. VERIFY ALL DIMENSIONS IN FIELD. REPORT DISCREPANCIES TO DESIGNER
3. DIMENSIONING:  
 A. DIMENSIONS ARE TO FACE OF FINISH OR GRIDLINE (SEE WALL TYPES).  
 B. DIMENSIONS TO CEILING FIXTURES ARE TO 4" U.N.O.  
 4. ALL FIRE-RATED PARTITIONS / ASSEMBLIES TO BE CONSTRUCTED IN ACCORDANCE WITH U.L. DESIGN REQUIREMENTS.
5. PROVIDE FIRE STOPPING AT ALL PIPE PENETRATIONS.
6. PATCH AND PAINT ALL DAMAGED CEILING ELEMENTS.
7. ALL ELECTRICAL EQUIPMENT AND DEVICES INSTALLED OUTDOOR SHALL BE WEATHER PROOF TYPE AND BREAKERS SERVING SUCH DEVICES TO BE GFCI TYPE.
8. FIXTURES WEIGHTING MORE THAN 20 POUNDS, BUT LESS THAN 56 POUNDS, SHALL HAVE (2) #12 GAUGE STEEL HANGERS CONNECTED FROM THE FIXTURE HOUSING TO THE CEILING SYSTEM HANGERS, OR TO THE STRUCTURE ABOVE PER IEC410-16C.
9. ALL EXIT DOORS SHALL COMPLY WITH SECTION 1010.1.1 AS FOLLOWS:  
 A. CLEAR WIDTH OF EACH DOOR OPENING SHALL BE MIN. 32"  
 B. MIN. DOOR HEIGHT OF 6'-8"  
 C. SHALL BE CAPABLE OF OPENING 90 DEGREES.  
 D. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (54 LUX)
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1013.6.3)
15. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 1010.1.9

16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" & MAX. 44" ABOVE THE FINISHED FLOOR.
17. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES.
18. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS IN ACCORDANCE WITH SECTION 1008.3:  
 A. AISLES AND EXIT ACCESS STAIRWAYS AND RAMPS  
 B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS  
 C. EXTERIOR EGRESS COMPONENTS SUCH AS EXTERIOR EXIT STAIRWAYS,  
 D. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1.  
 E. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.
19. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 1013.6.3.
20. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
21. ALL DOORS SHOWN ARE EXISTING UNLESS NOTED OTHERWISE
22. NO NEW PLUMBING OR ELECTRICAL PENETRATIONS FOR RATED WALLS

**DRAWING TITLE:**

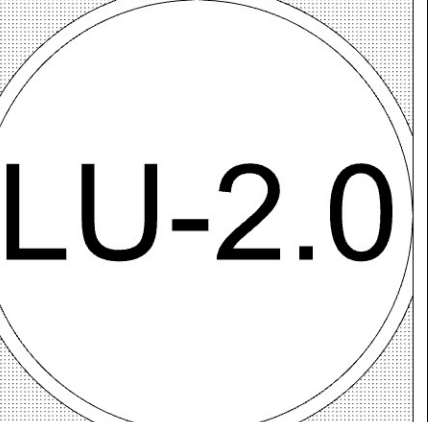
**PROPOSED SEMI-CONDITIONED PATIO PLAN**

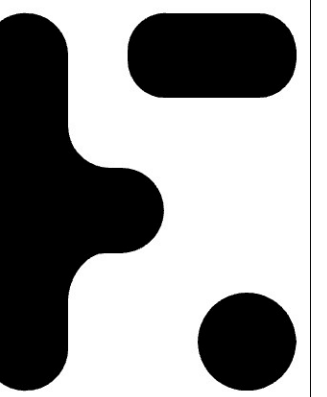
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 1/4"=1'-0" @ 22"x34"

**DATE:** 04/13/26 **DRAWN BY:** DWK

**VERSION:**  
 LAND USE REVIEWS

**PERMIT #**





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**ROSMARINO\_BACK PATIO**

DRAWING TITLE:

EXTERIOR  
ELEVATIONS

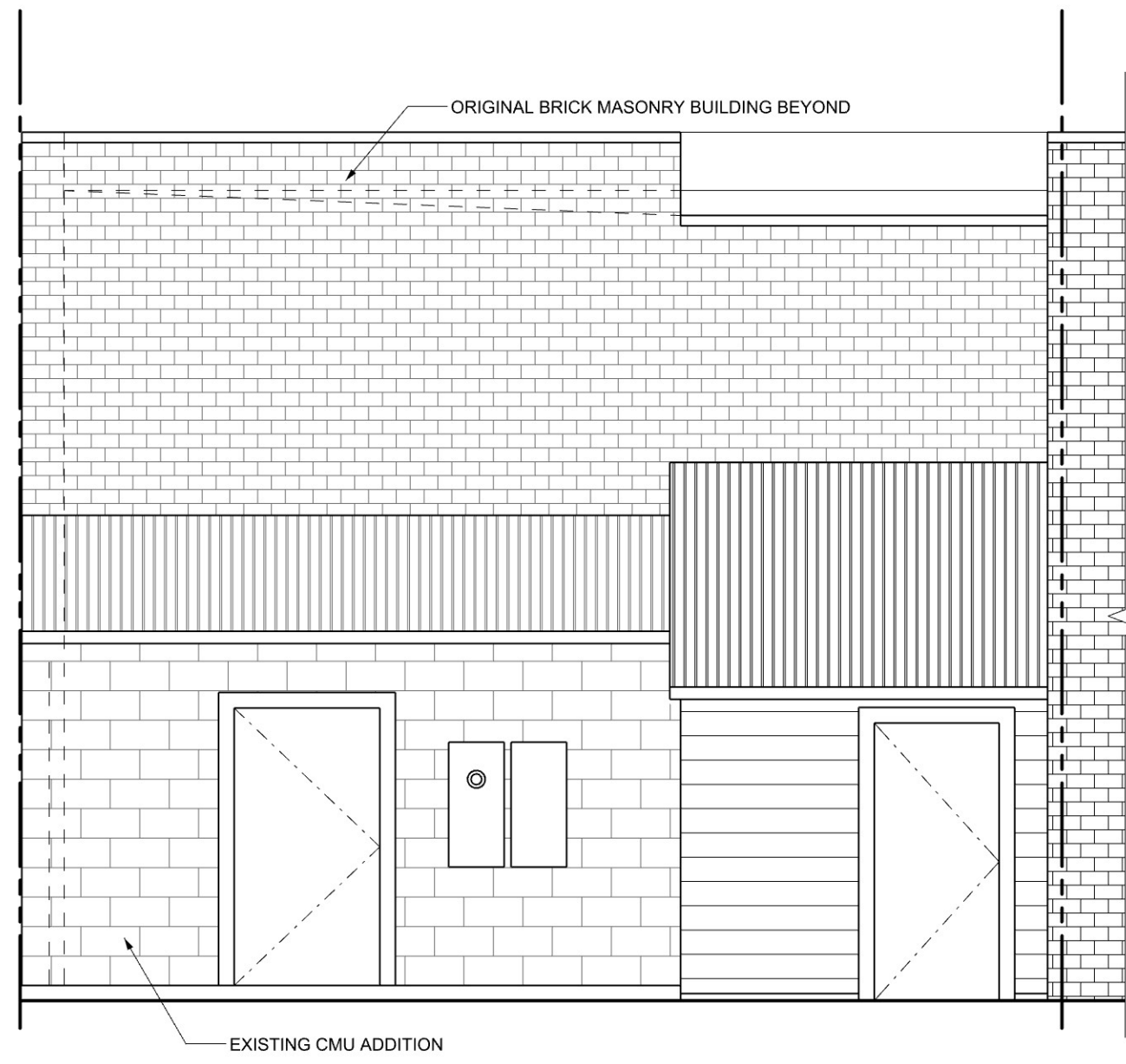
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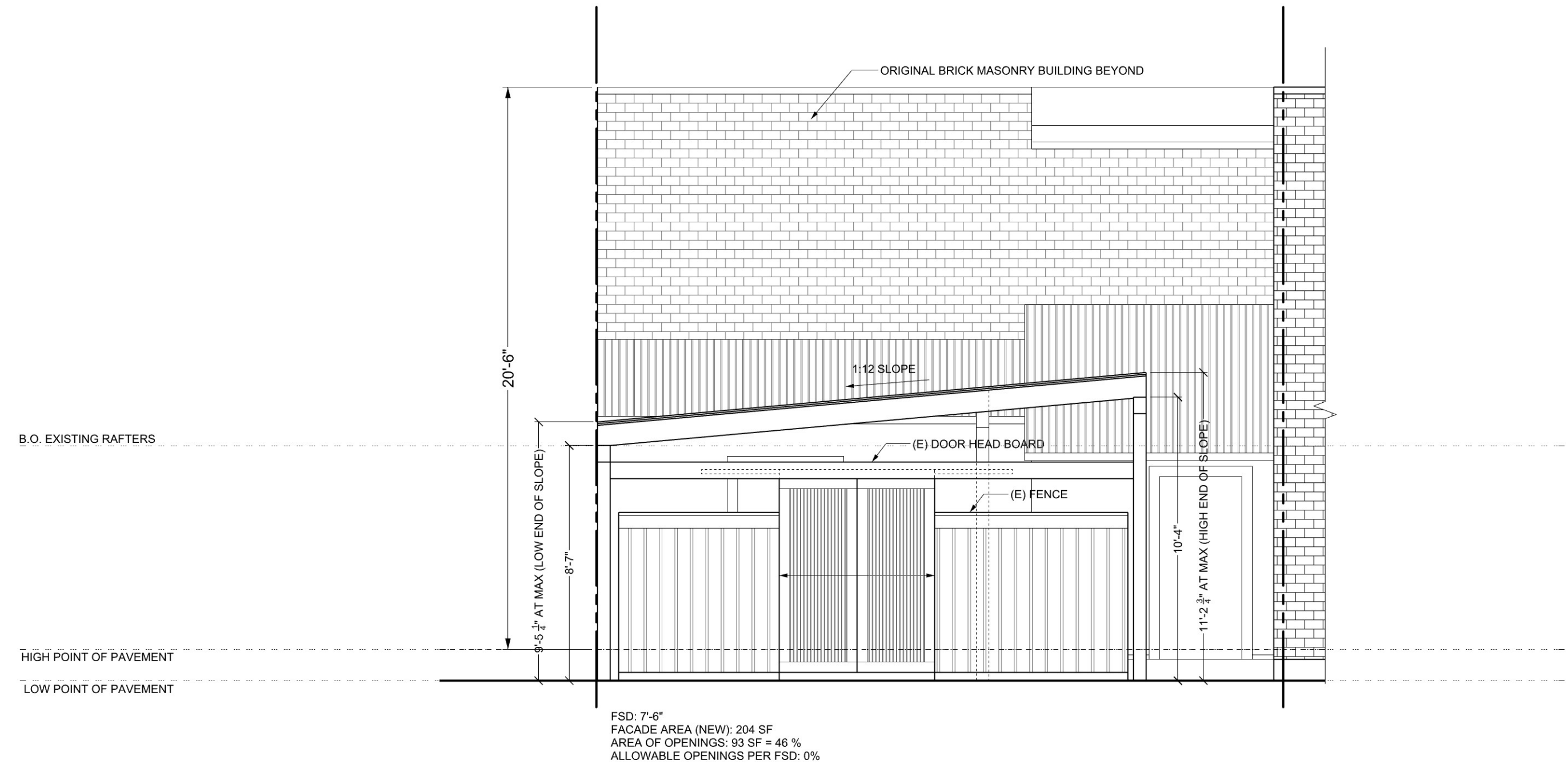
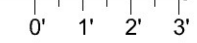
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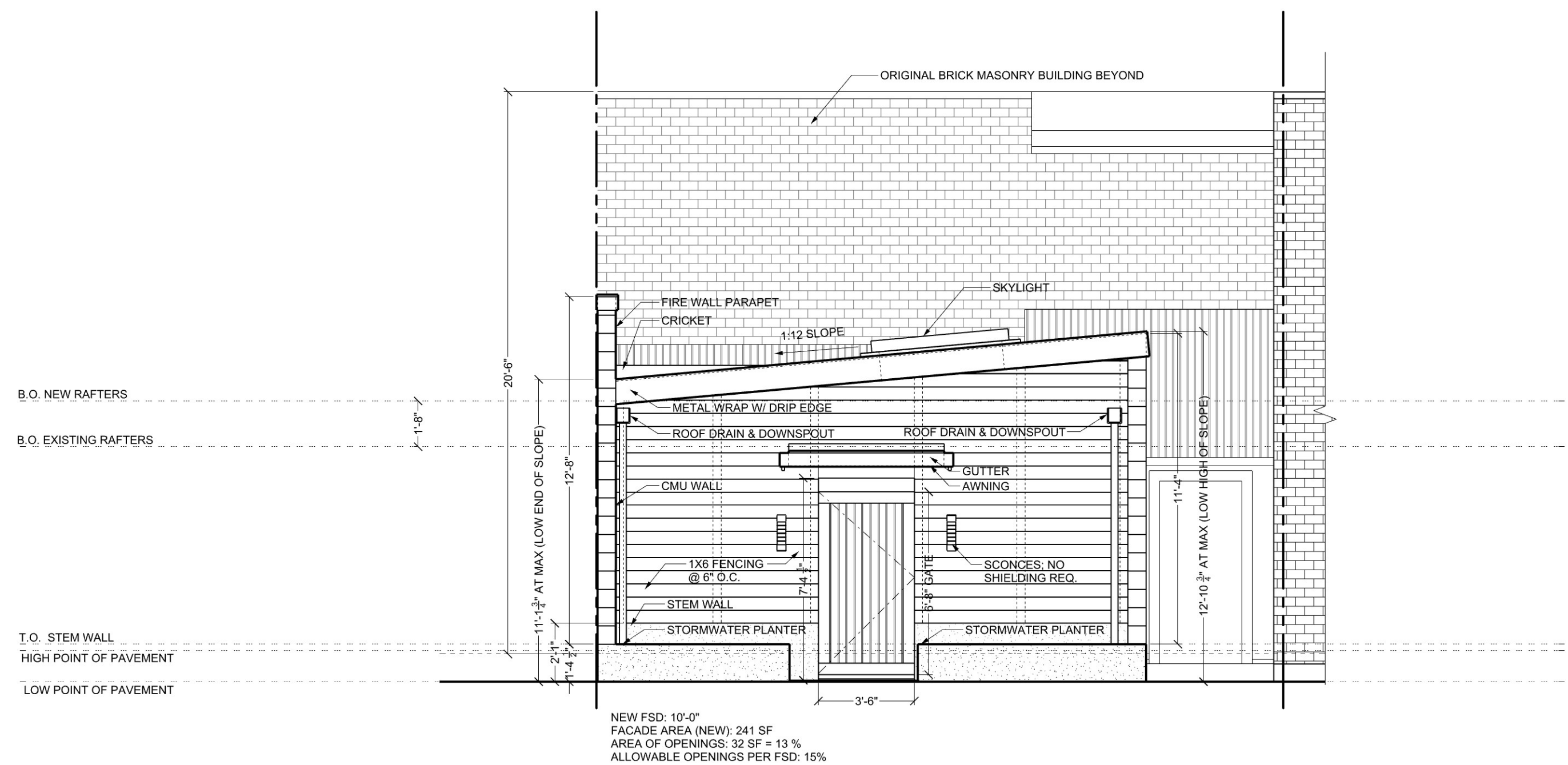
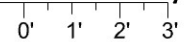
LU-5.1



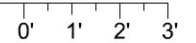
1 Original West Elevation (@ Rear Patio)  
A5.1 Scale: 1/4" = 1'

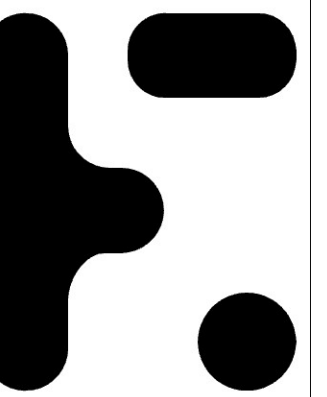


2 As-Built South Elevation (@ Rear Patio)  
A5.1 Scale: 1/4" = 1'



3 Proposed South Elevation (@ Rear Patio)  
A5.1 Scale: 1/4" = 1'





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**ROSMARINO\_BACK PATIO**

DRAWING TITLE:

EXTERIOR  
ELEVATIONS

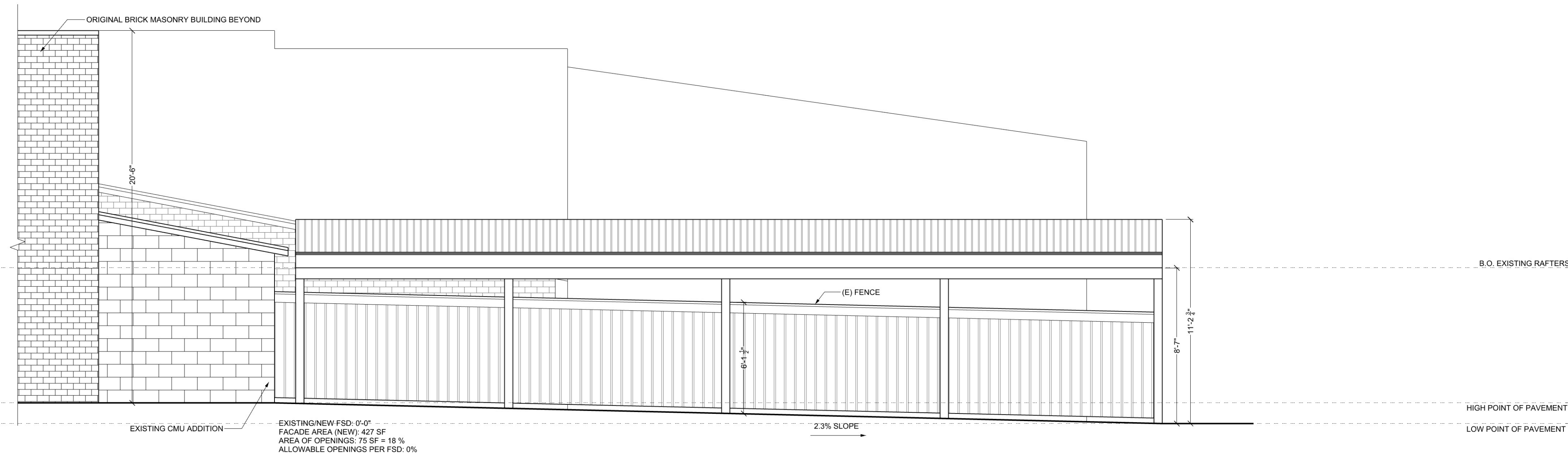
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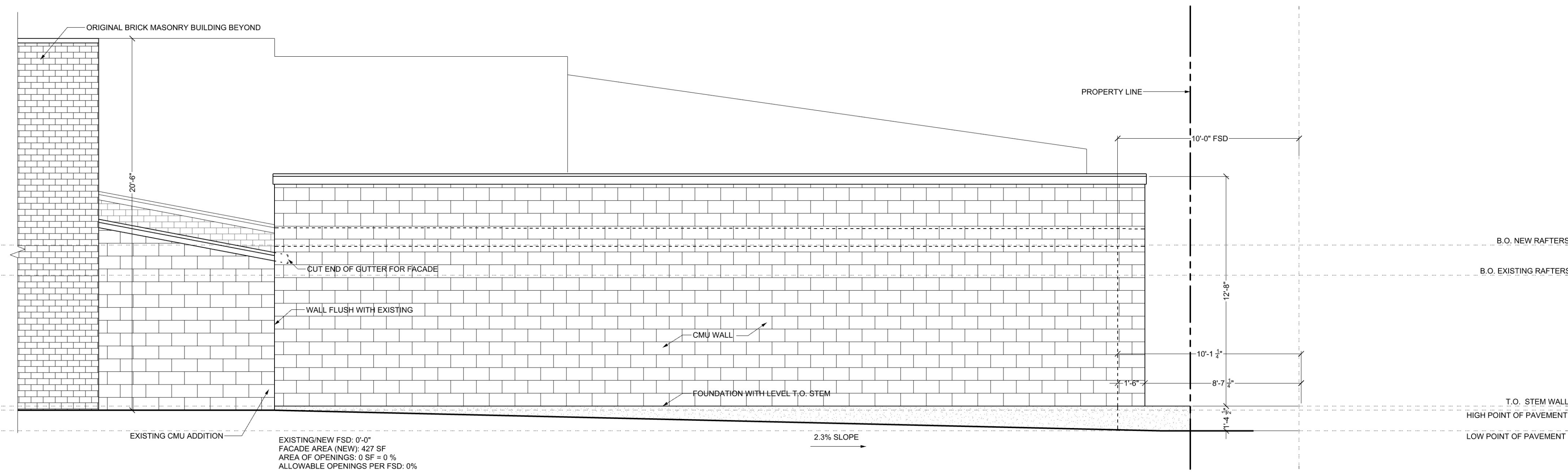
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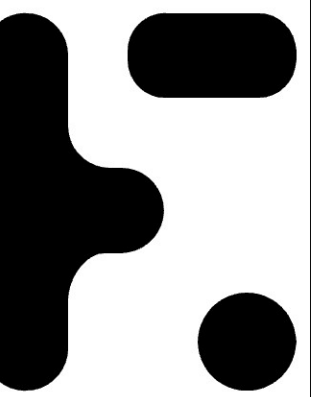
LU-5.2



1 As-Built West Elevation (@ Rear Patio)  
A5.2 Scale: 1/4" = 1'



2 Proposed West Elevation (@ Rear Patio)  
A5.2 Scale: 1/4" = 1'



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714 E 1st Street, Newberg, OR 97132  
**ROSMARINO\_BACK PATIO**

DRAWING TITLE:

**EXTERIOR ELEVATIONS**

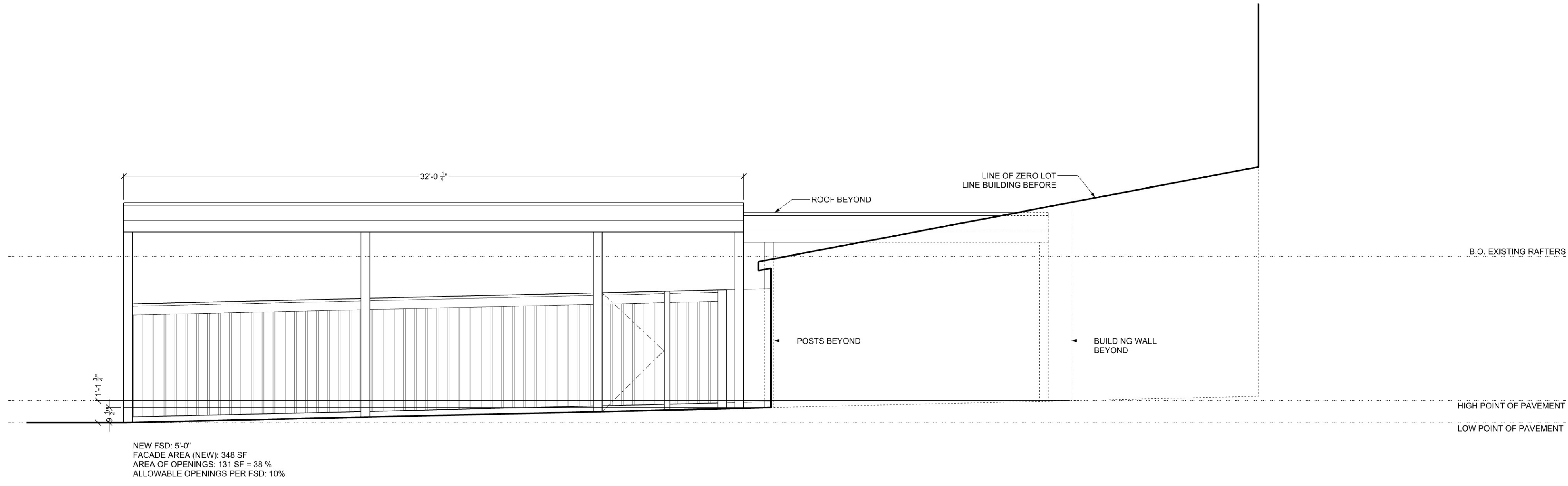
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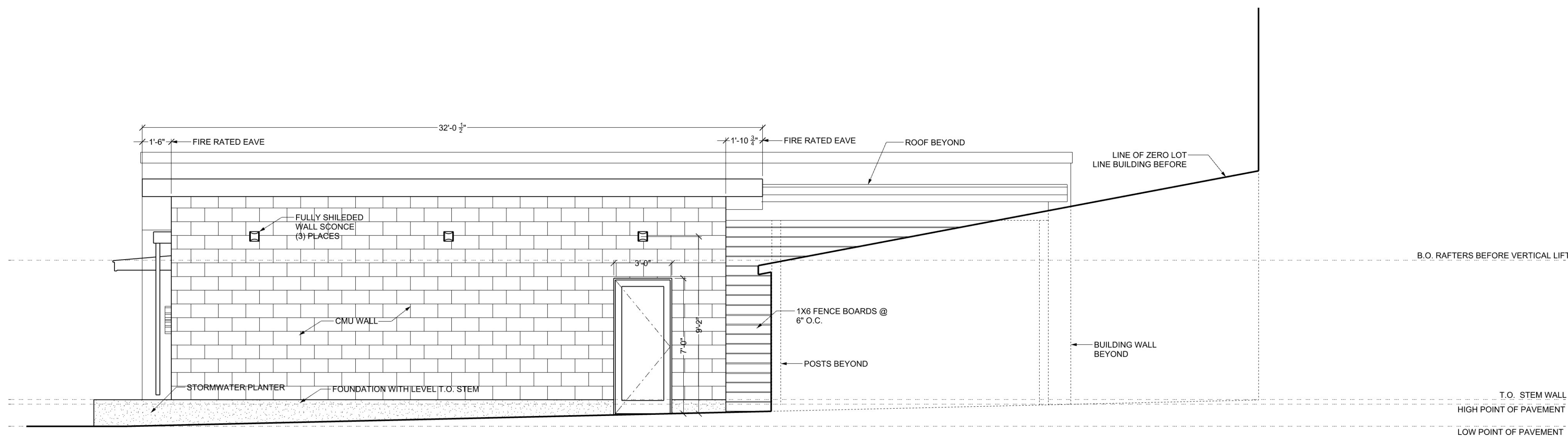
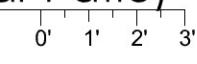
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**LU-5.3**



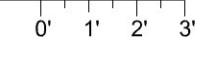
NEW FSD: 5'-0"  
FACADE AREA (NEW): 348 SF  
AREA OF OPENINGS: 131 SF = 38 %  
ALLOWABLE OPENINGS PER FSD: 10%

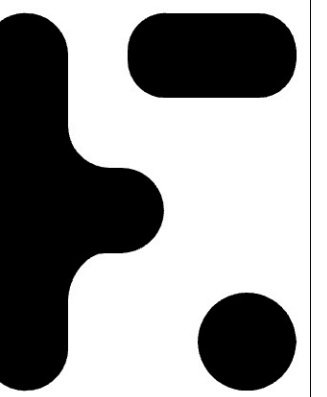
**1** As-Built East Elevation (@ Rear Patio)  
A5.3 Scale: 1/4" = 1'



NEW FSD: 5'-0"  
FACADE AREA (NEW): 359 SF  
AREA OF OPENINGS: 19 SF = 5.3 %  
ALLOWABLE OPENINGS PER FSD: 10%

**2** Proposed East Elevation (@ Rear Patio)  
A5.3 Scale: 1/4" = 1'





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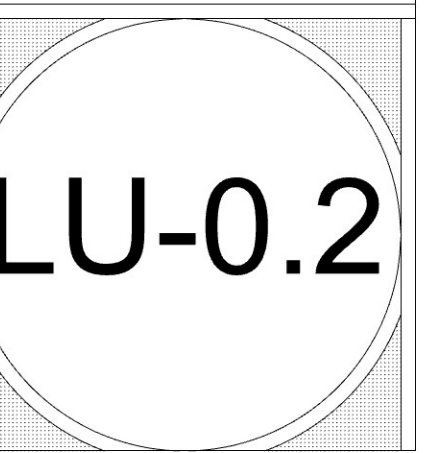
**STANDARD  
ACCESSIBILITY  
DETAILS**

SCALE:  
1/4"=1'-0" @ 22"x34"

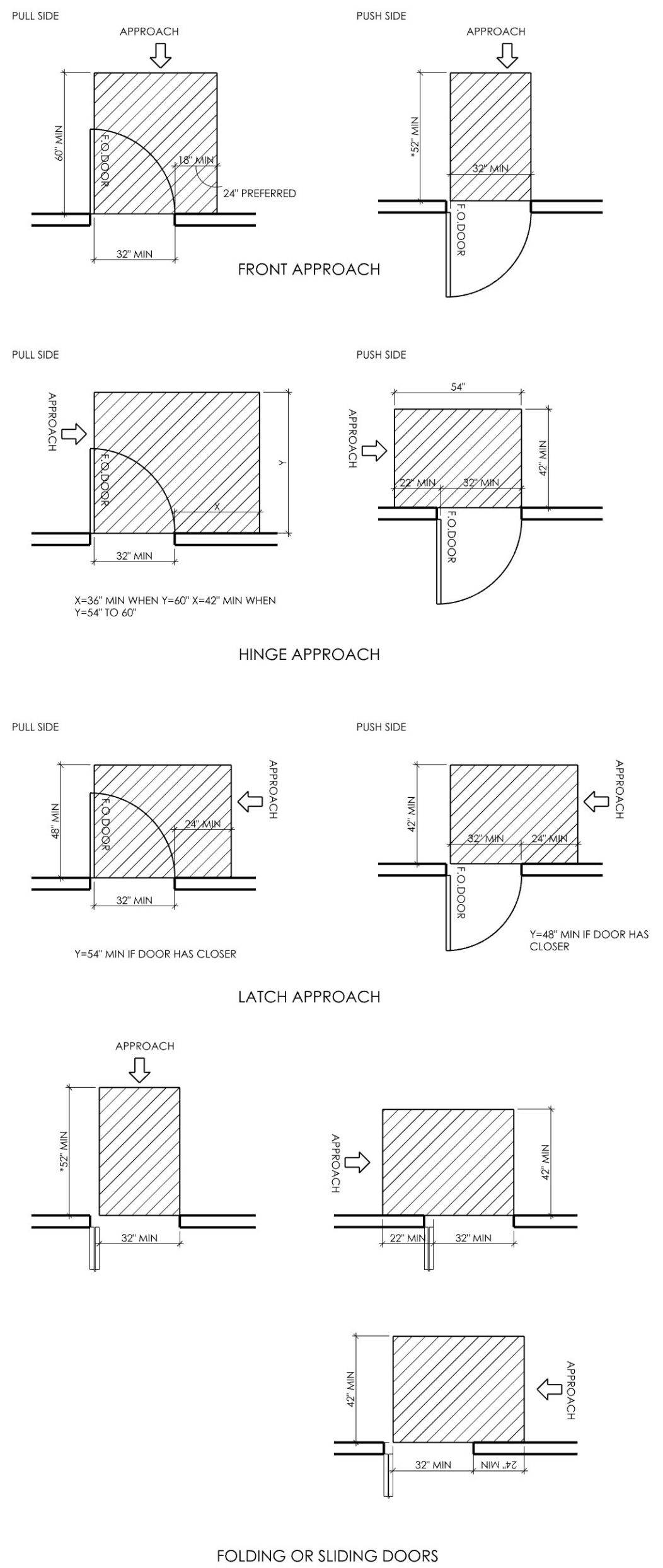
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VERSION:  
LAND USE REVIEWS

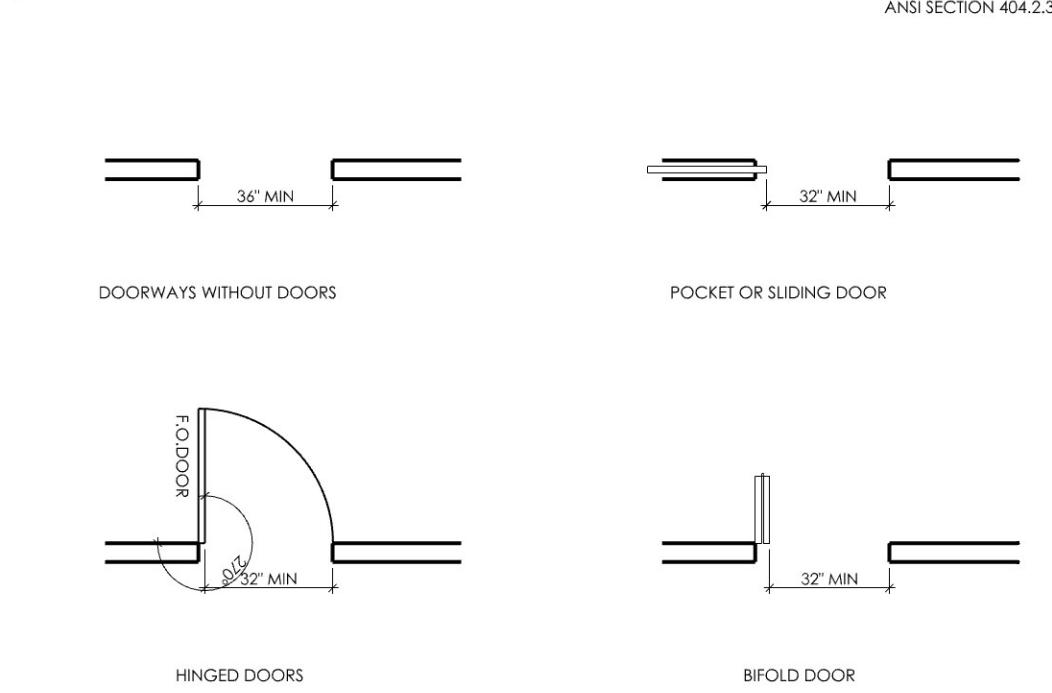
PERMIT #



DOORS



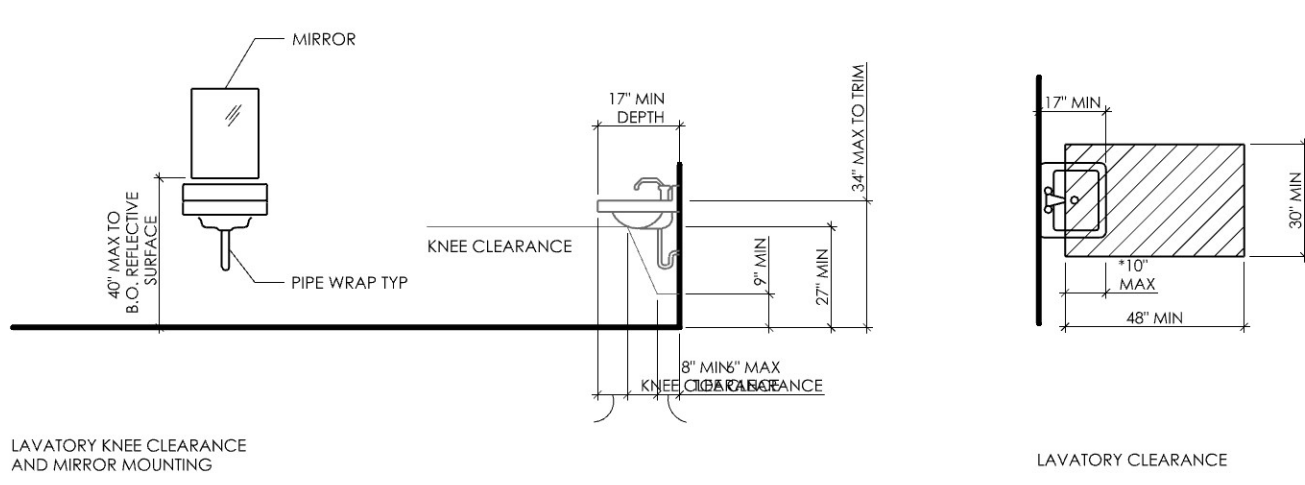
MANEUVERING CLEARANCES AT SWINGING DOORS



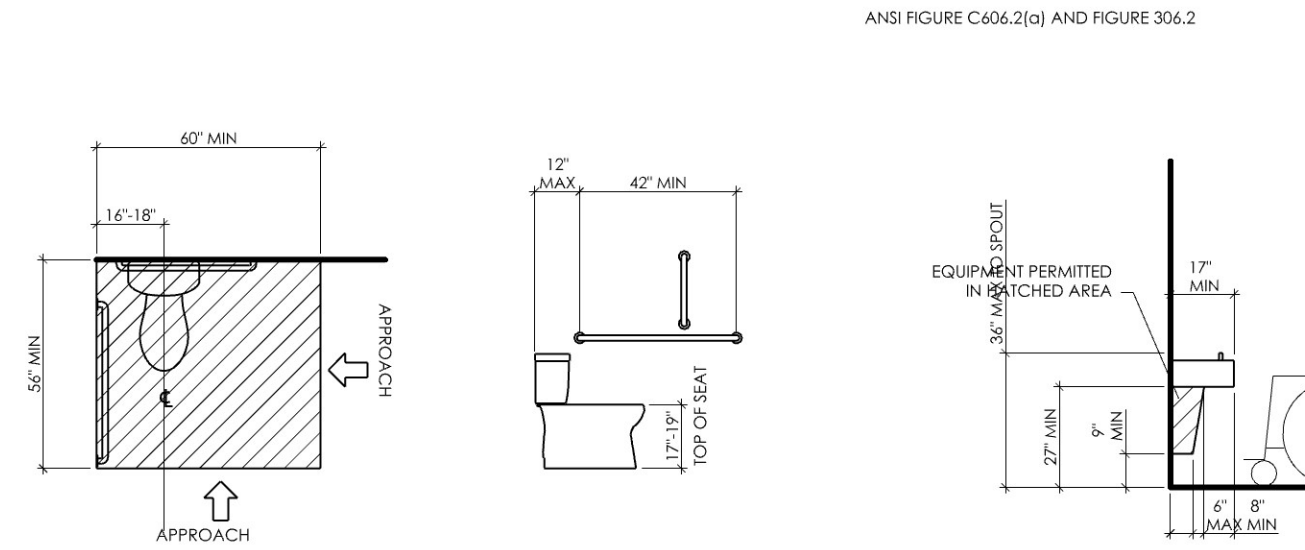
CLEAR WIDTH OF DOORWAYS

ANSI FIGURE 404.2.2

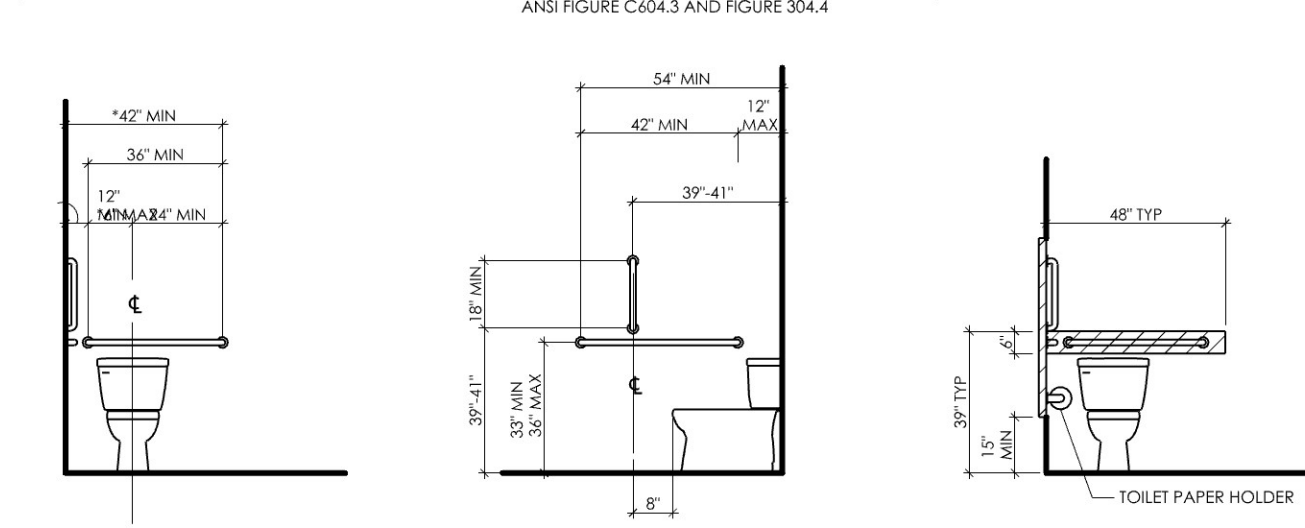
PLUMBING FIXTURES



CLEARANCE AT LAVATORIES AND SINKS



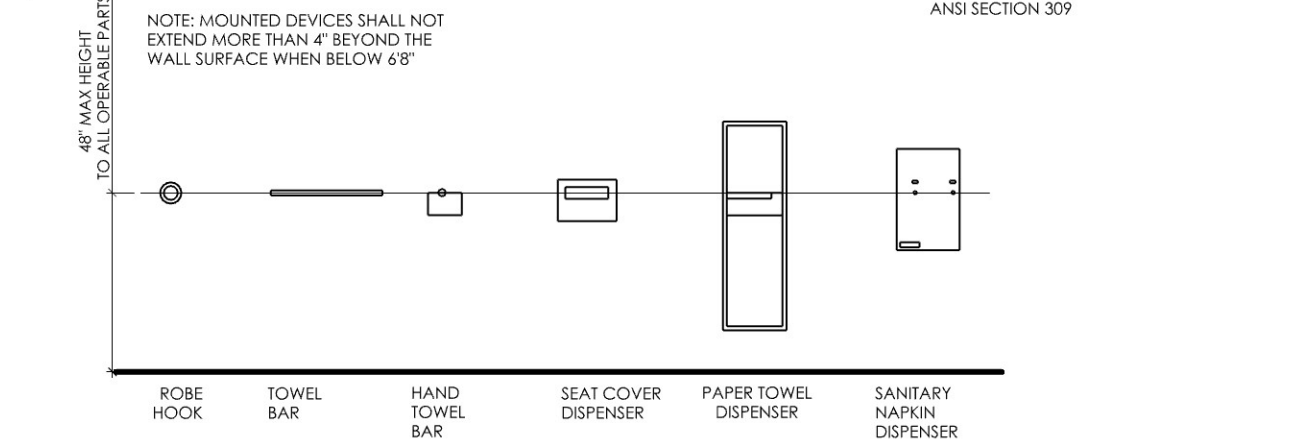
CLEARANCE AT WATER CLOSETS AND HEIGHT



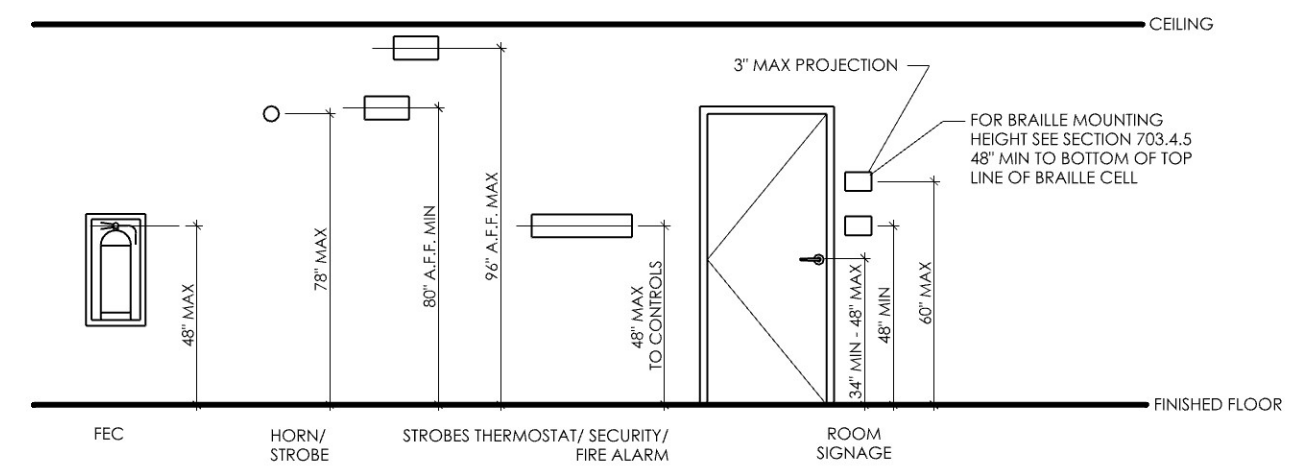
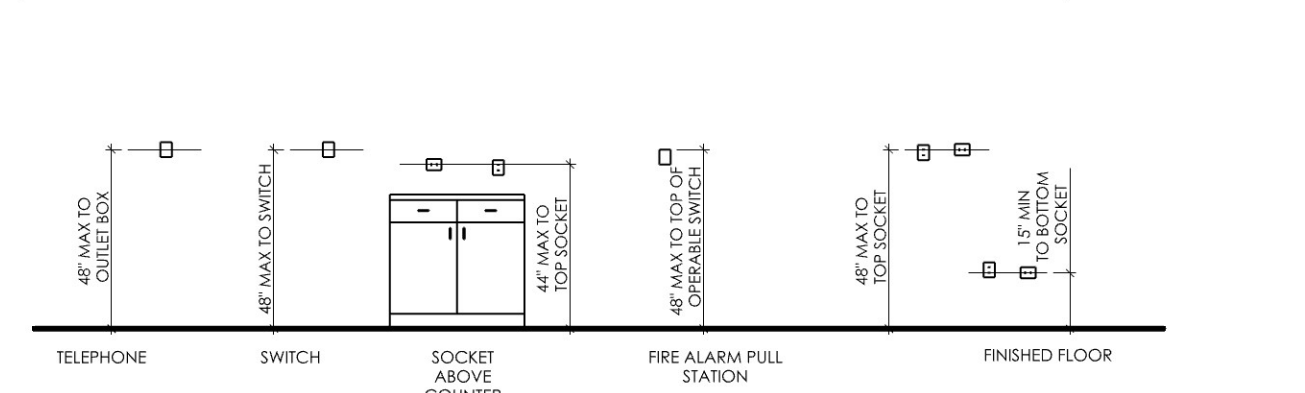
GRAB BARS AT WATER CLOSETS

ANSI FIGURE 604.5.1 AND FIGURE 604.5.2

MOUNTING HEIGHTS



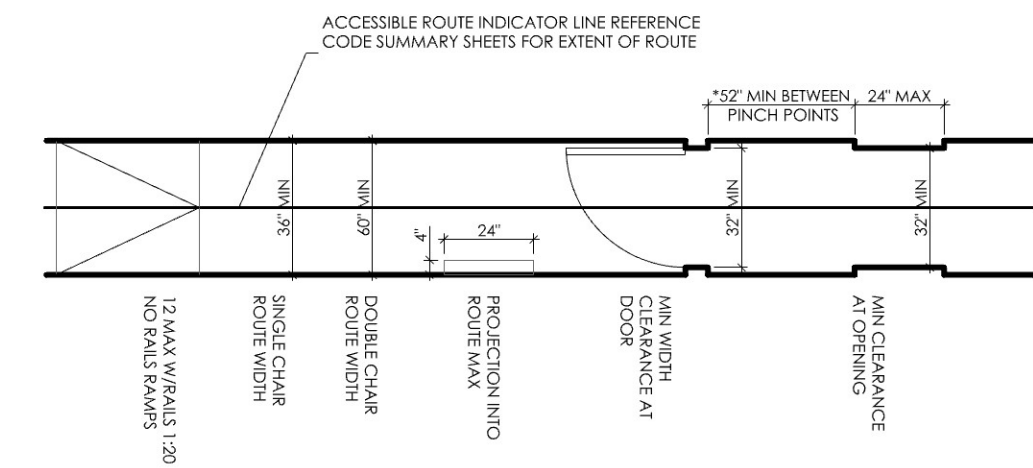
TOILET ROOM ACCESSORY MOUNTING HEIGHTS



WALL MOUNTED DEVICES AND APPLIANCES

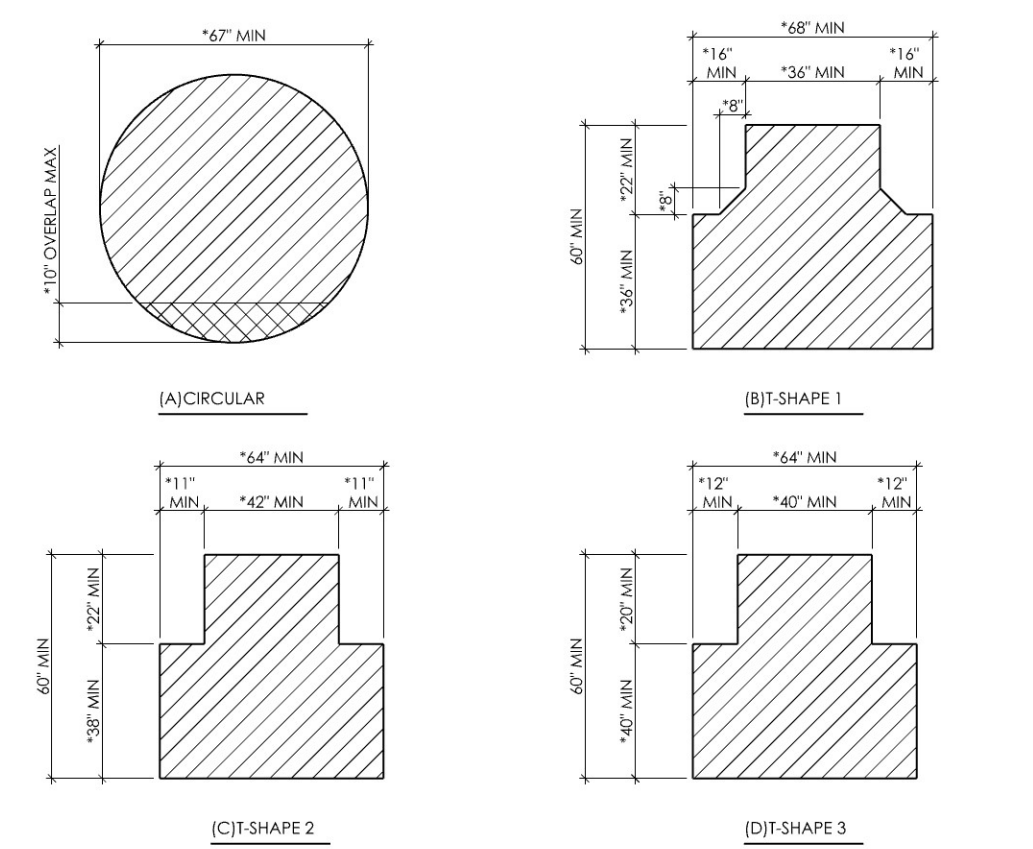
ANSI SECTION 309

CLEARANCES



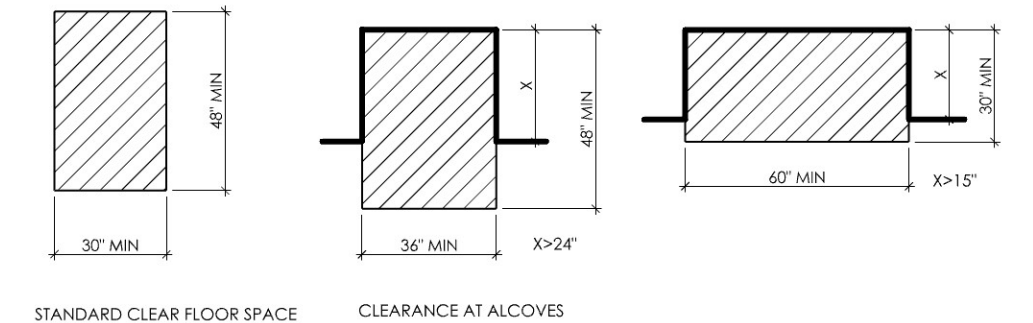
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

ANSI FIGURE 403.5 AND FIGURE C403.5



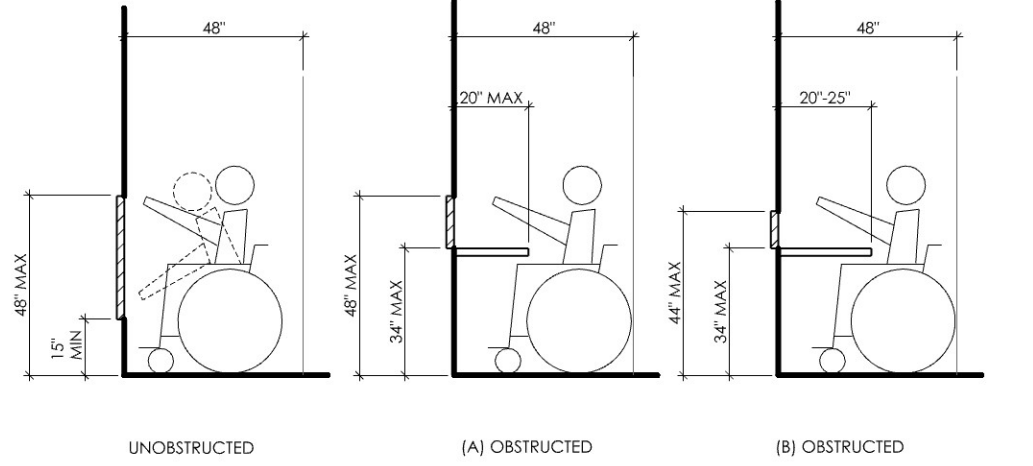
SIZE OF TURNING SPACE

ANSI FIGURE 304.3



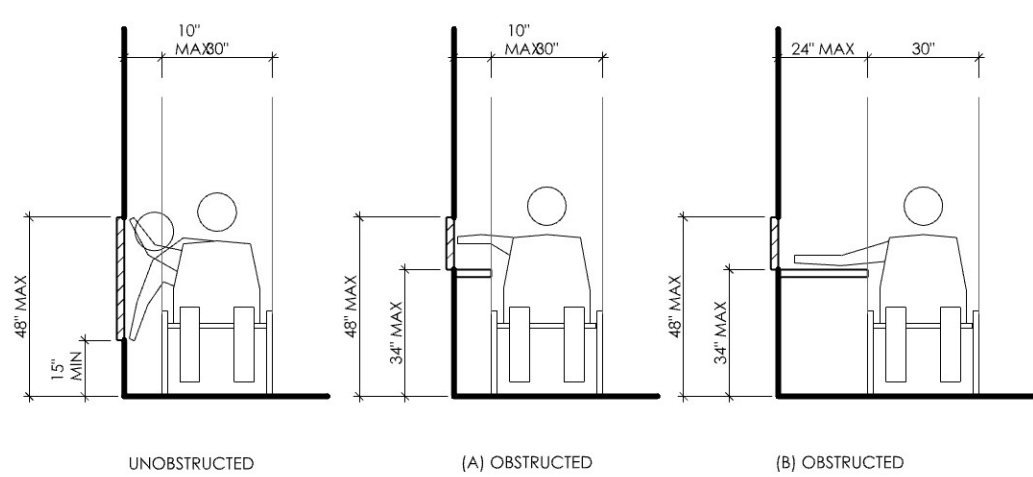
CLEAR FLOOR SPACES

ANSI FIGURE 305.3 AND FIGURE 305.7



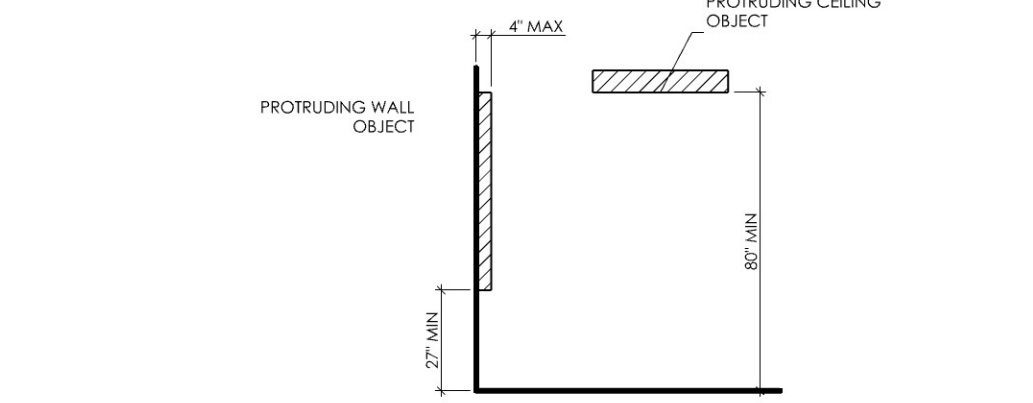
FORWARD REACH REQUIREMENTS

ANSI FIGURE 308.2.1 AND FIGURE 308.2.2



SIDE REACH REQUIREMENTS

ANSI FIGURE 308.3.1 AND FIGURE 308.3.2



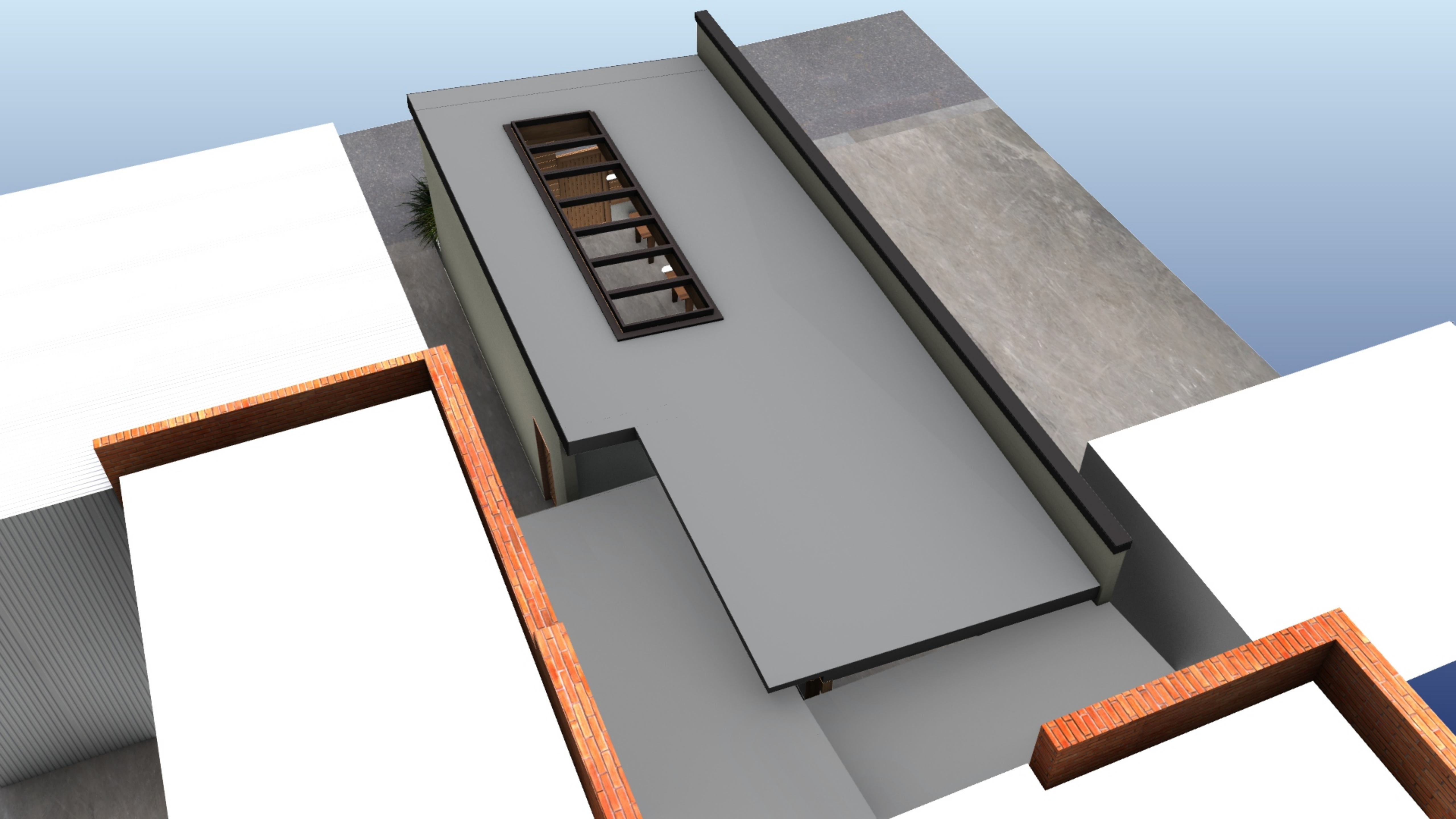
LIMITS OF PROTRUDING OBJECTS

ANSI FIGURE 307.2















## **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: May 14, 2026

Please refer questions and comments to: Jeremiah Cromie

**NOTE: Additional information can be viewed on our website at:**

**APPLICANT:** Daniel Keller  
**REQUEST:** Design Review & Historic Review- Rosmarino Back Patio Cover  
**SITE ADDRESS:** 714 E First St  
**LOCATION:**  
**TAX LOT:** R3219AA 08800  
**FILE NO:** PLNG-26-18  
**ZONE:** C-3 (Central Business District)  
**HEARING DATE:** 5/19/2026

---

For full Project Information click on the Link Here: [PLNG-26-18 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)

**Scot Siegel**

Digitally signed by Scot Siegel  
DN: cn=Scot Siegel, ou=City of Newberg, cn=Scot Siegel,  
email=scot.siegel@newbergoregon.gov  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2025.05.04 09:34:24-0700'  
Post-PhantomPDF Version: 10,1,12

---

Reviewed By:

---

Date:

---

Organization:



# COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: May 14, 2026  
Please refer questions and comments to: Jeremiah Cromie

**NOTE: Additional information can be viewed on our website at:**

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**FILE NO:** PLNG-26-18  
**ZONE:** C-3 (Central Business District)  
**HEARING DATE:** 5/19/2026

---

For full Project Information click on the Link Here: [PLNG-26-18 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)

**W E Worthey**  
Digitally signed by W E Worthey  
DN: C=City of Newberg, CN=W E Worthey, E=will.worthey@newbergoregon.gov  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2026.04.29 16:30:28-0700  
Post PhantomPDF Version: 10.1.12

---

Reviewed By:

**Will Worthey CM**

---

Organization:

**4/29/26**

---

Date:



## 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: May 14, 2026

Please refer questions and comments to: Jeremiah Cromie

**NOTE: Additional information can be viewed on our website at:**

**APPLICANT:** Daniel Keller  
**REQUEST:** Design Review & Historic Review- Rosmarino Back Patio Cover  
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**LOCATION:**  
**TAX LOT:** R3219AA 08800  
**FILE NO:** PLNG-26-18  
**ZONE:** C-3 (Central Business District)  
**HEARING DATE:** 5/19/2026

---

For full Project Information click on the Link Here: [PLNG-26-18 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:

Chehalem Park and Recreation District

Organization:

4/29/2026

Date:



# 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: May 14, 2026  
Please refer questions and comments to: Jeremiah Cromie

**NOTE: Additional information can be viewed on our website at:**

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**REQUEST:** Design Review & Historic Review- Rosmarino Back Patio Cover  
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**ZONE:** C-3 (Central Business District)  
**HEARING DATE:** 5/19/2026

---

For full Project Information click on the Link Here: [PLNG-26-18 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)

**Jeff Kosmicki**

Digitally signed by Jeff Kosmicki  
DN: cn=JEFF, ou=Fuller, o=City of Newberg, cn=Jeff Kosmicki,  
e=Jeff.Kosmicki@newbergoregon.gov  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2025.05.01 13:48:08-0700  
Pdf: PhantomPDF Version: 10.1.12

**5/1/26**

Reviewed By:

Date:

**Newberg-Dundee Police Department**

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: May 14, 2026

Please refer questions and comments to: Jeremiah Cromie

**NOTE: Additional information can be viewed on our website at:**

**APPLICANT:** Daniel Keller  
**REQUEST:** Design Review & Historic Review- Rosmarino Back Patio Cover  
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**TAX LOT:** R3219AA 08800  
**FILE NO:** PLNG-26-18  
**ZONE:** C-3 (Central Business District)  
**HEARING DATE:** 5/19/2026

For full Project Information click on the Link Here: [PLNG-26-18 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)

**April Catan**

Digitally signed by April Catan  
DN: cn=US, ou=Operations, o=City of Newberg, cn=April Catan,  
email=acatan@newbergoregon.gov  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2025.04.30 07:56:15-0700  
Post-PhantomPDF Version: 10.1.12

**4/30/26**

Reviewed By:

Date:

**City of Newberg Operations**

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: May 14, 2026  
Please refer questions and comments to: Jeremiah Cromie

**NOTE: Additional information can be viewed on our website at:**

**APPLICANT:** Daniel Keller  
**REQUEST:** Design Review & Historic Review- Rosmarino Back Patio Cover  
**SITE ADDRESS:** 714 E First St  
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**TAX LOT:** R3219AA 08800  
**FILE NO:** PLNG-26-18  
**ZONE:** C-3 (Central Business District)  
**HEARING DATE:** 5/19/2026

For full Project Information click on the Link Here: [PLNG-26-18 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)

Jason Am...

Reviewed By:

4-30-26  
Date:

TV FR

Organization:

## **Attachment 3: Public Comments**

---

**Fw: PLNG-26-18 Rosmarino Back Patio Structure Historic Application Comments**

---

**From** Planning <planning@newbergoregon.gov>  
**Date** Tue 5/12/2026 1:03 PM  
**To** Jeremiah Cromie <Jeremiah.Cromie@newbergoregon.gov>

---

**From:** John Powell <[REDACTED]>  
**Sent:** Tuesday, May 12, 2026 11:15 AM  
**To:** Planning <planning@newbergoregon.gov>  
**Cc:** Tom Tesmer [REDACTED]; Terry Emery [REDACTED]  
**Subject:** PLNG-26-18 Rosmarino Back Patio Structure Historic Application Comments


To Whom it may concern:

Regarding the matter of Rosmarino's proposed patio project, I am in support. I find no reason to disallow the structure. Even if there are concerns about changing a historic building, this patio structure in no way effects the building as it is not even attached.

Please allow our neighbor business to build the patio structure and expand their seating capacity.

**John Powell** | Principal | **Hopp Insurance Agency**  
804 E. 1<sup>st</sup> St., Newberg, OR 97132  
Phone: 503-538-3421 | Fax: 503-538-2901 | [www.hoppinsurance.com](http://www.hoppinsurance.com)  
CA license: Individual #0L69427 ; Agency license #0K15243



 **New Office Hours starting March 30: Monday–Friday | 8:00 AM – 5:00 PM**

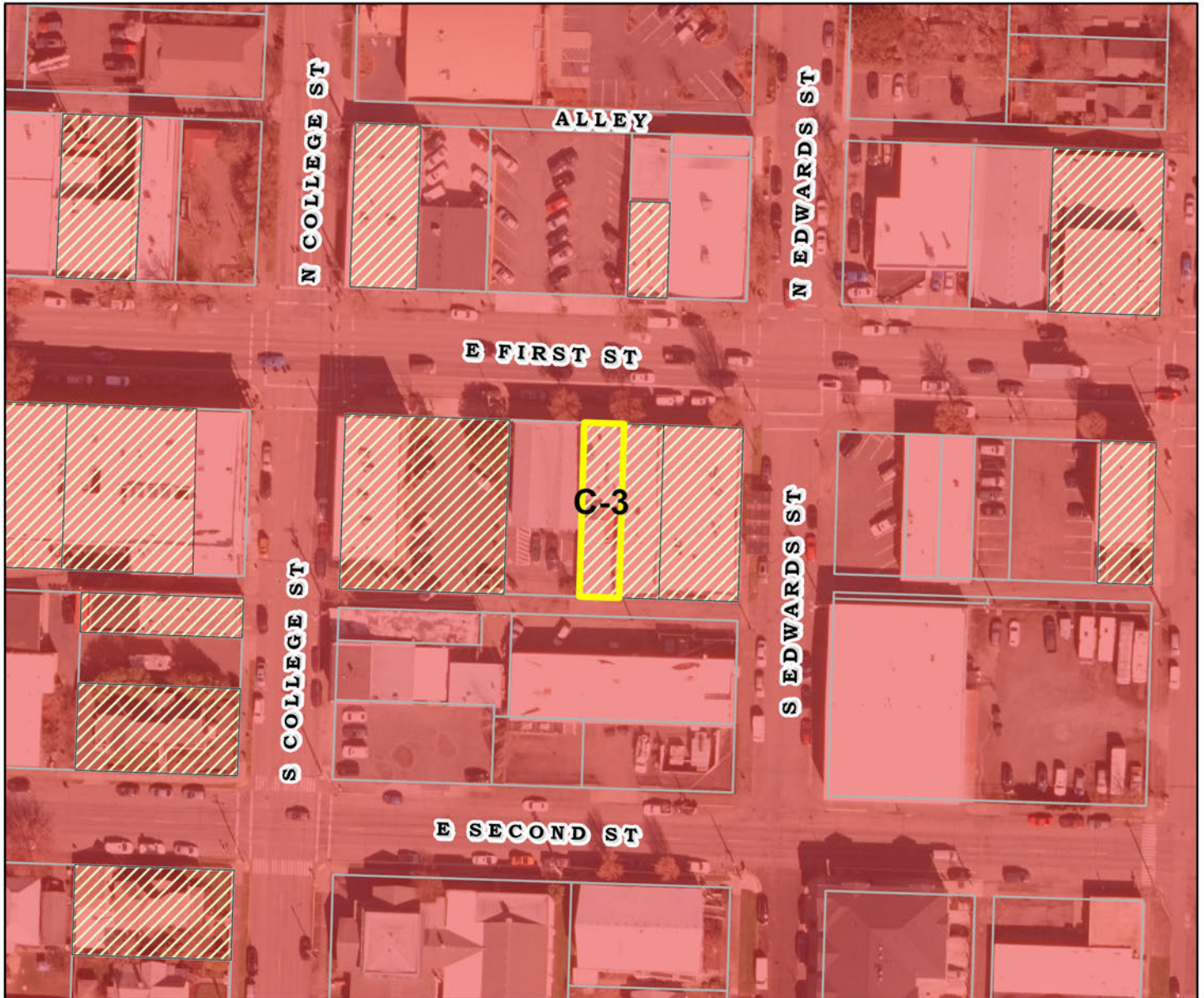
**We Love Referrals**

The highest compliment you can give is the referral of family & friends




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**Attachment 4: Zoning and Utility Maps**



## 714 E First - Zoning

 Subject Property

 Taxlots

### ZONING

 C-3 Central Business District

 Historic



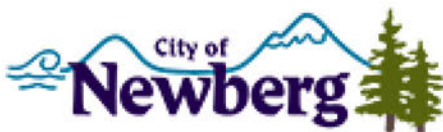
0 100 200 Feet

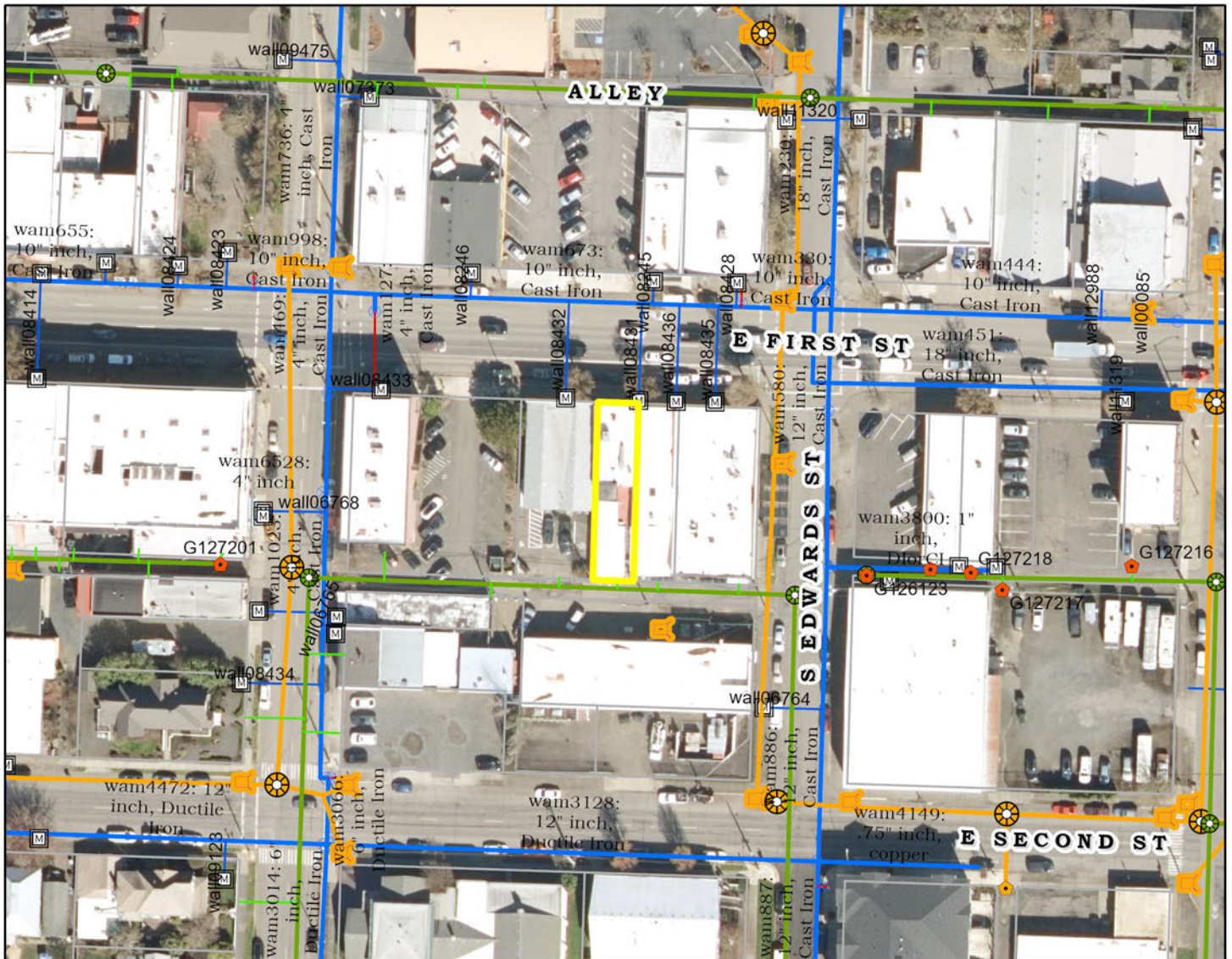


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The map is created from various data sources and is subject to change without notice.  
 This map is intended for general planning purposes only.  
 Map updated: 9/21/2023





## 714 E First St - Utilities

- |  |                  |  |                      |  |                               |
|--|------------------|--|----------------------|--|-------------------------------|
|  | Subject Property |  | Gravity Main         |  | Water Meter                   |
|  | Taxlots          |  | Storm CleanOut       |  | Water Valves                  |
|  | Sewer CleanOut   |  | Storm Manhole        |  | CITY OF NEWBERG, Potable Main |
|  | Sewer Manholes   |  | Active Storm Inlet   |  | Hydrant Lateral               |
|  | Sewer Laterals   |  | Collector Storm Pipe |  | Service Lateral               |



0 100 200 Feet



**IMPORTANT NOTICE TO ALL USERS:  
DISCLAIMER AND LIMITATION OF LIABILITY**  
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## **Attachment 5: Historic Inventory Profile**

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: DATE OF CONSTRUCTION: c. 1920  
COMMON NAME: ORIGINAL USE: Commercial  
ADDRESS: 716 E. First PRESENT USE: Commercial  
T/R/S: 3S 2W 19 ARCH./BLDR.:  
MAP NO: 3S 2W 19AA TAX LOT: 8900 STYLE: Commercial  
ADDITION: Original Town (Edwards) BLDG.  STRUC. \_\_\_ DIST. \_\_\_ SITE \_\_\_ OBJ. \_\_\_  
BLOCK: 1 LOT: 1 THEME: Architecture - 20th century  
OWNER: Donnie & Krystal Lass CITY: X UGB:  
ADDRESS: 701 W. First QUAD: Newberg

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 1  
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): Unknown  
WALL CONSTRUCTION: Masonry STRUCTURAL FRAME: Unknown  
ROOF FORM & MATERIALS: Flat w/parapet wall.  
PRIMARY WINDOW TYPE: Retail base.  
EXTERIOR SURFACING MATERIALS: Stretcherbond brick walk.  
DECORATIVE FEATURES: Polychrome brick ornament, drip cornice. Vintage neon sign.  
Pilasters.  
OTHER: Brick panel below cornice. Stone bulkhead.  
CONDITION: EXCELLENT  GOOD \_\_\_ FAIR \_\_\_ DETERIORATED \_\_\_ MOVED \_\_\_ (DATE) \_\_\_  
(EXPLAIN)  
EXTERIOR ALTERATIONS/ADDITIONS (DATED): Retail base altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

SETTING: Mid-block in commercial area between 19th century and 20th century commercial buildings. Fronts on heavily trafficked Highway 99W.

STATEMENT OF SIGNIFICANCE: This building is a particularly fine example of the Decorative Masonry style popular in Newberg in the early 20th century of which a number remain lining E. First Street. It is important in establishing the historic character of the commercial core. The neon sign, a fixture on the building for many years, recalls the years when electrified signage blazed throughout the country. The eastern-most storefront retains the appearance of a traditional retail base while the western storefront was altered in the post World War II era. The decorative brickwork - including the cornice, recessed panels, and geometric ornamental motifs-remain as part of the original facade.

SOURCES:

Sanborn Insurance Maps, 1912, 1929.  
Ticor Title Co. Records, McMinnville OR.

SHPO INVENTORY NO.: \_\_\_



# ***HISTORIC PRESERVATION COMMISSION ORDER 2026-001***

---

**AN ORDER APPROVING HISTORIC REVIEW AND DESIGN REVIEW PLNG-26-18 FOR THE CONSTRUCTION OF AN 831 SQUARE FOOT STRUCTURE ON A HISTORIC LANDMARK AT 714 E FIRST STREET, YAMHILL COUNTY TAX LOT R3219AA 08800**

---

## **RECITALS**

1. Daniel Keller submitted an application for a historic review application and design review for a new back patio structure on a historic landmark site at 714 E First Street, Yamhill County Tax Lot R3219AA 08800.
2. After proper notice, the Newberg Historic Preservation Commission held a hearing on May 19, 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 Historic Preservation 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 and Design Review Application PLNG-26-18 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 June 3, 2026, unless appealed prior to that date.
4. This order shall expire two years 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 19th day of May, 2026.**

ATTEST:

---

Historic Preservation Commission Chair

---

Historic Preservation Commission Secretary

## List of Exhibits:

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

**EXHIBIT “A” FINDINGS**  
**ROSMARINO NEW STRUCTURE HISTORIC LANDMARK & DESIGN REVIEW**  
**714 E FIRST STREET (FILE NO. PLNG-26-18)**

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

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

**I. FINDINGS FOR THE HISTORIC LANDMARK SUBDISTRICT (NMC CHAPTER 15.344)**

*NMC Section 15.344.015 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.]*

**Finding:** The proposed project seeks to place a new 831 sq. ft. structure on a historic site. Because the proposed project includes new construction on 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.

Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not include a conditional use or other decision that needs to be made by the Planning Commission, the application should be reviewed and decided by the Historic Preservation Commission only.

The criterion is met for review by the Historic Preservation Commission.

*NMC Section 15.344.030 Alteration, new construction, demolitions.*

*A. Exterior Alterations.*

*1. Application Process. Application for permit approval shall be made to the director. The application shall include site plans, floor plans, elevations, materials, textures, and other information deemed necessary by the director to determine the appropriateness of the alterations of the designated landmark.*

**Response:** Daniel Keller has submitted application materials 714 E First Street– including site plan, floor plan, and elevations for the new structure (Attachment 1).

After review of the scope of work, the site is a historic landmark and the proposed scope of work will have new construction, the project must be reviewed by the Historic Preservation using criteria within NMC 15.344.030(B) and (A)(3).

The criterion will be met with review by the Historic Preservation Commission and adherence to criteria in NMC 15.344.030(A)(3).

## ***2. Director Review of Minor Alterations Type I.***

***a. The director shall approve minor alteration requests through the Type I procedure if there is no significant change in appearance, or in original material integrity, from the existing structure or site. The director's approval may include conditions to ensure compatibility. Minor alterations meeting the following standards shall be approved and shall be documented by written findings:***

*[...]*

**Response:** Because the project will be reviewed using criteria within NMC 15.344.030(B) and (A)(3), this code section is not applicable.

***3. Historic Preservation Commission Review Criteria and Guidelines Type III. Excluding routine maintenance and minor alterations subject to director review, requests to alter a designated landmark in such a manner as to affect its exterior appearance shall be reviewed for permit approval by the historic preservation commission using the Type III procedure. The historic preservation commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines:***

***a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:***

***i. Average Setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.***

***ii. Architectural Elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, colonial revival, Dutch colonial revival, and bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.***

***iii. Building Orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.***

*iv. Vehicle Parking/Storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.*

*v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.*

**Finding:** The project seeks to add a new structure to the historic site. The proposed structure is not proposed to alter the existing historic building on site in any fashion. The following responses correspond with the design elements of this section:

- i. Average Setback: The proposed structure is not facing the street and is behind the existing building that has a 0-foot front setback that is consistent with the buildings next to it.
- ii. Architectural Elements: The proposed structure is differentiated from the historic structure through its use of masonry and wood construction. While different and distinct, it remains comparable and compatible in scale and proportion to the existing building and will not give a false sense of the new structure being part of the historical development.
- iii. Building Orientation: The proposed new structure does not face the street or obscure the front facade of the main building which orients to E First Street. The proposed structure is also not a primary entrance. The main entrance will still be off E First Street to access the new area.
- iv. Vehicle Parking/Storage: Because no vehicle parking or storage is included in the scope of work, this criterion is not applicable.
- v. Fences: Because no fences are included in the scope of work, this criterion is not applicable.

The proposed new structure meets or is not applicable to all criteria.

*b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**Finding:** The proposed project does not seek to integrate historic elements not previously identified as part of this historic landmark site as it will retain its front side on E First Street as character from 1920's development. The new addition avoids introducing conjectural historic elements and is a clean and separate contemporary look which will not give a false sense of historical development.

This criterion is met.

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

**Finding:** The proposed structure and project does not affect the front façade or look of the building on E First Street that was last updated in 2016. It is not modifying any of the original historical structure.

The criterion is met.

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

**Finding:** The historic structure on the site at 714 E First Street will be preserved and not altered including its brickwork and cast-iron element with the new addition being added to the site.

This criterion is met.

***e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

**Finding:** The proposed project will not replace any historic materials, and no deterioration or repair of any deterioration are part of the scope of work for the project.

This criterion is met.

***f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

**Finding:** Because the scope of work does not propose chemical or physical treatments to the existing historic structure on site, this criterion is not applicable.

This criterion is met.

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

**Finding:** Staff are unaware of any significant archeological resources on site, however, there will be ground disturbance with the new structure. As such, all archeological objects (defined in ORS 358.905) on the site if any must be protected. If any archeological object is found, all work must stop and the object must be reported to the State Historic Preservation Office for review and permitting in compliance with OAR 736-051-0090.

The criterion will be met if the aforementioned condition of approval is adhered to.

***h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property. The new work shall be differentiated from the old***

*and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**Finding:** The new proposed patio cover structure will not destroy the historic character of the property, The new massing for the structure includes block masonry of a different color on the western wall with wood. The size and scale are similar in size but shorter than the historic structure and has a sloping roofline where the existing historic structure does not. The new building will be clearly distinct from and screened behind the existing building, and the existing historic façade on E First Street will not change.

This criterion is met.

*i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Finding:** The proposed structure is effectively detached from the original building and can be removed in the future without further damage to the historic structure. This will ensure that the integrity of the historic building is maintained and would be unimpaired.

This criterion is met.

### **Historic Review Conclusion**

The historic review criteria are either met or are not applicable as seen above in the findings. The new structure will clearly be differentiated from the historic structure on the historic site while maintain the existing historic structure façade on E First street.

## **II. FINDINGS FOR DESIGN REVIEW (NMC CHAPTER 15.220.050 & 15.220.080)**

### *NMC 15.220.050*

*A. Type I. The following criteria are required to be met in order to approve a Type I design review request:*

*1. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020.*

*2. Setbacks and General Requirements. The proposal shall comply with NMC 15.405.010 through 15.405.050 relating to lot size, lot coverage, and parking coverage requirements; NMC 15.410.010 through 15.410.080 dealing with yard setback, special setback, and vision clearance requirements; and NMC 15.415.010 through 15.415.070 dealing with height restrictions, public access, and residential development standards.*

*3. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.*

*4. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.*

*5. Parking. Parking areas shall meet the requirements of NMC 15.440.010.*

*6. Sufficient Infrastructure. For all triplex dwellings, quadplex dwellings, townhouse dwellings, and cottage cluster developments, the city shall work with the applicant to ensure that sufficient infrastructure will be provided, or can be provided, to include:*

*a. Connection to a public wastewater system capable of meeting established service levels.*

*b. Connection to a public water system capable of meeting established service levels.*

*c. Access via public or private streets meeting adopted emergency vehicle access standards to a city's public street system.*

*d. Storm drainage facilities capable of meeting established service levels for storm drainage.*

**Findings:** The review criteria for NMC 15.220.050(A) are addressed as noted below:

1. The proposed use for the new structure is an expansion of a restaurant use that already exists on site. The property is zoned C-3 and eating and drinking establishments are a permitted use in the district.
2. The C-3 district for restaurants and other uses that are not abutting or across an alley from residential district do not have any setback, parking, and no height standards outside of airport height restrictions. The proposed structure does not interfere with the airport height requirements and is less tall than the existing building on site.
3. There is no parking on site, and the C-3 district is exempt from the 15% landscape requirement for the lot.
4. The application materials do not state that any signs are proposed.
5. There is no parking proposed and none is required.
6. The proposed project is not for a residential use and will use the existing site infrastructure for the new structure. As the site is already impervious throughout, no new stormwater management is required.

The requirements of NMC 15.220.050(A) are either met or are not applicable.

***NMC 15.220.080 Additional requirements for development in the C-3 zoning district.***

*The purpose of this section is to ensure that new development and redevelopment in the C-3 zoning district maintains and promotes downtown Newberg as a desirable place to spend time. The standards below will help to assure continued quality and compatibility in construction and design. An applicant for a new development or redevelopment within the C-3 zoning district, which is subject to the site design review process, must demonstrate that seven out of 10 of the following site and building design elements have been incorporated into the design of the project. Exceptions to these additional development requirements may be granted if the requirements would result in construction that is out of character with surrounding development. Applicants for redevelopment of a designated landmark will not be subject to these additional requirements.*

***A. Elements of the Facade.***

*1. Windows. To maintain compatibility with historic proportions, windows facing public streets shall be primarily vertical. With the exception of transom windows, the width-to-height ratio of any single window pane (defined as either a true divided light or a “pane” created by “snap-in” dividers) shall be no more than 1:1.*

*2. Awnings. To provide shade and protection from the rain, awnings of fabric, glass, wood or metal shall extend along at least 25 percent of street-facing facades. Awnings shall be securely attached to the building and at their lowest point shall not be lower than eight feet above the ground level. Awnings may encroach a maximum of eight feet into the public sidewalk right-of-way, but no closer than two feet from the curb line.*

***B. Facade Articulation.***

*1. Emphasize Entrances. Entrances facing a public street shall be incorporated as an integral element in the facade. Entrances shall be emphasized to clearly communicate how to enter the building and to make buildings appear more inviting. Some strategies for emphasizing the entrance on a facade include: using transom windows above entrance doors to increase their apparent scale, detailing and emphasizing the trim or pilasters surrounding the entrance doors, and locating projections such as awnings or balconies above the entrance.*

*2. Maximum Horizontal Facade Plane. To avoid overwhelming and visually monotonous facades, buildings shall not extend more than 60 feet horizontally without a change in the plane of the facade of at least one foot. Vertically stacked bay windows are one way to satisfy this criterion.*

***C. Windows.***

*1. Depth of Windows. Windows shall be recessed at least one and one-half inches from the general plane of the facade. This creates shadow lines and visual interest, giving the*

*facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district's historic character.*

*2. Percentage of Glazing. The percent of glazing based on the horizontal distance of the facade shall be as follows:*

*a. Primary facade: at least 50 percent of ground floor and 30 percent of floors above the ground floor; and*

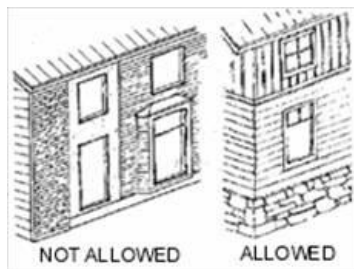
*b. All other facades facing a public street: at least 30 percent per floor.*

*3. Window Glazing Material. Windows facing a public street shall be made of clear or low-e glazing (pursuant to Oregon Structural Code Section 1312.1.3). Tinted or reflective glass shall not be visible from public rights-of-way.*

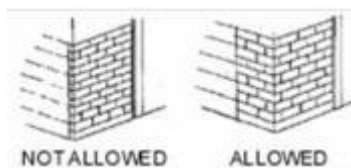
#### *D. Facade Materials.*

*1. Dominant Material. All facades shall be comprised of a single dominant material. Additional materials are allowed as accents.*

*2. Allowed Wall Materials. Allowed wall cladding materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, and shakes. Lap siding, shingles, and shakes shall be exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced a maximum of eight inches on center. In addition, brick, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco and poured-in-place concrete are allowed.*



*3. Changes in Material. Brick and stone street-facing facades shall return at least 18 inches around the exposed side walls. When multiple cladding materials are used, changes shall occur along horizontal lines only, with a maximum of three different materials allowed per facade. Heavier-appearing materials (e.g., brick) shall be use only below lighter-appearing materials (e.g., shingles).*



**Findings:** The project is proposed on a previously vacant portion of a historic landmark site. While not required, the applicant has provided demonstration that the proposal is mostly consistent with the additional C-3 design standards for the new structure.

The proposed project abuts an alley and does not have any street facing facades. This eliminates the requirements related to windows, awnings and entrances. The horizontal facades are not longer than 60 feet. The façade materials are predominately composed of masonry blocks on the east and west side, and the south side is mostly put together oof the 1x6 boards (wood). The blocks do not go around the edge of the exposed side walls as desired by the C-3 additional standards, but this is not required on a historic site.

### **III. CONCLUSION**

The proposed application can be approved because the project meets the above criteria subject to the conditions in Exhibit B.

**EXHIBIT “B” CONDITIONS OF APPROVAL  
ROSMARINO NEW STRUCTURE HISTORIC LANDMARK & DESIGN REVIEW  
714 E FIRST STREET (FILE NO. PLNG-26-18)**

**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. All archeological objects (defined in ORS 358.905) on the site, if any, must be protected. If any archeological object is found, all work must stop, and the object must be reported to the State Historic Preservation Office for review and permitting in compliance with OAR 736-051-0090.
3. **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.

**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.

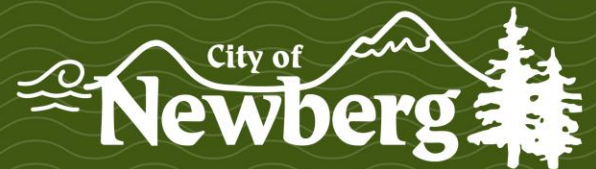
# HISTORIC LANDMARK REVIEW

## 714 E First Street New Construction

### Rosmarino

Case File No. PLNG-26-18

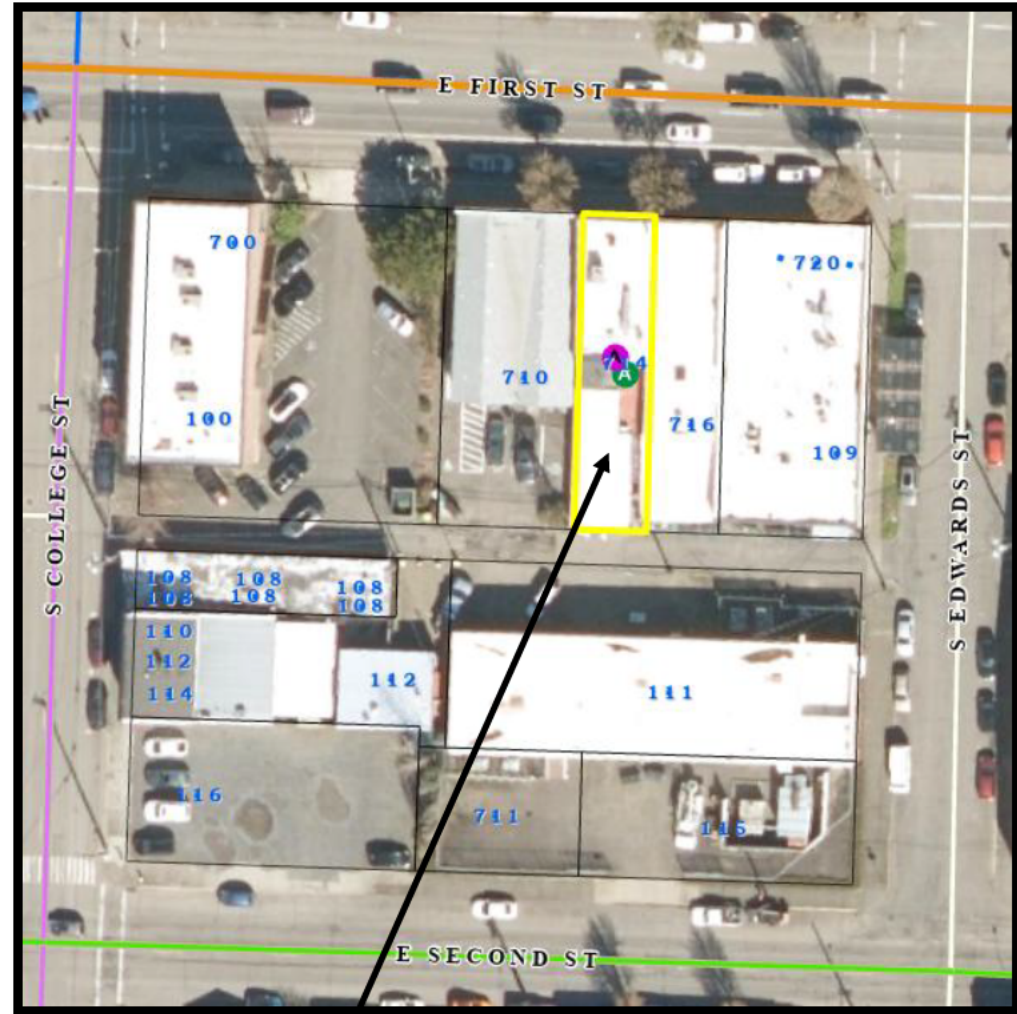
Historic Preservation Commission | Public Hearing May 19, 2026



- **Applicant:** Daniel Keller
- **Request:** Request to install new 831 sq. ft. back patio structure on Historic Site
- **Location:** 714 E First Street
- **Tax Lot:** R3219AA 08800
- **Zoning:** Central Business District (C-3)
- **Applicable Criteria:**
  - NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.
    - 15.344.015 Historic preservation commission review.
    - 15.344.050 Alteration, new construction, demolitions.
  - NMC Chapter 15.220.050(A) Criteria for Design Review (Type I)

714 E First Street

C-3  
(Central Business District)



Location of back patio structure



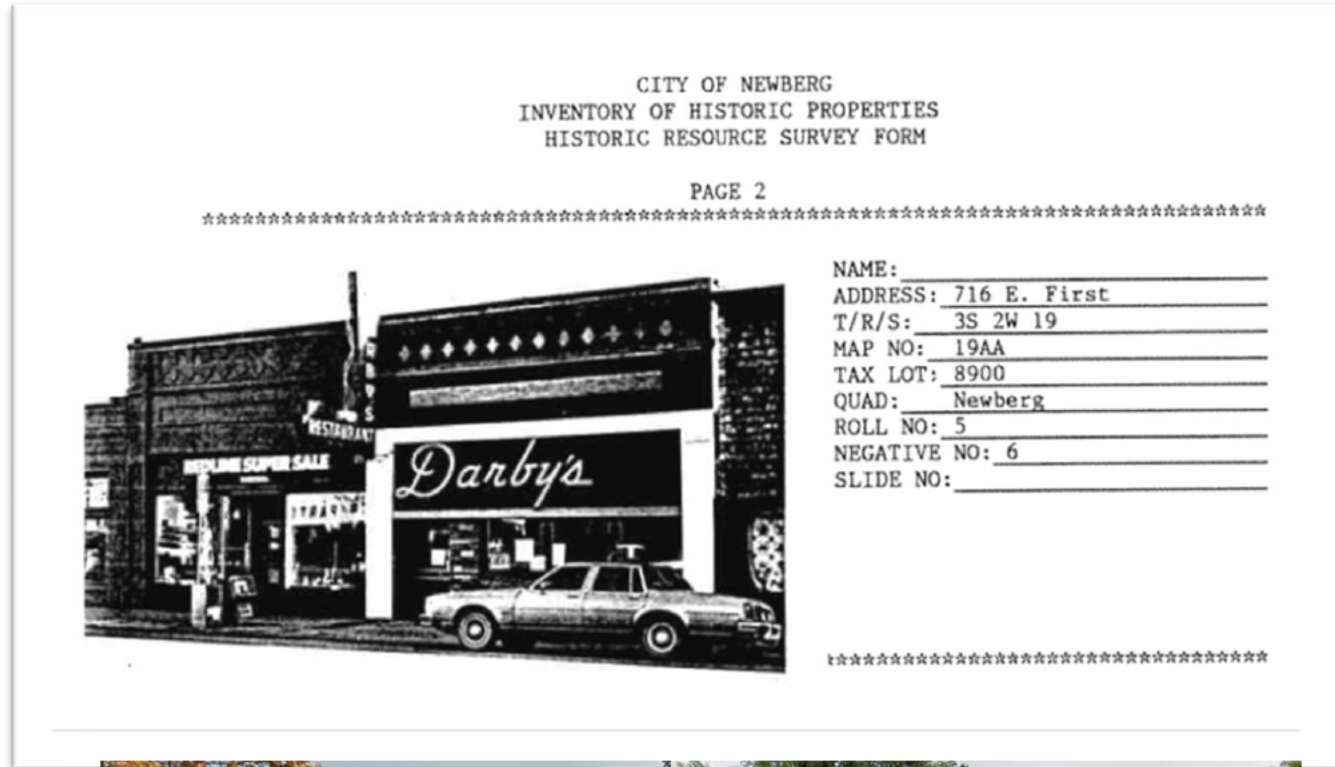
Location of back patio structure

# Description of Project & Background

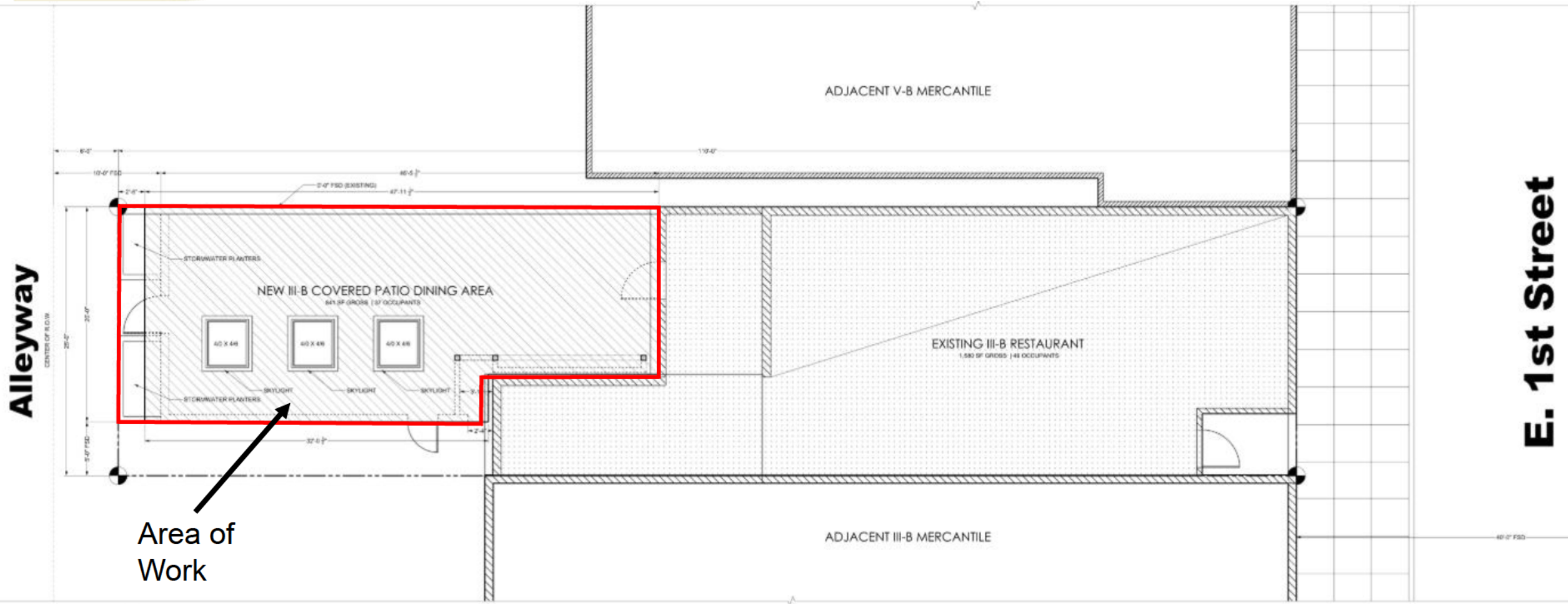
Proposed project would add 831 sq. ft. back patio structure at 714 E First Street which is a historical site. The current structure as seen below was constructed during the COVID-19 pandemic and does not currently meet historic standards or required building code.



- *Constructed around 1920.*
- *Decorative Masonry style*
- *Building is typical of many buildings built in the U.S. in the early years of the 20<sup>th</sup> century*
- *Site is notable for the rich concentration of historic structures. It is a highly visible area in the commercial core.*
- *Front façade was remodeled in 2016 to match Velour next door*

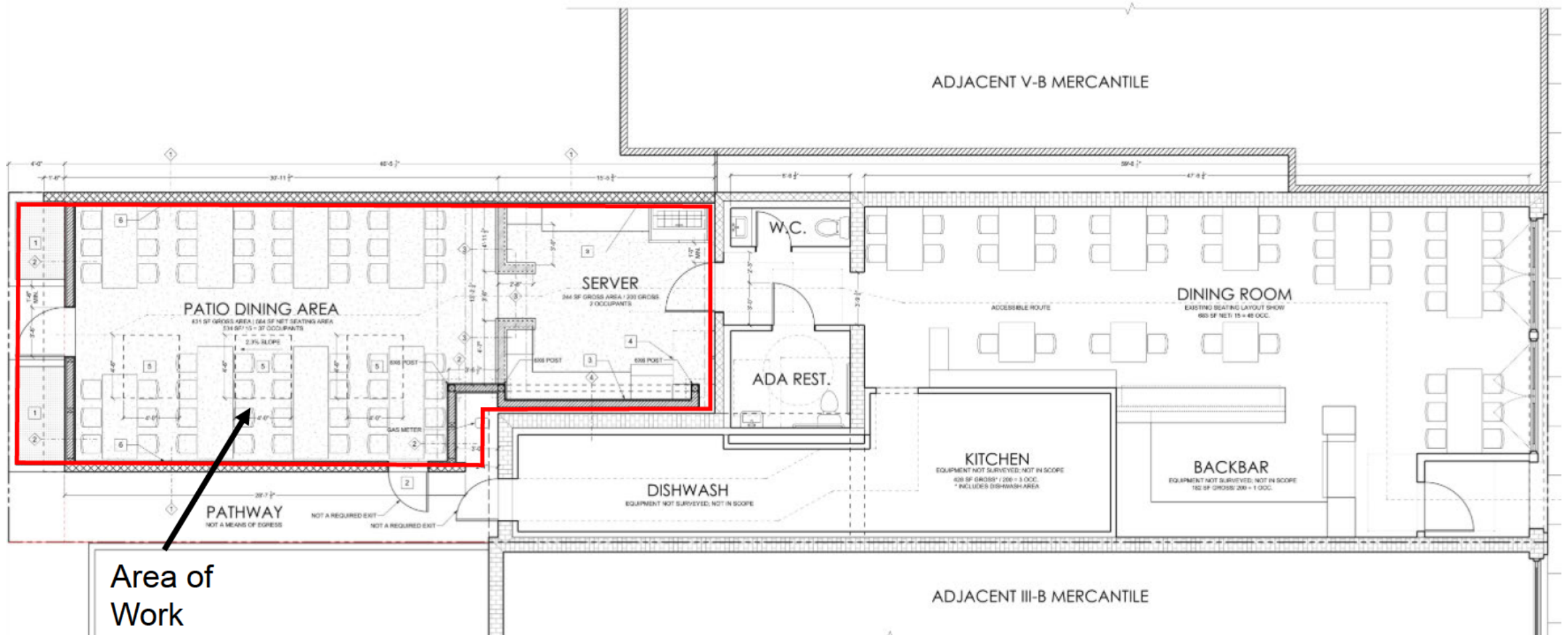


# Description of Project - Plans



1 Proposed Site Plan  
A0.5 Scale: 3/16" = 1'

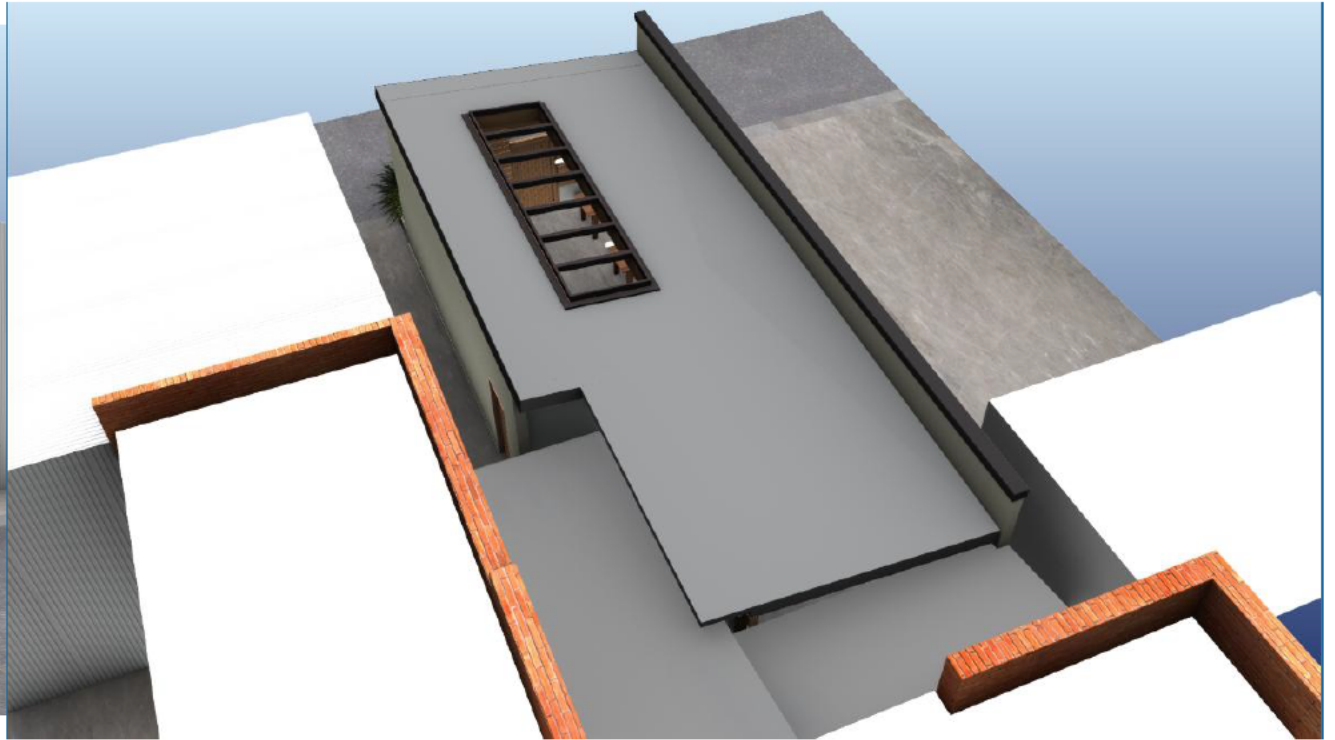
# Description of Project - Plans



Area of Work

1 Proposed Tenant Plan  
 A2.0 Scale: 1/4" = 1'







## Chapter 15.344 Historic Landmark (H) Subdistrict

Section 15.344.030 Alteration, new construction, demolitions.

Sub-Section 15.344.030(B) Exterior Alterations

### B. New Construction Type III Review Criteria.

- 1. Review Required.** If an application is made to build a new building on a landmark site, the historic preservation commission shall review the request through the Type III procedure to assure the plans are compatible with any existing landmark structures on the site. No new structure or major public improvement shall be constructed without review pursuant to the following criteria
- 2. Review Criteria.** Designs shall be compatible with any existing landmark structures on the site in terms of size, scale, material and character. Contemporary designs shall not be discouraged when they do not destroy significant historical, architectural, or cultural material. Review criteria shall include consideration of the guidelines listed in subsection (A)(3) of this section.

**a. The historic character of a property shall be retained and preserved.**

The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:

**i. Average Setback.** When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.

**ii. Architectural Elements.** The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, colonial revival, Dutch colonial revival, and bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards. ...

**a. The historic character of a property shall be retained and preserved.** The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:

...

**iii. Building Orientation.** The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.

**iv. Vehicle Parking/Storage.** Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.

**v. Fences.** Fences shall be built of materials which are compatible with the design and materials used in the primary structure.

- b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.
- e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A. *Type I. The following criteria are required to be met in order to approve a Type I design review request:*

1. *Zoning District Compliance. The proposed [use](#) shall be listed as a permitted or conditionally permitted [use](#) in the zoning district in which it is located as found in NMC [15.305.010](#) through [15.336.020](#).*
2. *Setbacks and General Requirements. The proposal shall comply with NMC [15.405.010](#) through [15.405.050](#) relating to [lot size](#), [lot coverage](#), and [parking coverage](#) requirements; NMC [15.410.010](#) through [15.410.080](#) dealing with [yard setback](#), [special setback](#), and [vision clearance](#) requirements; and NMC [15.415.010](#) through [15.415.070](#) dealing with [height restrictions](#), [public access](#), and residential development standards.*
3. *Landscaping Requirements. The proposal shall comply with NMC [15.420.010](#) dealing with [landscape](#) requirements and [landscape](#) screening.*
4. *Signs. [Signs](#) shall comply with NMC [15.435.010](#) et seq. dealing with [signs](#).*
5. *Parking. Parking areas shall meet the requirements of NMC [15.440.010](#).*
6. *Sufficient Infrastructure. For all triplex [dwellings](#), quadplex [dwellings](#), townhouse [dwellings](#), and [cottage cluster](#) developments, the [city](#) shall work with the [applicant](#) to ensure that sufficient infrastructure will be provided, or can be provided, to include:*
  - a. *Connection to a public wastewater system capable of meeting established service levels.*
  - b. *Connection to a public water system capable of meeting established service levels.*
  - c. *[Access](#) via public or [private streets](#) meeting adopted emergency vehicle [access](#) standards to a [city's](#) public [street](#) system.*
  - d. *Storm drainage facilities capable of meeting established service levels for storm drainage.*

**Use is an eating and drinking establishment (permitted use), there are no setbacks, landscaping or parking requirements in the C-3 central business district. Existing infrastructure will serve the site.**

Staff recommends that the Commission “Move to adopt Historic Preservation Commission Order 2026-001, which approves the requested historic and design review.”

## Staff Report

May 19, 2026

### River Street Update and Historic District Code

Council has formed an Ad-Hoc Committee on River Street to hear communications from the public, consider designs and generally make recommendations on the project. The schedule of work has been slowed to allow for increased public dialogue before we undertake this project.

Staff were asked about a historic district designation for River Street and if that would have an impact on the proposed work. Newberg Municipal Code does not have a method for designating a historic district, this is done at the state level and would need to go through the Oregon Heritage Commission and the State Historic Preservation Office.

### CLG Grant Progress

We were awarded an \$11,000 matching grant for the Mid-Century Historic Resource update. The grant agreement has been signed and a Request for Proposals (RFP) has been approved by SHPO. By the time of this meeting, the RFP should be out to vendors for quotes. The RFP is attached for your information.

## Reconnaissance Level Survey- Midcentury Properties RFP

The City of Newberg's current Historic Resource Inventory was originally created in 1985 and went through minor updates in 1990. Since that time, no further survey work has been conducted. Properties constructed later than 1940 have never been evaluated for inclusion in our inventory. Robert Rummer, a prominent mid-century modern architect and builder whose buildings have garnered national attention and have become highly desirable in the housing market, began his career in Newberg, building several housing developments and developing his unique style. The properties and neighborhoods developed by Rummer are an untapped historical resource. Conducting this focused RLS will rectify this problem and give insight into a fascinating era of our local history.

Scope: Research and create a reconnaissance level survey for local mid-century properties that merit consideration for the city's historic resource inventory.

- Meet with Historic Preservation Commission to understand goals.
- Review municipal code sections related to historic landmark designations
- Review the SHPO Guidelines for Historic Resource Surveys, all survey work must be conducted in accordance with these guidelines.
- Conduct research and prepare a selective reconnaissance level survey including 25-30 properties. The assessment should consider the criteria listed in NMC 15.344.020.
- Prepare a report for the Historic Preservation Commission for each of four quarterly meetings during the grant period.
- Attend quarterly Historic Preservation Commission meetings either in person or virtually.
- Issue a final report with a summary of the project, the inventory documents, and suggestions for next steps. For each property include a recommendation for the Historic Preservation Commission on inclusion of the property in the Historic Resource Inventory.
- Identify current property owners and provide information to city staff.

### Timeline (Bold deadlines are non-negotiable)

April 27, 2026 Begin project

May 1, 2026 Release RFP /Obtain Quotes

May 29, 2026 Hire Consultant

May 30 2026 Begin Preliminary Research and Preparation

**July 1, 2026 HPC Meeting and Interim Report Due**

July- August Fieldwork

August- October Research and Survey Preparation

November 17, 2026 Attend Historic Preservation Commission Meeting and Give Updates

**December 12, 2026 Interim Report Due to City**

**February 1, 2027 First RLS Draft Due**

February 16, 2027 HPC Meeting and Update

May 18, 2027 Historic Preservation Commission Meeting and Public Presentation of Survey

**May 31, 2027 RLS Survey Final Draft Due**

June 19, 2027 Final Report Due to the City

## Requirements

1. Able to meet the requirements of the Historic Preservation Fund Grant Manual, follow the State Historic Preservation Office Guidelines for Historic Resources Surveys, and State Historic Preservation Office Guidelines for Conducting Field Archaeology in Oregon. Work must be complete by professionals who meet the requirements described in the Historic Preservation Fund Grant Manual.
2. Surveyors must meet the professional qualifications described in the Secretary of the Interior's Standards for Archeology and Historic Preservation (36 CFR 61, Appendix A).

## Grant Funding

The activity that is the subject of this request for proposals has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

## Proposals

Proposals should be submitted no later than May 28, 2026 at 5pm to:  
Rachel Thomas, City Recorder  
[Rachel.thomas@newbergoregon.gov](mailto:Rachel.thomas@newbergoregon.gov)

Questions may be directed to the same.

**Chapter 15.344**  
**HISTORIC LANDMARKS (H) SUBDISTRICT**

Sections:

[15.344.010 Purpose.](#)

[15.344.015 Historic preservation commission review.](#)

[15.344.020 Landmark designation.](#)

[15.344.030 Alteration, new construction, demolitions.](#)

[15.344.040 Exceptions for economic hardship.](#)

[15.344.050 General administration.](#)

**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.]

**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.]

**15.344.020 Landmark designation.**

A. Institution of Proceedings. The owner(s) of record may initiate the proceedings for designation of a historic landmark. Initiation of an application by a property owner is voluntary and landmark designation may not occur without an owner's consent. Applications for designation shall be made available by the director. No fee shall be charged for the application.

B. Application Information. The following information shall be provided for designation or modification of a historic landmark:

1. Site plan indicating the existing and/or proposed building or buildings.
2. Architectural elevations or pictures of the structure and, if appropriate, elevations of any proposed additions or revisions.
3. Information regarding the age and historic character of the landmark. Where available, information indicating its association with historic events, former residents or users of the landmark, and the period or style of the landmark.

C. Designation Procedure Type III. Designation of an (H) historic landmarks subdistrict will be treated as a zoning map amendment and shall be processed under the Type III procedure. The designation of a site-specific historic landmark shall be processed under a Type III procedure and reviewed by the historic preservation commission. Sites or buildings identified as historic landmarks shall be subject to this chapter.

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.

E. Designation Removal. Request for removal of a historic landmark designation may be made by the property owner and shall follow the same procedures as required for inclusion by this code. The historic preservation commission is not obligated to remove a historic landmark designation if the landmark still meets the criteria contained in subsection (D) of this section. If a historic landmark designation is removed from the register, the historic preservation commission or city council is authorized to require that all city fees that were waived during the time period that the landmark was designated be repaid to the city prior to the landmark designation being removed. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13; Ord. 2451, 12-2-96. Code 2001 § 151.491.]

#### **15.344.030 Alteration, new construction, demolitions.**

##### A. Exterior Alterations.

1. Application Process. Application for permit approval shall be made to the director. The application shall include site plans, floor plans, elevations, materials, textures, and other information deemed necessary by the director to determine the appropriateness of the alterations of the designated landmark.
2. Director Review of Minor Alterations Type I.
  - a. The director shall approve minor alteration requests through the Type I procedure if there is no significant change in appearance, or in original material integrity, from the existing structure or site. The director's approval may include conditions to ensure compatibility. Minor alterations meeting the following standards shall be approved and shall be documented by written findings:
    - i. The proposed alteration duplicates or restores the affected exterior features and materials as determined from historic photographs, original building plans, or other evidence of original features or materials;
    - ii. The proposed alteration results in new siding, roofing, or foundation skirting which matches materials used on the structure or is typical in terms of material and texture for the style of the landmark;
    - iii. The proposed alteration results in the replacement of gutters and downspouts, or the addition of

gutters and downspouts, using materials that match or appear to match those typically used on similar-style buildings;

iv. The proposed alteration results in a new foundation that does not raise or lower the building elevation, provided the foundation materials and/or craftsmanship do not contribute to the historical and architectural significance of the landmark;

v. The proposed alteration results in the application of storm windows made with wood, bronze or flat-finished anodized aluminum, or baked enamel frames which complement or match the color detail and proportions of the building;

vi. The proposed alteration results in replacement of existing sashes with new sashes, when using material which is consistent with the original historic material and appearance;

vii. The proposed alteration results in modifications to the porch which imitate or restore railings, posts, steps, and skirting which were typical for the style of the landmark;

viii. The proposed alteration results in construction of a wood fence in the front yard which was typical for the style of the landmark. Solid wood fences shall be permitted along side and rear property boundaries;

ix. The proposed alteration results in the installation of permanent air conditioning or heating facilities, including solar panels, which do not result in the destruction or removal of original architectural features. If possible, facilities should be located in such a manner that they are not readily visible from the public right-of-way, excluding alleys;

x. The proposed alteration results in new awnings or signage which were typical for the style of the landmark.

b. The historic preservation commission may develop additional standards to guide the director in determining what constitutes a significant change.

3. Historic Preservation Commission Review Criteria and Guidelines Type III. Excluding routine maintenance and minor alterations subject to director review, requests to alter a designated landmark in such a manner as to affect its exterior appearance shall be reviewed for permit approval by the historic preservation commission using the Type III procedure. The historic preservation commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines:

a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific

design elements which must be addressed include:

- i. **Average Setback.** When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.
  - ii. **Architectural Elements.** The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, colonial revival, Dutch colonial revival, and bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.
  - iii. **Building Orientation.** The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.
  - iv. **Vehicle Parking/Storage.** Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.
  - v. **Fences.** Fences shall be built of materials which are compatible with the design and materials used in the primary structure.
- b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.
- e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken

using the gentlest means possible.

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

h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### B. New Construction Type III Review Criteria.

1. Review Required. If an application is made to build a new building on a landmark site, the historic preservation commission shall review the request through the Type III procedure to assure the plans are compatible with any existing landmark structures on the site. No new structure or major public improvement shall be constructed without review pursuant to the following criteria.

2. Review Criteria. Designs shall be compatible with any existing landmark structures on the site in terms of size, scale, material and character. Contemporary designs shall not be discouraged when they do not destroy significant historical, architectural, or cultural material. Review criteria shall include consideration of the guidelines listed in subsection (A)(3) of this section.

#### 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).

D. City Council Review of Dangerous Structures. The city council may order the removal or demolition of any structure determined to be dangerous to life, health, or property.

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.]

#### **15.344.040 Exceptions for economic hardship.**

A. When the applicant has demonstrated an economic hardship as a result of the provisions of this code, the commission or city council may relax the requirements of the ordinance, provided the relaxation is consistent with the purpose of this chapter as stated in NMC [15.344.010](#). Any relaxation of requirements shall be the minimum necessary to alleviate the economic hardship. In determining whether an exception due to economic hardship is justified, the commission or city council shall consider the following factors:

1. Estimated cost of rehabilitation;
2. Estimated market value of property in current condition and after proposed construction;
3. Potential income from property if income-producing;
4. Any other economic information deemed relevant to the decision; and
5. Economic, social, environmental, and energy consequences of the exception.

B. The applicant shall provide adequate documentation to justify an economic hardship. The information shall be provided on a form available from the director. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13; Ord. 2451, 12-2-96. Code 2001 § 151.493.]

#### **15.344.050 General administration.**

A. Signs. One sign no larger than 200 square inches is permitted in addition to other permitted signs.

B. Maintenance. Nothing in this code shall be construed to prevent the ordinary maintenance or repair of any

exterior architectural features which does not involve a change in design, material or the outward appearance of such feature, nor to prevent the construction, reconstruction, alteration or demolition of such feature which the city's building director shall certify is required by the city's building and development codes. Maintenance and repair actions include, but are not limited to:

1. Repair of siding, roofing, foundations, and gutters or downspouts when required due to deterioration, with materials that match the original materials or are in character with materials typically used on similar-style buildings;
2. Painting and related preparation;
3. Water quality protection actions;
4. Installation of air conditioners, provided the units are removable and no architectural alterations are necessary;
5. Site maintenance such as pruning, landscaping maintenance, brush clearing and removal of debris;
6. Temporary removals of roofs or other access obstructions for purposes of repair or maintenance of interior components of industrial or power generation facilities. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13; Ord. 2521, 11-15-99; Ord. 2499, 11-2-98; Ord. 2451, 12-2-96. Code 2001 § 151.494.]