



City of McMinnville
Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

Historic Landmarks Committee
Community Development Center, 231 NE 5th Street
March 22, 2017 3:00 PM

| Committee Members | Agenda Items |
|---|---|
| Joan Drabkin Chair Rebecca Quandt Vice-Chair John Mead Mary Beth Branch Cory Schott | <ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes 4. Action Items <ol style="list-style-type: none"> A. HL 1-17 – 326 NE Davis Street (Exhibit 1) Exterior Alteration of a Historic Landmark 5. Discussion Items <ol style="list-style-type: none"> A. Historic Preservation Month Activities (Exhibit 2) 6. Old/New Business 7. Committee Member Comments 8. Staff Comments 9. Adjournment |

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.



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EXHIBIT 1 - STAFF REPORT

DATE: March 22, 2017
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: HL 1-17 – 326 NE Davis Street

Report in Brief:

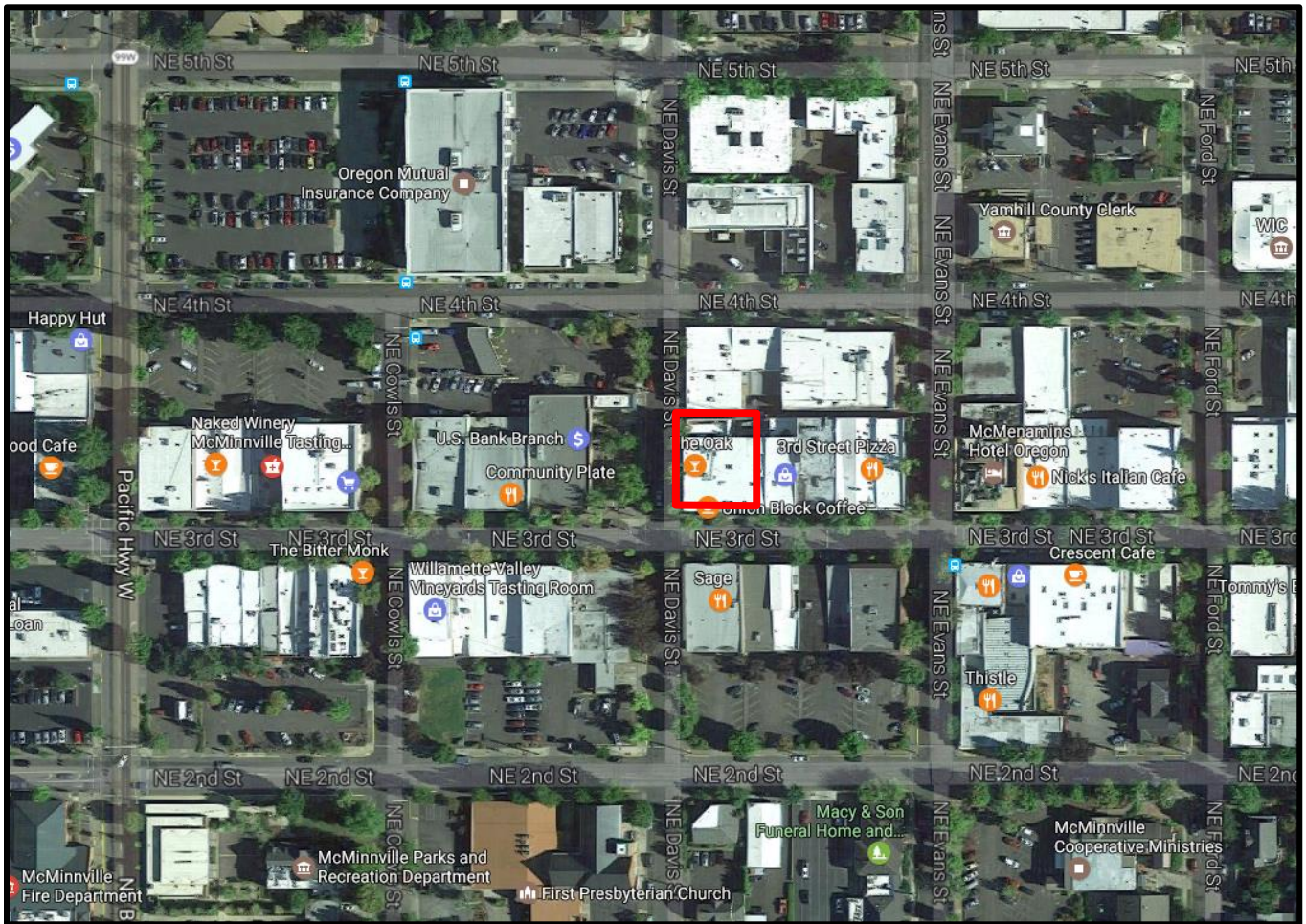
An application for an exterior alteration of a historic landmark to be reviewed and approved by the Historic Landmarks Committee.

Background:

The applicant, Tyler Stoller, submitted an application for a historic landmark clearance permit to allow for an exterior alteration of a historic landmark. The alteration consists of the addition of two emergency exit doors to the façade of a historic building in the Downtown Historic District. The building is located on the northeast corner of NE 3rd Street and NE Davis Street, and is commonly known as the Union Block building. The suite in the building that would be altered is located at 326 NE Davis Street, which is a ground floor suite fronting NE Davis Street and is the current location of The Oak bar. The subject property is more specifically described as Tax Lot 5600, Section 21BC, T. 4 S., R. 4 W., W.M.

The location of the subject property is identified below:

Attachments: Application and Submitted Materials



Discussion:

The applicant is proposing to install two (2) new doors on the façade of the Union Block building. The Union Block building is designated as a “Distinctive” historic resource on the McMinnville Historic Resources Inventory. This is the highest classification possible in the Historic Resources Inventory, and classifies the Union Block building as a historic landmark. Any exterior alteration of a historic landmark must meet the guidelines and requirements of the Historic Preservation Ordinance (Ordinance No. 4401).

The Historic Landmarks Committee’s responsibility regarding this type of application is to hold a public meeting to review the proposed building design for compliance with the design standards and guidelines, and also to render a decision to approve, approve with conditions, or deny the historic landmark clearance permit. This is not a public hearing so it is up to the chairperson of the Historic Landmarks Committee to determine if they want to hear public testimony on the application or not.

In reviewing an application for an exterior alteration of an historic landmark, the Historic Landmarks Committee must ensure that the proposed design is consistent with the Guidelines for the Exterior Alteration of a Historic Landmark, as defined in Section 10 of Ordinance 4401.

Attachments: Application and Submitted Materials

The following guidelines are applicable to this request:

- (1) Retention of original construction. So far as possible, all original exterior materials and details shall be preserved or replaced to match the original.

Finding: The existing windows that would be removed are not original to the building, so there would be no original exterior materials to preserve or replace. The exterior material of the building, specifically the façade below the existing window, is stucco, and should be maintained to the best of the applicant's ability. Similar treatment exists on taller windows on the Davis Street side of the building. A stucco base exists beneath those other taller windows, and that same treatment could be used on the new doors proposed by the applicant.

- (4) Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Finding: The overall visual integrity of the building will be maintained, as the applicant is not proposing to alter any of the structure elements or prominent architectural features that exist on the building façade. The existing columns, arches, and decorative cornice will all be maintained on the Davis Street façade and will not be impacted by the proposed alteration.

- (5) Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solid (windows to wall) shall be visually compatible with the traditional architectural character of the historic building.

Finding: The addition of the new doors on the building façade would result in the addition of more glazing on the ground floor of the building. However, the addition of the doors will result in the loss of the traditional, rectangular storefront windows. In order to maintain historic character of the building, the new doors should be designed in such a way as to blend in with the façade and incorporate architectural features that would be consistent with the traditional architectural character of the building, such as transom windows above the doors.

- (6) Materials, Color, and Texture. The materials, colors, and textures used in the alteration or addition shall be visually compatible with the traditional architectural character of the historic building.

Finding: The applicant is proposing to install aluminum clad doors, which will be consistent with the existing windows on the Davis Street side of the building. Similar materials are used on the other suites on the ground floor of the building. However, the aluminum clad doors are not necessarily consistent with the traditional architectural character of the historic building.

Review Criteria

The Historic Landmarks Committee must base their decision of approval, approval with conditions, or denial of the historic landmark clearance permit on the following review criteria:

- (1) Compliance with the guidelines in Section 10(a)

Finding: The applicable guidelines in Section 10(a) of Ordinance 4401 are described in more detail above.

- (2) The City's historic preservation policies set forth in the Comprehensive Plan and the purpose statement of this ordinance;

Attachments: Application and Submitted Materials

Finding: The proposed alteration, while not meeting all of the guidelines for the alteration of a historic landmark, is improving the property by allowing for the maximum use of the historic landmark. The alteration is being designed to blend in with the existing treatment of the façade of the building as much as possible, and will not remove or impact any of the most prominent architectural features on the building.

- (3) The economic use of the historic landmark and the reasonableness of the proposed alteration and their relationship to the public interest in the historic landmark's preservation or renovation;

Finding: The proposed alteration is reasonable, as the applicant is attempting to meet building code requirements and maximize the use of the historic landmark by using the mezzanine space in the building. The alterations will allow for an increase in the economic use of the historic landmark.

- (4) The value and significance of the historic landmark;

Finding: The Union Block building is designated as a distinctive historic resource, which is the highest classification possible in the Historic Resources Inventory. The alteration proposed would not significantly impact the historic landmark, as the primary architectural features of the building would not be impacted or changed. However, the design of the new doors should blend in with the building to the extent possible.

- (5) The physical condition of the historical landmark;

Finding: The ground floor of the Union Block building has been heavily altered, and the existing commercial spaces on the ground floor contain building materials consistent with the proposal. The proposed alteration would not be inconsistent with other alterations previously completed on the building, and would not negatively impact the most prominent architectural features of the building.

- (6) The general compatibility and aesthetics of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the existing landmark.

Finding: The proposed alteration, while not meeting all of the guidelines for the alteration of a historic landmark, is improving the property by allowing for the maximum use of the historic landmark. The alteration is being designed to blend in with the existing treatment of the façade of the building as much as possible, and will not remove or impact any of the most prominent architectural features on the building.

Fiscal Impact:

None.

Recommendation/Suggested Motion:

Staff is recommending that the Historic Landmarks Committee review the materials submitted and staff's findings as described above, and make a decision to approve, approve with conditions, or deny the application for a historic landmark clearance permit.



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 231 NE Fifth Street ◦ McMinnville, OR 97128
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 www.ci.mcminnville.or.us

| | |
|-------------------------|----------------|
| Office Use Only: | |
| File No. | <u>HL 1-17</u> |
| Date Received | <u>3-13-17</u> |
| Fee | <u>N/A</u> |
| Receipt No. | <u>N/A</u> |
| Received by | <u>CD</u> |

Historic Landmark Clearance Permit (Alteration or Demolition)

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name SawMark Saloons, LLC Phone 503-550-0649
 Contact Name Tyler Stoller Phone 503-550-0649
 (If different than above)
 Address 4101 NE Henry Creek Road
 City, State, Zip Dayton, OR 97114
 Contact Email tylerstoller@gmail.com

Property Owner Information

Property Owner Name C+G Real Estate Phone _____
 (If different than above)
 Contact Name Corey Rich Phone 503-472-6151
 Address 135 NE Evans St
 City, State, Zip McMinnville, OR 97128
 Contact Email corey@macyardson.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)
 Property Address 326 NE Davis St
 Assessor Map No. R4 421BC-05600 Total Site Area _____
 Subdivision _____ Block _____ Lot _____
 Comprehensive Plan Designation Comm. Zoning Designation C-3

This request is for a:

Building Permit (alteration of a historic building)

Demolition Permit

1. What is the classification of the historic building? _____
2. Architect Name Bruce Kenny Phone 503 607 0481
(Engineer or Other Designer)
Contact Name " " Phone _____
Address 9318 N. Mohawk Ave
City, State, Zip Portland, OR 97203
Contact Email ARCHITECT@YAHOO.COM
3. Contractor Name Sawtooth Caulking, Inc. Phone 503 864 3335
Contact Name Tyler A. Stoller Phone 503 550 0649
Address PO Box 1096
City, State, Zip Lafayette, OR 97127
Contact Email Tyler@SAWTOOTHCAULKING.COM
4. The existing use of the property. The Oak - A full-service bar.
5. The intended use of the property. The Oak - A full-service bar.
6. The reason(s) for the request (e.g., meet building code requirements, provide more living area, etc.). IN ORDER FOR THE OAK TO USE THE MEZZANINE SPACE FOR FUTURE EVENTS, WE HAD BOB POSKIL COME OUT FOR A CONSULT. HIS RECOMMENDATION, TO MEET FIRE SAFETY CODE, IS TO INSTALL AN EXIT ONLY STOREFRONT DOOR ON EITHER SIDE OF THE EXISTING STOREFRONT. WE SATISFY CODE REQUIREMENTS WITH THESE DOORS EXITING OUT ONTO PUBLIC SIDEWALK (WHEREAS PLACING EXITS ANYWHERE ELSE WITHIN OUR SPACE WOULD LEAD INTO PRIVATE SPACE)
7. The specific design objective(s) of the proposal (e.g., maintain traditional scale and proportion, continue existing window pattern, etc.).
WE WILL REMOVE A NON STRUCTURAL PORTION OF THE WALL AND HAVE McMinnville Glass install new storefront doors. THE METAL + TINT OF THE WINDOWS IS TO MATCH THE EXISTING TO ACHIEVE OPTIMAL AESTHETICS.

8. What alternatives that maintain the historic character of the site or structure have been investigated? Be specific.

WE LOOKED INTO USING A TRADITIONAL FIRE ESCAPE, BUT FOUND OUT THEY ARE NO LONGER IN USE.

9. Will approval of the request result in removal of existing landscaping? If so, give names, sizes, and number of the plant materials to be removed.

N/A

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- If applicable, structural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the finish material.
- Prior to any demolition permit clearance, photographs and/or drawings of the existing structure will be required.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Tyler Stoll
Applicant's Signature

MARCH 9, 2017
Date

Property Owner's Signature

MARCH 13, 2017
Date





Yellow starburst sign with illegible text.

OPEN

Store Hours:
Thurs. & Fri 10-6
Saturday 10-5

secured by ACE

Historic Resource No. A475



Photo April 2001



Original 1983 Survey Photo



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EXHIBIT 2 - STAFF REPORT

DATE: March 22, 2017
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Historic Preservation Month Activities

Report in Brief:

The purpose of this discussion item is for the Historic Landmarks Committee to discuss activities to be conducted to promote Preservation Month in McMinnville.

Background:

Preservation Month occurs annually during the month of May. Preservation Month was established in 1973 by the National Trust for Historic Preservation, and is co-sponsored by local preservation groups, State historical societies, and business and civic organizations across the country. During Preservation Month, many events are held nationwide to promote historic places.

Discussion:

The Historic Landmarks Committee, as the appointed body responsible for the City's participation in the Certified Local Government program, can serve as the local sponsor of Preservation Month for the City of McMinnville. The Historic Landmarks Committee, at prior meetings, has discussed Preservation Month and began to brainstorm ideas for activities to promote historic preservation in McMinnville.

Potential activities could include:

- Participation in the "This Place Matters" Campaign
 - This campaign is led by the National Trust for Historic Preservation and is focused on celebrating the places that are meaningful and important to communities. The program consists of sharing photos and stories of historic places while holding the "This Place Matters" sign in front of the historic place.
 - The photos and stories are then shared on social media and with the National Trust for Historic Preservation's "This Place Matters" social media pages.
- McMinnville Planning Department Facebook Page
 - The Planning Department is considering creating a Facebook page, and the page could be used to promote Preservation Month in McMinnville.
 - Stories and photos of historic landmarks in the city could be shared throughout the month.

Attachments: None

- Events
 - Information shared at community events.
 - Partnerships with other groups.
- City Council Meeting
 - Share information on Preservation Month and the promotional activities underway.

Fiscal Impact:

None.

Recommendation/Suggested Motion:

No motion required. The Historic Landmarks Committee may provide guidance to staff on potential activities to investigate further.

Attachments: None