



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
May 24, 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 <ol style="list-style-type: none"> A. February 22, 2017 Meeting Minutes (Exhibit 1) B. March 22, 2017 Meeting Minutes (Exhibit 2) 4. Action Items <ol style="list-style-type: none"> A. HL 2-17 – 738 SW Edmunston Street (Exhibit 3) Re-evaluation of Significance of Historic Resource 5. Discussion Items <ol style="list-style-type: none"> A. Draft Amendments to Historic Preservation Ordinance (Exhibit 4) 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.



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

www.mcminnvilleoregon.gov

EXHIBIT 1 - MINUTES

February 22, 2017
Historic Landmarks Committee
Regular Meeting

3:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Chair Joan Drabkin (call-in), John Mead, and Cory Schott
Members Absent: Mary Beth Branch and Rebecca Quandt
Staff Present: Chuck Darnell - Associate Planner and Heather Richards - Planning Director
Others Present Ellie Gunn and Pamela Stevens

1. Call to Order

The meeting was called to order at 3:13 p.m.

2. Citizen Comments

None.

3. Approval of Minutes

A. January 23, 2017 Regular Meeting

Committee Member Mead moved to approve the January 23, 2017 Regular Meeting minutes as written. Motion seconded by Committee Member Schott and passed 3-0.

4. Action Items

None.

5. Discussion Items

A. SoDAN Partnership

Associate Planner Chuck Darnell explained SoDAN was an organized group that stood for the South Downtown Association of Neighbors. They were interested in partnering with the Historic Landmarks Committee on some projects. One project was creating a walking tour highlighting historic homes downtown.

Ellie Gunn, representing SoDAN, said SoDAN's mission was to preserve the livability of the neighborhood and the safety of the people who lived there. One of the ways to accomplish that mission was to showcase the neighborhood's history through creating a walking tour. She thought a walking tour map could be organized by the dates the houses were built and plaques could be placed on the houses. On the back of the map there could be stories about the houses, such as who lived there first, how the block was developed, and the purpose for the house being built in that location. They had no funds for the project and were hoping to partner with the HLC to produce the walking tour map. If people did not want a plaque on their house, they could put out sandwich board signs. She thought this would discourage crime and would raise the status of the neighborhood.

Associate Planner Darnell said that would tie into the HLC plans to raise awareness of historic areas. Through the Certified Local Government Grant there would be funding for development of these types of materials. The SoDAN group could also help with research and communicating with property owners and getting their buy in and support. He thought there was potential for a partnership.

Chair Drabkin thought the maps could be distributed around the City. Committee Member Mead liked the idea and thought it would encourage walking and celebrate the treasures in the neighborhood. Committee Member Schott thought the City of Dayton was a good example for this type of brochure. He suggested looking to see if there was a unified theme or reason these historic homes were built in this neighborhood. He also suggested talking with Linfield College as it was a natural corridor to walk to the homes.

Associate Planner Darnell said the grant application was due on Friday and they would know by April if they received funds. The design and production of the brochure could possibly be covered by the grant, but the plaques and boards would not have funding. There were other ways that SoDAN could investigate to raise funds for that purpose.

Ms. Gunn said the neighborhood would be meeting in March and this topic would be discussed. They had thought about asking Mitch Horning, who did the sign work on the buildings downtown, if he would do the cedar boards for the historic houses.

Chair Drabkin asked how they would do outreach to the neighbors, not just the ones with historic homes. Ms Gunn said many were interested in this project already.

Committee Member Mead suggested engaging local businesses as well.

Chair Drabkin thought it was a wonderful idea and it might inspire other neighborhoods to do the same. She volunteered to go to the neighborhood meeting and explain the benefits of having people walking through the neighborhood.

Ms. Gunn would contact staff after the neighborhood meeting.

B. Goal 5 Rulemaking & Updates

Associate Planner Darnell said the State had recently adopted new administrative rules related to Goal 5. Local governments had to update their codes and regulations to be consistent with those rules. Staff did a preliminary review and identified some areas that were impacted. The changes included: providing a definition of owner which was important for owner consent for historic designation, following the Secretary of Interior's standards and guidelines for historic preservation which were stricter than what the City was currently using, adopting a Historic Preservation Plan, new criteria for evaluating a resource, and protection for properties on the national register if the local government didn't do that already.

Committee Member Mead suggested community and contractor training for the new standards and guidelines. Associate Planner Darnell would look into resources that could provide the training.

Associate Planner Darnell stated the biggest issue would be the Secretary of Interior's standards and guidelines and how the City would apply them. Staff had thought about creating a certificate of approval process where any exterior alterations would have to be reviewed. This would create a land use decision process and staff thought the HLC's bylaws allowed them to make those decisions. Applicants would have to get a certificate of approval before a building permit was issued. If an application was denied, it could be appealed to the Planning Commission. The State had adopted the new rules, and they were in a 60 day appeal period. The rules would be finalized by April or May. Once they were finalized, staff would work on drafting amendments to the City's ordinance. Staff suggested incorporating the historic preservation ordinance into the zoning ordinance. The HLC would make a recommendation to the Planning Commission who would make a recommendation to the City Council and the Council would make the final decision.

6. Old/New Business

None.

7. Committee/Commissioner Comments

Chair Drabkin asked if staff heard back from the Jackson family about the windows that would be installed on the back of their building. Associate Planner Darnell said he had emailed them about that issue, but had not received a response. He would email them again.

Committee Member Mead would be working with the Jackson family on the upstairs renovation. A Downtown Association grant had been identified to help with the project. One of the pre-requisites was following the Secretary of the Interior's design standards for historic preservation. This would help with getting compliance with the standards. He thought the Jackson family wanted to do right by the community and do the right thing.

8. Staff Comments

None.

9. Adjournment

The meeting was adjourned at 4:05 p.m.



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

www.mcminnvilleoregon.gov

EXHIBIT 2 - MINUTES

March 22, 2017
Historic Landmarks Committee
Regular Meeting

3:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Chair Joan Drabkin, Mary Beth Branch, John Mead (arrived late), Rebecca Quandt, and Cory Schott

Members Absent: None

Staff Present: Chuck Darnell – Associate Planner and Heather Richards – Planning Director

Others Present: None

1. Call to Order

Chair Drabkin called the meeting to order at 3:00 p.m.

2. Citizen Comments

None.

3. Approval of Minutes

None.

4. Action Items

- A. HL 1-17 – 326 NE Davis Street (Exhibit 1)
Exterior Alteration of a Historic Landmark

Chair Drabkin said because the owners of the building were C & G Realty, she recused herself from the discussion and decision. She knew one of the owners well, the “G” of the company, and her family and his family were intertwined.

Associate Planner Darnell explained the site was the Union Block building on the corner of Davis and 3rd. There was a mezzanine level in the building and the owners wanted to use it for dining space. To do so, the Building Code required additional means of egress. There were distances that had to be met and the two locations for the exit doors were on the window bays that existed on each side of the main door. It would be consistent on each side in how they placed the doors and it met the Building Official's requirements. The building was a historic landmark with a distinctive classification, the highest classification. Whatever was done should blend in with the architecture of the building. Any exterior alteration had to be approved by the HLC.

Associate Planner Darnell discussed the review criteria. The applicant was not taking out any historic materials and the overall visual integrity of the structure was not being altered. The aluminum clad doors did not necessarily fit in with the historical architecture of the building, but the ground floor had already been heavily altered and the materials they were proposing would blend in with what was there today. The proposed alteration was consistent with the Comprehensive Plan, historic preservation policies, and purpose statement of the ordinance. The applicant was trying to maximize the use of the building and met the Building Code. It was reasonable. Since the building façade had been heavily altered, the proposal was not out of character and they were proposing to match the window style to best of their ability. It was up to the HLC to determine whether the economic use of the building and the reasonableness of the proposal to attempt to meet Building Code requirements and maximize the use outweighed the fact that the materials were not necessarily consistent with the historic architecture of the building. He displayed some pictures of the building and what was being proposed. Some conditions of approval could be included to make sure the alteration blended in and fit with the building.

Committee Member Quandt suggested that the applicant submit a drawing of what the windows and doors would actually look like. She did not feel comfortable approving the application until a drawing was submitted.

The applicant was not in attendance to explain the proposal.

Committee Member Quandt moved to delay the issuance of a building permit until the full elevation drawing was reviewed by the HLC. Motion seconded by Committee Member Branch and passed 3-0-1 with Chair Drabkin recused. The HLC agreed to be available for an extra meeting to review the drawing.

Chair Drabkin asked hypothetically could the applicant be asked to use more traditional materials than aluminum clad, which in the future could help restore the building.

Committee Member Mead arrived at 3:18 p.m.

Associate Planner Darnell thought the HLC could ask for more traditional materials to be used which would be more consistent with the guidelines.

There was discussion regarding having a balance of following the guidelines and not being

too strict and allowing people to make good use of these buildings. There was further discussion regarding the need for flexibility to look at all aspects of a proposal.

5. Discussion Items

A. Historic Preservation Month Activities (Exhibit 2)

Associate Planner Darnell said May was Preservation Month and he asked what the HLC wanted to do to promote historic preservation in McMinnville. Previously they had discussed participating in the This Place Matters campaign. The campaign included taking a picture of a historic site with a This Place Matters sign and sharing it on social media. Information could be put on the City's website about it and the Planning Department was creating a Facebook page where the photos could be shared. There would also be a Historic Preservation Proclamation from City Council.

Committee Member Quandt said the Downtown Association was giving historic walking tours in May as well.

Committee Member Schott suggested having success stories included of buildings that had been restored.

Chair Drabkin had pictures of the Macy House burning down which was now being restored. They might want to wait until it was finished to share the photos.

Committee Member Mead discussed the whatwasthere.com website where historic photographs could be submitted and people could see what it looked like currently and what it looked like in the past.

There was consensus that each committee member would submit photos and history of the buildings to staff and staff would put them up on the website through the month of May. Staff would create the This Place Matters sign.

6. Old/New Business

None.

7. Committee/Commissioner Comments

Committee Member Quandt was approached by a citizen who was finalizing the purchase of a property downtown and was interested in making improvements to the building. He had asked her questions about what was allowed, such as paint color. She suggested putting together a one page guidelines summary that could be given to people, or that the Committee could have to answer these types of questions.

There was agreement that a summary should be created.

Chair Drabkin asked for an update on the Jackson family and the window installation. Associate Planner Darnell had emailed them, but still had not heard back.

8. Staff Comments

Planning Director Heather Richards asked that Chair Drabkin be at the April 25 Council meeting where the Historic Preservation Proclamation would be read. She asked that Chair Drabkin also present what the HLC was working on at that meeting.

9. Adjournment

Chair Drabkin adjourned the meeting at 3:50 p.m.



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

www.mcminnvilleoregon.gov

EXHIBIT 3 - STAFF REPORT

DATE: May 24, 2017
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: HL 2-17 – 738 SW Edmunston Street

Report in Brief:

A request for the reevaluation of the significance of a resource on the Historic Resources Inventory to be reviewed and approved by the Historic Landmarks Committee.

Background:

The applicant, Steven Reid, submitted a formal request to change the significance of a resource that is listed on the Historic Resources Inventory. The applicant is the new owner of the property, and is requesting the change in the significance of the resource based on loss of its architectural significance. The subject property is located at 738 SW Edmunston Street, and is more specifically described as Tax Lot 2701, Section 20DC, T. 4 S., R. 4 W., W.M.

The historic designation for this particular historic resource relates to the structure itself. The structure, which has been used a residential structure, was originally located on the Linfield College campus at 1137 SW Blaine Street. The statement of historical significance and description of the property, as described in the Historic Resources Inventory, is as follows:

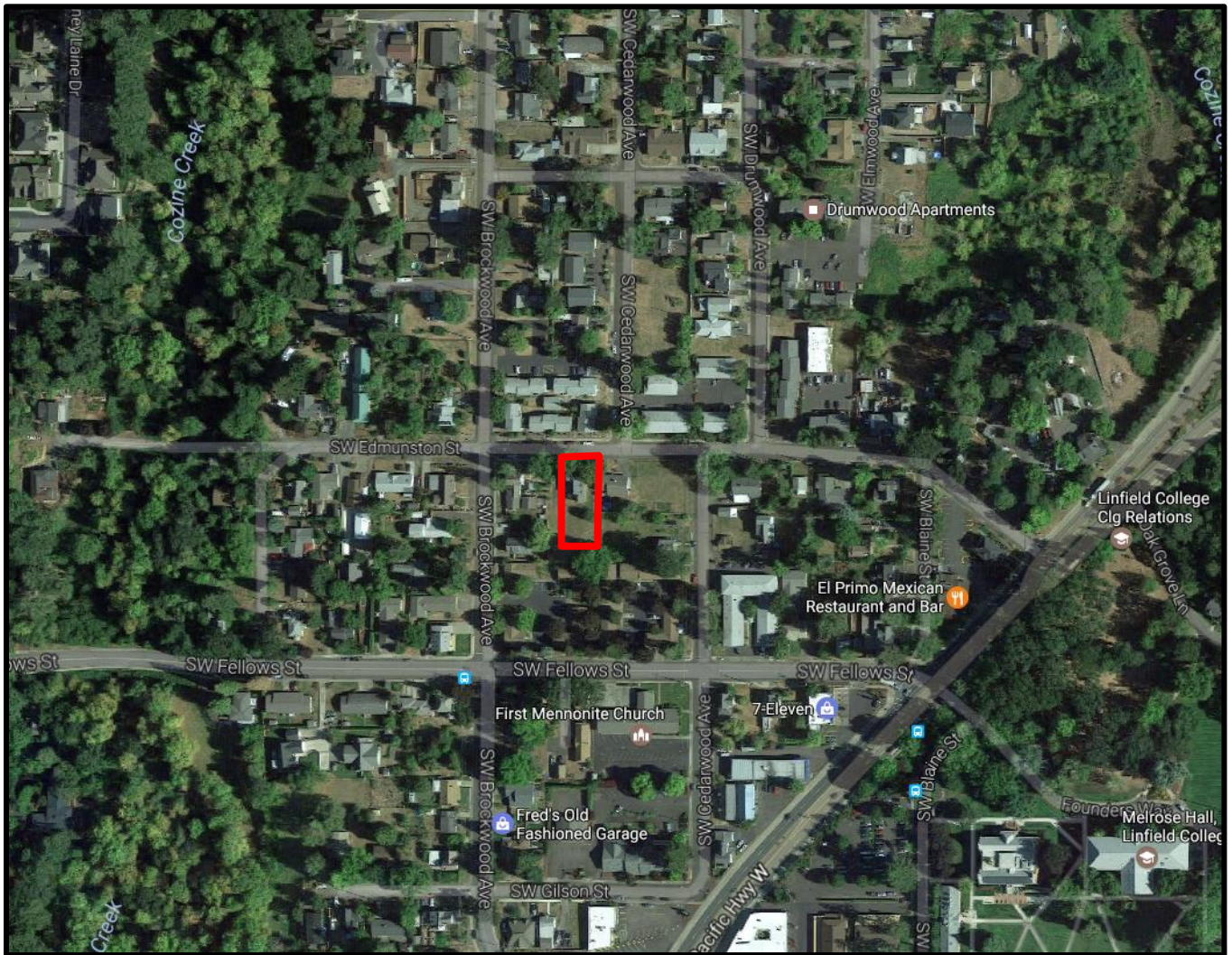
Dr. Varnly, a professor at Linfield, lived here in 1925. This is a two-story, L-shaped structure with tongue and groove siding. It has an old stone foundation. The windows are double-hung sash. It has boxed eaves, and a high gable roof with hip roof front porch. A two-story high bay faces the street, and there are dormers on the back. The house has two interior chimneys.

Based on the historic use and architectural qualities of the structure at the time of designation, the structure was designated as a "Significant" historic resource.

Due to redevelopment occurring at Linfield College, the structure was purchased by an individual and moved from its original location to its current location in 2001. When the structure was originally moved, the address of the existing location was 800 SW Brockwood Avenue. That property has since been partitioned, and the historic resource is now located at the property with the address of 738 SW Edmunston Street.

The current location of the historic resource is identified below:

Attachments: Application and Submitted Materials; Historic Resources Inventory Sheet B165



Discussion:

The applicant is requesting that the Historic Landmarks Committee reevaluate the significance of the historic resource, taking into account changes that have occurred on the structure itself and the moving of the structure from its original location on the Linfield College campus. The applicant believes that the house is still a historic resource due to its connection to Linfield College, but that it is no longer architecturally significant. The applicant is requesting a change of the historic resource from “Significant” to “Contributory”.

The Historic Preservation Ordinance (Ordinance No. 4401) currently requires that any exterior alteration to a historic resource that is designated as “Distinctive” or “Significant” be subject to design standards and guidelines. The new owner of the structure at 738 SW Edmunston Street is investigating improvements to the structure, and does not believe that the current condition of the structure warrants the designation of the structure as “Significant” or the requirement that the proposed improvements be subject to the design standards and guidelines.

The Historic Landmarks Committee’s responsibility regarding this type of application is to hold a public meeting to review the request to reevaluate the significance of a historic resource. This is not a public

Attachments: Letter and Submitted Photos; Historic Resources Inventory Sheet B165

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 a request for a reevaluation of the significance of a historic resource, the Historic Landmarks Committee must base its decision on the following criteria:

- (1) History. The resource is associated with significant past events, persons, organizations, trends, or values which were important at the city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance;

Finding: The resource is associated with historical past events and persons that were important at the city level. The fact that the house was originally owned by a professor and was located on the Linfield College campus establishes a link to the historical use of the structure as a residence to support Linfield College. The college campus in of itself is a historic resource, and the association of the house with that campus contributes to its historic significance. For that reason, staff believes that the resource should not be removed entirely from the Historic Resources Inventory, and the applicant's request to change the designation from Significant to Contributory would not result in removal from the Historic Resources Inventory.

- (2) Style/Design. The resource is representative of a particular style or a type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designated or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance;

Finding: The original structure is estimated to have been constructed around 1890. The type of construction is similar to the prominent style during that era, with the incorporation of boxed eaves, high gable roof, and dormer windows. The structure had deteriorated quite significantly, which resulted in the structure being sold and moved to its current location. The major structural components that were originally included in the statement of historical significance do still exist, such as the L-shaped main structure, high gable roof, dormer window areas, and two-story high bay on the entry side of the structure. Continuous window patterns still exist on some of the structure's facades. The remaining historic structural components do support keeping the resource on the Historic Resources Inventory.

- (3) Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any;

Finding: The applicant's main argument in requesting a reevaluation of the significance of the historic resource is that many of the original architectural elements and materials have been heavily altered. The applicant submitted a list of original elements that have changed, which are as follows:

- The two chimneys are no longer there.
- The double-hung sash windows have been replaced with vinyl.
- The original stone foundation is now a concrete stem wall with a crawlspace.
- Much of the trim around the doors and windows no longer matches or consistent with the original look.
- The windows in the dormers have been removed or replaced with a much smaller vinyl window.
- Upstairs sewer pipes have been placed on the outside of the building which affects the overall look.

Staff inspected the site, and it is apparent even from the street that all of the windows have either been removed or replaced with vinyl windows. Different types of trim now exist around the windows and

doors. Also, it appears that some type of addition may have been added on to the north side of the structure that added an additional entry into the structure and reconfigured the front porch.

(4) Environment. The resource contributes to the character or continuity of the street or neighborhood.

Finding: The immediate surrounding area does not include any other historic landmarks (resources designated as Distinctive or Significant). There are some resources in the surrounding area that are included on the Historic Resources Inventory, but are designated as either Contributory or Environmental. Those resources are located at the following addresses:

- 747 SW Brockwood Avenue (D122)
- 849 SW Brockwood Avenue (D123)
- 650 SW Brockwood Avenue (D125)
- 750 SW Edmunston Street (D126)
- 814 SW Cedarwood Avenue (C136)
- 719 SW Cedarwood Avenue (D129)

The statements of historic significance for those resources include some similar characteristics to the historic resource in question. Similar characteristics include high gable roofs and double-hung windows. However, at the time of designation, all of the surrounding historic resources that are designated as Environmental had had alterations that were not consistent with the historic character of the building, such as the use of modern siding, additions, and replacement of original windows. Those same types of alterations have occurred on the historic resource in question, and together with the designation of properties in the surrounding area, could warrant a change from its current designation as a Significant historic resource to a Contributory historic resource.

Original Designation Process:

The methodology for the original designation of each historic resource was based on an evaluation of how well each resource met the review criteria that are analyzed in more detail above. The four review criteria were:

- History
- Style/Design
- Integrity
- Environment

During the original evaluation, values were assigned to each criteria for each historic resource under consideration. Values of 0 - 3 were assigned to the History and Style/Design criteria categories. Values of 0 - 2 were assigned to the Integrity and Environment criteria categories. Values were totaled, and the total value resulted in the level of designation that a historic resource was given. The four levels of designation were assigned based on the following total values:

- Distinctive resources: Values of 9 - 10
- Significant resources: Values of 7 - 8
- Contributory resources: Values of 5 - 6
- Environmental resources: Values of Less than 5

The historic resource now located at 738 SW Edmunston Street was originally given the following values for each review criteria:

- History: 2
- Style/Design: 2
- Integrity: 1
- Environment: 2

This resulted in a total value of 7, which resulted in the resource being designated as Significant.

Based on changes that have occurred to the historic resource, which are described in more detail above but include relocation and heavy alteration, it could be argued that the scores for either Integrity or Environment could be reduced. The score for Integrity could be reduced based on the fact that so many alterations that are inconsistent with the historic character of the building have occurred. Also, the score for Environment could be reduced based on the fact that the resource has now been relocated and is not on the Linfield College campus.

A reduction in either the Integrity or Environment score by just 1 point would drop the total value of the resource to 6, which would support the applicant's request to designate the historic resource as Contributory.

Fiscal Impact:

None.

Committee Options:

- 1) **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 3) **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation/Suggested Motion:

Staff is recommending that, based on the findings described above and in the attached decision document, the Historic Landmarks Committee approve the request for the reevaluation of the significance of Historic Resource B165. Staff is recommending that the historic resource be designated as Contributory, as requested by the applicant, and that the historic resource be designated as resource C165.

An approval of the reevaluation of the significance of the historic resource would result in a change to the Historic Resources Inventory.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE THE CHANGE TO THE HISTORIC RESOURCES INVENTORY AND THE REDESIGNATION OF THE HISTORIC RESOURCE AT 738 SW EDMUNSTON STREET TO A CONTRIBUTORY HISTORIC RESOURCE THAT WILL BE DESIGNATED AS RESOURCE C165.

CD:sjs

Chuck Darnell

From: Steven Reid <steven.w.reid@gmail.com>
Sent: Wednesday, April 19, 2017 7:38 AM
To: Chuck Darnell
Subject: 738 SW Edmunston St - Historic Resource Reclassification Request
Attachments: Dormer missing window.jpg; Dormer Window.jpg; Mismatched Windows.jpg; Pipes on Exterior Wall.jpg; Window mismatch.jpg; Window Trim Mismatch.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Chuck,

Thanks for meeting with me last week. The conversation was very informative. Based upon what we talked about I would like to propose changing the classification of the house from Significant to Contributory. I've drafted a letter which can be read at the next meeting of the Historic Landmarks Committee.

Thanks again for the information you provided me.

Steve Reid

To the McMinnville Historic Landmarks Committee,

I'm the new owner of the house at 738 SW Edmunston St. This house was formerly on the Linfield College campus and the home of Dr. Varnly, a professor at the college. The house had deteriorated over the years and was to be demolished. Instead, it was purchased for one dollar in 2001 and moved several blocks to its current location. It is listed on the McMinnville Historic Resource inventory and is classified as a Significant resource.

The neighborhood the house is now located in contains a mix of single and multi-family buildings, including apartments. The house itself has changed in various ways from its original form:

- 1. The two chimneys are no longer there.*
- 2. The double-hung sash windows have been replaced with vinyl.*
- 3. The original stone foundation is now a concrete stem wall with a crawlspace.*
- 4. Much of the trim around the doors and windows no longer matches or consistent with the original look.*
- 5. The windows in the dormers have been removed or replaced with a much smaller vinyl window.*
- 6. Upstairs sewer pipes have been placed on the outside of the building which affects the overall look.*

While I believe the house is still a historic resource due to its connection to Linfield College, I don't believe it is architecturally significant. I would like to ask the committee for a re-classification of the building from Significant to Contributory.















**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION DOCUMENT – 738 SW EDMUNSTON STREET

DECISION, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR APPROVAL OF A CHANGE TO THE HISTORIC RESOURCE INVENTORY AND THE REDESIGNATION OF HISTORIC RESOURCE B165 FROM RESOURCE B165 TO RESOURCE C165

- DOCKET:** HL 2-17
- REQUEST:** The applicant requested a change in the significance of a resource that is listed on the Historic Resources Inventory. The applicant is requesting the change in the significance of the resource, which is currently designated as resource B165, based on loss of its architectural significance.
- LOCATION:** The subject site is located at 738 SW Edmunston Street, and is more specifically described as Tax Lot 2701, Section 20DC, T. 4 S., R. 4 W., W.M.
- ZONING:** The subject site is designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-2 (Single Family Residential).
- APPLICANT:** Steven Reid
- STAFF:** Chuck Darnell, Associate Planner
- DECISION-
MAKING BODY:** McMinnville Historic Landmarks Committee
- DATE & TIME:** May 24, 2017. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128.
- COMMENTS:** No public notice of the application was required by the McMinnville Zoning Ordinance. No testimony or comments were received by the Planning Department.

ATTACHMENTS:

1. Application for Reevaluation of a Historic Resource on the Historic Resources Inventory

DECISION

Based on the findings and conclusions, the Historic Landmarks Committee recommends **APPROVAL** of the change to the Historic Resources Inventory and the redesignation of the historic resource at 738 SW Edmunston Street to a Contributory historic resource that will be designated as resource C165 (HL 2-17).

////////////////////////////////////
DECISION: APPROVAL
////////////////////////////////////

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Application Summary:

The applicant requested a change in the significance of a resource that is listed on the Historic Resources Inventory. The applicant is requesting the change in the significance of the resource, which is currently designated as resource B165, based on loss of its architectural significance. The applicant is proposing to change the designation from a Significant historic resource to a Contributory historic resource.

ATTACHMENTS

1. Application for Historic Landmark Clearance Permit

COMMENTS

This matter was not referred to other public agencies for comment.

FINDINGS OF FACT

1. Steven Reid submitted a request for a change in the significance of a resource that is listed on the Historic Resources Inventory. The subject historic resource is the main structure located 738 SW Edmunston Street, which is more specifically described as Tax Lot 2701, Section 20DC, T. 4 S., R. 4 W., W.M.
2. The site is currently zoned R-2 (Single Family Residential), and is designated as Residential on the McMinnville Comprehensive Plan Map, 1980.
3. A public meeting was held by the Historic Landmarks Committee on May 24, 2017 to review the proposal. No comments in opposition were provided by the public prior to the public meeting.

CONCLUSIONARY FINDINGS

The following guidelines and requirements from Section 6 (c) of the McMinnville Historic Preservation Ordinance (Ordinance 4401) are applicable to this request:

- (1) History. The resource is associated with significant past events, persons, organizations, trends, or values which were important at the city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance;

Finding: The resource is associated with historical past events and persons that were important at the city level. The fact that the house was originally owned by a professor and was located on the Linfield College campus establishes a link to the historical use of the structure as a residence to support Linfield College. The college campus in of itself is a historic resource, and the association of the house with that campus contributes to its historic significance. For that reason, staff believes that the resource should not be removed entirely from the Historic Resources Inventory, and the applicant's request to change the designation from Significant to Contributory would not result in removal from the Historic Resources Inventory.

- (2) Style/Design. The resource is representative of a particular style or a type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designated or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance;

Finding: The original structure is estimated to have been constructed around 1890. The type of construction is similar to the prominent style during that era, with the incorporation of boxed eaves, high gable roof, and dormer windows. The structure had deteriorated quite significantly, which resulted in the structure being sold and moved to its current location. The major structural components that were originally included in the statement of historical significance do still exist, such as the L-shaped main structure, high gable roof, dormer window areas, and two-story high bay on the entry side of the structure. Continuous window patterns still exist on some of the structure's facades. The remaining historic structural components do support keeping the resource on the Historic Resources Inventory.

(3) Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any;

Finding: The applicant's main argument in requesting a reevaluation of the significance of the historic resource is that many of the original architectural elements and materials have been heavily altered. The applicant submitted a list of original elements that have changed, which are as follows:

- The two chimneys are no longer there.
- The double-hung sash windows have been replaced with vinyl.
- The original stone foundation is now a concrete stem wall with a crawlspace.
- Much of the trim around the doors and windows no longer matches or consistent with the original look.
- The windows in the dormers have been removed or replaced with a much smaller vinyl window.
- Upstairs sewer pipes have been placed on the outside of the building which affects the overall look.

It is apparent even from the street that all of the windows have either been removed or replaced with vinyl windows. Different types of trim now exist around the windows and doors. Also, it appears that some type of addition may have been added on to the north side of the structure that added an additional entry into the structure and reconfigured the front porch.

(4) Environment. The resource contributes to the character or continuity of the street or neighborhood.

Finding: The immediate surrounding area does not include any other historic landmarks (resources designated as Distinctive or Significant). There are some resources in the surrounding area that are included on the Historic Resources Inventory, but are designated as either Contributory or Environmental. Those resources are located at the following addresses:

747 SW Brockwood Avenue (D122)
 849 SW Brockwood Avenue (D123)
 650 SW Brockwood Avenue (D125)
 750 SW Edmunston Street (D126)
 814 SW Cedarwood Avenue (C136)
 719 SW Cedarwood Avenue (D129)

The statements of historic significance for those resources include some similar characteristics to the historic resource in question. Similar characteristics include high gable roofs and double-hung windows. However, at the time of designation, all of the surrounding historic resources that are designated as Environmental had had alterations that were not consistent with the historic character of the building, such as the use of modern siding, additions, and replacement of original windows. Those same types of alterations have occurred on the historic resource in question, and together with the designation of properties in the surrounding area, could warrant a change from its current designation as a Significant historic resource to a Contributory historic resource.

The original methodology for the designation of the historic resource, as described in the McMinnville Historic Resources Inventory Report that was adopted along with the Historic Resources Inventory, is applicable to this request. The following information related to the original designation is applicable to this request:

The methodology for the original designation of each historic resource was based on an evaluation of how well each resource met the review criteria that are analyzed in more detail above. The four review criteria were:

- History
- Style/Design
- Integrity
- Environment

During the original evaluation, values were assigned to each criteria for each historic resource under consideration. Values of 0 - 3 were assigned to the History and Style/Design criteria categories. Values of 0 - 2 were assigned to the Integrity and Environment criteria categories. Values were totaled, and the total value resulted in the level of designation that a historic resource was given. The four levels of designation were assigned based on the following total values:

- Distinctive resources: Values of 9 - 10
- Significant resources: Values of 7 - 8
- Contributory resources: Values of 5 - 6
- Environmental resources: Values of Less than 5

The historic resource now located at 738 SW Edmunston Street was originally given the following values for each review criteria:

- History: 2
- Style/Design: 2
- Integrity: 1
- Environment: 2

This resulted in a total value of 7, which resulted in the resource being designated as Significant.

Finding: Based on changes that have occurred to the historic resource, which are described in more detail above but include relocation and heavy alteration, the scores for either Integrity or Environment could be reduced. The score for Integrity could be reduced based on the fact that so many alterations that are inconsistent with the historic character of the building have occurred. Also, the score for Environment could be reduced based on the fact that the resource has now been relocated and is not on the Linfield College campus.

A reduction in either the Integrity or Environment score by just 1 point would drop the total value of the resource to 6, which would support the applicant's request to designate the historic resource as Contributory.

CD:sjs

**Historic Resources Survey
City of McMinnville
Yamhill County, Oregon**

Site Information

Site Address

1137 SW Blaine St

Owner at Time of Survey

Linfield College

Map/Tax Lot

R4420DC05400

Current Zoning

R-4 PD

Special Tax Assessment

No

Downtown Historic District

No

Subdivision Name

Cozine's 3rd Addition

Block

I

Lot

Lot Size

11,600 sq.ft.

Quadrant

SW

Site Number

1.33

Aerial Number

J-9

Resource Classification

B

Resource Number

165

Historic Significance

Historic Information

Date of Construction

ca. 1890

Early Additions/ Remodels

Builder/Architect

Unknown

Historic Name

Original Use

Residence

Common Name

Casa Blanca

Present Use

Multiple Residence

Condition of Structure

Comments (at time of Survey)

Building Type

Residential

Outbuildings

None

Building Style

L-Shaped

Stories

2

Porch

Basement

Roof Style

Gable/Hip

Roof Type

Moved

Demolished

Year/Date

2001

Permit Number(s)

01B0447, 01B0392

Additions/ Alterations

Move house to 800 SW Brockwood Ave.
Reset House (Brockwood Ave.)

Resource Information

Recorded By

Marg Johansen

Date

10-1983

Sources

Arnold Mills-Linfield Housing; Emma Ashcraft

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

B165 (moved to 800 SW Brockwood Ave. – 2001)

Dr. Varnly, a professor at Linfield, lived here in 1925. This is a two-story, L-shaped structure with tongue and groove siding. It has an old stone foundation. The windows are double-hung sash. It has boxed eaves, and a high gable roof with hip roof front porch. A two-story high bay faces the street, and there are dormers on the back. The house has two interior chimneys.

Informant Emma Ashcraft of #12, Green Apartments, Blaine Street, lived with her family (Jacobson) on a farm on Peavine Road as a child. She is approximately 70 now, but does not remember names and buildings of the area at that time.

**Historic Resource No. B165
(moved to 800 SW Brockwood Ave. – 2001)**



Photo October 2001



Original 1983 Survey Photo



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

www.mcminnvilleoregon.gov

EXHIBIT 4 - STAFF REPORT

DATE: May 24, 2017
TO: McMinnville Historic Landmarks Committee
FROM: Chuck Darnell, Associate Planner
SUBJECT: Draft Amendments to Historic Preservation Ordinance

Report in Brief:

The purpose of this discussion item is to discuss draft amendments to Ordinance No. 4401 (Historic Preservation Ordinance).

Background:

The Oregon Statewide Planning Goals are a set of 19 goals related to a statewide land use planning program that is administered by the state's Land Conservation and Development Commission (LCDC). Goal 5 of the Statewide Planning Goals is related to Natural Resources, Scenic and Historic Areas, and Open Spaces. The preservation of historic resources is included in the rules associated with Goal 5, and provides the framework that local governments must follow in designating and protecting significant historic resources.

The amendments to the Goal 5 rules were triggered by a request from the Governor's office to clarify long-standing inconsistencies regarding the administration of local historic resource programs, protection of properties listed in the National Register of Historic Places, and application of Oregon's owner consent law. A Rulemaking Advisory Committee met through a series of meetings, culminating with a draft of proposed amendments to OAR 660-023-0200 in December of 2016. On January 27, 2017, those amendments were adopted by DLCD.

The adoption of the amended OAR 660-023-0200 results in the need for local governments to review their existing regulations and programs to ensure that they are consistent with the new state requirements. This process is undertaken continually by local governments as Oregon Administrative Rules (OAR) and Oregon Revised Statutes (ORS) are amended and adopted by the state. The Historic Landmarks Committee reviewed the adopted amendments to OAR 660-023-0200 at their February 22, 2017 meeting, and at their April 25, 2017 meeting, considered changes to the City of McMinnville's existing historic preservation program and ordinance (Ordinance 4401) based on the OAR amendments. Previous to the Historic Landmarks Committee's review of the OAR amendments, the Committee had also been discussing some additional amendments to make to Ordinance 4401.

Attachments: None

Discussion:

Staff will lead a discussion at the Historic Landmarks Committee meeting on some of the local amendments that will be required by the new OAR amendments, but that the City will have some discretion in administering locally. Those are as follows:

- Currently, the City has a Historic Resources Inventory that designated over 550 sites and buildings as historic, and includes four categories of designation (Distinctive, Significant, Contributory, and Environmental). The OAR will require that alterations to historic resources on a locally adopted inventory be reviewed by the City and those alterations will need to comply with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. It was unclear in the OAR language as to whether those Secretary of the Interior Standards would apply to all resources on our Historic Resources Inventory, or just those that are considered "historic landmarks" (those resources that are classified as "Distinctive" or "Significant").
 - Staff reached out to the State Historic Preservation Office (SHPO) for clarification on whether the Secretary of the Interior Standards would need to apply to all resources on our Historic Resources Inventory. SHPO clarified that the Secretary of the Interior Standards only need to apply to resources that the local government determines to be Goal 5 resources – or those resources that are "locally significant historic resources".
 - In the City of McMinnville's case, we have the ability to identify only the "historic landmarks" as Goal 5 resources, which would only require those types of resources to meet the Secretary of the Interior Standards.
 - The requirements in the adopted OARs are minimum requirements, and local regulations can be more protective of historic resources. The City could require that all resources on the local Historic Resources Inventory meet the Secretary of the Interior Standards. However, this would not be consistent with past practice, as the current historic preservation ordinance (Ordinance 4401) only requires the Historic Landmarks Committee to review and approve alterations to "historic landmarks".
- The new rules allow for a local government to exclude accessory structures and non-contributing resources within a National Register nomination from the requirements of the new rules. The City will need to decide whether to exclude those types of structures. This would be applicable in the City of McMinnville's Downtown Historic District.

Staff will provide graphics and maps at the meeting to facilitate further discussion on these topics. The graphics and maps will identify locations of historic resources throughout the City, and also identify locations of accessory structures and non-contributing resources within the Downtown Historic District.

Fiscal Impact:

None.

Recommendation/Suggested Motion:

No specific motion is required, but the Planning Commission may provide guidance to staff in drafting the zoning text amendments related to Historic Preservation.

CD:sjs