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Honoring the Past, Embracing the Future

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HISTORIC DISTRICT RESURVEY CITY OF COBURG

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TABLE OF CONTENTS

Introduction & Project Objectives	4
Research, Boundary Explanation & Setting	5
Survey Area	6
Methodology	7
Data Summary & Findings	12
Recommendations	14
Selected Bibliography	15
Appendices	16
Appendix A: Property List	
Appendix B: Statistical Reports	
Appendix C: Survey Map (s)	

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INTRODUCTION & PROJECT OBJECTIVES

INTRODUCTION

In 2019, the City of Coburg (City) contracted with Adaptive Preservation, LLC (Consultant) to conduct a resurvey of the parcels located within of the Coburg National Historic District. This area contains both the downtown core and residential neighborhoods, encompassing the majority of the City of Coburg as a whole. Information gathered and recorded during the survey included the property address, building height, construction year, primary materials, architectural style, and the property's eligibility (a determination that was based solely on its physical appearance and perceived integrity). Eligibility was categorized as: ES – eligible/significant; EC – eligible/contributing; NC – not eligible/non-contributing; NP – not eligible/out of period; UN – undetermined/lack of information; or XD – demolished; per Oregon Office of Historic Preservation guidelines.

This report is intended to build upon the 2008 resurvey of Coburg Historic District and compliment those recommendations and findings.

PROJECT OBJECTIVES

The Coburg Historic District Resurvey is the primary vehicle for the City of Coburg to understand the current condition of historic resources in the District and how best to preserve them. As a Certified Local Government (CLG), the City completed this project through its Planning Department, in concert with the Coburg's Heritage Committee, with the following objectives:

- To supplement and updated the Coburg Historic District Resurvey that was completed in 2008;
- To meet CLG requirements of ongoing survey and preservation planning;
- To identify, record, photograph, and evaluate through architectural/historic survey those individual properties that, on basis of age, integrity and associations, meet the eligibility criteria for listing in the National Register of Historic Places;
- To create a new historic district walking tour booklet
- To update and amplify the existing body of documentation of Coburg's historic resources maintained by the Oregon State Historic Preservation Office (SHPO)

The goal of this resurvey was to update any changes that have been made to the parcels within the Historic District since the 2008 survey. New residential neighborhoods and commercial developments, as well as alterations to residential homes, have occurred within the last 12 years and this survey will reflect those updates.

RESEARCH, BOUNDARY EXPLANATION & SETTING

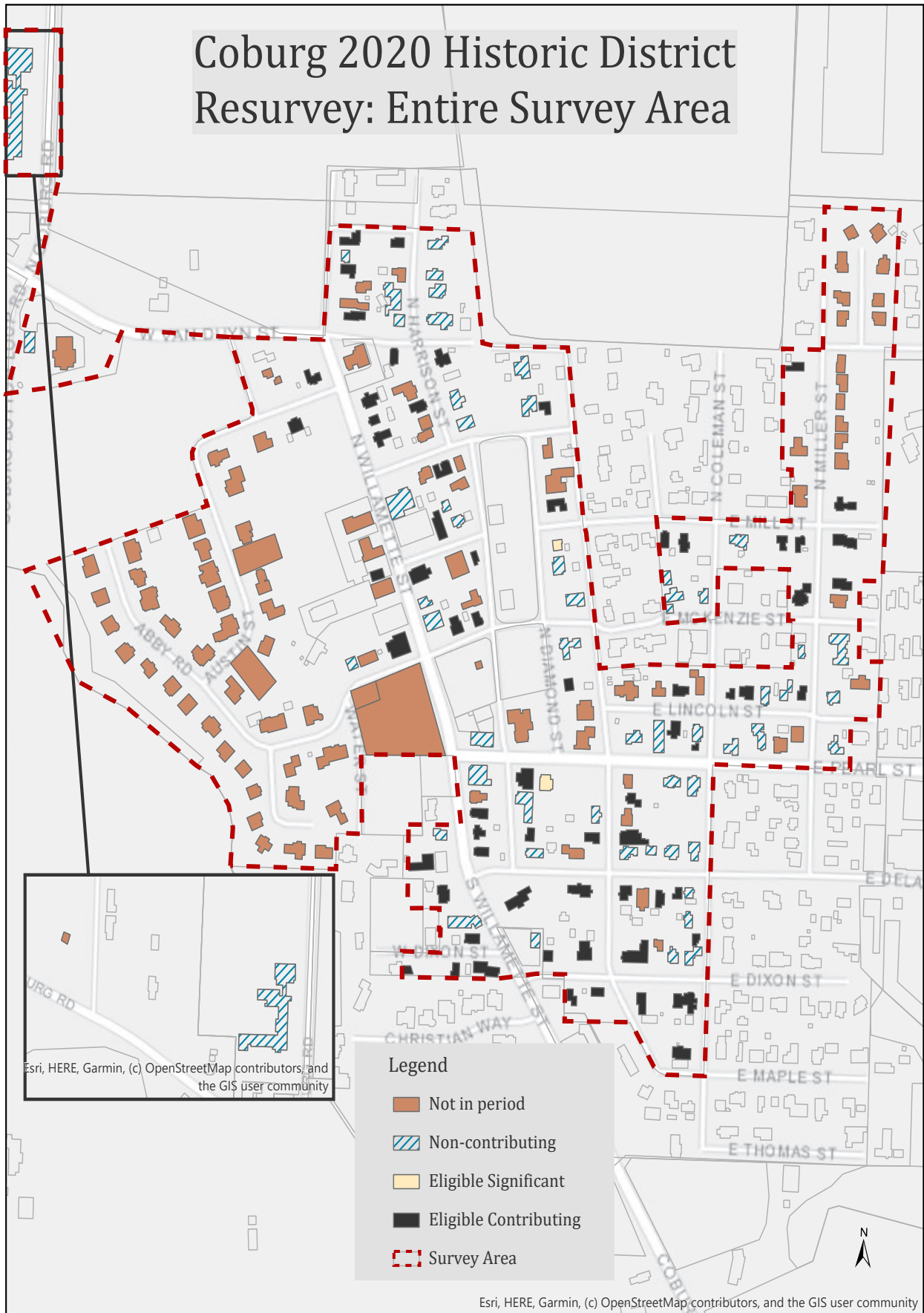
RESEARCH

Preliminary research included gathering of all existing documentation on file at SHPO, as well as a compiling data from the Lane County Tax Assessor page and the City of Coburg's historic files.

BOUNDARY EXPLANATION & SETTING

The resurvey was a "lite" reconnaissance-level documentation of 215 properties. Most of the eligible properties are residential and generally located to the East of Willamette Street. The entire survey area encompasses more than 120 acres of land and is characterized by late nineteenth through early twenty-first century residential developments on generally flat terrain along mature tree-lined streets. Single-family dwellings dominate the survey area and include a diverse mix of architectural styles and vernacular building forms.

SURVEY AREA



METHODOLOGY

This project initially called for the documentation of 186 properties and the completion of a National Register boundary amendment. In order to provide thorough documentation of the Historic District area and ensure the City received a robust report, the Consultant documented an additional 29 properties in the study area. Early discussions with City staff provided a change of scope in the project. Instead of a National Register amendment, the consultant was tasked with creating an updated historic walking tour booklet.

The survey area contains resources typical of a residential neighborhood, primarily single-family residences. Two new housing developments are located on the west side of the historic district and make up more than 25% of the total structures in the district.¹ Structures in the survey area were built between 1854 and 2020. The primary period of significance was identified as being from 1874 - 1949, during this time, 47 % of the structures in this survey area were built.

**Construction Date Decade Counts - Coburg Historic District
RLS 2020**

Decade	Quantity	% of Total
1850s	1	0%
1870s	3	1%
1880s	6	3%
1890s	13	6%
1900s	19	9%
1910s	28	13%
1920s	14	7%
1930s	11	5%
1940s	8	4%
1950s	10	5%
1960s	9	4%
1970s	11	5%
1980s	8	4%
1990s	35	16%
2000s	25	12%
2010s	14	7%
Total:	215	

All work was completed in compliance with the Secretary of Interior’s Standards for Identification, the latest “Guides for Conducting Historic Resource Surveys in Oregon” (2011) provided by the Oregon State Historic Preservation Office (SHPO). Field data collection took place on June 24 -June 26th, 2020. All data and photographs were entered into the Oregon Historic Sites Database, from which the attached property list and statistical reports were generated. All draft materials – database, report, photographs – were submitted and revised in September 2020.

1 The maps created in this document used the most current GIS data available and therefore do not show footprints of structures built after 2019. For a complete list of all structures documented in the survey area refer to appendix A: Property List

HISTORIC CONTEXT STATEMENT

Because the history of the district is well documented both in the National Register Nomination, the original study committee report, and the 2008 District Resurvey, no further historic research was conducted for this survey.

SCOPE OF WORK

The scope of work included the following:

- Field survey and photography of individual properties;
- Archival research sufficient to develop a historic context for the survey area and to identify dates of construction (approximate to within five years) for all buildings surveyed;
- Compilation of physical and historical information in a database and preparation of a report that summarizes the findings;
- Update of each resource's architectural style or property type, period of construction, and architectural integrity;
- Evaluation and determination of properties and districts that appear eligible for listing in the National Register of Historic Places.

FIELD SURVEY

The Consultant surveyed parcels in the survey area regardless of age, whether it had been previously surveyed, or its existing National Register designation. High-resolution digital photographs were taken and information about the exterior physical appearance of each resource, specifically building materials, architectural style, and condition, were recorded into an Excel spreadsheet.

DATA ANALYSIS & DETERMINING ELIGIBILITY

The data in the Excel spreadsheet was then uploaded to the Oregon State Historic Preservation Office's Access Database File System. During this time, Consultant analyzed three categories of data to identify continuous historic districts and/or individual properties that appear potentially eligible for National Register listing. The following three categories address issues important in determining the significance of a property and its National Register eligibility.

- Architectural Style/Property Type
- Date of Construction
- Architectural Integrity

After compiling and reviewing the results of the field survey, the Consultant analyzed architectural styles and vernacular property types by reviewing photographs and database information. From there, each building was assigned an architectural style and/or vernacular property type. The book, ***A Field Guide to American Houses***, by Virginia McAlster provided guidance for identifying properties by architectural style or building form and ensured the use of terminology is consistent with National Register nomenclature. Prior surveys and county tax assessor records were referenced to determine dates of construction. Properties constructed after 1975 or that have lost their architectural integrity have been determined as noncontributing. Additional research on dates of construction for contributing structures was performed in June 2020, based on Lane County Tax Accessors Data. This information is reflected on the property list sheets.

All properties eligible for listing in the National Register, whether for individual significances or as contributing elements to a historic district, must retain significant architectural integrity to convey the period of time in which they are significant.²

The National Park Service uses the following areas to define integrity. A property must retain integrity in a majority of these areas to be eligible for the register.

- **Location:** The place where the historic property was constructed or the place where the historic event occurred.
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The direct link between an important historic event or person and a historic property.³

The following criteria served as the basis for helping to identify National Register eligibility.

Excellent

- The original form and massing of the building are intact;
- The exterior cladding material have not been altered;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches, are intact;
- Design elements intrinsic to the building's style are intact;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If more than fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches, remain intact;

² A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but must retain enough fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

³ U.S. Department of Interior, National Park Service, National Register of Historic Places, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington, DC: National Register Publications, 1998), 45.

- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Fair

- The original form and massing of the building are intact;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Some alterations to significant decorative elements, including porches;
- Additions generally respect the materials, scale, and character of the original building design, but may be more difficult to reverse without altering the essential form of the building;
- If restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Poor

- The form and massing of the building were altered;
- Exterior materials were altered;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches, have been altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be re-evaluated.

Following data analysis, the Consultant made preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register and/or as contributing elements to a National Register historic district.

In addition to retaining integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance.

Individually Eligible

- Applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for Evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district’s areas of significance.

Contributing to a District

- Applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations and the architectural qualities of a historic district.
- Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.
- Contributing buildings typically have “Excellent” or “Good” integrity, although there may be occasions where resources with “Fair” integrity are contributing.

Non-Contributing to a District

- Applies to individual properties located within a historic district that have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district.
- Properties with non-historic siding were considered to be non-contributing, despite associations with proposed areas of significance. Properties with non-historic siding should be re-evaluated for register eligibility if and when the non-historic siding is removed.

Not Eligible

- Applies to individual properties located outside an area of resources that could potentially form a historic district. These resources either no longer possess historical integrity due to alterations or do not represent significant associations with historical events or provide excellent examples of an architectural styles.

The National Park Service considers forty-five (45) years to be the length of time needed to develop historical perspective and to evaluate significance. The National Register Criteria do allow the designation of properties that are less than fifty years of age if they can document exceptional significance. For this Survey, the cut-off was 1975. Buildings in this category that received integrity ratings of excellent or good may be eligible for the National Register once they reach fifty years.

**Evaluation Counts - Coburg Historic District
RLS 2020**

Evaluation	Quantity	% of Total
eligible/contributing	64	30%
eligible/significant	3	1%
not eligible/non-contributing	59	27%
not eligible/out of period	89	41%
Total:	215	

DATA SUMMARY & FINDINGS

The Coburg Historic District Resurvey included a “lite” Reconnaissance Level Survey of 215 parcels. Each parcel was evaluated based on its date of construction, architectural style and eligibility.

DATES OF CONSTRUCTION

Using information provided by the previous survey and county tax assessor records, the consultant determined estimated dates of construction for the resources surveyed. Analysis of the construction trends revealed 128 of the 215 resources (or 60%) were close to, or more than, fifty years of age.

**Construction Date Decade Counts - Coburg Historic District
RLS 2020**

Decade	Quantity	% of Total
1850s	1	0%
1870s	3	1%
1880s	6	3%
1890s	13	6%
1900s	19	9%
1910s	28	13%
1920s	14	7%
1930s	11	5%
1940s	8	4%
1950s	10	5%
1960s	9	4%
1970s	11	5%
1980s	8	4%
1990s	35	16%
2000s	25	12%
2010s	14	7%
Total:	215	

ARCHITECTURAL STYLES

Building forms identified in the survey area are classified using the terminology generally recommended and recognized by the National Register of Historic Places program. The residential nomenclature relies heavily on McAlesters’ *A Field Guide to American Houses*, which provides standard classifications of residential buildings in forms and arrangement of features. In addition to building form categorizations, resource classification typically includes architectural styles. The architectural styles identified in the survey area follow the terminology recommended and accepted by the National Register of Historic Places program, as well as those supplemental stylistic classifications utilized by Oregon SHPO.

Of the 215 properties surveyed, approximately 25 discernible architectural styles were identified. The most common style represented are: Victorian Eclectic, Minimal Traditional, Modern Period, Ranch, Late 20th Century, Neo-Victorian, Bungalow, Late 19th/20th Century American Movements.

Style Category Counts - Coburg Historic District RLS 2020

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Gothic Revival	8	
Italianate	2	
Queen Anne	3	
Victorian Eclectic	13	
Victorian Era: Other	2	
Category Total:	28	13%
OTHER		
Other / Undefined	3	
Utilitarian	2	
Category Total:	5	2%
MODERN PERIOD		
Minimal Traditional	12	
Mobile/Manufactured Home (Type)	3	
Modern Period: Other	22	
Northwest Regional	3	
Ranch (Type)	14	
Shed (Type)	1	
WWII Era Cottage (Type)	1	
Category Total:	56	26%
LATE 20TH CENTURY		
Late 20th Century: Other	54	
Neo-Classical Revival	1	
Neo-Victorian	11	
Category Total:	66	31%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Neo-Classical	1	
Tudor Revival	1	
Category Total:	2	1%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	22	
Commercial (Type)	2	
Craftsman	3	
Late 19th/20th Amer. Mvmts: Other	28	
Category Total:	55	26%
CLASSICAL REVIVAL		
Classical Revival: other	2	
Category Total:	2	1%
Unrecorded		
Unrecorded	1	
Category Total:	1	0%
Total:	215	

ELIGIBILITY

All properties received an assessment of National Register eligibility. Of the 215 properties surveyed, 31% (or 67 resources) were deemed eligible for continued listing in the National Register. Those documented as out of period (NP) are those constructed after 1975 and that do not meet the National Register Guidelines for exceptional significance.

RECOMMENDATIONS

FUTURE INTENSIVE LEVEL SURVEY

Information regarding builders and architects who contributed to the neighborhood's development should be explored. For example, Earl Simmons is noted for building the house at 32713 East Dixon Street, 90972 South Coleman Street, and 32702 East Pearl Street; to name a few. Further research into the properties Earl Simmons built is recommended. The Pollard-Heacock House at 91032 South Willamette Street, which has the potential to be individually eligible for the NRHP under Criterion C may also be significant under Criterion B (important person) if its original owner, John Diamond, played an important role.

DEVELOP RESIDENTIAL DESIGN GUIDELINES

Numerous incompatible additions and alterations have negatively impacted properties in the historic district. It is recommended to create a Residential Design Guidelines Brochure that articulates expectations regarding the character of the built environment. This is intended to promote design that will protect neighborhood character and enhance the attractiveness and quality of life in the district. The guidelines would address basic principles of urban design that will result in residential development that maintains cohesive neighborhood identity, preserves historic resources, and enhances the unique setting and character of the district. The guidelines would cover five topics:

- Neighborhood Character
- Site Design
- Building Scale and Form
- Architectural Features
- Building Details

As part of creating the design guidelines, the City would benefit from hosting a workshop for property owners to educate them about the benefits of their property being listed as part of a historic district as well as the funding sources for historic preservation, including grants and historic tax credits.

EDUCATION AND MARKETING

Working with the local newspaper, Historical Society, business groups, and/or the local Chamber of Commerce to promote downtown's historic resources is one way to raise awareness of local assets. While conducting the field work for the survey, one immediately notices the architectural details found on buildings throughout downtown. Projects such as virtual or real walking tours, treasure hunts for obscure architectural details, or posters of the same could be used to get residents and visitors to recognize and appreciate the town's historic resources. Pursuing some new marketing activities based on architectural character of the historic buildings is a good way to promote recognition and appreciation.

FUTURE RECONNAISSANCE LEVEL SURVEY

The consultant identified numerous properties outside the historic district that may be eligible contributing to the district if the boundary lines were extended to include these parcels. It is recommended that the City complete a Reconnaissance Level Survey of all parcels that are located in the area North of Thomas Street and South of Van Duyn (North/South); and West of Miller Street and East of Willamette (East/ West).

SELECTED BIBLIOGRAPHY





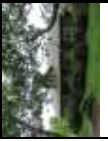




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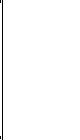
Architectural Survey Data for Coburg Historic District RLS 2020 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
[District] Coburg Historic District		ES NRI	1882 1938			Other		1/7/1986	No image available.
91050 N Abby Rd	2	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020		
91052 N Abby Rd	1.5	NC	1922	Horizontal Board	Craftsman	Single Dwelling	6/24/2020		
91053 N Abby Rd	2	NP	2001	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020		
91056 N Abby Rd	2	NP	1996	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020		
91059 N Abby Rd	1.5	NP	1997	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020		
91060 N Abby Rd	1.5	NP	1996	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020		
91064 N Abby Rd	2	NP	1996	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020		
91065 N Abby Rd	2	NP	1997	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020		
91070 N Abby Rd	2	NP	1994	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020		

Comments: There are 215 tax lots in this district.











Comments: Home built in 1922 and moved to current location. Large attached garage. Vinyl windows

Architectural Survey Data for Coburg Historic District RLS 2020 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
91072 N Abby Rd	2	NP	1995	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91080 N Abby Rd	1.5	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91085 N Abby Rd	1.5	NP	2001	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91086 N Abby Rd	2	NP	2004	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91090 N Abby Rd	2	NP	1999	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91095 N Abby Rd	1.5	NP	2000	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91096 N Abby Rd	2	NP	1999	Horizontal Board	Neo-Classical	Single Dwelling	6/26/2020	6/26/2020	
91100 N Abby Rd	1.5	NP	1999	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/26/2020	6/26/2020	
91101 N Abby Rd	2.5	NP	1999	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/26/2020	6/26/2020	
91110 N Abby Rd	NP	NP	1999	Horizontal Board	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	
91115 N Abby Rd	2.5	NP	2001	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	











Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

Architectural Survey Data for Coburg Historic District RLS 2020
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
91116 N Abby Rd	2	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91119 N Abby Rd	2	NP	2001	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91120 N Abby Rd	1.5	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91125 N Abby Rd	1	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91087 Austin St	2.5	NP	2018	Horizontal Board	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	
91091 Austin St	2.5	NP	2002	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91096 Austin St	1.5	NP	2002	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91099 Austin St	2.5	NP	2005	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91102 Austin St	1.5	NP	2005	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91105 Austin St	2	NP	2003	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	












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Architectural Survey Data for Coburg Historic District RLS 2020
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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
91110 Austin St	1.5	NP	2002	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91115 Austin St	1.5	NP	2019	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91130 Austin St	2.5	NP	2005	Horizontal Board	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	
91135 Austin St	2.5	NP	2004	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91140 Austin St	1.5	NP	2002	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91155 Austin St	1.5	NP	2002	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
<i>Comments: Heavy vegetation on property obscured surveying ability.</i>									
32580 Bruce Way	3	NP	2004	Horizontal Board Shingle	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	
<i>Comments: Updated construction date from ca. 2000 to 2004, per county tax assessor data.</i>									
32604-32606 Bruce Way	2	EC NHD	1930	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Multiple Dwelling	6/24/2020	6/24/2020	
<i>Comments: Shed roof addition to rear, doors replaced, two period contributing garages on either side of building. Concrete foundation. Gabled porch</i>									
32619 Bruce Way Cox, H J, House	2	EC NHD	1880	Horizontal Board Shingle	Queen Anne Vernacular	Single Dwelling	6/24/2020	6/24/2020	
<i>Comments: Many period additions, non-contributing shed. Prior survey listed date of construction as 1899. Tax assessor lists as 1880. Prior survey states only 1 story. Updated to reflect 2 story.</i>									
32590 Bruce Way	2.5	NP	2015	Horizontal Board Shingle	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	
<i>Comments: Two story with attic. Shed located on property.</i>									

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32601 Bruce Way	2.5	NP	2017	Horizontal Board Shingle	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	
<i>Comments: Two story with attic.</i>									
91232 N Coburg Rd	1	NP	1990	Horizontal Board Standard Brick	Late 20th Century: Other	Fire Station	6/24/2020	6/24/2020	
<i>Coburg Fire Station</i>									
<i>Comments: Fire Station Annex.</i>									
91260 N Coburg Rd Coburg Elementary School	1	NC NHD	1964	Concrete Block	Late 20th Century: Other	School School (General)	6/24/2020	6/24/2020	
<i>Railroad Spur</i>									
<i>Comments: Non-contributing classroom buidlings and gym. Updated to reflect NC not NP. Properties built before 1975 are now being referenced as NC.</i>									
91260 N Coburg Rd Coburg Elementary School	1	NC NHD	1964	Concrete Block	Late 20th Century: Other	School School (General)	6/24/2020	6/24/2020	
<i>Railroad Spur</i>									
<i>Comments: Non-contributing classroom buidlings and gym. Updated to reflect NC not NP. Properties built before 1975 are now being referenced as NC.</i>									
32534 Coburg Bottom Loop	1	NC	1964	Vertical Board	Ranch (Type)	Single Dwelling	6/24/2020	6/24/2020	
<i>Comments: Concrete foundation. Gable roof.</i>									
90972 S Coleman St Tomesson House	1.5	EC NHD	1912	Horizontal Board Stucco	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	6/24/2020	
<i>Comments: Large garage addition set back to south side, large deck added to rear.</i>									
90998 S Coleman St	1	EC NHD	1930	Horizontal Board	Ranch (Type)	Single Dwelling Early Ranch w/Garage	6/24/2020	6/24/2020	
<i>[House]</i>									
<i>Comments: Attached carport. Tax assessor has house construction date as 1900.</i>									
91012 S Coleman St	1	NC NHD	1932	Vertical Board	Minimal Traditional	Single Dwelling	6/24/2020	6/24/2020	
<i>[House]</i>									
<i>Comments: Attached garage.</i>									
91020 S Coleman St	1	NC NHD	1910	Vertical Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020	
<i>Claussen House</i>									
<i>Comments: Tax Assessor lists property built in 1910. Additional information needed to determine eligibility. Carport and garage.</i>									
91050 S Coleman St	1.5	NC	1910	Vinyl Siding	Minimal Traditional	Single Dwelling	6/24/2020	6/24/2020	
<i>[House]</i>									
<i>Comments: Extensive additions. Shrubby obscures view. Changed construction date from 1935 to 1910 per tax assessor data.</i>									

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91069 N Coleman St <i>Collingwood House; Wegel House</i>	1.5	NC NHD	1920	Shingle	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling	6/24/2020	
91070 N Coleman St Deffenbacher, George, House <i>Parks House</i>	2	EC NHD	1890	Horizontal Board	Gothic Revival Vernacular	Single Dwelling	6/24/2020	
91120 N Coleman St Millworker Rental House <i>Larson-Lichy House</i>	1.5	NC NHD	1900	Shingle Horizontal Board	Gothic Revival Vernacular	Single Dwelling	6/24/2020	
32699 E Delaney St	1	NC	1900	Horizontal Board	Bungalow (Type)	Single Dwelling	6/24/2020	
32717 E Delaney St	2	NP	2006	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	
32736 E Delaney St <i>[House]</i>	1	NP NHD	2006	Shingle	Late 20th Century: Other	Single Dwelling Ranch/Rambler	6/24/2020	
32737 E Delaney St <i>[House]</i>	1	NC NHD	1948	Shingle	Ranch (Type)	Single Dwelling Early Ranch w/Garage	6/24/2020	
32740 E Delaney St <i>Curtis, Daisey Bell, House</i>	1	EC NHD	1920	Shingle	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	
32744 E Delaney St <i>[House]</i>	1	EC NHD	1925	Horizontal Board	Minimal Traditional	Single Dwelling Hall-Parlor	6/24/2020	
32745 E Delaney St <i>[House]</i>	1	NC NHD	1960	Metal: Other/Undefined	Mobile/Manufactured Home (Typ)	Single Dwelling Mobile Home	6/24/2020	

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32753 E Delaney St <i>Church, Helen, House</i>	1	NC NHD	1945 c.2017	Vinyl Siding	Minimal Traditional	Single Dwelling Early Ranch w/Garage	6/24/2020	
91125 N Diamond St <i>Greer, Jackie & Sara, House</i>	1	NC NHD	1962	Wood Sheet	Ranch (Type)	Single Dwelling Ranch w/Garage	6/24/2020	
91131 N Diamond St Goodman House <i>Woods, R T, House</i>	1	ES NHD	1900	Horizontal Board Shingle	Queen Anne	Single Dwelling	6/24/2020	
91143 N Diamond St Drury, George A, House	1.5	EC NHD	1890	Horizontal Board	Gothic Revival Vernacular	Single Dwelling Crosswing	6/24/2020	
91157 N Diamond St Drury, Walter, House	1	NP NHD	2019	Horizontal Board Shingle	Modern Period: Other	Single Dwelling	6/24/2020	
91163 N Diamond St <i>Patterson, Carol, House</i>	1	NC NHD	1962	Cedar Shake Shingle	Northwest Regional	Single Dwelling	6/24/2020	
32654 W Dixon St Hallin, Hugo, House	1.5	EC NHD	1870	Horizontal Board	Victorian Eclectic Classical Revival: other	Single Dwelling	6/24/2020	
32672 W Dixon St Olson, Emma, House	1	EC NHD	1930	Horizontal Board	Minimal Traditional	Single Dwelling	6/24/2020	
32703 E Dixon St <i>Haworth, Aleen & Carl, House</i>	1	EC NHD	1930	Horizontal Board	Minimal Traditional	Single Dwelling Foursquare (Box)	6/24/2020	
32710 E Dixon St <i>Diffenbacher, Sybilla, House; Sinclair House</i>	1	EC NHD	1910	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	

Comments: Large, attached garage with living quarters above added on in ca. 2017. Updated eligibility from NP to NC.

Comments: Extensive vegetation made survey findings inconclusive.

Comments: Updated construction date from 1912 to 1910 per property tax assessor information.

Comments: Garage and deck added to rear. Tax assessor lists property as being built in 1900, not 1890, additional information needed to determine exact date.

Comments: New construction. 1917 house replaced with 1950s house which was demolished in 2018 and replaced with 2019 structure.







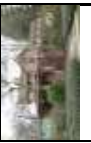




Comments: Tax assessor lists property as 1870 not 1899 like original survey depicted. More information needed. Extensive vegetation obscured the ability to survey.

Comments: Additions to rear. Heavy vegetation obscured ability to survey. Updated construction date from 1915 to 1930 per tax assessor information.

Comments: Attached carport. Gable roof.

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32713 E Dixon St Hallin, Sir Hugo, House	1.5	EC NHD	1906	Horizontal Board Shingle	Victorian Eclectic Craftsman	Single Dwelling	6/24/2020	6/24/2020	
32731 E Dixon St Gray, Carpus, House	1.5	EC NHD	1907	Horizontal Board	Victorian Eclectic Classical Revival: other	Single Dwelling	6/24/2020	6/24/2020	
32731 E Dixon St Gray, Carpus, House	1.5	EC NHD	1907	Horizontal Board	Victorian Eclectic Classical Revival: other	Single Dwelling	6/24/2020	6/24/2020	
32738 E Dixon St Balch, Alice, House	1	EC NHD	1910	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Central Passage	6/24/2020	6/24/2020	
32741 E Dixon St	1.5	NP NHD	1978	Shingle Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
32747 E Dixon St	1	NC NHD	1950	Horizontal Board	Ranch (Type) Vernacular	Single Dwelling	6/24/2020	6/24/2020	
32752 E Dixon St Chandler House	1.5	EC NHD	1907	Horizontal Board Wood:Other/Undefined	Queen Anne Vernacular	Single Dwelling	3/15/2020	3/15/2020	
32763 E Dixon St	1	NC NHD	1900 1950	Shingle	Other / Undefined	Single Dwelling	6/24/2020	6/24/2020	
91041 S Harrison St Sidwell, Kate & Leo, House	1.5	EC NHD	1900	Cement Fiber Siding	Victorian Era: Other Vernacular	Single Dwelling Crosswing	6/24/2020	6/24/2020	
91055 S Harrison St	1	NC NHD	1910 1950	Shingle	Late 19th/20th Amer. Mvmts: Oth Vernacular	Residential Auxillary	6/24/2020	6/24/2020	

Comments: Large garage located on property. Gable roof.

Johns House

Johns House

Comments: Updated date of construction from 1906 to 1910 per tax assessor data. Garage located on property.

Hornstra, Herbert, House

Olson, Mike, House

Comments: Updated eligibility from NP to NC.

[House]

Comments: Many additions to building to rear and side, age of additions not determined. Heavy vegetation obscured ability to survey.

[Shed]











Comments: Many remodels and additions.

Comments: Updated date of construction from 1890 to 1900 per tax assessor data.

Comments: Updated construction dates from 1920/1965 to 1910/1950, per tax assessor data.












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91114 N Harrison St		2	NP	c.1980 Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
<i>[House]</i>								
91119 N Harrison St		1	NP	c.2000 Concrete Block	Utilitarian	Outdoor Recreation	6/24/2020	
<i>City Park Bathroom</i>								
91136 N Harrison St		1	NC	1950 Horizontal Board	Bungalow (Type)	Single Dwelling	6/24/2020	
<i>Comments: Not listed on previous surveys.</i>								
91144 N Harrison St		2	NP	2016 Horizontal Board	Neo-Victorian	Single Dwelling	6/24/2020	
91170 N Harrison St		2	NP	2015 Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	
<i>Comments: Hipped roof. Vinyl windows.</i>								
91176 N Harrison St Hopkins, Carl & J, House		1.5	EC NHD	1890 Horizontal Board	Gothic Revival Vernacular	Single Dwelling	6/24/2020	
<i>Comments: Shed addition to north side and rear patio, noncontributing sheds. Updated date of construction from 1890 to 1900 per tax assessor data.</i>								
91181 N Harrison St		1	NC NHD	1959 Shingle	Ranch (Type)	Single Dwelling Ranch w/Garage	6/24/2020	
<i>Simmons, Earl, House</i>								
91182 N Harrison St		1.5	NP NHD	1995 Shingle c. Cedar Shake Shingle	Late 20th Century: Other	Single Dwelling	6/24/2020	
<i>Mansell House</i>								
91193 N Harrison St Vaughn, Clair, House		1.5	EC NHD	c.1890 Horizontal Board 1974	Victorian Eclectic Vernacular	Single Dwelling	6/24/2020	
<i>Comments: Extensive landscape and hardscape, noncontributing garage.</i>								
91204 N Harrison St Smith, Loren & Leon, House		1	NC NHD	c.1890 Vertical Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Crosswing	6/24/2020	
<i>Comments: Non-contributing shed.</i>								

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91205 N Harrison St Snyder, Meda, House	1	NC NHD	1910 1958	Shingle	Late 19th/20th Amer. Vernacular	Single Dwelling	6/24/2020	6/24/2020	
91210-91214 N Harrison St Smith, Sam, House	1	NC NHD	c.1880 c.1905	Vertical Board	Late 19th/20th Amer. Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020	
91213 N Harrison St Manley, Raleigh & Grace, House	1.5	NC NHD	c.1920	Horizontal Board	Bungalow (Type) Vernacular	Single Dwelling Bungalow	6/24/2020	6/24/2020	
91217 N Harrison St	1.5	NC NHD	c.1890 1915	Wood Sheet	Late 19th/20th Amer. Vernacular	Single Dwelling Side Passage/Entry	6/24/2020	6/24/2020	
91220 N Harrison St	1.5	NP NHD	1977	Vertical Board	Northwest Regional	Single Dwelling	6/24/2020	6/24/2020	
91226 N Harrison St Mathews, Sam, House	1	EC NHD	1900	Horizontal Board	Bungalow (Type) Vernacular	Single Dwelling Side Passage/Entry	6/24/2020	6/24/2020	
91227 N Harrison St Zook, I A, House	1	NC NHD	1910	Asphalt Shingle Siding	Victorian Eclectic Vernacular	Single Dwelling	6/24/2020	6/24/2020	
32729 E Lincoln	1	NC	1974	Horizontal Board	Ranch (Type)	Single Dwelling	6/24/2020	6/24/2020	
32738 E Lincoln St	1	NC	1963	Horizontal Board	Ranch (Type)	Multiple Dwelling	6/24/2020	6/24/2020	
32739 E Lincoln St Drury, Marvin, House	2	NP NHD	2019	Horizontal Board	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	

Comments: Original style lost in apparent 1950s remodel.

Comments: Garage and living additions on north side.

Comments: Shed roof addition to north side. Dormer.

Comments: Replacement siding and windows.

Comments: Heavily altered, noncontributing shed.

Comments: New concrete block foundation. Updated construction date from 1910 to 1900 per tax assessor data.












Comments: Shed roof addition on south side and on north, some changed windows.

Comments: 4 units total

Comments: 1890 structure demolished for 2019 residence.

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32746 E Lincoln St Coleman, Harry & Nelly, House	1.5	EC NHD	1900	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling	6/24/2020	6/24/2020	
32747 E Lincoln St Allingham, Winnie, House	1.5	EC NHD	1915 c.1930	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Crosswing	6/24/2020	6/24/2020	
32755 E Lincoln St	1	NP	e.2005	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
[House]									
32767 E Lincoln St	1.5	EC NHD	1899	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Crosswing	6/24/2020	6/24/2020	
[House]									
32773 E Lincoln St	1.5	EC NHD	1899	Shingle	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Crosswing	6/24/2020	6/24/2020	
[House]									
32785 E Lincoln St <i>Luckey, Clarence, House</i>	1	NC NHD	1952 c.1990	Shingle	Minimal Traditional	Single Dwelling Hall-Parlor	6/24/2020	6/24/2020	
[House]									
32791 E Lincoln St	1	EC NHD	1925	Horizontal Board Vertical Board	Bungalow (Type) Vernacular	Single Dwelling Bungalow	6/24/2020	6/24/2020	
[House]									
32803 E Lincoln St <i>Diffenbacher House</i>	1	NC NHD	1910 c.1990	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020	
[House]									
32811 E Lincoln St <i>Bates, Thomas & Etho, House</i>	1	NP NHD	1979	Aluminum	Mobile/Manufactured Home (Typ)	Single Dwelling Mobile Home	6/24/2020	6/24/2020	
[House]									
32657 E Locust St Leslie House	2	NP NHD	2019	Horizontal Board	Neo-Victorian	Single Dwelling	6/24/2020	6/24/2020	
[House]									

Comments: Period shed addition to rear, new doors and windows.

Comments: Enclosed front porch with window band, 1930 garage addition to east, shed roof on rear. Updated construction date from ca. 1890 to 1915 per tax assessor data.

Comments: Replaced siding and windows. Updated from NP to NC.

Comments: Garage on south side, replaced windows.











Comments: Garage addition to west side, replaced siding and windows.

Comments: Noncontributing garage

Comments: 1903 structure demolished.











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32664 E Locust St	2	NP	2004	Horizontal Board Vertical Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
[House]				<i>Comments: Neo-craftsman. Updated construction date from ca. 2008 to 2004, per tax assessor data.</i>				
32666 E Locust St	1	EC NHD	c.1903	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	
<i>Cross, Thelma, House & Garage</i>				<i>Comments: Shed addition to west side, large L-shaped addition to north.</i>				
32668 E Locust St	1.5	NP	2003	Horizontal Board	Late 20th Century: Other Neo-Victorian	Single Dwelling	6/24/2020	
[House]				<i>Comments: Neo-craftsman. Updated construction date from ca. 2008 to 2003, per tax assessor data.</i>				
32673 E Locust St	1	NC NHD	1936	Cedar Shake Shingle	Ranch (Type)	Single Dwelling Ranch w/Garage	6/24/2020	
<i>Littlejohn, P D & Molly, House</i>				<i>Comments: Garage filled in as living space. Updated date of construction from 1915 to 1936, per tax assessor data.</i>				
32695 E Locust St Skinner, Ben, House	1	NC NHD	1920	Cedar Shake Shingle Vertical Board	Bungalow (Type) Vernacular	Single Dwelling Bungalow	6/24/2020	
				<i>Comments: Major addition made to smaller volume, replaced windows. Updated construction date from 1905 to 1920, per tax assessor data.</i>				
32703 E Locust St	1	EC NHD	1917	Horizontal Board	Minimal Traditional	Single Dwelling	6/24/2020	
[House]				<i>Comments: Shed roof porch addition, new door. Updated construction date from 1935 to 1917 per tax assessor data.</i>				
32609 W McKenzie St	1.5	NP	1996	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
[House]				<i>Comments: Updated construction date from ca. 2000 to 1996, per tax assessor data.</i>				
32619 W McKenzie St	1.5	NP	1995	Horizontal Board	Neo-Victorian	Single Dwelling	6/24/2020	
[House]								
32626 W McKenzie St	1.5	NP	1999	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
[House]								
32633 W McKenzie St	1	NC NHD	1954	Aluminum	Ranch (Type)	Single Dwelling	6/24/2020	
<i>Grapes, Edward, Building</i>				<i>Comments: Updated eligibility from NP to NC.</i>				











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32641 W McKenzie St <i>Reiton, Anthony & Dixie, Building</i>	2	NC NHD	1970	Wood Sheet	Late 20th Century: Other	Multiple Dwelling	6/24/2020	6/24/2020	
32671 E McKenzie St Snyder, Meda, House	1	EC NHD	1910	Horizontal Board	Late 20th Century: Other Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020	
32677 E McKenzie St Depot Station House <i>Stagecoach House</i>	2	EC NHD	1870	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Crosswing	6/24/2020	6/24/2020	
32712 E McKenzie St Alford House <i>Coburg Bed and Breakfast</i>	1.5	NC NHD	1880 c.2000	Horizontal Board	Gothic Revival Vernacular	Single Dwelling	6/24/2020	6/24/2020	
32713 E McKenzie St	2	NC	1958	Horizontal Board	Ranch (Type)	Single Dwelling	6/23/2020	6/23/2020	
32741 E McKenzie St	1	NC	c.1967	Horizontal Board	Ranch (Type)	Single Dwelling	6/24/2020	6/24/2020	
32791 E McKenzie St Farley House	1	EC NHD	c.1900 c.1925	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling	6/24/2020	6/24/2020	
32794 E McKenzie St <i>[House & Garage]</i>	1	NC NHD	1944	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020	
32663 E Mill St Grange Hall	2	EC NHD	1920	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Meeting Hall	6/24/2020	6/24/2020	
32670 E Mill St	1	NP	1999	Horizontal Board	Late 20th Century: Other	COMMERCIAL: General	6/24/2020	6/24/2020	











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32671 E Mill St <i>Poole, George & Arba, House</i>	1	NC NHD	1946	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	6/24/2020	
<i>Comments: updated eligibility from NP to NC.</i>								
32676 E Mill St <i>Taylor, Asa, House</i>	1	EC NHD	1940	Horizontal Board	Minimal Traditional	Single Dwelling	6/24/2020	
<i>Comments: New windows, new siding, shed addition to rear. Updated eligibility from NP to EC.</i>								
32744 E Mill St Deffenbacher Weagle, Laura, House	1	EC NHD	1910	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	
<i>Comments: Addition to rear; two non-contributing sheds</i>								
32756 E Mill St Deffenbacher, Fred, House	1.5	EC NHD	c.1890	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Hall-Parlor	6/24/2020	
32770 E Mill St Koch, Tice & Bessie, House	1	NC NHD	1913	Horizontal Board	Minimal Traditional Vernacular	Single Dwelling	6/24/2020	
<i>Comments: Attached carport.</i>								
32782 E Mill St Allum, Randolph, House	1.5	EC NHD	1915	Horizontal Board	Classical Revival: other	Single Dwelling Hall-Parlor	6/24/2020	
<i>Comments: Property appears to have been developed since the district creation.</i>								
91069 N Miller St Epperson, Lee, House	1	NC NHD	1915	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	
<i>Comments: Non-contributing shed, porch alterations</i>								
91070 N Miller St	2	NP	2015	Horizontal Board	Modern Period: Other	Multiple Dwelling	6/24/2020	
<i>Comments: Two unit duplex</i>								
91097 N Miller St <i>Koch House Site</i>	1	NC NHD	1935	Shingle	Late 20th Century: Other Vernacular	Single Dwelling	6/24/2020	
<i>Comments: Several gabeled additions running south from main house. Updated construction date from 1944 to 1935 per tax assessor data.</i>								
91105 N Miller St	1.5	NP	2015	Horizontal Board	Modern Period: Other	Single Dwelling	6/24/2020	











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Architectural Survey Data for Coburg Historic District RLS 2020 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
91115 N Miller St Coleman, Rus & Cal, House	1.5	EC NHD	1910	Shingle	Bungalow (Type) Vernacular	Single Dwelling Bungalow	6/24/2020	
<i>Comments: Updated construction date from 1907 to 1910 per tax assessor data.</i>								
91115 N Miller St Coleman, Rus & Cal, House	1.5	EC NHD	1910	Shingle	Bungalow (Type) Vernacular	Single Dwelling Bungalow	6/24/2020	
<i>Comments: Updated construction date from 1907 to 1910 per tax assessor data.</i>								
91128 N Miller St Prittle House	1	EC NHD	1910	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling	6/24/2020	
91129 N Miller St Brockway, Robert & Elma, House <i>Neat-Brockway House</i>	1.5	EC NHD	1909	Horizontal Board Shingle	Craftsman Victorian Eclectic	Single Dwelling	6/24/2020	
<i>Comments: Replacement windows, new non-contributing period-looking garage.</i>								
91145 N Miller St Milligan House	1	EC NHD	1905	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	
<i>Comments: Gabled additions to rear, non-contributing gabled shed.</i>								
91148 N Miller St <i>Foster, Larry & Linda, House</i>	1	NP NHD	1977	Vertical Board	Shed (Type)	Single Dwelling	6/24/2020	No image available.
<i>Comments: Heavy vegetation.</i>								
91153 N Miller St <i>[House]</i>	1	NP	1988	Wood Sheet	Late 20th Century: Other	Single Dwelling	6/24/2020	
91161 N Miller St <i>[House]</i>	1	NP	1988	Wood Sheet	Late 20th Century: Other	Single Dwelling	6/24/2020	
91166 N Miller St <i>Stoneberg, Marvin, House</i>	1	NP NHD	1984	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	4/10/2008	
91167 N Miller St <i>[House]</i>	1	NP	c.1990	Wood Sheet	Late 20th Century: Other	Single Dwelling	6/24/2020	
91167 N Miller St <i>[House]</i>	1	NP	c.1990	Wood Sheet	Late 20th Century: Other	Single Dwelling	6/24/2020	











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Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
91173 N Miller St [House]	1	NP	1988	Wood Sheet	Late 20th Century: Other	Single Dwelling	6/24/2020	
91179 N Miller St [House]	1	NP	1989	Wood Sheet	Late 20th Century: Other	Single Dwelling	6/24/2020	
91184 N Miller St Methodist Church Annex	1.5	EC NHD	1929	Shingle	Bungalow (Type) Vernacular <i>Comments: Shed roof addition on north roof plane. small non-contributing side-gabled garage</i>	Church-Related Residence Bungalow	6/24/2020	
91199 N Miller St [House]	1	NP	1989	Wood Sheet	Late 20th Century: Other	Single Dwelling	6/24/2020	
32694 E Pearl St Christian Church	1	EC NHD	1904	Horizontal Board	Gothic Revival	Religious Facility Church/Meetinghouse	6/24/2020	
32697 N Pearl St	NC	c.1971	Concrete Block Vertical Board	Other / Undefined	COMMERCIAL: General		6/24/2020	
32702 E Pearl St Mathews, Nelson & Margaret, House	2	ES NRB	1905 1920	Wood:Other/Undefined	Craftsman Vernacular	Single Dwelling	6/24/2020	6/14/1984 
32715 E Pearl St [House]	1.5	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
32773 E Pearl St [House]	1	NC NHD	1915	Shingle	Late 19th/20th Amer. Mvmts: Oth Vernacular <i>Comments: Replaced siding and windows. shed addition to garage. Updated date of construction from 1910 to 1915, per tax assessor data.</i>	Single Dwelling Foursquare (Box)	6/24/2020	
91205 Rustic Ct	2.5	NP	1997	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	

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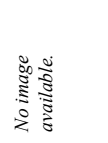
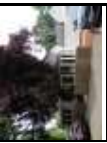

Architectural Survey Data for Coburg Historic District RLS 2020
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date
91206 Rustic Ct	2	NP	1997	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
91222 Rustic Ct	2	NP	1997	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
91223 Rustic Ct	2.5	NP	1997	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
91232 Rustic Ct	2	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
91233 Rustic St	2	NP	1999	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
91238 Rustic Ct	2	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
91239 Rustic Ct	2	NP	1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	
90990 S Skinner St Taylor, Clarence, House	1.5	EC NHD	1913	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	
91017 S Skinner St Williams Welch, Gertrude, House	1	NC NHD	1910	Aluminum	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	
91020 S Skinner St Gray House Site	1	NC NHD	1938	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	

Comments: Major additions. Non-contributing garage.

Comments: Extensive additions to the west make property ineligible.






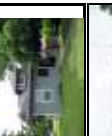




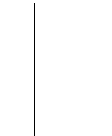
Architectural Survey Data for Coburg Historic District RLS 2020
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
91031 S Skinner St <i>Nealon, Bradley, House</i>	1	EC NHD	1948	Shingle	Minimal Traditional	Single Dwelling	6/24/2020	6/24/2020	
91036 S Skinner St <i>Beebe House & Carriage Barn</i>	1.5	EC NHD	1910	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling Central Passage	6/24/2020	6/24/2020	
91037 S Skinner St <i>[House]</i>	1.5	EC NHD	c.1890 c.2005	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling	6/24/2020	6/24/2020	
91043 S Skinner St <i>Johnson, Mark & Pamela, House</i>	1	NP NHD	1979	Horizontal Board Vertical Board	Ranch (Type)	Single Dwelling Ranch/Rambler	6/24/2020	6/24/2020	
91046 S Skinner St <i>Williams, Ray & Barbara, House</i>	1	NP NHD	2019	Horizontal Board Vertical Board	Modern Period: Other	Single Dwelling	6/24/2020	6/24/2020	
91051 S Skinner St <i>Bishop, Harry & Susie, House</i>	1	EC NHD	1920	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	6/24/2020	
91061 S Skinner St <i>[House]</i>	2	NP	2005	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91080 N Skinner St <i>[House]</i>	2	NP	2000	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91088 N Skinner St <i>Smith, Walter, House</i>	1.5	NC NHD	1880 c.2019	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020	
32534 W Van Duyn Rd <i>Coburg Christian Church</i>	1	NC NHD	c.1972	Horizontal Board Brick:Other/Undefined	Northwest Regional	Religious Facility	6/24/2020	6/24/2020	

No image available.

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
32648 E Van Duijn Rd Burns, N C & Rebecca, House	1.5	EC NHD	1894	Horizontal Board	Victorian Eclectic Vernacular	Single Dwelling Hall-Parlor	6/24/2020	6/24/2020	
91189 N Water St	1.5	NP	2016	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
91199 N Water St	2	NP	c.1998	Horizontal Board	Late 20th Century: Other	Single Dwelling	6/24/2020	6/24/2020	
90996 S Willamette St	1	NC NHD	1910	Horizontal Board	Bungalow (Type)	Single Dwelling	6/24/2020	6/24/2020	
91003 S Willamette St	1	NC NHD	1959	Concrete Block	Other / Undefined	Specialty Store	6/24/2020	6/24/2020	
91006 S Willamette St Sidwell, Clyde, House	1.5	EC NHD	1905	Shingle	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	6/24/2020	
91012 S Willamette St	1.5	NC NHD	1908 1975	Horizontal Board Vertical Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	6/24/2020	
91017 S Willamette St Zachery, Mac, House	1	EC NHD	1910	Horizontal Board	Bungalow (Type) Vernacular	Single Dwelling Bungalow	6/24/2020	6/24/2020	
91020 S Willamette St Healy House	2	EC NHD	c.1890	Horizontal Board	Italianate	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020	
91032 S Willamette St Pollard, Zacariah, House	1.5	EC NHD	1854	Horizontal Board	Classical Revival: other Wood-Other/Undefined	Single Dwelling Double House/Duplex	6/24/2020	6/24/2020	

Comments: Major addition on back of house.

Comments: Updated eligibility, from NP to NC.

Comments: Replaced windows

Comments: Major additions to front façade.











Comments: Many additions to rear. Updated date of construction from 1905 to 1910 per tax assessor data.

Comments: Period additions on north side, significant garden features added 1990s. Non-contributing garage.

Comments: Originally a double house, now with altered floor plan. Fenestration pattern essentially intact, but original sash changed to four-over-four and one-over-one. New oversized front porch.

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91035 S Willamette St Payne, Homer & Martha, House	1	EC NHD	1910	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	
91040-91046 S Willamette St <i>Anderson, Robert, Building</i>	1	NC NHD	1948	Concrete Block	Other / Undefined	COMMERCIAL: General	6/24/2020	
91045 S Willamette St Purkerson (Pierce) House	1	EC NHD	1905	Horizontal Board	Gothic Revival Vernacular	Single Dwelling Pair House	6/24/2020	
91049 S Willamette St Mendenhall House	1	EC NHD	1911	Horizontal Board	Victorian Era: Other Vernacular	Single Dwelling	6/24/2020	
91051 S Willamette St <i>[House]</i>	2	NP	1999	Vinyl Siding	Neo-Victorian	Multiple Dwelling	6/24/2020	
91059 S Willamette St	1	NC	1950	Concrete Block	Commercial (Type)	COMMERCIAL: General	6/24/2020	
91069 N Willamette St Coburg City Hall	1	NC NHD	1952	Concrete Block	Utilitarian	City Hall	6/24/2020	
91088 N Willamette St	1	NP NHD	2019	Vertical Board Horizontal Board	Modern Period: Other	COMMERCIAL: General	6/24/2020	
91108 N Willamette St Van Duyn, William, House	2	EC NHD	1877	Horizontal Board	Italianate	Single Dwelling	6/24/2020	
91109-91111 N Willamette St Gray, Carpus, Feed & Seed Store	1	NC NHD	1930	Hollow Clay Tile	Commercial (Type)	Specialty Store	6/24/2020	

Comments: Period additions to main building, non-contributing outbuilding

Comments: Original building completely renovated or possibly demolished. City directory notes that this address is a duplex; however, appears to be business.

Comments: relocated from 131 W McKenzie. Updated date of construction from 1890 to 1905 per tax assessor data.

[House]

Comments: Duplex

Comments: City garage at rear of building to north

[House & Shop]

Comments: 1960 structure demolished. New structure built in 2019.

Coburg Inn













Comments: Porch addition

Dotson's Coburg Antiques

Comments: Addition added to south side of building in 2018.

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
91115 N Willamette St <i>Manley, Raleigh & Grace, Building:</i>	1	NC NHD	1940	Concrete Block Vertical Board	Late 19th/20th Amer. Mvmts: Oth	COMMERCIAL: General 1-Part Block	6/24/2020	6/24/2020	
91119 N Willamette St IOOF Lodge Hall	2	EC NHD	1938	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular <i>Comments: Bungalow elements, but not style</i>	Meeting Hall	6/24/2020	6/24/2020	
91120 N Willamette St	2	NP	1997	Brick:Other/Undefined	Late 20th Century: Other	COMMERCIAL: General	6/24/2020	6/24/2020	
91124 N Willamette St <i>[House]</i>	1	EC	1920	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	COMMERCIAL: General 1-Part Block	6/24/2020	6/24/2020	
91130 N Willamette St <i>[Commercial Building]</i>	1	NC NHD	1965	Brick:Other/Undefined	Other / Undefined	Specialty Store	6/24/2020	6/24/2020	
91136 N Willamette St <i>[Service Station]</i>	2	NP NHD	1978	Horizontal Board	Late 20th Century: Other	Financial Institute	6/24/2020	6/24/2020	
91145 N Willamette St <i>Northwest Bancorp Building; Booth Kelly</i>	1	NC	1938	Concrete Block	Late 20th Century: Other	COMMERCIAL: General	6/24/2020	6/24/2020	
91163 N Willamette St Allingham Sisters House	1.5	EC NHD	1880 1910	Horizontal Board	Gothic Revival Vernacular <i>Comments: Updated construction date from 1950 to 1938, per tax assessor data.</i>	Single Dwelling	6/24/2020	6/24/2020	
91171 N Willamette St Pirtle, Daisy, House	1	EC NHD	1925	Horizontal Board	Bungalow (Type) <i>Comments: Addition to side</i>	Single Dwelling Bungalow	6/24/2020	6/24/2020	
91171 N Willamette St Pirtle, Daisy, House	1	EC NHD	1925	Horizontal Board	Bungalow (Type) <i>Comments: Addition to side</i>	Single Dwelling Bungalow	6/24/2020	6/24/2020	
91177 N Willamette St Jarmagn House <i>Goodale, J C, House & Barn</i>	2	EC NHD	1890	Horizontal Board	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling Crosswing	6/24/2020	6/24/2020	

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91193 N Willamette St <i>Coburg United Methodist Church</i>	1.5	NP	c.1980	Concrete Block	Late 20th Century: Other	Religious Facility	6/24/2020	6/24/2020
91201 N Willamette St Jarmagin-McNabb House <i>McNabb, Norman, House</i>	1	EC NHD	c.1925	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	6/24/2020
91201 N Willamette St Jarmagin-McNabb House <i>McNabb, Norman, House</i>	1	EC NHD	c.1925	Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	6/24/2020	6/24/2020
91209 N Willamette St <i>Gibson, Earl & Edith, Mobile Home</i>	1	NC NHD	c.1960	Aluminum	Mobile/Manufactured Home (Typ)	Single Dwelling Mobile Home	6/24/2020	6/24/2020
91211 N Willamette St <i>Butler, Charles & Judy, House</i>	1.5	NP NHD	1978 c.1990	Vinyl Siding	Neo-Classical Revival	Single Dwelling	6/24/2020	6/24/2020
91219 N Willamette St Snyder House	1	EC NHD	c.1910	Vinyl Siding	Late 19th/20th Amer. Vernacular	Church-Related Residence Foursquare (Box)	6/24/2020	6/24/2020
91225 N Willamette St <i>Green, Clara Belle, House</i>	1	NP NHD	1950	Shingle	Minimal Traditional	Single Dwelling	6/24/2020	6/24/2020
91229 N Willamette St Jarmagin, Lee, House	1	EC NHD	c.1910	Vinyl Siding	Late 19th/20th Amer. Vernacular	Single Dwelling Foursquare (Box)	6/24/2020	6/24/2020

Total Resources Identified: 215

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APPENDICES APPENDIX B: STATISTICAL REPORTS

9/3/2020

Historic Building Report/Counts (All Properties Inventoried)

Page 1 of 2

Evaluation Counts - Coburg Historic District RLS 2020

Evaluation	Quantity	% of Total
eligible/contributing	64	30%
eligible/significant	3	1%
not eligible/non-contributing	59	27%
not eligible/out of period	89	41%
Total:	215	

Construction Date Decade Counts - Coburg Historic District RLS 2020

Decade	Quantity	% of Total
1850s	1	0%
1870s	3	1%
1880s	6	3%
1890s	13	6%
1900s	19	9%
1910s	28	13%
1920s	14	7%
1930s	11	5%
1940s	8	4%
1950s	10	5%
1960s	9	4%
1970s	11	5%
1980s	8	4%
1990s	35	16%
2000s	25	12%
2010s	14	7%
Total:	215	

Original Use Counts - Coburg Historic District RLS 2020

Original Use	Quantity	% of Total
COMMERCE / TRADE	13	6%
DOMESTIC	190	88%
EDUCATION	1	0%
GOVERNMENT	2	1%
OTHER	1	0%

Material Counts - Coburg Historic District RLS 2020

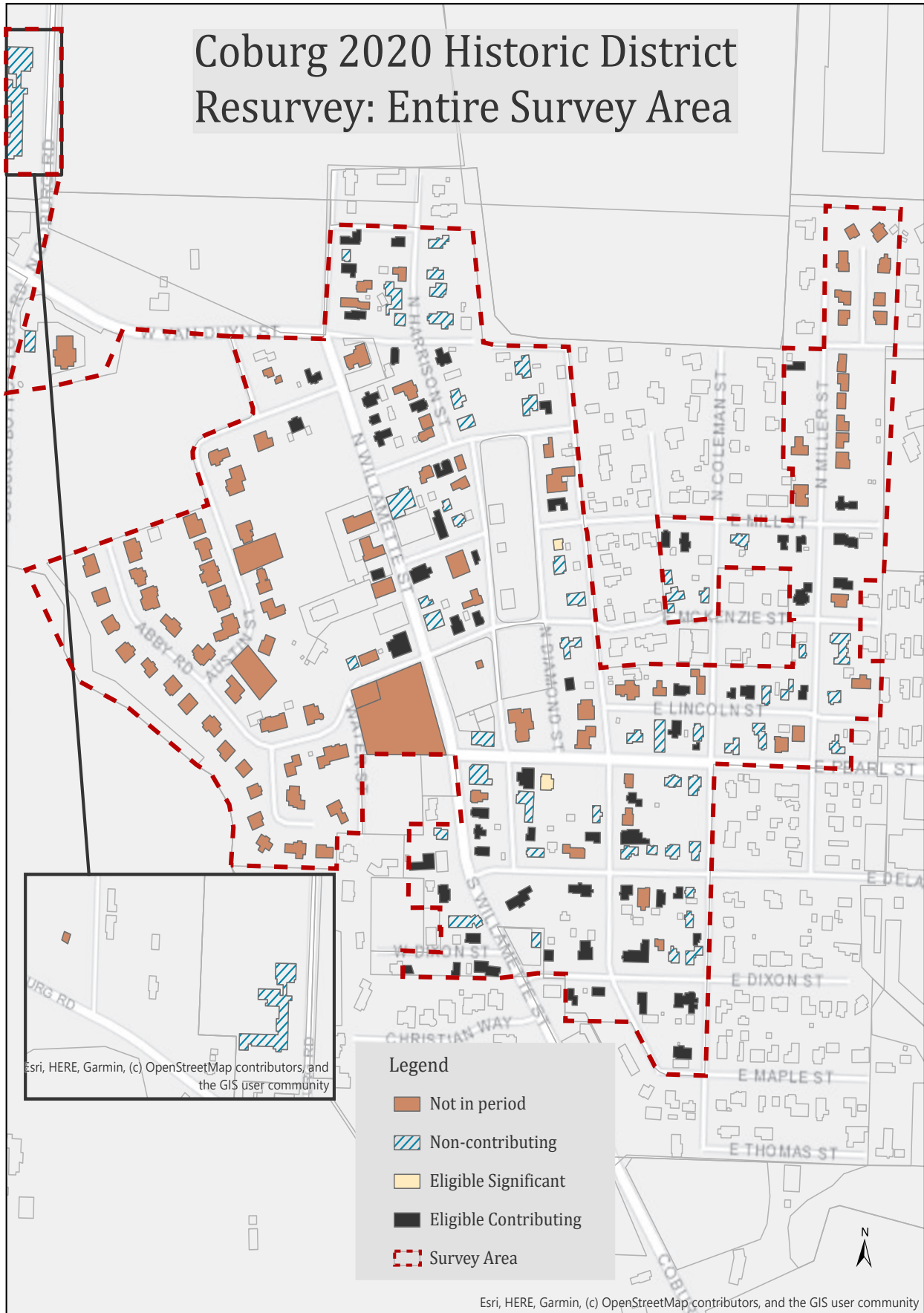
Materials	Quantity	% of Total
BRICK	2	1%
CONCRETE	9	4%
METAL	4	2%
SYNTHETIC SIDING	4	2%
TERRA-COTTA	1	0%

Historic Building Report/Counts

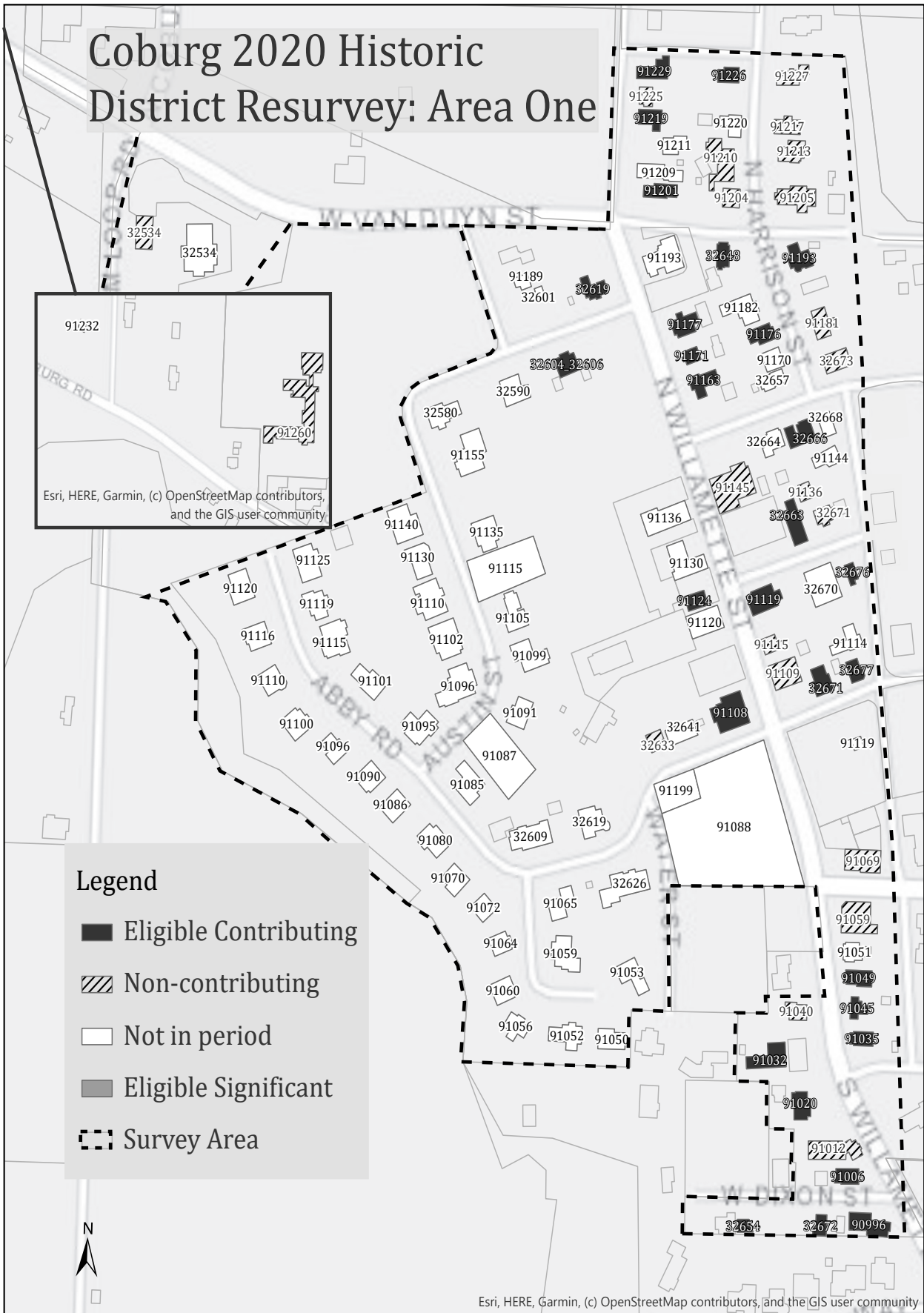
(All Properties Inventoried)

Style Category Counts - Coburg Historic District RLS 2020

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Gothic Revival	8	
Italianate	2	
Queen Anne	3	
Victorian Eclectic	13	
Victorian Era: Other	2	
Category Total:	28	13%
OTHER		
Other / Undefined	3	
Utilitarian	2	
Category Total:	5	2%
MODERN PERIOD		
Minimal Traditional	12	
Mobile/Manufactured Home (Type)	3	
Modern Period: Other	22	
Northwest Regional	3	
Ranch (Type)	14	
Shed (Type)	1	
WWII Era Cottage (Type)	1	
Category Total:	56	26%
LATE 20TH CENTURY		
Late 20th Century: Other	54	
Neo-Classical Revival	1	
Neo-Victorian	11	
Category Total:	66	31%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Neo-Classical	1	
Tudor Revival	1	
Category Total:	2	1%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	22	
Commercial (Type)	2	
Craftsman	3	
Late 19th/20th Amer. Mvmts: Other	28	
Category Total:	55	26%
CLASSICAL REVIVAL		
Classical Revival: other	2	
Category Total:	2	1%
Unrecorded		
Unrecorded	1	
Category Total:	1	0%
Total:	215	



Coburg 2020 Historic District Resurvey: Area One



Legend

- Eligible Contributing
- ▨ Non-contributing
- Not in period
- Eligible Significant
- ⋯ Survey Area

Coburg 2020 Historic District Resurvey: Area Two

Legend

- Eligible Contributing
- Eligible Significant
- Non-contributing
- Not in period
- Survey Area

