



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

www.mcminnvilleoregon.gov

Historic Landmarks Committee
McMinnville Civic Hall, 200 NE 2nd Street
July 25, 2019 3:00 PM

Committee Members	Agenda Items
<p>Joan Drabkin, Chair</p> <p>Mary Beth Branch, Vice-Chair</p> <p>Mark Cooley</p> <p>John Mead</p> <p>Heather Sharfeddin</p>	<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 27, 2019 Meeting Minutes (Exhibit 1) 4. Action Items <ol style="list-style-type: none"> A. DDR 1-19: 1025 NE 1st Street (Exhibit 2) Review of Built Example of Exterior Materials B. HL 1-19 / HL 2-19 / HL 3-19 / DDR 2-19 (Exhibit 3) Historic Resources Inventory Amendment, Certificate of Approval for Demolition, Certificate of Approval for New Construction, and Downtown Design Review for New Construction 618 NE 3rd Street 5. Committee Member Comments 6. Staff Comments 7. 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.

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EXHIBIT 1 - MINUTES

February 27, 2019
Historic Landmarks Committee
Regular Meeting

3:00 pm
McMinnville Civic Hall
McMinnville, Oregon

Members Present: Chair Joan Drabkin (by phone), Mary Beth Branch, Mark Cooley, John Mead and Heather Sharfeddin

Members Absent: None

Staff Present: Chuck Darnell – Senior Planner

Others Present: Zack Geary – City Councilor, Andrew Burton, Ken Diener, Fred Gerondale, Jessika Gerondale, Ron Pomeroy, Jonathan Rouse, and Pamela Stevens

1. Call to Order

Vice Chair Branch called the meeting to order at 3:10 p.m.

2. Citizen Comments

None

3. Approval of Minutes

- July 25, 2018

Committee Member Mead moved to approve the July 25, 2018 minutes. The motion was seconded by Committee Member Sharfeddin and passed 5-0.

4. Action Items

A. DDR 1-19 – Downtown Design Review Request - 1025 NE 1st Street

Senior Planner Darnell reviewed the application. The property was comprised of four lots from the historic subdivision which were being combined for the new building. It was in the Downtown Design District. The proposed construction was a 16 unit two bedroom apartment complex, with 8 units on the ground floor and 8 units on the second floor. Parking would be on the north side of the building. The access would occur on Kirby Street with a one way drive aisle extending through the site and ending on Johnson Street. The proposal met the off street parking requirements at 1.5 spaces per unit. The applicant would provide 23 parking spaces and some bicycle parking. There would be a

trash enclosure on the northwest portion of the site with screening around it. There would also be landscaping around the site and right-of-way improvements with sidewalks and street tree installation. He reviewed the approval criteria. There was supposed to be a zero building setback from the sidewalk or property line, and the applicant was proposing a 1 foot setback from the south property line on First Street for a courtyard space. Staff did not think the courtyard space was large enough to warrant the setback proposed and included a condition of approval that changed the site plan to allow for more courtyard space that could function as a true dining and usable open space for the ground floor apartment units. The courtyard space should be extended 3 feet from the building to the property line and should be fully fenced, with landscaping provided within the 3 foot setback area between the fenced courtyards. The building should have massing and configuration similar to adjacent historic structures on the same block. This site took up the entire block, although there were some historic buildings adjacent to the site. Those were residential buildings with gabled roof lines. The applicant was proposing a flat roof to meet other standards. Nearby commercial buildings had flat roof lines as well and staff thought it was consistent with surrounding buildings. The width of the building on Johnson and Kirby did not exceed 60 feet, however the width on the south side did exceed that amount and the applicant proposed vertical reveal joints in the stucco paneling, architectural projections, and openings in the façade for the balconies and courtyard. There would be two projections that would only be on the upper story. One more projection could occur in the center of the building if the HLC thought the vertical separation and subdivision was necessary to achieve a more consistent separation pattern. There were standards for storefronts and the elevations submitted showed those features including the cornice along the roofline, belt course throughout the center, brick bulkhead, recessed entries, and 71% glazing on the first floor and 51% on the second story. The applicant was proposing a brick bulkhead, painted fiber cement belt course and cornice, and painted fiber cement panels that would be similar to smooth stucco. He reviewed the conditions of approval in the staff report. Staff recommended approval of the application with conditions.

Committee Member Cooley asked about the condition for the enclosed fence around the setback area.

Senior Planner Darnell clarified the condition stated that the fence would extend outward up to the property line forming a space that was a minimum of 3 feet deep and 8 feet, 9 inches wide. The gate could occur either off the side or on the front. If the applicant wanted to extend the width of the courtyard, they could do so.

Committee Member Branch asked about the fiber cement panels as an allowable material.

Senior Planner Darnell stated that material was not specifically listed as either allowed or prohibited in the list of exterior building materials. This treatment had been used on other downtown buildings and there had been questions about reveal joints not looking like smooth stucco.

Committee Member Branch asked if the fiber cement was a flat panel.

Jonathan Rouse, applicant, said there would be a stucco pattern on it. He thought the Village Quarter Apartments had used the same material.

Senior Planner Darnell said in the application it was shown on the Village Quarter and also shown on the Atticus Hotel as examples. However the approved plan for the Atticus called for traditional stucco with reveal joints and the spacing on the joints was not four feet which was what the applicant was proposing. It was a wider reveal on the Atticus.

Committee Member Cooley asked if there were definitions for courtyard, plaza, and dining space.

Senior Planner Darnell said there was no definition for courtyard. There was no precedent for it except for the Barberry Hotel building that had a significant setback from the property line for their dining patio space. Staff had recommended to set the building back as little as possible from the property line and yet still provide usable space and to preserve the features on the north side.

Ron Pomeroy, representing the applicant, said the property owners were in agreement with the conditions and had no suggested modifications to what staff had recommended. Regarding the setbacks, their intent was to additionally articulate the building and bring some design elements forward and create additional play between the spaces and light and shadow. With staff's recommended setbacks they could modify the courtyard dining space and entries to the apartments as well as add more articulation and variation. The exception in the downtown design standards allowed these setbacks, and the applicant embraced that and recommended approval.

Committee Member Branch asked about the distance from the ground and the bottom of the window sill.

Senior Planner Darnell answered there was an eight inch concrete base along the building and the brick bulkhead on top of that which was about one foot tall up to the base of the window sill.

Chair Drabkin asked about the transom issue.

Mr. Rouse thought there was enough space above the doors to add a window.

Committee Member Sharfeddin asked about the landscaping buffer on the north side of the property. She was concerned about the impact of the second story building looking down onto neighboring residences.

Mr. Pomeroy said a portion of the landscaping would be lost due to the increased setback, but that portion would be put on the south side of the building. They did not have the landscape plan completed, but it would go before the Landscape Review Committee for approval.

Chair Drabkin asked if there would still be room for trees.

Senior Planner Darnell explained where there would be space for trees, as well as street trees within the right-of-way.

Mr. Rouse said the goal for the apartments was to have the rents set by the market rate for apartment rents.

Committee Member Branch discussed how the belt course was big and attention grabbing in the middle of the building.

Mr. Pomeroy said that was an attempt to achieve a certain standard. The size and details were negotiable.

Committee Member Branch suggested some alterations to the belt course, such as reducing the size and painting the building a different color on the bottom portion and the top portion of the belt course. The bottom portion could be painted a deeper color to give it more weight to support its aesthetic.

Mr. Pomeroy said that could be done through a condition of approval.

Committee Member Mead discussed the façade material and how the building would look.

Mr. Pomeroy said the reference to other buildings that used the same material was to show the rectangular type of architectural treatment on the outside of the building. It was a pronounced rectangular seaming that ran around the panels.

Andrew Burton, representing the applicant, said the objective was to minimize the seams as much as possible and there were minimal metal trims that could be used that could be painted the same color as the building. The material had not been specified for the belt course, but it would be a material that was painted and had a thicker structure to stand out from the rest of the panel.

Committee Member Branch asked about the window material.

Mr. Burton said they would be made out of glass and vinyl. They would be recessed and the trim would overlap the vinyl frame.

Mr. Pomeroy said they had found that vinyl window frames were not excluded as the property was not within the boundaries of the Downtown Historic District. It was within the Downtown Design District.

Senior Planner Darnell pointed out this was a residential use and the language about the materials was not applicable. There was a similar treatment proposed on the Atticus where they had aluminum clad wood windows on the first floor and vinyl windows on the upper stories. Those vinyl windows were a darker color and were recessed behind the stucco.

Committee Member Branch agreed the vinyl windows should be black or dark brown and should be recessed.

Committee Member Cooley clarified that within the Downtown Design Review area, vinyl windows would only be allowed on properties that were not on the inventory and only on properties that were residential use.

Chair Drabkin asked if the applicant would consider a different material for the windows that would be more historic.

Senior Planner Darnell stated that this was a residential structure and that they could require the windows to be a darker color. He did not think there was a standard they could use to require a different material. He referred to the Atticus as an example of the subtle colors for the windows.

Committee Member Mead asked about a primary entrance. Senior Planner Darnell explained they were treating the ground floor entries to the units as the primary entrances because they were the most prominent on the building. There would be additional entrances on the back of the building.

Mr. Pomeroy said that was like most buildings downtown, where there were multiple storefronts and entrances. There was not one main entrance into the building, but separate entrances to the units.

Committee Member Branch would like to review the paint color selections and suggested adding a condition that the final colors come back to the HLC.

Pamela Stevens lived on 2nd Street and had questions regarding the north side of the building. It looked like there would be a parking lot in her backyard. There was only a 2 foot buffer and she did not think that would be enough of a buffer between the parking lot and her backyard.

Mr. Pomeroy said it was not the time in the process for the landscape plan for the project. He thought there would be space for trees, a fence, and evergreen shrubs to block the parking lot from the residences.

Ms. Stevens thought this was a big building for the space.

Committee Member Branch asked if they had looked into angled parking and only one access to allow more space for a buffer.

Mr. Pomeroy said they had redesigned the parking lot and what was proposed was approved by the City and Fire Department regarding emergency access as well as Recology for garbage pickup. There were not a lot of options for the parking lot design as they had to meet the number of parking stalls required and provide good access.

Fred Gerondale, resident on Johnson Street, asked how long the project would take to complete.

Mr. Rouse said it could be anywhere from 6-12 months. He did not anticipate interrupting traffic. They wanted to be a good neighbor and if there were any issues causing disruption, the neighbors should come to them to work out a solution. They wanted this to be a nicer area than what it was currently.

Committee Member Mead thought this was a good project and met some of the goals of the City. He thought requiring black or dark brown windows was appropriate. He did not think the stucco panels looked like smooth stucco because the seams stood out.

Committee Member Cooley agreed it was a good project as it would add residential units to downtown. He also agreed about the windows and was also concerned about the stucco panels. He wanted to establish a consistent precedent to follow going forward.

Senior Planner Darnell said in a previous application there was a condition regarding the stucco panels that the applicant provide a built form of the treatment with the seams not showing to be more consistent with traditional stucco or that the applicant put in traditional stucco.

Committee Member Sharfeddin thought it was a nice looking building. This area was changing, and they wanted to make sure that what was done complimented the existing structures and encouraged others to renovate. She agreed with Committee Member Branch's suggestions on the paint colors and windows.

Chair Drabkin was glad to see more housing come into downtown. She agreed with the condition for the larger courtyard to make it more livable for the residents. She also agreed with the changes that were proposed for the belt course and transom as well as the darker color for the windows. Regarding the stucco panels, it was hard for her to know what it would look like.

Committee Member Branch asked the applicant about the materials used for the railings.

Mr. Rouse said it would be a black metal.

Committee Member Branch clarified that was what the HLC would approve, and any changes to the material would need to come back to the HLC.

Committee Member Branch was also thankful for their investment in housing downtown. She supported staff's recommendation and conditions of approval. She suggested adding a condition for the size of the belt course which stated that the belt course dimension height that was above the courtyard could be the same size around the entire building. She also supported a condition for the window color to be dark bronze or black and a condition for the HLC to review the paint colors for the building. She shared similar concerns about the stucco panels. There were ways for the product to be used that were better than others, especially in the placement of the panels in relation to the seams between them. She was not opposed to the approval of the material but she wanted the applicant to be conscientious of the way it was used.

Committee Member Mead suggested a condition for a built sample that minimized the appearance of the seams for the HLC's review and approval.

Senior Planner Darnell said in addition to staff's conditions, there would be a condition that the belt course be reduced in height to the height that continued along through the balcony and courtyard space along the entire perimeter of the building and below that would be wall in the same exterior material as the building. The belt course separated the upper story from the ground floor. Another condition was the windows would be a black or dark bronze color, but could be the vinyl material. Another condition was that the final colors to be used on the building elements would be reviewed by the HLC and the last condition was that a built example of the stucco panel would be provided that minimized the prominence of the seams and would be reviewed by the HLC.

Committee Member Cooley moved to approve DDR 1-19 subject to the conditions of approval as recommended by staff and the added conditions of approval as discussed in the HLC meeting of February 27, 2019. The motion was seconded by Committee Member Mead and passed 5-0.

B. Historic Landmarks Committee 2019 Work Plan

Senior Planner Darnell reviewed the 2019 Work Plan which referenced the Historic Preservation Plan. The plan included a reconnaissance level survey for properties south of downtown and exploring the viability of a historic area north of downtown. He had completed the CLG grant application for \$23,000. Those funds would be used for the reconnaissance level survey, increasing public awareness, participating at the Farmer's Market, Historic Preservation Award program, and making information more readily available by updating the City's website and notifying home owners of historic resources.

Committee Member Mead moved to approve the 2019 Work Plan. The motion was seconded by Chair Drabkin and passed 5-0.

5. Committee/Commissioner Comments

There was discussion regarding Letters to the Editor in the *News Register* and how the City could respond.

Senior Planner Darnell said the City could do a press release on the Work Plan and how they were including notifications to home owners instead of responding directly to the editorial.

Committee Member Cooley thought they should include some general information about what the HLC did and that the HLC had guidelines they had to follow.

Committee Member Branch wanted to clarify that they were not policing people's properties or forcing them to spend money to fix things.

6. Staff Comments

None

7. Adjournment

Vice Chair Branch adjourned the meeting at 4:51 p.m.



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EXHIBIT 2 - STAFF REPORT

DATE: July 25, 2019
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: DDR 1-19 – 1025 NE 1st Street – Review of Built Example of Exterior Materials

Report in Brief:

In February 2019, the Historic Landmarks Committee approved a Downtown Design Review application (DDR 1-19) for a new apartment building to be constructed on the property at 1025 NE 1st Street, which is located in the Downtown Design area. Two conditions of approval were included that required the applicant to submit a built example of the proposed exterior building materials, and to submit samples of the colors to be used on the exterior building materials. The applicant provided those, and they will be reviewed by the Historic Landmarks Committee at the July 25, 2019 meeting.

Background:

The applicants, Jonathan and Robin Rouse, on behalf of RJED, Corp., submitted a Downtown Design Review application requesting the approval of the design of a proposed new apartment building on a property that is located in the Downtown Design area. The subject property is located at 1025 NE 1st Street, and is more specifically described as Lots 5, 6, 7, and 8, Rowland's Addition. The subject site is also identified as Tax Lot 7900, Section 21BD, T. 4 S., R. 4 W., W.M. The property makes up the entire block frontage of the north side of NE 1st Street between NE Johnson Street and NE Kirby Street.

The property is located within the Downtown Design Standards and Guidelines area defined in Section 17.59.020 of the McMinnville Municipal Code, and any new construction in that area is subject to the standards and guidelines within the Downtown Design area. Section 17.59.030(C)(2) requires the Historic Landmarks Committee to review any application for major alterations or new construction within the Downtown Design area.

The application (DDR 1-19) was approved by the Historic Landmarks Committee with conditions of approval that required the applicant to submit a built example of the proposed exterior building materials, and to submit samples of the colors to be used on the exterior building materials.

The location of the property is identified below (outline of property is approximate):

Attachments:
None



Renderings and elevations of the approved building design (including the changes that were required by conditions of approval) are provided below. Please note that the fence on the ground floor unit courtyards was required to be fully enclosed, with a gate to provide access to the entrance and courtyard space if desired by the applicant. That has been communicated to the applicant as a required revision to the building permit construction plans.



Discussion:

Conditions of Approval

The specific conditions of approval that were included in the DDR 1-19 Decision Document required the following:

[...]

Attachments:
None

7. That the applicant shall provide samples or swatches of the final colors selected to be used for all exterior materials to be reviewed and approved by the Historic Landmarks Committee prior to application on any portion of the building.
8. That the applicant shall provide a built example of the final exterior panel building material to be reviewed and approved by the Historic Landmarks Committee prior to the release of building permits for the proposed development. The built example shall include an example of the treatment of the vertical reveal joint between panels to ensure that the reveal joint is minimized in visual appearance and prominence on the building façade.

Findings from Application Review

The findings that were included in the DDR 1-19 Decision Document to support those conditions are provided in detail below:

C. Building Materials.

1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.

Finding: Section 17.59.050(C)(1) is satisfied, and a condition of approval is included to ensure that the criteria is satisfied.

As discussed in more detail above, the building design includes the use of a brick bulkhead along the base of the three building facades that front onto public right-of-way. The applicant has also described the belt course and cornice as being constructed of painted fiber cement, which is similar in appearance to smooth stucco and has been approved for use as an exterior building material on other recent buildings in the downtown design area. The remainder of the building facades are proposed to be painted fiber cement panels, which the applicant stated are similar in appearance to smooth stucco. The applicant notes again other recent projects in the downtown design area that have used this type of building material. The fiber cement panels were proposed to be applied to the building with their reveal joints showing. Because the proposed fiber cement panels are not specifically listed as an allowable exterior building material, or listed as a prohibited building material, a condition of approval is included to require that a built example of the final exterior panel building material be submitted to be reviewed and approved by the Historic Landmarks Committee prior to the release of building permits for the proposed development. The built example shall include an example of the treatment of the vertical reveal joint between panels to ensure that the reveal joint is minimized in visual appearance and prominence on the building façade.

[...]

3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim.

Finding: Section 17.59.050(C)(3) is satisfied, and conditions of approval are included to ensure that the criteria are satisfied.

The new building is proposed to use exterior colors that are low reflective, subtle, and neutral or earth tones. The colors shown in the renderings provided depict the general coloring proposed to be used on the exterior of the building, which is a tan color for the main body of the building, a lighter white or cream

Attachments:

None

color for the cornice, belt course, and trim, and a blue color for the doors (outside of what will be transparent on the ground floor entry doors). More specifically, the application narrative describes the colors as “Sherwin-Williams 2822 Downing Sand” for the body, “Sherwin-Williams 2819 Downing Slate” for the trim, and “Sherwin-Williams 7606 Blue Cruise” for the doors. The applicant has stated that the railings, which will be on the courtyards on the ground floor units and the staircases on the north side of the building, will be a powder coated, low-reflective black color. The use of black is stated to be allowed for building trim, and the railings are treated similarly as an accessory feature of the overall building. A condition of approval is included to require that samples of the final colors selected to be used for all exterior materials be submitted to be reviewed and approved by the Historic Landmarks Committee prior to application on any portion of the building.

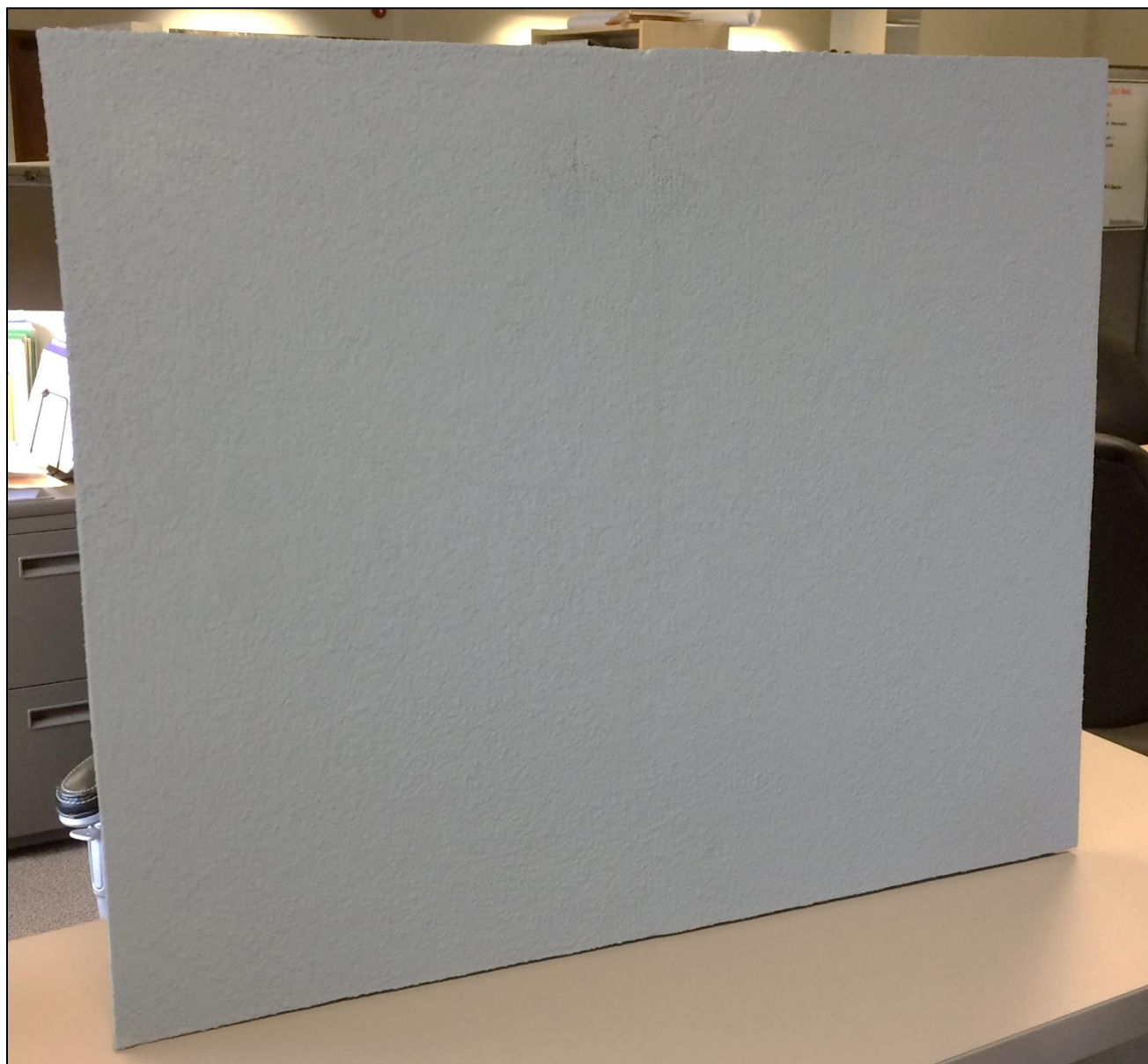
The windows on the entire building were proposed to be white in color. However, due to their prominence and the proposed material being vinyl, a condition of approval is included to require that the windows be black or dark bronze in color to be more compatible with the building façades, which was found to be a more subtle color for the window features.

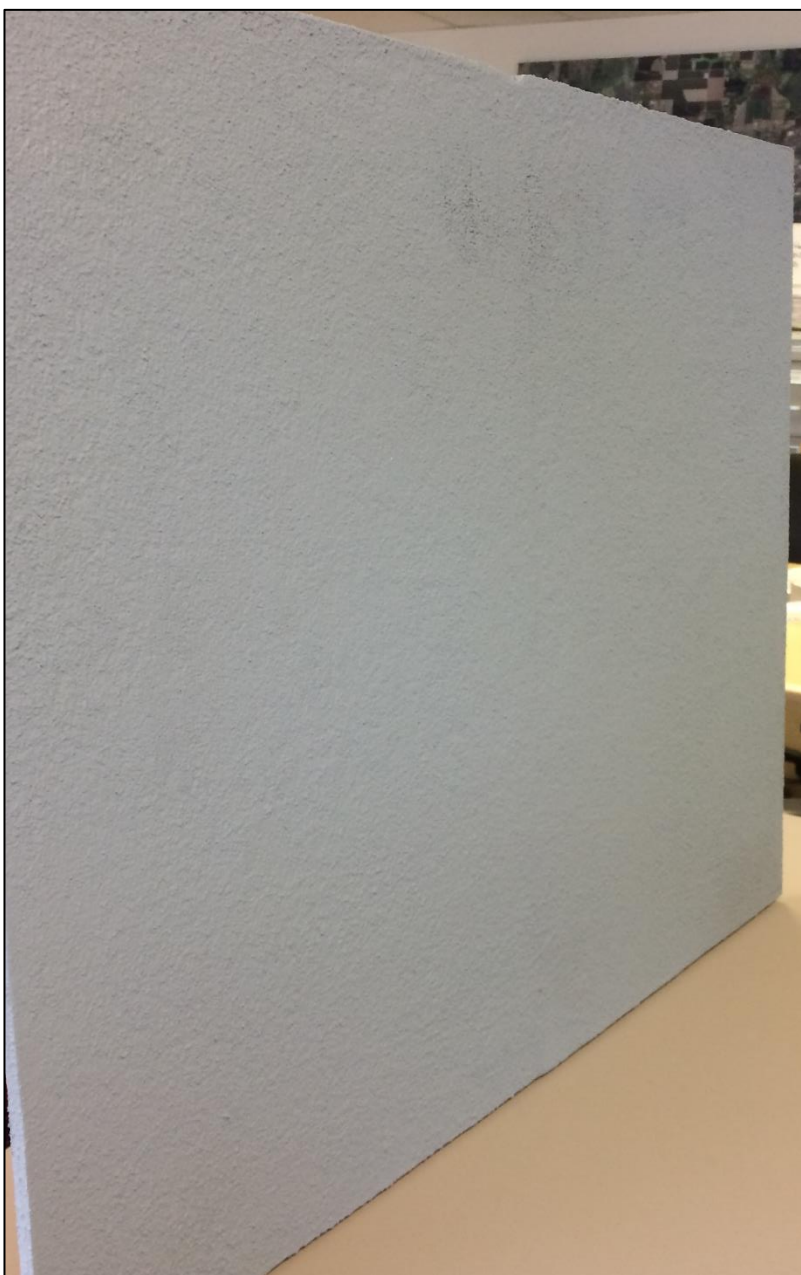
Review of Built Example

The applicant provided a built example of the proposed fiber cement panels that includes a portion of the proposed vertical reveal joint between the panels. This built example was reviewed by the Historic Landmarks Committee at meetings on May 30, 2019 and June 26, 2019. The Historic Landmarks Committee did not find that the built example met the applicable Downtown Design Standards in Section 17.59.050(C)(1) because the materials used were not found to be similar in appearance to “smooth stucco”, as stated in the original application submittal and applicant’s findings, and also that the material was not similar in appearance to other “building materials found on registered historic buildings in the downtown area”. The vertical seam and reveal joint was also found to still be very visible and prominent. Comments were provided back to the applicant by letter on June 6, 2019 and in person on June 26, 2019, and the applicant stated that they would prepare another built example that better responded to the Historic Landmarks Committee’s findings and the applicable Downtown Design Standards. The new built example uses the same fiber cement panels, but includes a caulking of the seam between panels and the application of a finish of paint with a sand additive that creates a textured appearance that is similar to the “smooth stucco” exterior building material that is allowed by Section 17.59.050(C)(1).

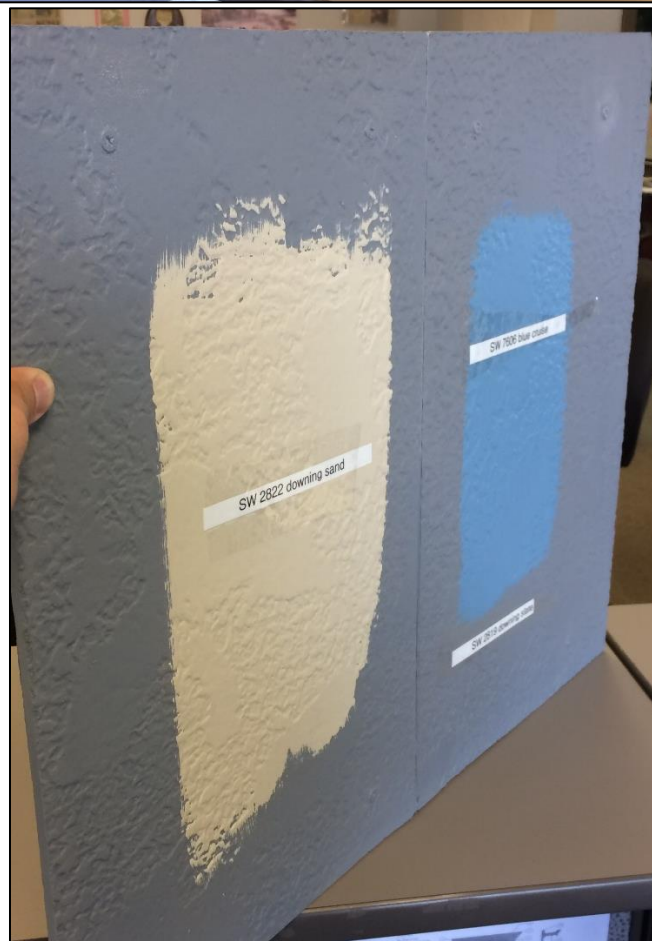
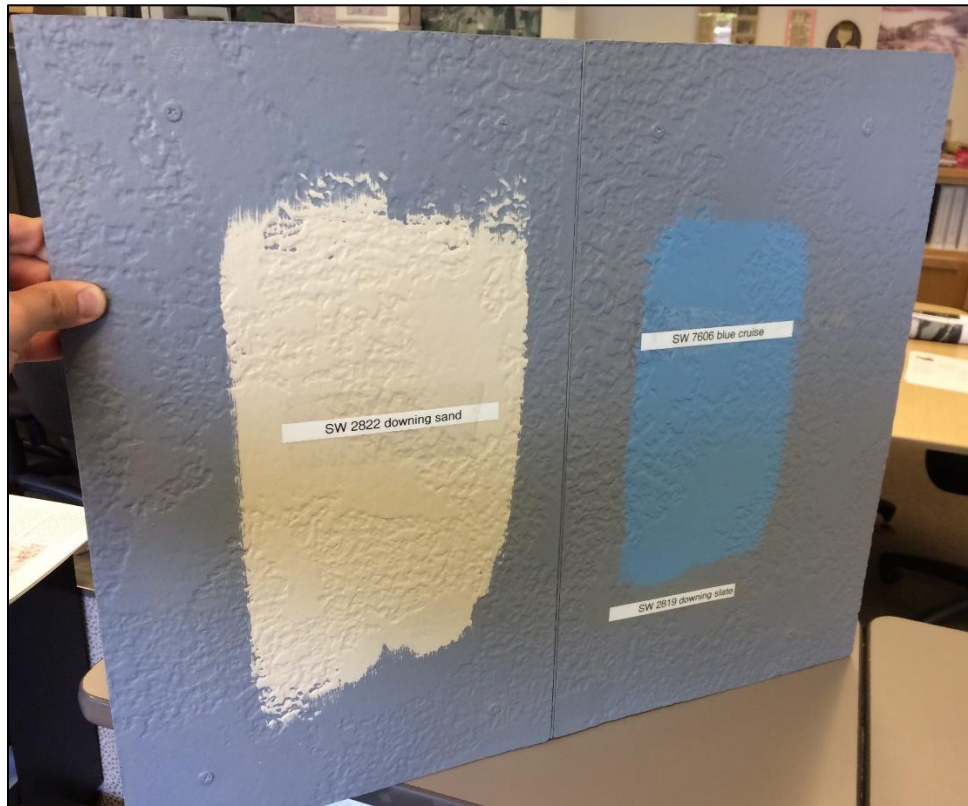
The applicant has provided the new built example, and it will be available for review by the Historic Landmarks Committee at the July 25, 2019 meeting. The built example is also available at the Planning Department office at the Community Development Center (231 NE 5th Street), if any Committee member would like to stop in to review the built example prior to the meeting.

Photos of the new built example are provided below:





For comparison, photos of the first built example that was reviewed and not approved by the Historic Landmarks Committee are also provided below:



Additional Information Provided by Applicant

Following the Historic Landmarks Committee meeting on June 26, 2019, the applicant provided to staff examples of other buildings and projects within the Downtown Design Standards area that include or used fiber cement panels. Those projects, including the reasons that they were identified by the applicant, are described in more detail below.

1) Village Quarter – 807 NE 3rd Street

The applicant identified this building, as they had previously in the original application submittal, because it includes cement panel materials with fasteners and seams that are visible on the building façade. Staff investigated the review process of this project further. The Village Quarter project was reviewed as a Conditional Use in 2007 (application CU 2-07). There was a condition of approval on the Conditional Use that building elevations and plans be submitted for Downtown Design Review by the Planning Department. At that point in time, Downtown Design Review was completed by the Planning Director, who reviewed plans and determined whether a project was in compliance with the Downtown Design Standards and Guidelines. If the Planning Director found a project to not be in compliance with those standards, the application would be reviewed by the Historic Landmarks Committee. There is no record that the Historic Landmarks Committee reviewed the application, so the Village Quarter project must have been determined by the former Planning Director to be in compliance with the standards.

Staff would note that there are some differences in the application of the cement panels on the Village Quarter building as compared to what is proposed on the new apartment building at 1025 NE 1st Street. The cement panel material is not the primary exterior building material on the Village Quarter's main street-facing façade (3rd Street). The concrete panels on the 3rd Street façade of the Village Quarter building are visible on a portion of the façade, with brick and storefront glazing being the more primary building materials. The use of the cement panel material is more prominent on the side and rear facing facades, such as the west façade adjacent to the railroad tracks and the north side adjacent from 4th Street. However, there is still brick in portions of each of those façades.

The Village Quarter building's use of cement panels differs from the current proposal at 1025 NE 1st Street, which includes the use of only concrete panel material on three street facing facades. There is also more articulation in the Village Quarter building's façades overall through the transitions in building materials, openings in walls, changes in building planes, and an overhanging eave along the top of the building. The visible concrete panel seams and fasteners are more integrated with the building's architectural features, as they line up with the edges of windows and the corners that transition into the upper level balconies. While not documented as part of the former Planning Director's review of the project against the Downtown Design Standards, these other building design features may have been considered when evaluating the use of the cement panel material on portions of the building façade.

Photos of the 3rd Street façade, and the other facades where the cement panels are used on more of the façade, are provided below.

Attachments:

None

Village Quarter 3rd Street (south) building façade:



Village Quarter west building façade:



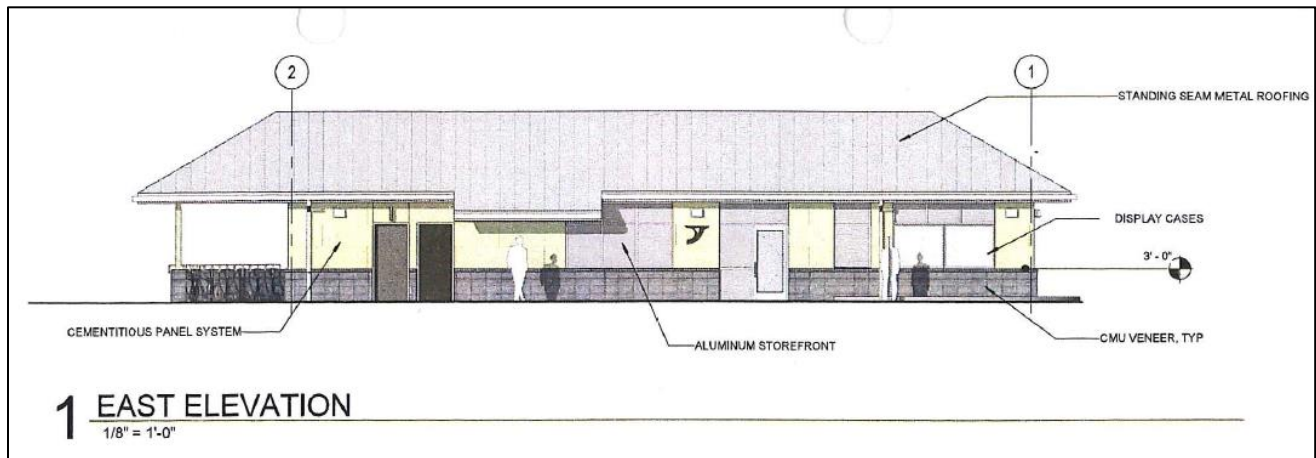
Village Quarter 4th Street (north) building façade:



2) Transit Center – 800 NE 2nd Street

The applicant identified this building because the primary building material is a smooth cement panel with fasteners and seems visible. Staff investigated the review process of this project further. The Transit Center project was reviewed as a Conditional Use in 2013 (application CU 4-13). There was a condition of approval on the Conditional Use that building elevations and plans be submitted for Downtown Design Review by the Planning Department. At that point in time, Downtown Design Review was completed by the Planning Director, who reviewed plans and determined whether a project was in compliance with the Downtown Design Standards and Guidelines. There were waivers that were requested as part of the design of the Transit Center building, which were reviewed by the Historic Landmarks Committee (application DDW 1-13). However, the building materials were not one of the standards that were waived.

The Transit Center building was approved with the use of cement panels as the primary exterior building material, with a CMU base up to the bottom of the windowsills. Below is the building elevation that was approved through the Historic Landmarks Committee review process (application DDW 1-13):



Waivers that were approved for the Transit Center building included waivers from the zero setback, recessed entry, and building orientation towards the right-of-way requirements. The Transit Center building that was proposed was a small building and was not proposed to be oriented towards the street, based on the use and the necessary functionality of the site (drive aisles through the site for bus movement). The waivers that were approved resulted in the building being setback further from the street, particularly on the 1st Street side, and the building elevation that was closest to the right-of-way (on the 2nd Street side) was primarily glazing with the cement panel only around the windows and above the CMU base/bulkhead. These building and site design features result in a building of a completely different scale than what is proposed for the new apartment building at 1025 NE 1st Street. The use of the cement panel materials will be much more prominent on the proposed new building, as it is a two story building with 310 feet of building façade immediately adjacent to three different right-of-ways (Johnson Street, 1st Street, and Kirby Street).



3) Head Start Building – 813 NE 2nd Street

The applicant identified this building because it includes the use of lap siding, which is an exterior building material that is listed as prohibited in the Downtown Design Standards and Guidelines chapter. Staff investigated the review process of this project further. The Head Start building project was reviewed as a Conditional Use in 2010 (application CU 2-10). There were waivers that were requested as part of the design of the Head Start building, which were reviewed by the Historic Landmarks Committee (application DDW 1-10). One of those waivers was to allow a building material that was listed as prohibited, and that waiver was approved by the Historic Landmarks Committee.

A photo of the Head Start building is provided below:



4) Lewis and Stark Building – 640 NE 3rd Street

The applicant identified this building because it includes the use of stucco patterned Hardi panels, and noted that this is the same treatment that they proposed in their original application. A photo of that building is provided below:



Upon further investigation, it was determined that this building was constructed in 2002 (building permit number 02B0109), which was prior to the Downtown Design Standards and Guidelines chapter being adopted in October 2003 by Ordinance 4797.

5) 620 NE 3rd Street

The applicant identified this building because it is currently under construction, and was approved recently to use smooth Hardi cement panels on some of the building facades. The specific project referenced is the second story addition approved by the Historic Landmarks Committee in 2018 (DDR 5-18). Staff would note that the Historic Landmarks Committee did approve the use of that material, but only on the side and rear (alley-facing) facades. There was also discussion during the meeting that those facades would not be as visible because the addition was on the second story and was designed to be set back from the street. The front façade, which faces 3rd Street, was approved for the use of stucco as the exterior building material.

The approved rendering of the building addition is provided below (note that the colors in the rendering are not the final colors that were approved by the Historic Landmarks Committee):



6) Steve's Auto Service – 710 NE 3rd Street

The applicant identified this building because it includes the use of T-111 siding, which is an exterior building material that is listed as prohibited in the Downtown Design Standards and Guidelines chapter. Staff would note that the existing building on this property existed prior to October 2003 when then Downtown Design Standards and Guidelines chapter was adopted by Ordinance 4797. Staff also looked into the building permit history for the site, and there have been no major building permits pulled for the property that would have triggered Downtown Design Review. It is unknown at this point whether new T-111 siding has been applied to this building recently, or whether the existing T-111 siding has been in place since before 2003.

Fiscal Impact:

None.

Committee Options:

- 1) **APPROVE** the built example.
- 2) **DENY** the built example, providing findings of fact for the denial in the motion to deny.
- 3) **CONTINUE** the application to a future Historic Landmarks Committee to allow for more information to be provided by the applicant. If continued, the continuation must be date specific.

Recommendation/Suggested Motion:

Staff finds that the new built example, which still includes the use of the fiber cement panels, is similar in appearance to smooth stucco and that the applicant has provided an example treatment that minimizes the visibility of the seam between the panels. The treatment used was a finish of paint with a sand

Attachments:

None

additive, which creates a texture on the exterior building material more consistent with the appearance of smooth stucco. This treatment is proposed to be used on the entire building façade.

Based on this new built example, staff recommends that the Historic Landmarks Committee approve the use of the material, with the treatment depicted in the built example.

In terms of the process moving forward, the Historic Landmarks Committee should know that Planning Department staff would complete an inspection of the building at the necessary time in the construction process to ensure that the approved treatment is applied to the exterior of the building. The building would not be given final inspection approval until the exterior is found by Planning Department staff to be consistent with the approved built example.

Suggested Motion:

If the Historic Landmarks Committee finds the built example to be acceptable, the following motion may be made:

THAT BASED ON THE BUILT EXAMPLE OF THE EXTERIOR BUILDING MATERIALS PROVIDED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE FINDS THAT THE PROPOSED MATERIALS AND EXAMPLE OF ACTUAL BUILT FINISHES ARE CONSISTENT WITH THE APPLICABLE DOWNTOWN DESIGN STANDARDS AND THE FINDINGS OF FACT IN THE DDR 1-19 DECISION DOCUMENT.

CD



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

EXHIBIT 3 - STAFF REPORT

DATE: July 25, 2019
TO: Historic Landmark Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: PUBLIC HEARING: HL 1-19 (Historic Resources Inventory Amendment), HL 2-19 (Certificate of Approval for Demolition), HL 3-19 (Certificate of Approval for New Construction), and DDR 2-19 (Downtown Design Review for New Construction)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

Report in Brief:

This is a combined quasi-judicial hearing to consider four separate and distinct land-use applications for the existing building and property at 618 NE 3rd Street. The Historic Landmarks Committee will take all public testimony on these four applications during the combined public hearing. The applicant, Ernie Munch on behalf of property owner Historic 3rd and Ford, LLC, is requesting the following land use actions:

- 1) Historic Resources Inventory Amendment – Amendment of the Historic Resources Inventory classification of the site from the structure on the site being classified as a Contributory historic resource to the site itself being classified as a Significant historic resource
- 2) Certificate of Approval for Demolition – Approval to demolish the existing building on the subject site
- 3) Certificate of Approval for New Construction – Approval to construct a new two story building in place of the building being demolished on the historic site that would then be classified as a Significant historic resource
- 4) Downtown Design Review for New Construction – Approval of the exterior design of the proposed new two story building to be constructed on the historic site

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 1-19

Attachment B: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 2-19

Attachment C: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 3-19

Attachment D: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 2-19

Attachment E: HL 1-19/HL 2-19/HL 3-19/DDR 2-19 Application Materials & History Report (**NOTE** – These materials are provided in a separate binder provided by the applicant)

Although all four land-use applications support one development project, they each need to be treated as individual land-use decisions and are governed by different regulations and criteria. The order of consideration and approval should be the order described above.

The land use applications were submitted for review concurrently, as allowed by Section 17.72.070 of the McMinnville Municipal Code (MMC). When applications are submitted to be reviewed concurrently, Section 17.72.070 of the MMC requires that each application be subject to the hearing procedure that affords the most opportunity for public hearing and notice. One of the land use applications (HL 2-19 – Certificate of Approval for Demolition) is subject to the quasi-judicial public hearing procedure specified in Section 17.65.050(D) and Section 17.72.120 of the MMC, because the subject site is located on a site that is listed as contributing within the McMinnville Downtown Historic District that is listed on the National Register of Historic Places. The Historic Landmarks Committee will make a final decision on the four applications, subject to appeal as described in Section 17.65.080 of the MMC.

Background:

The subject property is located at 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M. See Vicinity Map (Figure 1) below for the approximate location of the site.

Figure 1. Vicinity Map



Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 1-19

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Attachment C: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 3-19

Attachment D: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 2-19

Attachment E: HL 1-19/HL 2-19/HL 3-19/DDR 2-19 Application Materials & History Report (**NOTE** – These materials are provided in a separate binder provided by the applicant)

The applicant has provided an overview of the history of the subject site and a description of their current land use requests. Staff has found the information provided to accurately reflect the relevant background, and excerpted portions are provided below to give context to the request. The information on the history of the subject site is provided in the history report attached to the application materials. That report, which is titled "The History of Buildings at 608 and 618 Third Street, McMinnville, OR" is included as an attachment to this staff report, and is provided in a separate binder provided by the applicant.

Excerpts from the applicant's narrative that provide an overview of their proposal are provided below:

"While preparing design review narratives for the Taylor-Dale building at 608 NE Third Street, it became apparent that the historic resource surveys for 608 and 618 NE Third Street were inaccurate. That, and the owner's purchase of 618 NE Third Street led to the study and requests that are contained in this document. [...]"

The two-story brick building at 608 NE Third Street should be recognized as a primary contributor to McMinnville's Downtown Historic District. As such, it is being remodeled, and its exterior envelope and facades restored to last for another 100 years. It will be seismically retrofitted, fire sprinklered, made accessible and compliant with current building codes, and will be given new plumbing, electrical, and mechanical systems

The building at 618 NE Third Street has seen better days and is listed locally as a third rate contributor to the Downtown Historic District. The stucco façade is unattractive, ill proportioned, and is showing signs of structural failure. The rest of the structure is unremarkable except as a hodge-podge of piecemeal, underfunded improvements which do not comply with current codes.

It is proposed that the 618 building be removed in its entirety and replaced with a two-story structure which replicates the key elements of the well-proportioned and more engaging shopfront and facade as pictured in the 1918-1920 photograph. [...]"

The new structure will take advantage of the improvements currently being made to the adjacent Taylor-Dale building which include a full seismic upgrade, a fire protection system, new electrical and mechanical systems, building services, and improvements for accessibility and egress.

The second floor will have two additional Vacation Rental by Owner (VRBO) units. The ground floor will be a commercial use, currently planned as a small restaurant.

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The facade of the new construction will match the ground floor and cornice of the structure that was built there in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor facade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The new storefront facade will reflect the original tripartite configuration, with a central recessed entry, two lightly-constructed shop window bays with a lower base course and upper transom

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windows. In its new/original form, the facade will comply with the current Downtown Design Guidelines, where the existing structure falls short.”

Discussion:

Ultimately, the applicant intends to develop the subject property with a new two story building that is partially designed to replicate the original building that existed on the subject site. The applicant has provided elevations and renderings identifying the improvements that would occur, should all four land use applications be approved. See Elevation and Renderings (Figure 2 and Figure 3) below.

Figure 2. Proposed Building Elevation



Figure 3. Proposed Building Rendering



Decisions and/or recommendations for approval of all four land use applications are dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code. The application can either meet these criteria as proposed, or a condition

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of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria. Attached are four different decision documents that provide the Findings of Fact and Conclusionary Findings for each land-use application. These documents outline the legal findings on whether or not each application meets the applicable criteria and whether or not there are conditions of approval that if achieved put the application in compliance with the criteria.

The specific review criteria for the Historic Resources Inventory Amendment in Section 17.65.030(C) of the MMC require the Historic Landmarks Committee to base each decision regarding additions or changes to the Historic Resources Inventory on the following:

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;
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;
3. Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any; and
4. Environment. The resource contributes to the character or continuity of the street or neighborhood.
5. Consistency with the National Register Criteria for Evaluation as follows:
 - a. The resource is associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. The resource is associated with lives of significant persons in our past; or
 - c. The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. The resource has yielded or may be likely to yield, information important in history or prehistory; and
6. The designation of the resource is consistent with the priorities described in the historic preservation plan.

The specific review criteria for both the Certificate of Approval for Demolition and the Certificate of Approval for New Construction in Section 17.65.050(B) of the MMC require the Historic Landmarks Committee to base each decision on the following criteria:

1. The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;
2. The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;
3. The value and significance of the historic resource;
4. The physical condition of the historic resource;
5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
6. Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;
7. Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and

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8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

The specific review criteria for Downtown Design Review for New Construction in Section 17.59.040 of the MMC require the proposal to be consistent with the applicable Downtown Design Standards and Guidelines in Chapter 17.59 of the MMC, as well as the following review criteria:

1. The City's historic preservation policies set forth in the Comprehensive Plan;
2. If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2);

The applicant has provided a written narrative and findings to support their requests. The narrative and findings are provided in the application materials, and are also reiterated and expanded upon in the Decision Documents for each land use application. The Decision Documents include the specific findings of fact for each of the applicable review criteria, but an overview of the findings in those Decision Documents is provided below.

Overall, the proposal to amend the Historic Resources Inventory for the subject site is reasonable, given the historic research provided by the applicant and the evidence provided of the existing building on the site not being the original building. The original building was constructed in circa 1911, and as shown on the Sanborn fire insurance maps from 1902 through 1948, the original building was deconstructed between 1928 and 1948. The existing building (in 2019) on the site is representative of the building shown on the 1948 Sanborn map, which was the result of the removal of the original building's walls and the construction of a new roof that relies on the neighboring building's exterior walls for support. The Sanborn map also shows that the front façade was reconstructed and lowered from its original height. Photographic evidence shows that the existing storefront is not consistent with the original storefront on the original building, further evidence that the front façade was reconstructed between 1928 and 1948.

The applicant has argued that for these reasons, the existing building on the site does not warrant the Contributory classification on the Historic Resources Inventory. Rather, the site itself warrants classification on the Historic Resources Inventory as a Significant historic resource, based on the history of the site. The original building on the site, as described briefly above and in more detail in the application materials, was of a style that is more consistent with the development of buildings in McMinnville during the primary time period of development in the downtown area. The site was also associated with past people of significance to the growth of McMinnville, particularly Milton McGuire who owned a business that operated from the site before Mr. McGuire went on to work for McMinnville Water and Light and help to guide that agency through its planning and expansion that continues to provide excellent and reliable water and power services for the residents and businesses of McMinnville. The applicant is proposing the classification of the site as Significant to preserve this history of the site.

The classification of the site as a Significant historic resource also allows for the proposed new construction on the site to include architectural features that mimic the original building that existed on the site. The applicant has designed the new two story building's storefront, recessed entry, scale, and decorative cornice features based on historic photographs of the original building that existed on the site. This results in reconstruction that carries forward some of the past history and significance of the subject

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*Attachment E: HL 1-19/HL 2-19/HL 3-19/DDR 2-19 Application Materials & History Report (**NOTE** – These materials are provided in a separate binder provided by the applicant)*

site. The proposed new construction also meets all of the applicable Downtown Design Standards and Guidelines, and the applicant is not requesting any waivers to any of the standards or guidelines.

Commission Options for Historic Resources Inventory Amendment, HL 1-19:

- 1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Commission Options for Certificate of Approval for Demolition, HL 2-19:

- 1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Commission Options for Certificate of Approval for New Construction, HL 3-19:

- 1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Commission Options for Downtown Design Review for New Construction, DDR 2-19:

- 1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.

Attachments:

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Attachment D: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 2-19

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- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation:

Staff recommends approval of all four land-use applications with the conditions specified in the decision documents. Suggested conditions of approval include:

- 1) One condition on the Historic Resources Inventory Amendment that assigns a new resource number based on the classification of the site as a Significant historic resource,
- 2) One condition on the Certificate of Approval for Demolition that requires documentation of the existing building to be submitted to the Planning Department prior to any demolition activity.
- 3) Three conditions of approval on the Downtown Design Review related to the provision of details for the recessed windows at the time of building permit submittal, the submission of color examples for review by the Planning Director prior to application on the building, and specifying the amount of signage allowed on the building.

Recommended motions for each land-use application is provided below.

MOTION FOR HL 1-19:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE HL 1-19, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.

MOTION FOR HL 2-19:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE HL 2-19, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.

MOTION FOR HL 3-19:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE HL 3-19.

MOTION FOR DDR 2-19:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE DDR 2-19, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.

CD

Attachments:

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

503-434-7311

www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF CHANGES TO THE HISTORIC RESOURCES INVENTORY FOR THE HISTORIC RESOURCE LOCATED AT 618 NE THIRD STREET

DOCKET: HL 1-19 (Historic Resources Inventory Amendment)

REQUEST: Approval to amend the McMinnville Historic Resources Inventory by changing the level of significance of an existing historic resource. The existing historic resource is a building, which is classified as a Contributory resource (resource number C866.1). The specific request is to remove the Contributory classification from the building, and to designate the site that the existing building is located on as a Significant historic resource.

LOCATION: 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.

ZONING: C-3 (General Commercial)

APPLICANT: Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: June 27, 2019

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: July 25, 2019, Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

PROCEDURE: An application for a Historic Resources Inventory Amendment is processed in accordance with the procedures in Section 17.65.030 of the McMinnville Municipal Code.

CRITERIA: The applicable criteria for a Historic Resources Inventory Amendment are specified in Section 17.65.030(C) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

APPEAL: As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning Commission

Attachments:

Attachment 1 – Application and Attachments

within fifteen (15) days of the date written notice of decision is mailed. The City's final decision is subject to a 120 day processing timeline, including resolution of any local appeal.

COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; Northwest Natural Gas; and Oregon Department of Transportation. Their comments are provided in this document.

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied with conditions and **APPROVES** the Historic Resources Inventory Amendment (HL 1-19).

RECOMMENDATION: APPROVAL WITH CONDITIONS

Planning Staff: _____
Chuck Darnell, Senior Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

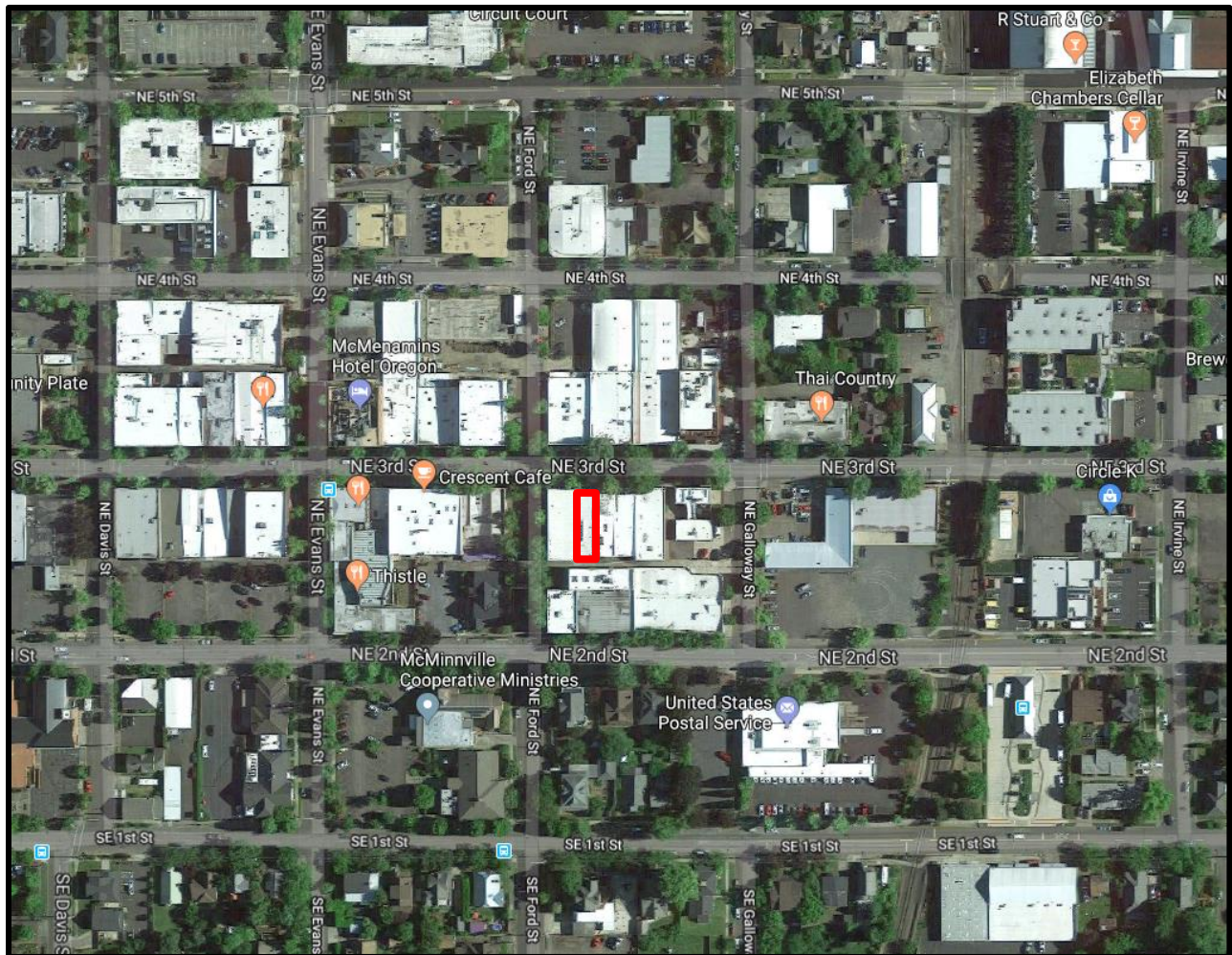
I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the history of the subject site(s) and the request(s) under consideration. Staff has found the information provided to accurately reflect the current land use requests and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff's comments.

Subject Property & Request

The subject property is located at 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map



The building on the subject property is listed on the Historic Resources Inventory as a Contributory resource (resource number C 866.1). The property is also classified as a primary significant contributing property in the McMinnville Downtown Historic District that is listed on the National Register of Historic Places.

The statement of historical significance and description of the property, as described in the McMinnville Historic Resources Inventory sheet for the subject property, is as follows:

Attachments :

Attachment 1 – Application and Attachments

This building is a small one story stuccoed commercial structure facing north on Third Street, mid block between Ford and Galloway streets. The interior shows the rafter supported flat wood roof and some of the walls toward the back appear to be brick. The façade is two bayed. Three lighted transoms superimpose a triple-leafed door and a large window. A parapet screen wall rises to a modified stepped gable. Originally the building was used for an electrical supplier store.

The statement of historical significance and description of the property, as described in the nomination of the Downtown Historic District, is as follows:

This small, rectangular, one-story stucco building has a stepped parapet wall with no ornamentation. There are two storefront bays each with intact wood frame three-light transoms. The easternmost storefront has a wood frame plate glass window with a stucco bulkhead and the westernmost storefront has a wood frame glass door and two wood frame plate glass windows with wood panel bulkheads. Originally, a separate building, this building is now connected internally to the Taylor Dale Building.

The applicant has conducted further research into the history of the existing building and the subject site, and has identified some issues with the descriptions and classifications of the property as provided above. The applicant has prepared a report that they believe provides a more accurate representation of the history of the existing building and subject site. Based on this historic research, the applicant has submitted an application and request for a Historic Resources Inventory Amendment (HL 1-19).

The Historic Resources Inventory Amendment request was submitted for review concurrently with three other land use applications, as allowed by Section 17.72.070 of the MMC. The requested amendment is being reviewed concurrently with a Certificate of Approval for Demolition, Certificate of Approval for New Construction, and Downtown Design Review for New Construction to ultimately amend the Historic Resources Inventory classification of the subject site, allow for the demolition of the existing building on the subject property, and allow for the construction of a new building in its place that meets the applicable Downtown Design Standards and Guidelines.

Background

The property was originally surveyed in 1980, which is the date that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources Inventory sheet (resource number C866.1) for the subject property. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The McMinnville Downtown Historic District, which includes the subject property, was listed on the National Register of Historic Places on September 14, 1987.

The Historic Resources Inventory and National Register of Historic Places nomination form both list the existing building as being constructed in 1908. The National Register of Historic Places nomination form lists that alterations to the building occurred in 1926 and 1981, with the 1981 alteration being identified as “moderate”. As discussed above, the applicant has conducted further research into the history of the existing building and the subject site, and has identified some issues with the descriptions and classifications of the property and the years of construction. The applicant has prepared a report that they believe provides a more accurate representation of the history of the existing building and subject site. That report, which is titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR” is included as an attachment to this decision document. A more detailed description of the history of the subject site and building, as described by the applicant in the report, will be provided in the Conclusionary Findings in Section VII below.

Summary of Criteria & Issues

The application (HL 1-19) is subject to the Historic Resources Inventory Amendment review criteria in Section 17.65.030(C) of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The specific review criteria for Historic Resources Inventory Amendment requests, in Section 17.65.030(C) of the McMinnville Zoning Ordinance, require the Historic Landmarks Committee to base each decision regarding additions or changes to the Historic Resources Inventory on the following:

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;
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;
3. Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any; and
4. Environment. The resource contributes to the character or continuity of the street or neighborhood.
5. Consistency with the National Register Criteria for Evaluation as follows:
 - a. The resource is associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. The resource is associated with lives of significant persons in our past; or
 - c. The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. The resource has yielded or may be likely to yield, information important in history or prehistory; and
6. The designation of the resource is consistent with the priorities described in the historic preservation plan.

The applicant has provided findings to support the request for a Historic Resources Inventory Amendment. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the existing building will no longer be classified as a “Contributory” resource. Instead, the site will be designated as a “Significant” historic resource, and will be assigned resource number B1147.

III. ATTACHMENTS:

1. HL 1-19 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill

Attachments :

Attachment 1 – Application and Attachments

County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. The following comments were received:

- McMinnville Engineering Department

No comments.

- McMinnville Building Department

After review of the items you highlighted, I believe all to be accurate but there is also a degree of judgement involved when determining feasibility. The building code “trigger” for a seismic upgrade is when the occupant load increases to 300 in this case which may not occur. That means a code required seismic upgrade may not be necessary but practically speaking it is wise.

McMinnville will someday be impacted by a significant quake and the building has really no chance of surviving, even in a ruined condition. It will likely be flat and if it does not immediately collapse, it will negatively affect the neighboring buildings due to the lack of separation.

Structurally, almost anything is possible but the cost probably makes it infeasible. The structural engineer makes a similar point.

- McMinnville Fire Department

We have no issues with this proposal. It is already noted that they plan on a fire protection system throughout.

- McMinnville Water and Light

MW&L has no comments at this time.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. Notice of the public hearing was also provided in the News Register on Tuesday, July 16, 2019. As of the date of the Historic Landmarks Committee public hearing on July 25, 2019, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC, submitted the Historic Resources Inventory Amendment application (HL 1-19) on May 15, 2019.
2. The application was deemed incomplete on June 5, 2019. A revised application submittal, including items that were requested by the Planning Department to deem the application complete, was provided on June 12, 2019.
3. The application was deemed complete on June 27, 2019. Based on that date, the 120 day land use decision time limit expires on December 24, 2019.
4. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and

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Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

5. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on Friday, July 5, 2019.
6. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was published in the News Register on Tuesday, July 16, 2019, in accordance with Section 17.72.120 of the Zoning Ordinance. The Historic Resources Inventory Amendment does not require notification of the public hearing, but because the application was submitted concurrently with three other land use applications, all four applications are reviewed under the hearing procedure that affords the most opportunity for public hearing and notice, per Section 17.72.070 of the Zoning Ordinance.
7. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
8. On July 25, 2019, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 2,350 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** Downtown Design Standards Area (per Section 17.59.020(A) of the Zoning Ordinance); Reduced Off-Street Parking Requirements Area (per Section 17.60.100); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Retail Commercial
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number C866.1; Primary Significant Contributing property in the McMinnville Downtown Historic District.
 - b. **Other:** None
8. **Other Features:** The site is generally flat, and is fully developed. There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.

Attachments:

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- e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The site is adjacent to NE Third Street, which is identified as a major collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for major collector streets as 74 feet. The right-of-way width adjacent to the subject site is only 60 feet, but the site is fully developed and within an area with historic buildings constructed up to the property line. Therefore, no right-of-way dedication is required during the course of development of the properties adjacent to NE Third Street. The site is also bounded on the south by a public right-of-way in the form of a 10 foot wide alleyway.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Historic Resources Inventory Amendment are specified in Section 17.65.030(C) of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

APPLICANT'S RESPONSE: As it now appears, the building at 618 SW 3rd Street does not qualify as a historic resource given local criteria 1-5 above. Nor is the existing structure of historical, cultural or architectural significance to the City of McMinnville. Age, in and of itself, is not a local criteria for the designation of an historic resource. Its designation is, in fact, another error in the original survey for the National Register of Historic Places. Those errors are carried into the local inventory. Neither description can ascribe any architectural virtues to the building. In classifying the building, both descriptions make errors of fact, and do not speak to the established criteria.

At the national level, the existing structure at 618 Northeast Third Avenue is more suitably classified as a "Historic Non-Contributing...Structures are classified as Historic Non-contributing if they were built during either the primary or secondary periods of construction but have been so altered over time that their contributing elements (siding, windows, massing, entrances, and

roof) have been lost or concealed. If their contributing elements were restored, these buildings could be reclassified as Primary or Secondary Significant."

The proposed structure will emphasize many historic elements true to the original building and support the adjacent historic building at 608 Northeast Third Street, and McMinnville. The proposal to bring back a rendition of the original façade is based on a more in-depth documentation of the building's history. It will recreate a street façade similar to the initial construction, and subsequently occupied by Milton H. McGuire, the mainstay of McMinnville Water & Light's Electricity and Power divisions from 1920 to 1957. The addition of a second floor with two more short term residential rental units will support both the second floor use of the adjacent Jameson/Taylor Hardware building, and additional heritage tourism throughout downtown McMinnville.

The embossed metal siding will be saved for preservation and educational purposes, but not be used on the exterior. The proposed facade materials will be a more durable thin brick of the type allowed by the District Design Guidelines. The original finials and decorative molding shown in the 1920 photo may be reproduced in sheet metal.

To the extent possible, the original storefront will be replicated from the circa.1920 photo. This will add to the pedestrian scale of the streetscape and protect pedestrians entering and leaving the building.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the research and evidence provided in the history report attached to the application materials warrant the classification of the site as a Significant resource. The details of the history of the site will be described in more detail in findings for applicable Historic Resources Inventory Amendment review criteria below.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The process for a Historic Resources Inventory Amendment provides an opportunity for citizen involvement throughout the process through the public notice and the public hearing process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

17.65.030 Historic Resources Inventory. The McMinnville Historic Resources Inventory, compiled in 1983/84 and as subsequently updated, is hereby adopted and shall be maintained and updated as required. The inventory shall be used to identify historic districts, buildings, structures, sites, and objects for the purposes of this ordinance.

- A. The Historic Landmarks Committee shall be authorized to make all additions, deletions, and changes to the inventory. Any addition, deletion or change, including a reevaluation of the significance of any resource, shall conform to the requirements of this section.
- B. Any person may file an application with the Planning Director to amend the inventory by adding or deleting a resource or changing the level of significance of a resource. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Historic Landmarks Committee shall act on such an application within thirty (30) days of the date the application was deemed complete by the Planning Department. The Committee may delay action on an application for up to thirty (30) days from the date of their meeting so that additional information needed for a decision can be obtained. The owner of the site which is under consideration and the applicant (if different) shall be notified of the time and place of the Historic Landmarks Committee review, although their presence shall not be necessary for action to be taken on the application.

APPLICANT'S RESPONSE: McMinnville's Historic Resources Ordinance and Inventory may be used to identify sites as well as buildings. The inventory should be maintained and updated as necessary.

FINDING: SATISFIED. The applicant, who is representing the property owner, filed an application and request to amend the Historic Resources Inventory by changing the classification of the building as a Contributory resource to the classification of the site as a Significant resource. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

17.65.030 Historic Resources Inventory. [...]

- C. The Historic Landmarks Committee shall base each decision regarding additions or changes to the inventory on the following criteria:

17.65.030(C)(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;*

APPLICANT'S RESPONSE: Closer historic investigation has shown that 618 NE Third Street property can be considered a significant site, but not a contributing building.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which is first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the, circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on a large sliding door off the alley.

FINDING: SATISFIED WITH CONDITION #1. The City concurs with the applicant's findings and description of the history of the subject site, based on the evidence provided in the history

report titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR”. The report provides an analysis of the Sanborn Fire Insurance Maps of McMinnville from the years 1884 through 1948. The property in the location of what is now referred to as 618 NE 3rd Street is located within a portion of Lot 3, Block 6 of Rowland’s Addition. The property was vacant in 1902, and a building first appeared on the Sanborn map in 1912. Based on research of property ownership, business ownership, and listed locations of businesses, the applicant estimates that the building was constructed and occupied in 1911.

Figure 9 in the history report shows the improvements on the property from the 1902 Sanborn map:

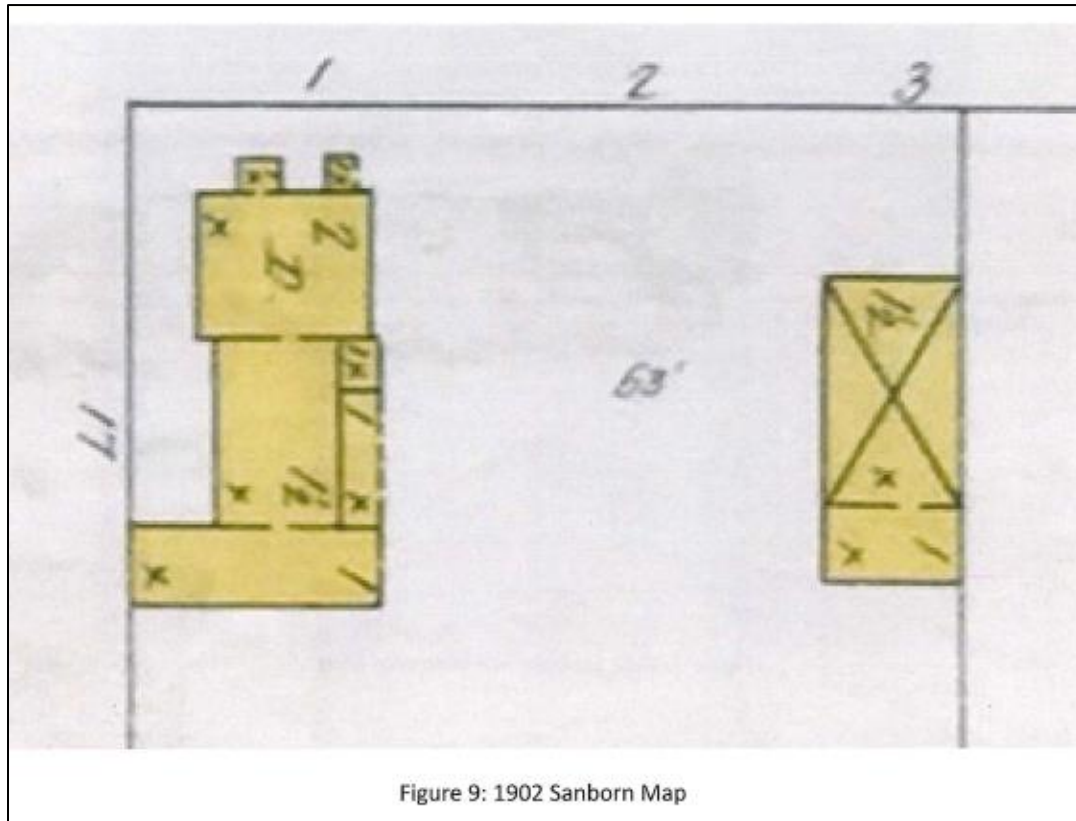


Figure 10 in the history report shows the improvements on the property from the 1912 Sanborn map, which is when the building in the area of what is now 618 NE 3rd Street first appears:

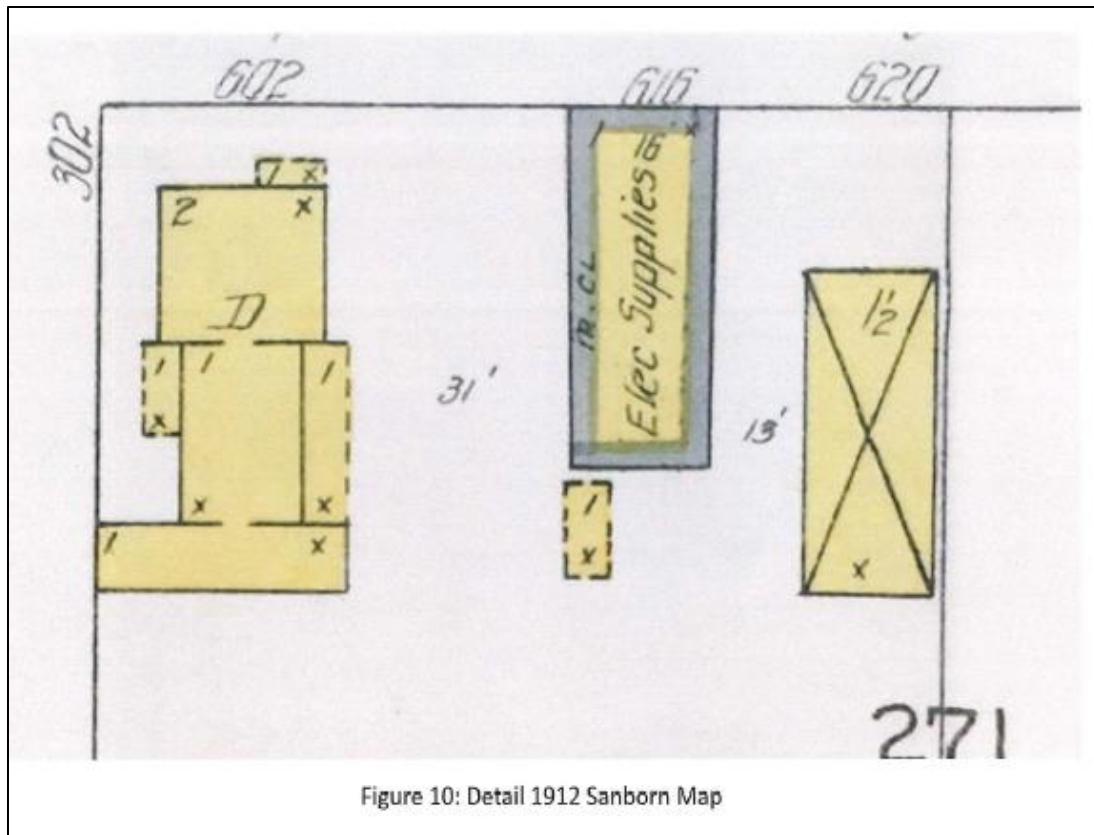


Figure 10: Detail 1912 Sanborn Map

The applicant summarizes the 1912 Sanborn map depiction and descriptions of the building, based on the notes and markings on the Sanborn map and the corresponding Sanborn map legend as provided in Appendix A of the history report. The applicant's summary of the building shown on the 1912 Sanborn map is as follows:

"Ten intervening years brought a big change for the site, (Figure 10); the construction of a one story, wood framed, metal clad, structure on the northwest quarter block, at 616 (now 618), between the barn and the dwelling. The new building was shown as having a shingled roof, (perhaps sloped to the long sides from a north-south ridge). In the original version, the roof may have been hidden behind a 16 foot high metal- clad false front: the building was occupied by an electrical supply business. The open shed behind it was possibly for the storage of cord wood. The distances noted between buildings, (31 feet from dwelling to new building, and 13 feet from new building to barn), when compared to the 63 feet earlier noted between dwelling and barn, left about 19-20 feet for the width of the new electrical supply store. This compares with the 24 foot width measured today between the 608 and 620 buildings. (The building currently at the 618 address has no east or west walls and relies on its neighbors' walls for separation.)"

Figure 22 in the history report shows the improvements on the property from the 1928 Sanborn map. The building at 618 NE 3rd Street remains similar, but other buildings have now been constructed to both the east and the west:

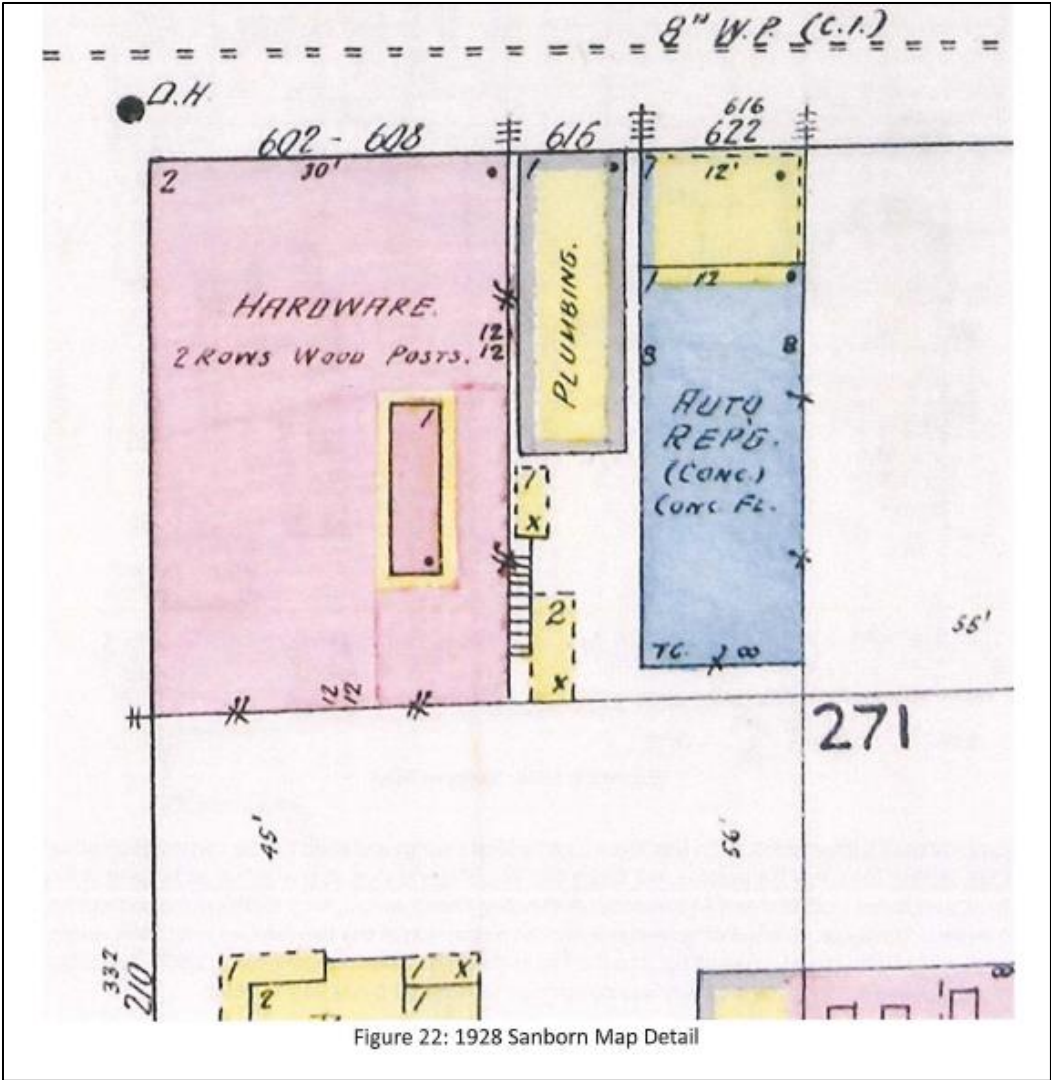


Figure 24 in the history report shows the improvements on the property from the 1948 Sanborn map:

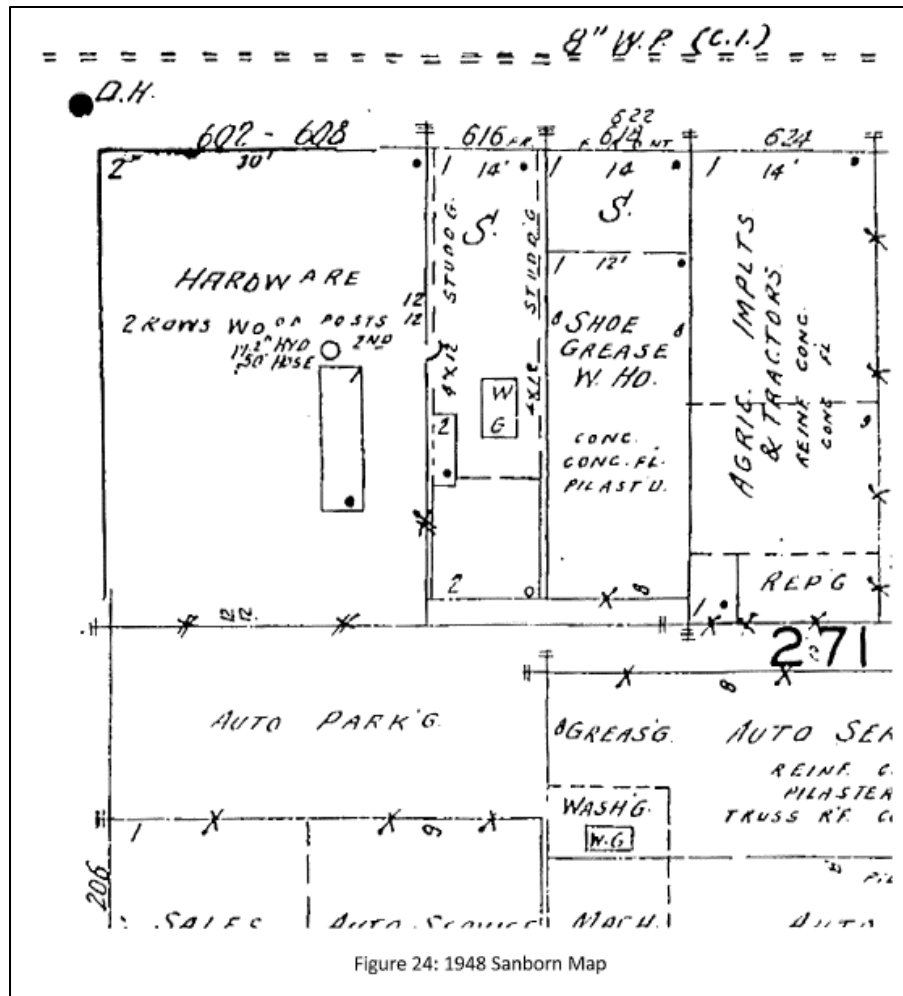


Figure 24: 1948 Sanborn Map

The applicant summarizes the 1948 Sanborn map depiction and descriptions of the building, based on the notes and markings on the Sanborn map and the corresponding Sanborn map legend as provided in Appendix A of the history report. By 1948, significant changes had been made to the building at 618 NE 3rd Street. The applicant's summary of the building shown on the 1948 Sanborn map is as follows:

"Two additions appear to be added to the rear of 618. The first contains a wire glass skylight. The second, southernmost addition, has a tin roof and appears to be the current (2019) back room and loft. No stair is shown from the upper story of 608.

Most notably, the 618 building has been widened to its present dimension of 24 feet. The "4x12 studding" noted on the map refers to composite 4x12 columns that support beams that were used to replace the original roof structure. These columns are engaged with the walls of adjacent buildings. The 618 building has no east of west walls of its own. The existing stair from the second floor of 608 is not shown on the map. This is either an error in the mapping, or it was added later. As mentioned earlier, the southernmost addition is a hodge-podge of trussed composite beams, a huge recycled steel bridge pier, recycled brick embossed metal siding, and a pieced together stair. (Figure 25)."

Based on the fact that the original building on the site was heavily altered, with portions completely removed and a new roof constructed to utilize the adjacent buildings' outer walls, it is evident that the existing Historic Resources Inventory description of the existing building on the property is incorrect. The applicant has provided evidence that the existing building (as of

Attachments:

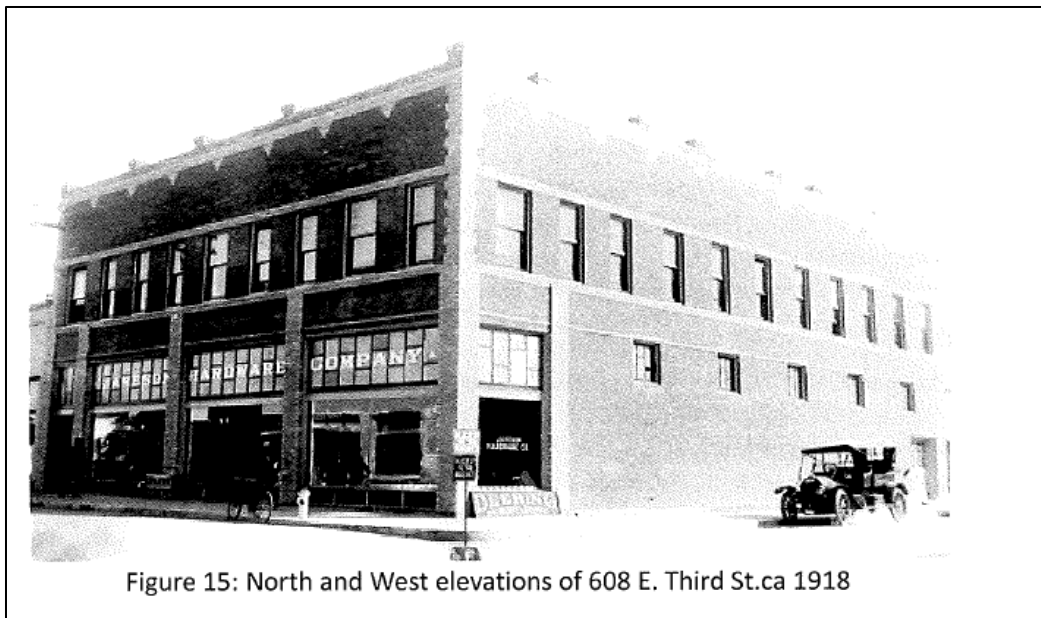
Attachment 1 – Application and Attachments

2019) on the site was not constructed in 1908, as described in the Historic Resources Inventory sheet for the property, and that the original building on the site was actually associated with the original electrical business on the site (also as noted on the Historic Resources Inventory sheet for the property). Therefore, the original building on the site was more associated with significant past people and development patterns in McMinnville.

The original building on the site was also constructed during the period of development that represents the Primary Significant Contributing buildings in the McMinnville Downtown Historic District, which is described as 1880 to 1912. The next period of development described in the McMinnville Downtown Historic District extends from 1913 to 1937 and encompasses the buildings that are considered Secondary Significant Contributing. The existing building may have been constructed between 1929 (after the stand-alone building is shown on the 1928 Sanborn map) and 1937, which would have placed its construction within the Secondary Significant Contributing period of development in the Downtown Historic District. However, it also could have been constructed between 1938 and 1948 (the date the building with new roof and façade appears on the 1948 Sanborn map). The specific date that the major changes to the building on the site occurred is unknown. If it was constructed within the Secondary Significant Contributing period of development, the existing building could be considered Historic Non-Contributing within the Downtown Historic District because it better meets the description of that classification of resources, which is that the resource has “been so altered over time that their contributing elements (siding, windows, massing, entrances, and roof) have been lost or concealed”. Alternatively, if constructed between 1938 and 1948, the existing building would be better classified as a Compatible Non-Historic Non-Contributing resource, which is described as structures that “...were built after 1937 but are compatible architecturally (i.e., scale, materials, use) with the significant structures and the historic character of the district.” This evidence supports the removal of the Contributory classification of the existing building.

The applicant has provided evidence and documentation of the history of the site and the original building that existed on the property, as well as the prominent people and business owners that were associated with the site. Those past prominent people and businesses, as described in the applicant’s findings and the history report, along with the photographic evidence of the original building that was constructed during the period of development that represents the Primary Significant Contributing buildings in the McMinnville Downtown Historic District warrant the classification of the site as a Significant historic resource on the McMinnville Historic Resources Inventory. A condition of approval is included to designate the site as a Significant resource and to assign a Historic Resources Inventory number of B1147 to the site.

Photographic evidence of the original building on the subject site is provided below:



Attachments :

Attachment 1 – Application and Attachments



Figure 20: Overview of McMinnville, 1927

17.65.030(C)(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;

APPLICANT'S RESPONSE: The current building has no identifiable style. The local inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

Between 1928 and 1948, the building was completely rebuilt. All of the original materials and detailing were removed. The roof was removed and rebuilt to extend to the east and west walls of the adjacent buildings. Two additions were later made to the rear of the building. The street façade was replaced and reduced in height by 6 to 8 feet. The stepped parapet and stucco finish is a clumsy attempt to imitate its neighbor to the east which is, in and of itself, is vaguely Dutch in architectural style [sic]. The original thin lined, tripartite storefront façade, with recessed entry, was removed and replaced by a heavy two bay, unbalanced mixture of doors, windows, and a bland wood panel. The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, and under-funded work.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the existing building on the subject site cannot be identified as a representative of a particular style or type of construction that was prominent during the important periods of development within the McMinnville Downtown Historic District area (1880 to 1937). The existing building does not have a uniqueness or detailing that contribute to its design significance. As noted by the applicant, the style of the stepped parapet wall appears to be a mimic of the existing building to the east at 620 NE 3rd Street, which existed as early as 1928 (earlier than the existing building at 618 NE 3rd Street) when it first appeared on the Sanborn maps. This stepped parapet wall is

not common on other buildings in the Downtown Historic District, where there is many more examples of flat rooflines with more prominent and decorative cornice features. There is no specific evidence of the date of construction of the existing building, except that it was completed between 1928 and 1948. Therefore, there is no evidence of a significant craftsman, contractor, designer, or architect being involved in the construction of the existing building. The original building contained more features that were representative of the type of construction that is more common within the Downtown Historic District, including a full and balanced storefront window system, recessed entryway, and flat roofline with decorative cornice. The photographic evidence of the original building with those design features, as shown in the finding for Section 17.65.030(C)(2) above, warrant the classification of the site as a Significant historic resource on the McMinnville Historic Resources Inventory.

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

APPLICANT'S RESPONSE: The building has not retain the original design elements. The bits of the original brick embossed sheet metal from the original façade have been recycled as siding for the alley stair and door. The original façade, four walls and roof were completely replaced during the 1928-1948 era, and the building retains none of its original character.

FINDING: SATISFIED. The City concurs with the applicant's findings.

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

APPLICANT'S RESPONSE: The subject building façade contributes less to the street and the historic district than did the original. It detracts from its authentic two-story neighbor to the west.

FINDING: NOT SATISFIED. While the applicant states that the subject building contributes less to the historic district than the original building did, the existing building is not entirely inconsistent with the architecture and built form of the remainder of the Downtown Historic District. The building is constructed to the property line with a zero setback and has storefront windows and an entrance that opens onto the public right-of-way. While these specific features are not evident of a particular style of architecture or construction type, the building form does still contribute to the continuity of the other development on the same block between Ford and Galloway Streets. Therefore, the Historic Landmarks Committee finds that other applicable review criteria are better satisfied to approve the applicant's requested amendment to the Historic Resources Inventory.

17.65.030(C)(5). *Consistency with the National Register Criteria for Evaluation as follows:*

17.65.030(C)(5)(a). *The resource is associated with events that have made a significant contribution to the broad patterns of our history; or*

APPLICANT'S RESPONSE: The building is not associated with events that have made a significant contribution to the broad patterns of our history.

FINDING: SATISFIED. The City concurs with the applicant's findings, but only specific to the existing building not being associated with events that made a significant contribution to the history of McMinnville. The applicant has provided evidence of the history of the site, including the property owners, historic businesses, and original building construction, which warrants the classification of the site as a Significant historic resource. This evidence is provided in the applicant's findings and the history report attached to the application materials.

17.65.030(C)(5)(b). *The resource is associated with lives of significant persons in our past; or*

APPLICANT'S RESPONSE: The current building cannot be associated with significant persons in McMinnville's past. The site can be, and the original building could have been associated with Milton McGuire.

FINDING: SATISFIED. The City concurs with the applicant's findings, but only specific to the existing building not being associated with significant past people in McMinnville. The applicant has provided evidence of the history of the site, including the property owners, historic businesses, and original building construction, which warrants the classification of the site as a Significant historic resource. This evidence is provided in the applicant's findings and the history report attached to the application materials

17.65.030(C)(5)(c). *The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or*

APPLICANT'S RESPONSE: The building does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The current design fails when evaluated by the current design standards and guidelines for McMinnville's Downtown Historic District as listed in Section 17.59.050, B, (3):

b. A bulkhead at the street level: Sub-FINDING: There is no bulkhead. Half of the building façade is a three part, large vehicle door. On the other half of the façade, the area under the windows is distinguished from the wall finish above by neither its material, finish, color, nor design.

d. A recessed entry and transom with transparent door; Sub-FINDING: The entry is not recessed.

e. Decorative cornice or cap at the roofline. Sub-FINDING: There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street of which 618 NE Third Street is a clumsy copy.

17.59.050, 8, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-FINDING: The primary entrance to the building is not recessed.

17.59.050, 8, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-FINDING: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original building's architectural character as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, 8, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-FINDING: On the existing storefront there is no base below the lower windows. The stucco wall finish runs down to the sidewalk.

The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the findings for the design and style of the building provided for the review criteria in Section 17.65.030(C)(2) above apply to this review criteria as well.

17.65.030(C)(5)(d). *The resource has yielded or may be likely to yield, information important in history or prehistory; and*

APPLICANT'S RESPONSE: The building has not yielded and is unlikely to yield historical or prehistorical information.

FINDING: SATISFIED. The City concurs with the applicant's findings, based on the research and evidence provided in the history report, and as described in more detail in the finding for Section 17.65.030(C)(1) above.

17.65.030(C)(6). *The designation of the resource is consistent with the priorities described in the historic preservation plan.*

APPLICANT'S RESPONSE: The applicant's finding for this review criteria is provided in the Applicant's Response to the applicable Comprehensive Plan goals and policies above.

FINDING: SATISFIED. The City concurs with the applicant's findings.

CD



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF A DEMOLITION OF THE HISTORIC RESOURCE LOCATED AT 618 NE THIRD STREET

DOCKET: HL 2-19 (Certificate of Approval for Demolition)

REQUEST: Approval to demolish an existing historic resource and building. The existing historic resource is a building, which is classified as a Primary Significant Contributing property in the McMinnville Downtown Historic District that is listed on the National Register of Historic Places. Based on a concurrent request to amend the Historic Resources Inventory, the site that the existing building is located on is designated as a Significant historic resource on the Historic Resources Inventory.

LOCATION: 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.

ZONING: C-3 (General Commercial)

APPLICANT: Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: June 27, 2019

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: July 25, 2019, Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

PROCEDURE: An application for a Certificate of Approval for Demolition is processed in accordance with the procedures in Section 17.65.050 of the McMinnville Municipal Code.

CRITERIA: The applicable criteria for a Certificate of Approval for Demolition are specified in Section 17.65.050(B) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

APPEAL: As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning Commission

within fifteen (15) days of the date written notice of decision is mailed. The City's final decision is subject to a 120 day processing timeline, including resolution of any local appeal.

COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; Northwest Natural Gas; and Oregon Department of Transportation. Their comments are provided in this document.

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied with conditions and **APPROVES** the Certificate of Approval for Demolition (HL 2-19).

RECOMMENDATION: APPROVAL WITH CONDITIONS

Planning Staff: _____
Chuck Darnell, Senior Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

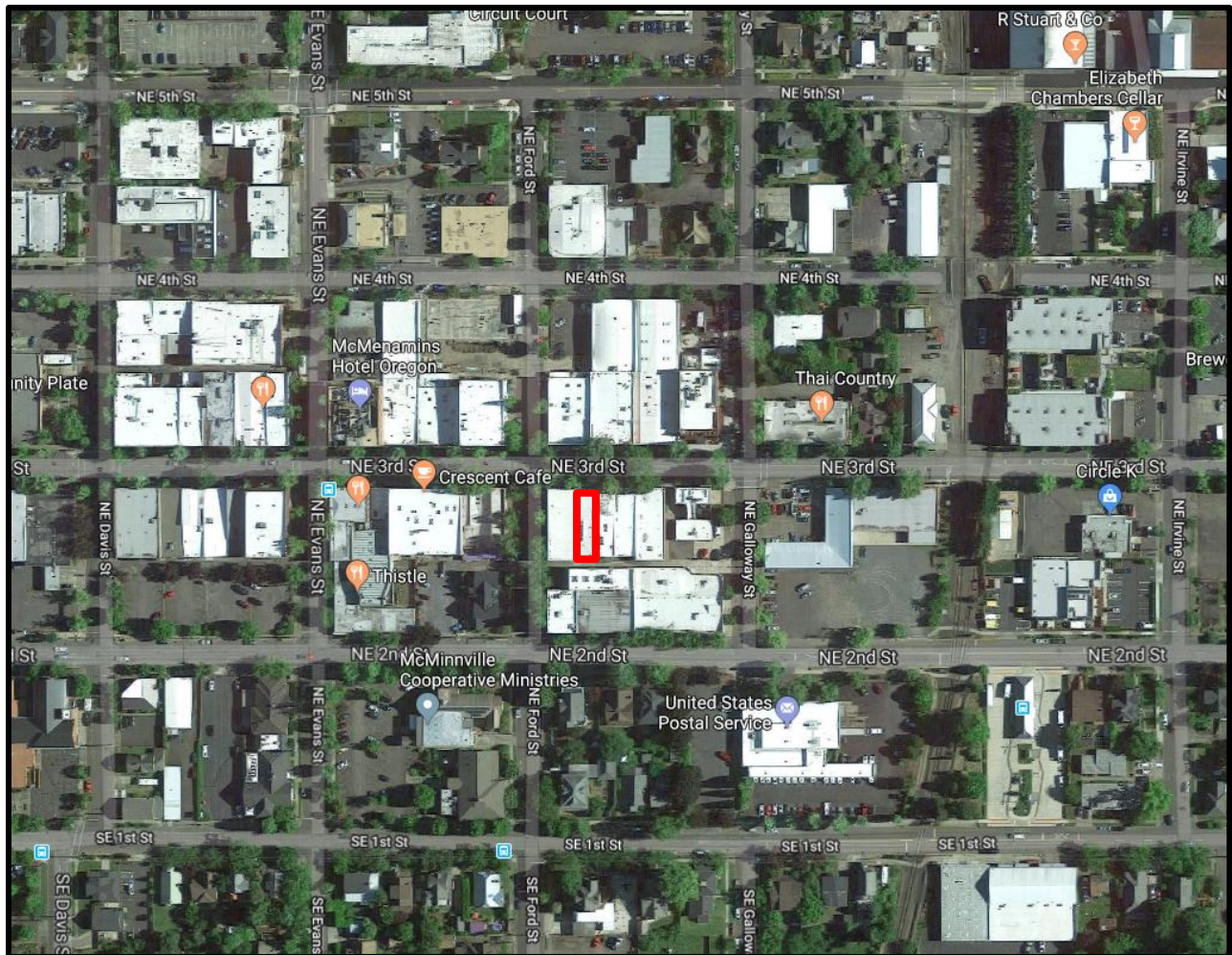
I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the history of the subject site(s) and the request(s) under consideration. Staff has found the information provided to accurately reflect the current land use requests and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff's comments.

Subject Property & Request

The subject property is located at 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map



The existing building on the subject property was listed on the Historic Resources Inventory as a Contributory resource (resource number C 866.1). Based on a concurrent Historic Resources Inventory Amendment application submitted together with the Certificate of Approval for Demolition application, the site that the existing building is located on is designated as a Significant historic resource on the Historic Resources Inventory. The property is also classified as a Primary Significant Contributing property in the McMinnville Downtown Historic District that is listed on the National Register of Historic Places.

Attachments:

Attachment 1 – Application and Attachments

The statement of historical significance and description of the building, as described in the McMinnville Historic Resources Inventory sheet for the subject property prior to the recent Historic Resources Inventory Amendment, is as follows:

This building is a small one story stuccoed commercial structure facing north on Third Street, mid block between Ford and Galloway streets. The interior shows the rafter supported flat wood roof and some of the walls toward the back appear to be brick. The façade is two bayed. Three lighted transoms superimpose a triple-leafed door and a large window. A parapet screen wall rises to a modified stepped gable. Originally the building was used for an electrical supplier store.

The statement of historical significance and description of the property, as described in the nomination of the Downtown Historic District, is as follows:

This small, rectangular, one-story stucco building has a stepped parapet wall with no ornamentation. There are two storefront bays each with intact wood frame three-light transoms. The easternmost storefront has a wood frame plate glass window with a stucco bulkhead and the westernmost storefront has a wood frame glass door and two wood frame plate glass windows with wood panel bulkheads. Originally, a separate building, this building is now connected internally to the Taylor Dale Building.

The applicant provided an overview of their proposal and project in the application narrative, which is as follows:

“It is proposed to remove the existing structure at 618 NE Third Street and replace it with a two story structure which recalls the original structure on that site.

The new structure will take advantage of the improvements currently being made to the adjacent Taylor-Dale building which include a full seismic upgrade, a fire protection system, new electrical and mechanical systems, building services, and improvements for accessibility and egress.

The second floor will have two additional Vacation Rental by Owner (VRBO) units. The ground floor will be a commercial use, currently planned as a small restaurant.

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The facade of the new construction will match the ground floor and cornice of the structure that was built there in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor facade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The new storefront facade will reflect the original tripartite configuration, with a central recessed entry, two lightly-constructed shop window bays with a lower base course and upper transom windows. In its new/original form, the facade will comply with the current Downtown Design Guidelines, where the existing structure falls short.”

The Certificate of Approval for Demolition request was submitted for review concurrently with three other land use applications, as allowed by Section 17.72.070 of the MMC. The requested demolition is being reviewed concurrently with a Historic Resources Inventory Amendment, Certificate of Approval for New Construction, and Downtown Design Review for New Construction to ultimately amend the Historic Resources Inventory classification of the subject site, allow for the demolition of the existing building on the subject property, and allow for the construction of a new building in its place that meets the applicable Downtown Design Standards and Guidelines.

Background

The property was originally surveyed in 1980, which is the date that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources Inventory sheet (resource number C866.1) for the subject property. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The McMinnville Downtown Historic District, which includes the subject property, was listed on the National Register of Historic Places on September 14, 1987.

The Historic Resources Inventory and National Register of Historic Places nomination form both list the existing building as being constructed in 1908. The National Register of Historic Places nomination form lists that alterations to the building occurred in 1926 and 1981, with the 1981 alteration being identified as “moderate”. The applicant has conducted further research into the history of the existing building and the subject site, and has identified some issues with the descriptions and classifications of the property and the years of construction. The applicant has prepared a report that they believe provides a more accurate representation of the history of the existing building and subject site. That report, which is titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR” is included as an attachment to this decision document. A more detailed description of the history of the subject site and building, as described by the applicant in the report, will be provided in the Conclusionary Findings in Section VII below.

Summary of Criteria & Issues

The application (HL 2-19) is subject to Certificate of Approval for Demolition review criteria in Section 17.65.050(B) of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The specific review criteria for Certificate of Approval for Demolition requests, in Section 17.65.050(B) of the McMinnville Zoning Ordinance, require the Historic Landmarks Committee to base each decision on the following criteria:

1. The City’s historic policies set forth in the comprehensive plan and the purpose of this ordinance;
2. The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;
3. The value and significance of the historic resource;
4. The physical condition of the historic resource;
5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
6. Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;
7. Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource’s preservation; and
8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

As mentioned above, the subject property is listed as a Primary Significant Contributing property in the McMinnville Downtown Historic District that is listed on the National Register of Historic Places. Section 17.65.050(D) requires the Historic Landmarks Committee to hold a public hearing to consider applications for the demolition or moving of any resource listed on the National Register.

Attachments :

Attachment 1 – Application and Attachments

The applicant has provided findings to support the request for a Certificate of Approval for Demolition. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the applicant shall provide interior and exterior documentation of the existing building prior to issuance of a demolition permit. This photo documentation should consist of no less than twenty (20) color photographs of the interior and no less than twenty (20) color photographs of the exterior. The photographs shall highlight the interior spaces of all portions of the building and each exterior elevation. The applicant can either choose to provide the photos or allow a city representative on and within the property to take the photos prior to issuance of a demolition permit. The photos shall be provided in digital format to the City of McMinnville.

III. ATTACHMENTS:

1. HL 2-19 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. The following comments were received:

- McMinnville Engineering Department

No comments.

- McMinnville Building Department

After review of the items you highlighted, I believe all to be accurate but there is also a degree of judgement involved when determining feasibility. The building code “trigger” for a seismic upgrade is when the occupant load increases to 300 in this case which may not occur. That means a code required seismic upgrade may not be necessary but practically speaking it is wise.

McMinnville will someday be impacted by a significant quake and the building has really no chance of surviving, even in a ruined condition. It will likely be flat and if it does not immediately collapse, it will negatively affect the neighboring buildings due to the lack of separation.

Structurally, almost anything is possible but the cost probably makes it infeasible. The structural engineer makes a similar point.

- McMinnville Fire Department

We have no issues with this proposal. It is already noted that they plan on a fire protection system throughout.

- McMinnville Water and Light

MW&L has no comments at this time.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. Notice of the public hearing was also provided in the News Register on Tuesday, July 16, 2019. As of the date of the Historic Landmarks Committee public hearing on July 25, 2019, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC, submitted the Certificate of Approval application (HL 2-19) on May 15, 2019.
2. The application was deemed incomplete on June 5, 2019. A revised application submittal, including items that were requested by the Planning Department to deem the application complete, was provided on June 12, 2019.
3. The application was deemed complete on June 27, 2019. Based on that date, the 120 day land use decision time limit expires on December 24, 2019.
4. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

5. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on Friday, July 5, 2019.
6. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was published in the News Register on Tuesday, July 16, 2019, in accordance with Section 17.72.120 of the Zoning Ordinance.
7. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
8. On July 25, 2019, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 2,350 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)

Attachments :

Attachment 1 – Application and Attachments

5. **Overlay Zones/Special Districts:** Downtown Design Standards Area (per Section 17.59.020(A) of the Zoning Ordinance); Reduced Off-Street Parking Requirements Area (per Section 17.60.100); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Retail Commercial
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number B1147; Primary Significant Contributing property in the McMinnville Downtown Historic District.
 - b. **Other:** None
8. **Other Features:** The site is generally flat, and is fully developed. There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The site is adjacent to NE Third Street, which is identified as a major collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for major collector streets as 74 feet. The right-of-way width adjacent to the subject site is only 60 feet, but the site is fully developed and within an area with historic buildings constructed up to the property line. Therefore, no right-of-way dedication is required during the course of development of the properties adjacent to NE Third Street. The site is also bounded on the south by a public right-of-way in the form of a 10 foot wide alleyway.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Historic Resources Inventory Amendment are specified in Section 17.65.050(B) of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

Attachments:

Attachment 1 – Application and Attachments

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

APPLICANT'S RESPONSE: 618 NE Third Street can be considered a significant site, but not a contributing structure.

A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water and Light Commissioner, in the 1909 directory.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire began his employment with McMinnville Power & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property was sold by the widowed, Sarah Fletcher to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney. Later, the building was incorporated into the adjacent Taylor Hardware business, at 608 SW Third Street. The heirs of Hagerty and Toney sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the attached circa 1920 streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls and roof were removed, and a new roof was built, extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to match the height of a regraded graded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions was modified afterward to reestablish a stairway allowing egress from the second floor of the two story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and a large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

The original building on the site was much more the model for buildings in the Downtown Historic District when compared through the lens of the adopted design criteria. The current façade does not meet the following design criteria of section 17.59.050,B,(3):

b. A bulkhead at the street level: Sub-RESPONSE: There is no bulkhead for half of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is distinguished from the wall finish by neither material, finish, color, nor design.

d. A recessed entry and transom with transparent door; Sub-Response: The entry is not recessed. The original entry was recessed.

e. Decorative cornice or cap at the roofline. Sub-Response: There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy. The original façade had a molded cornice and finials.

17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-RESPONSE: The primary entrance to the building is not recessed. The entrances to the original building and the proposed building was and will be recessed.

17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-RESPONSE: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-RESPONSE: The existing storefront has no base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District as a whole.

The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly-crafted, and under-funded work.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the research and evidence provided in the history report attached to the application materials warranted the classification of the site as a Significant resource during the concurrent review of the Historic Resources Inventory Amendment. Also submitted for concurrent review were Certificate of Approval for New Construction and Downtown Design Review for New Construction applications proposing new construction on the site in place of the existing building to be demolished. The proposed new construction will include architectural features that mimic

the original building that existed on the site, which results in reconstruction that carries forward some of the past history and significance of the subject site.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The process for a Certificate of Approval for Demolition provides an opportunity for citizen involvement throughout the process through the public notice and the public hearing process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

17.65.050 Demolition, Moving, or New Construction. The property owner shall submit an application for a Certificate of Approval for the demolition or moving of a historic resource, or any resource that is listed on the National Register for Historic Places, or for new construction on historical sites on which no structure exists. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Historic Landmarks Committee shall meet within thirty (30) days of the date the application was deemed

complete by the Planning Department to review the request. A failure to review within thirty (30) days shall be considered as an approval of the application.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The applicant, who is representing the property owner, filed an application and request to demolish the existing building that is located on the site that is designated as a Significant resource on the Historic Resources Inventory. The subject property is also listed as a Primary Significant Contributing property within the Downtown Historic District that is listed on the National Register of Historic Places. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

17.65.050 Demolition, Moving, or New Construction. [...]

B. The Historic Landmarks Committee shall base its decision on the following criteria:

17.65.050(B)(1). *The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

APPLICANT'S RESPONSE: The applicant's response to the historic policies in the Comprehensive Plan are provided in the Applicant's Response to the applicable Comprehensive Plan goals and policies above.

The Purposes of the Ordinance 17.65 Historic Preservation:

Ordinance Purpose A: Stabilize and improve property values through restoration efforts;

FINDING: The owners contemplate a substantial investment in the property at 618 NE 3rd Avenue, one which will add vitality to the historic district, and support the investment already made historic building at 608 NE Third Street.

Ordinance Purpose B: Promote the education of local citizens on the benefits associated with an active historic preservation program;

FINDING: The history of McMinnville is a story of good people with foresight and business acumen acting together to build a community. Those people built alliances and institutions and left behind artifacts, many of which are focused on Downtown McMinnville's NE Third Street, its commercial axis. The properties at 608 and 618 NE Third Street tell the stories of Sarah A. and James L. Fletcher, of A.L. Jameson, Milton McGuire, and the Taylor-Dale families. The current owners are in the process of restoring the Taylor-Dale Building, a valued piece of architecture, at 608 NE Third Street and propose to honor another piece of history at 618 NE Third Street in a way which will economically support improvements at both addresses and the community's interest in the Downtown Historic District. This is being done with the care and foresight needed to sustain the artifacts and the stories for another 100 years.

Ordinance Purpose C: Foster civic pride in the beauty and noble accomplishments of the past;

FINDING: The project will use the image of an older building that once occupied the same site as a model to create a more pedestrian friendly, more elegant at the street level, and more economically viable contribution to the city. It will reflect the architecture when it was occupied by the Standard Electric Co. and Milt McGuire. McGuire was the management force which pushed McMinnville Water & Light into the modern age of electricity.

Ordinance Purpose D: Protect and enhance the City's attractions for tourists and visitors; and

FINDING: The new façade, a reflection of the original façade, will be more attractive and accessible to visitors. The ground floor use will be a key part of the experience of staying at the VRBO and in McMinnville. The second floor will provide two additional high-quality rooms for visitors.

Ordinance Purpose E: Strengthen the economy of the City.

FINDING: The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. A ground floor commercial use is proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high-quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.65.050(B)(2). *The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;*

APPLICANT'S RESPONSE: The reconstruction of the existing one story building and its north facade as a separate building would cost more than the proposed construction of the proposed two story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost of replicating the support systems for the one story free-standing structure tips the balance in favor of the two story addition. The return on investment would also be dramatic, for both the owner and the public. Two luxury vacation units would not exist in the single story building and the replicated supporting would lessen the amount of revenue generation space available. The 2-story option would be 86% of the cost of the 1-story recreation of the existing facade and would be 5.4 to 6.2 times more productive than the 1-story option.

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district, friendlier and more accessible at the pedestrian level, and more reflective of the original building on this site. The proposed action will gain the economic value of additional rooms without the associated costs of providing additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, more efficient use of the limited space available at the subject property, and greater economic gain for the community.

Additional Responses from Applicant (provided in Certificate of Approval for Demolition application question responses):

1. The existing building is mischaracterized as an historic resource. The site carries more significance than the building.
2. The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. Two second floor VRBO units and a ground floor commercial use are proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district. It will be more pedestrian friendly, more accessible, and more in tune with the original building when occupied by a person of significance to McMinnville's history. The proposed action will gain additional VRBO rooms without additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made

at Taylor-Dale building, and more efficient use of the limited space available at the subject property.

Retention of the existing structure would hamper the accommodation of a more economical use and detract from the investment made in the adjacent Taylor-Dale Building, a Distinctive Resource.

FINDING: SATISFIED. The City concurs with the applicant's findings. The City adds that the detailed preliminary cost estimates provided by the applicant show that the investment required to renovate the existing building is higher than the cost to construct the proposed new building. The comparison between the renovation of the existing building and the proposed new construction is warranted and reasonable because the applicant is actually proposing to construct the new two story building that the cost estimates are built upon. This is evidenced by the submittal of the applicant's submittal of four land use applications for concurrent review, including a Certificate of Approval for New Construction and Downtown Design Review for New Construction for the proposed new construction.

The cost estimate for the renovation of the existing one story building is \$1,880,794. The cost estimate for the construction for the proposed new two story building is \$1,623,648. The cost estimate is lower for the new construction even though it contains more square footage. However, as described by the applicant, the substantial cost savings in the new construction option is the ability to tie into the seismic building systems of the adjacent building at 608 NE 3rd Street rather than creating separate seismic building systems in the existing one story building.

While the total cost estimates are similar, the economic use of the existing historic resource compared to the economic use of the proposed new two story building results in the proposed demolition being reasonable. Following the initial application submittal, the applicant provided more specific detailed analysis of the estimated rates of return of the two options (renovation versus demolition and construction of a new building). This rate of return analysis is provided below:

Taylor Dale-2 Alternative Financials Compared	
Construction Costs	Rates of Return
Alternative 1: Separate One-Story Building at 618 NE Third Street	
\$1,880,794 = \$818/sf	Ground Floor Only: \$1.50 x gross sf/Month = \$1.50 x 2,200sf/Month = \$3,300/Month
Alternative 2: Two-Story Addition to 608 NE Third Street	
\$1,623,648 = \$345/sf	First Floor = \$2.50 x gross sf = \$2.50 x 2,300 /Month = \$5,750/Month
	Second Floor Alternative 2a = (2) Units Rented Separately = 60% Occupancy 2 x \$350/Night x .60 = \$12,600/Month =
	First Floor + Second Floor = \$5,750/mo. + \$12,600/mo. = \$18,350/Month
	Second Floor Alternative 2b = (2) Units Rented Together = 75% Occupancy 2 x \$350/Night x .75 = \$15,750/Month =
	First Floor + Second Floor = \$5,750/mo. + \$15,750/mo. = \$21,500/Month
Comparative Construction Costs	Comparative Rates of Return
(1) Story Separate Building / (2) Story Addition \$1,880,794 / \$1,623,648 = 1.16 Construction of a separate one-story building at 618 NE Third Street is 16% more costly than a two-story addition to 608 NE Third Street. \$818/sf / \$345/sf = 2.37 The per square foot cost of building a separate one-story building is 2.4 times that of a two-story addition to 608 NE Third Street.	Alt. 2a: 18,350 / \$3,300 = 5.6 Alt. 2b: \$21,500 / \$3,300 = 6.5 A two-story addition to 608 NE Third Street has a potential rate of return of 5.6 to 6.5 times that of a separate one-story building at 618 NE Third Street. 6-Jul-19

The rate of return analysis shows that the construction costs per square foot are much higher for the renovation of the existing building. The analysis provided also shows the expected income generation of the two options. The analysis assumes a lower commercial lease rate (\$1.50 per square foot) in the option involving the renovation of the existing building, which the applicant attributes to the commercial real estate market and the expectation that brand new construction with a direct connection to lodging in a second story would draw higher commercial lease rates (assumed at \$2.50 per square foot). The square footage in the option involving the renovation of the existing building is also 100 square feet less than the option involving new construction, which the applicant argues is the result of the construction of new building walls and seismic building systems that would reduce the usable square footage of the property. With these assumptions included in the analysis, the option involving new construction has a rate of return that is 5.6 to 6.5 times that of the option involving the renovation of the existing building. The applicant has argued that these differences in rate of return result in the proposed action being reasonable, as the rate of return from the renovation of the existing one story building may not warrant the investment required to complete the renovation.

17.65.050(B)(3). *The value and significance of the historic resource;*

APPLICANT'S RESPONSE: The building as it originally existed was the home of Standard Electric Co. and its owner Milton McGuire. When McGuire joined McMinnville Water & Light in

Attachments :

Attachment 1 – Application and Attachments

1920, he led the power and electricity divisions and became the management force which pushed that organization and McMinnville into the modern age of electricity. Only some recycled, brick-embossed metal siding from that building survives today.

The proposed project intends to save the remaining embossed metal siding for preservation and educational purposes, but it will not be used as an exterior finish.

FINDING: SATISFIED. The City concurs with the applicant's findings, but adds that the value and significance of the historic resource is attributed to the site itself, not the building on the site that is proposed to be demolished. Based on a concurrent Historic Resources Inventory Amendment application submitted together with the Certificate of Approval for Demolition application, the site that the existing building is located on is designated as a Significant historic resource on the Historic Resources Inventory. The existing building on the site was shown in the history report attached to the application materials to not be of high value and significance, based on inaccuracies in the original Historic Resources Inventory survey and Downtown Historic District nomination form. The value and significance of the site are associated with the original building that existed on the subject site and the property and business owners associated with that original building on the site. As part of the concurrent land use application review, the applicant submitted Certificate of Approval for New Construction and Downtown Design Review for New Construction applications proposing new construction on the site in place of the existing building to be demolished. The proposed new construction will include architectural features that mimic the original building that existed on the site, which results in reconstruction that carries forward some of the past history and significance of the subject site.

17.65.050(B)(4). *The physical condition of the historic resource;*

APPLICANT'S RESPONSE: Currently the building is in poor condition. It has no east or west walls or lateral system in either direction. The plumbing and electrical systems are out of date and partially nonfunctional. The flat slab concrete floor is no longer flat. It is either sinking along the east and west sides or rising in the center. Photos are attached.

The building requires new roofing, but the condition of the roof structure is unknown.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it. If a major remodel is undertaken the roof will need to be trimmed away from the neighboring buildings and re-supported between two new east and west walls. It is difficult to see how these walls could be built without removing the existing roof structure entirely.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street facade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring facades by 3"- 4" minimum gap.

Additional Responses from Applicant (provided in Certificate of Approval for Demolition application question responses):

The street facade of the existing building is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street facade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring facades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. A letter from the structural engineer is attached.

The main entrance does not meet the accessible code. It appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street facade and exterior alley wall would need to be built. (A recreation of the existing Third Street facade would not meet the Downtown Design Standards and Guidelines.)

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the applicant's arguments are supported by a Structural Engineer's analysis of the existing building. More specifically, the Structural Engineer's letter lists primary concerns with the existing building, which are as follows:

1. "There is no seismic separation between this building, Taylor Dale Building, and the buildings to the East. In a seismic event these, buildings will sway at different periods and possibly create significant damage to the existing facades. We have calculated the separation requirement between Taylor Dale and Taylor Dale 2 to be 4 to 5 inches. The requirement for building seismic separation was calculated per the requirements of Chapter 12 of ASCE 7-14 and the Oregon State Structural Specialty Code OSSC.
2. The roof support for this single-story building is a shared wall at the Taylor Dale building and the building to the East. These walls should be independent structural walls and not shared. [...]

Not fixing this these [sic] condition does present a danger to the general public and the occupants during a significant seismic event. The roof structure could collapse and debris from the storefront could fall into the sidewalk and public ROW."

The McMinnville Building Official reviewed the application materials and statements provided by the applicant and the Structural Engineer, and found all of the statements provided to be accurate. The Building Official did note that a seismic upgrade may not be required for the

renovation of the existing building, based on the ultimate intended use and the occupant load of that use. However, the Building Official did state that a seismic upgrade would be practical and wise to do, given the condition of the building. In the Building Official's opinion, the existing building has no chance of surviving a large earthquake and would likely be completely flattened during a seismic event and negatively affect the neighboring buildings due to the lack of separation.

17.65.050(B)(5). *Whether the historic resource constitutes a hazard to the safety of the public or its occupants;*

APPLICANT'S RESPONSE: The building is currently in poor condition. The plumbing and electrical systems are out of date and partially nonfunctional.

The street facade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street facade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring facades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. In this condition, the existing structure constitutes a risk to its occupants and those in the flanking buildings, and which are historically designated buildings themselves. A letter from the Structural Engineer is attached.

The main entrance does not meet accessible code. By observation, it appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street facade and exterior alley wall would need to be built. (A recreation of the existing Third Street facade would not meet the Downtown Design Standards and Guidelines.)

FINDING: NOT SATISFIED. The applicant has provided evidence, in the form of a Structural Engineer's analysis, that the current condition of the structure could be a hazard to the public in a significant seismic event. However, if the property owner invested the amount necessary to renovate the existing structure and resolve the seismic building issues, the potential public safety hazard would no longer exist. However, other applicable review criteria are satisfied that outweigh the proposal not meeting this criteria, particularly the review criteria in Section 17.65.050(B)(2) and 17.65.050(B)(3) above.

17.65.050(B)(6). *Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;*

APPLICANT'S RESPONSE: It is too early to determine if the current building will have an effect on the results of the pending Third Street Study.

It appears that the existing floor level was raised up to meet the street grade, which was raised after the original building was first constructed. However, the floor level is still low compared to the existing curb and street levels and this may inhibit a future regrading of Third Street.

Additional Responses from Applicant (provided in Certificate of Approval for Demolition application question responses):

Retaining the existing structure would be a detriment to the success of Taylor-Dale restoration project and an impediment to the revitalization of that block face of the Downtown Historic District.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that while the retention of the existing building on the site is not an immediate deterrent to a public improvement program, it would be a deterrent to a private improvement program in the form of the proposed new two story building the applicant is proposing to construct on the site. This new two story building is being proposed as part of the land use applications (Certificate of Approval for New Construction and Downtown Design Review for New Construction) submitted for concurrent review with the Certificate of Approval for Demolition request. The private improvement program and private investment would result in a development with more square footage and likely higher assessed value which would result in increased property tax revenue for the City on a property that is within the Urban Renewal District. The new two story building would also contain additional tourism uses that would not exist if the existing building was retained, which would contribute to economic activity in the city center and provide for additional lodging tax revenue for the City.

These benefits override the public interest in the preservation of the existing building, as the existing building has also been found to not be of high value and significance, based on inaccuracies in the original Historic Resources Inventory survey and Downtown Historic District nomination form described in the history report attached to the application materials. The value and significance of the site are associated with the original building that existed on the subject site and the property and business owners associated with that original building on the site. The proposed new construction will include architectural features that mimic the original building that existed on the site, which results in reconstruction that carries forward some of the past history and significance of the subject site while still allowing the proposed private improvement program to occur.

17.65.050(B)(7). *Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and*

APPLICANT'S RESPONSE: The historic relevance lies with the site not the existing building.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it.

A full seismic upgrade could follow two approaches:

- 1) Treating 618 as a separate building and,

2) Tying 618 to 608 and using the lateral system installed in 608 to work for 618.

Using the first approach, remodeling the building as a structure separate from neighboring buildings at 608 and 620, the subject building would require its own lateral system. The roof would need to be held back from the neighboring buildings and re-supported between two new east and west fire rated walls. Those walls would need to be spaced away from the neighboring walls to allow for seismic drift of all three buildings. It is difficult to see how these walls could be built without removing the existing roof structure entirely. This approach would be a costly and yield precious little for the owner and the community.

The second approach, tying a new light-weight structure on the 618 site to the lateral system now being established for 608, is more promising.

- First, the code allows a 10% increase over the design load of the extant lateral system. This can be done with a light weight design/construction of the building at 618.
- Second, only one fire-rated wall needs to be drift protected, that to the east and adjacent to 620. This saves a great deal of cost.
- Third, the approach requires the addition of a second story in order to align the sloping roof planes with each other. This gains two additional units for tourist accommodation and leads to other economies. With the existing egress stairs and elevator shared, and utilities and service spaces not replicated, there is less cost, and more usable space can be gained on the 618 property.
- Fourth, the community gains a piece of architecture that is more in line with its design standards and economic expectations and more representative of the site's historical designation and the story of McMinnville and its builders.
- Fifth, it is estimated that the reconstruction of the existing 1-story building and its north facade as a separate building would cost 16% more than the proposed construction of the proposed 2-story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost in dollars and space of replicating the support systems for the one story free-standing structure tips the balance in favor of the two-story addition.
- The return on investment would also differ dramatically for both the owner and the public. The 2-story option is estimated to bring in 5.4 to 6.2 times more revenue than the 1 -story option. Two luxury vacation units would not exist in the single story option lessening the economic ripple effect in the community. That broader effect has not been calculated.
- Given the cost and return projections, it is unclear if the 1 -story addition would be economically viable.

In short it appears that the cost of rehabilitating the existing structure outweighs the long- term potential economic and historical value of the existing structure. Thus the building may inhibit the overall improvement of the Downtown Historic district and detract from the owner's investment in the preservation of the Taylor-Dale building. It is difficult to see what would be gained by the community or the owner by restoring the existing facade. Additionally, restoration of the existing facade would not meet the Downtown Design Standards and Guidelines.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the findings for Section 17.65.050(B)(3) above are also applicable. More specifically, the preliminary cost estimates and rate of return analysis described in more detail above show that the option of investing in the renovation of the existing building could be considered a financial hardship for the owner when compared to the investment cost and rate of return on a new two story building on the subject site.

17.65.050(B)(8). *Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not,*

whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

APPLICANT'S RESPONSE: It appears that the cost of rehabilitation of the existing structure would outweigh its potential long-term economic value. Thus the building may, for a period of time, inhibit the overall improvement of the Downtown Historic District and detract from the owner's investment in the Taylor-Dale building.

It would be reasonable to document the building through photos and digital measurement and move forward with another solution which would better support the City's Historic District and the owners' investment in the neighboring landmark.

The remaining original brick embossed metal siding will be saved for both preservation and educational purposes but not be reused as an exterior finish.

Additional Responses from Applicant (provided in Certificate of Approval for Demolition application question responses):

The structure at 618 NE Third Street is unsafe and misclassified as an historic resource. It does not comply with the stated goals and policies of the Comprehensive Plan and Design Standards and Guidelines for McMinnville's Downtown. It stands in the way of a more economical, more meaningful, more compliant structure on a historically significant site.

FINDING: SATISFIED WITH CONDITION #1. The City concurs with the applicant's findings, based on the findings for the other applicable and satisfied review criteria described in more detail above. A condition of approval is included to require that a minimum of 20 digital photos be provided of both the interior and the exterior of the building to document the existing structure prior to its demolition.

17.65.050 Demolition, Moving, or New Construction. [...]

- D. The Historic Landmarks Committee shall hold a public hearing to consider applications for the demolition or moving of any resource listed on National Register consistent with the procedures in Section 17.72.120 of the McMinnville Zoning Ordinance.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The Historic Landmarks Committee held a duly noticed public hearing to review the requested demolition of a building located on a property that is listed on the National Register of Historic Places. The procedural requirements of Section 17.72.120 were satisfied, as described in more detail in Section V (Findings of Fact - Procedural Findings) of this Decision Document.

17.65.070 Public Notice.

- A. After the adoption of the initial inventory, all new additions, deletions, or changes to the inventory shall comply with subsection (c) of this section.
- B. Any Historic Landmark Committee review of a Certificate of Approval application for a historic resource or landmark shall comply with subsection (c) of this section.
- C. Prior to the meeting, owners of property located within 300 feet of the historic resource under consideration shall be notified of the time and place of the Historic Landmarks Committee meeting and the purpose of the meeting. If reasonable effort has been made to notify an owner, failure of the owner to receive notice shall not impair the validity of the proceedings

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Notice of the Historic Landmarks Committee's consideration of the Certificate of Approval application was mailed to property owners located within 300 feet of the historic resource. A copy of the written notice provided to property owners is on file with the Planning Department.

CD



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

503-434-7311

www.mcminnvilleoregon.gov

DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF NEW CONSTRUCTION ON A HISTORIC SITE LOCATED AT 618 NE THIRD STREET

DOCKET: HL 3-19 (Certificate of Approval for New Construction)

REQUEST: Approval of new construction of a two-story building on a historic site located in the McMinnville Downtown Historic District and listed on the McMinnville Historic Resources Inventory. Based on a concurrent request to amend the Historic Resources Inventory, the property that the new building would be constructed upon is designated as a Significant historic resource on the Historic Resources Inventory.

LOCATION: 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.

ZONING: C-3 (General Commercial)

APPLICANT: Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: June 27, 2019

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: July 25, 2019, Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

PROCEDURE: An application for a Certificate of Approval for New Construction is processed in accordance with the procedures in Section 17.65.050 of the McMinnville Municipal Code.

CRITERIA: The applicable criteria for a Certificate of Approval for New Construction are specified in Section 17.65.050(B) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

APPEAL: As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning Commission within fifteen (15) days of the date written notice of decision is mailed. The City's

Attachments:

Attachment 1 – Application and Attachments

final decision is subject to a 120 day processing timeline, including resolution of any local appeal.

COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; Northwest Natural Gas; and Oregon Department of Transportation. Their comments are provided in this document.

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied and **APPROVES** the Certificate of Approval for New Construction (HL 3-19).

RECOMMENDATION: APPROVAL

Planning Staff: _____
Chuck Darnell, Senior Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

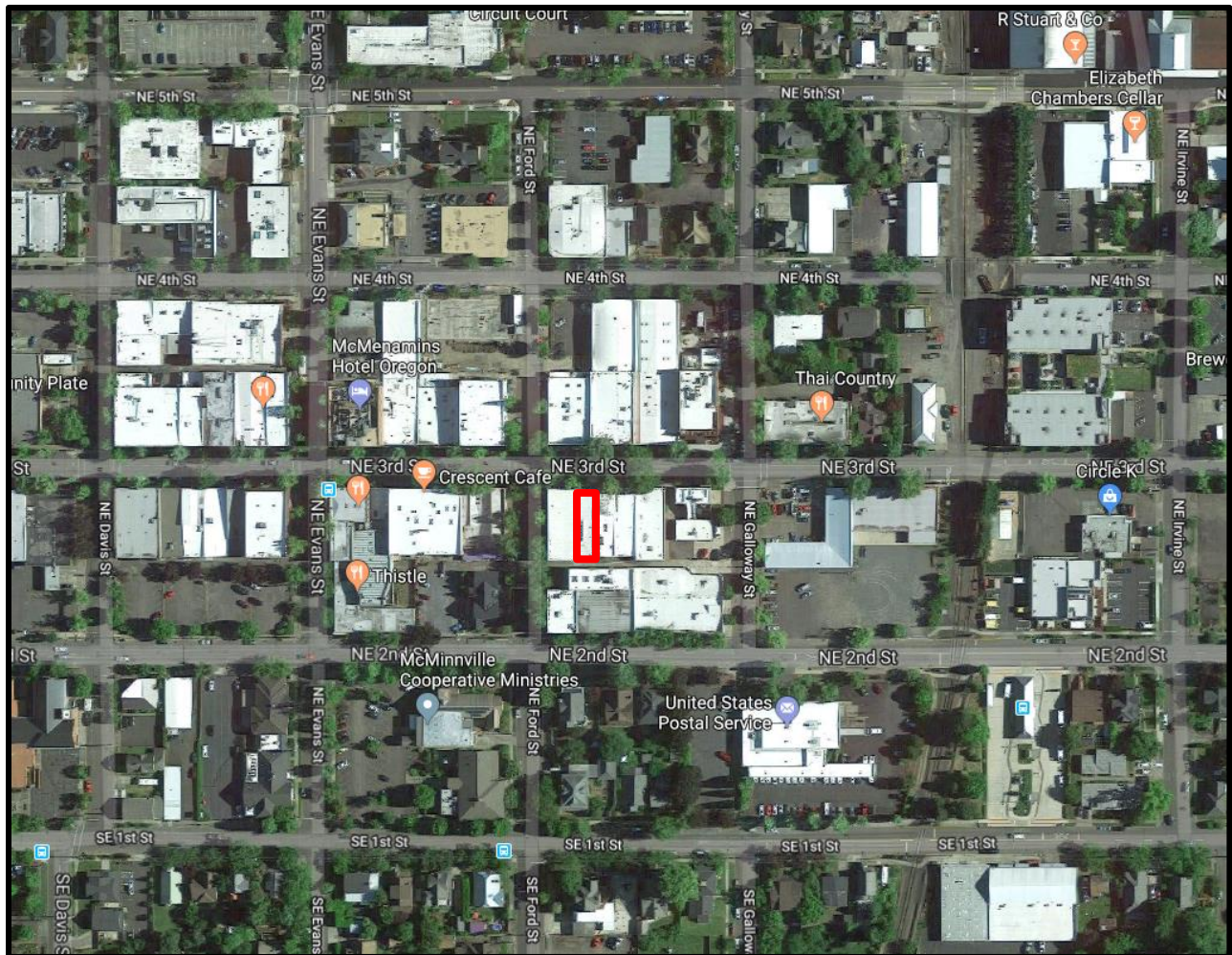
I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the history of the subject site(s) and the request(s) under consideration. Staff has found the information provided to accurately reflect the current land use requests and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff's comments.

Subject Property & Request

The subject property is located at 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map



The existing building on the subject property was listed on the Historic Resources Inventory as a Contributory resource (resource number C 866.1). Based on a concurrent Historic Resources Inventory Amendment application submitted together with the Certificate of Approval for New Construction application, the building was removed from the Historic Resources Inventory and the site that the new building would be located upon is now designated as a Significant historic resource on the Historic Resources Inventory. The property is also classified as a Primary Significant Contributing property in the McMinnville Downtown Historic District that is listed on the National Register of Historic Places. However, that classification was based on the previous building that was located on the property, which

Attachments :

Attachment 1 – Application and Attachments

was requested to be demolished as a concurrent application with this Certificate of Approval for New Construction application.

The applicant provided an overview of their proposal and project in the application narrative, which is as follows:

“It is proposed to remove the existing structure at 618 NE Third Street and replace it with a two story structure which recalls the original structure on that site.

The new structure will take advantage of the improvements currently being made to the adjacent Taylor-Dale building which include a full seismic upgrade, a fire protection system, new electrical and mechanical systems, building services, and improvements for accessibility and egress.

The second floor will have two additional Vacation Rental by Owner (VRBO) units. The ground floor will be a commercial use, currently planned as a small restaurant.

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The facade of the new construction will match the ground floor and cornice of the structure that was built there in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor facade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The new storefront facade will reflect the original tripartite configuration, with a central recessed entry, two lightly-constructed shop window bays with a lower base course and upper transom windows. In its new/original form, the facade will comply with the current Downtown Design Guidelines, where the existing structure falls short.”

The proposed new construction is identified in the submitted renderings and elevations below:







The Certificate of Approval for New Construction request was submitted for review concurrently with three other land use applications, as allowed by Section 17.72.070 of the MMC. The requested new construction is being reviewed concurrently with a Historic Resources Inventory Amendment, Certificate of Approval for Demolition, and Downtown Design Review for New Construction to ultimately amend the Historic Resources Inventory classification of the subject site, allow for the demolition of the existing building on the subject property, and allow for the construction of a new building in its place that meets the applicable Downtown Design Standards and Guidelines. The Certificate of Approval for New Construction request is being reviewed following the review and decision on the Historic Resources Inventory Amendment and Certificate of Approval for Demolition requests.

Attachments :

Attachment 1 – Application and Attachments

Background

The property was originally surveyed in 1980, which is the date that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources Inventory sheet (resource number C866.1) for the subject property. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The McMinnville Downtown Historic District, which includes the subject property, was listed on the National Register of Historic Places on September 14, 1987.

The Historic Resources Inventory and National Register of Historic Places nomination form both list the existing building as being constructed in 1908. The National Register of Historic Places nomination form lists that alterations to the building occurred in 1926 and 1981, with the 1981 alteration being identified as “moderate”. The applicant has conducted further research into the history of the existing building and the subject site, and has identified some issues with the descriptions and classifications of the property and the years of construction. The applicant has prepared a report that they believe provides a more accurate representation of the history of the existing building and subject site. That report, which is titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR” is included as an attachment to this decision document. A more detailed description of the history of the subject site and building, as described by the applicant in the report, will be provided in the Conclusionary Findings in Section VII below.

Summary of Criteria & Issues

The application (HL 3-19) is subject to Certificate of Approval for New Construction review criteria in Section 17.65.050(B) of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The specific review criteria for Certificate of Approval for Demolition requests, in Section 17.65.050(B) of the McMinnville Zoning Ordinance, require the Historic Landmarks Committee to base each decision on the following criteria:

1. The City’s historic policies set forth in the comprehensive plan and the purpose of this ordinance;
2. The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;
3. The value and significance of the historic resource;
4. The physical condition of the historic resource;
5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
6. Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;
7. Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource’s preservation; and
8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

The applicant has provided findings to support the request for a Certificate of Approval for Demolition. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

None.

III. ATTACHMENTS:

1. HL 3-19 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:**Agency Comments**

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. The following comments were received:

- McMinnville Engineering Department

No comments.

- McMinnville Building Department

After review of the items you highlighted, I believe all to be accurate but there is also a degree of judgement involved when determining feasibility. The building code “trigger” for a seismic upgrade is when the occupant load increases to 300 in this case which may not occur. That means a code required seismic upgrade may not be necessary but practically speaking it is wise.

McMinnville will someday be impacted by a significant quake and the building has really no chance of surviving, even in a ruined condition. It will likely be flat and if it does not immediately collapse, it will negatively affect the neighboring buildings due to the lack of separation.

Structurally, almost anything is possible but the cost probably makes it infeasible. The structural engineer makes a similar point.

- McMinnville Fire Department

We have no issues with this proposal. It is already noted that they plan on a fire protection system throughout.

- McMinnville Water and Light

MW&L has no comments at this time.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. Notice of the public hearing was also provided in the News Register on Tuesday, July 16, 2019. As of the date of the Historic Landmarks Committee public hearing on July 25, 2019, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC, submitted the Certificate of Approval application (HL 3-19) on June 12, 2019.
2. The application was deemed complete on June 27, 2019. Based on that date, the 120 day land use decision time limit expires on December 24, 2019.
3. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

4. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on Friday, July 5, 2019.
5. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was published in the News Register on Tuesday, July 16, 2019, in accordance with Section 17.72.120 of the Zoning Ordinance. The Certificate of Approval for New Construction does not require notification of the public hearing, but because the application was submitted concurrently with three other land use applications, all four applications are reviewed under the hearing procedure that affords the most opportunity for public hearing and notice, per Section 17.72.070 of the Zoning Ordinance.
6. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
7. On July 25, 2019, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 2,350 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** Downtown Design Standards Area (per Section 17.59.020(A) of the Zoning Ordinance); Reduced Off-Street Parking Requirements Area (per Section 17.60.100); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Retail Commercial
7. **Inventoried Significant Resources:**

- a. **Historic Resources:** Historic Resources Inventory – Resource Number B1147; Primary Significant Contributing property in the McMinnville Downtown Historic District.
 - b. **Other:** None
8. **Other Features:** The site is generally flat, and is fully developed. There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
- a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The site is adjacent to NE Third Street, which is identified as a major collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for major collector streets as 74 feet. The right-of-way width adjacent to the subject site is only 60 feet, but the site is fully developed and within an area with historic buildings constructed up to the property line. Therefore, no right-of-way dedication is required during the course of development of the properties adjacent to NE Third Street. The site is also bounded on the south by a public right-of-way in the form of a 10 foot wide alleyway.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Certificate of Approval for New Construction are specified in Section 17.65.050(B) of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. “Proposals” specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

APPLICANT’S RESPONSE: 618 NE Third Street can be considered a significant site, but not a contributing structure.

A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water and Light Commissioner, in the 1909 directory.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire began his employment with McMinnville Power & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property was sold by the widowed, Sarah Fletcher to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney. Later, the building was incorporated into the adjacent Taylor Hardware business, at 608 SW Third Street. The heirs of Hagerty and Toney sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the attached circa 1920 streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls and roof were removed, and a new roof was built, extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to match the height of a regraded graded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions was modified afterward to reestablish a stairway allowing egress from the second floor of the two story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and a large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

The original building on the site was much more the model for buildings in the Downtown Historic District when compared through the lens of the adopted design criteria. The current façade does not meet the following design criteria of section 17.59.050,B,(3):

b. A bulkhead at the street level: Sub-RESPONSE: There is no bulkhead for half of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is distinguished from the wall finish by neither material, finish, color, nor design.

d. A recessed entry and transom with transparent door; Sub-Response: The entry is not recessed. The original entry was recessed.

e. Decorative cornice or cap at the roofline. Sub-Response: There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy. The original façade had a molded cornice and finials.

17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-RESPONSE: The primary entrance to the building is not recessed. The entrances to the original building and the proposed building was and will be recessed.

17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-RESPONSE: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-RESPONSE: The existing storefront has no base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District as a whole.

The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly-crafted, and under-funded work.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the research and evidence provided in the history report attached to the application materials support the proposed new construction and its relationship to the historic significance of the subject site. The details of the proposed new construction will be described in more detail in findings for applicable Certificate of Approval for New Construction review criteria below.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND

ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The process for a Certificate of Approval for New Construction provides an opportunity for citizen involvement throughout the process through the public notice and the public hearing process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

17.65.050 Demolition, Moving, or New Construction. The property owner shall submit an application for a Certificate of Approval for the demolition or moving of a historic resource, or any resource that is listed on the National Register for Historic Places, or for new construction on historical sites on which no structure exists. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Historic Landmarks Committee shall meet within thirty (30) days of the date the application was deemed complete by the Planning Department to review the request. A failure to review within thirty (30) days shall be considered as an approval of the application.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The applicant, who is representing the property owner, filed an application and request for approval of proposed new construction that would be located on a site that is designated as a Significant resource on the Historic Resources Inventory. The subject property is also listed as a Primary Significant Contributing property within the Downtown Historic District that is listed on the National Register of Historic Places. The application was

reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

17.65.050 Demolition, Moving, or New Construction. [...]

B. The Historic Landmarks Committee shall base its decision on the following criteria:

17.65.050(B)(1). *The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

APPLICANT'S RESPONSE: The applicant's response to the historic policies in the Comprehensive Plan are provided in the Applicant's Response to the applicable Comprehensive Plan goals and policies above.

The Purposes of the Ordinance 17.65 Historic Preservation:

Ordinance Purpose A: Stabilize and improve property values through restoration efforts;

FINDING: The owners contemplate a substantial investment in the property at 618 NE 3rd Avenue, one which will add vitality to the historic district, and support the investment already made historic building at 608 NE Third Street.

Ordinance Purpose B: Promote the education of local citizens on the benefits associated with an active historic preservation program;

FINDING: The history of McMinnville is a story of good people with foresight and business acumen acting together to build a community. Those people built alliances and institutions and left behind artifacts, many of which are focused on Downtown McMinnville's NE Third Street, its commercial axis. The properties at 608 and 618 NE Third Street tell the stories of Sarah A. and James L. Fletcher, of A.L. Jameson, Milton McGuire, and the Taylor-Dale families. The current owners are in the process of restoring the Taylor-Dale Building, a valued piece of architecture, at 608 NE Third Street and propose to honor another piece of history at 618 NE Third Street in a way which will economically support improvements at both addresses and the community's interest in the Downtown Historic District. This is being done with the care and foresight needed to sustain the artifacts and the stories for another 100 years.

Ordinance Purpose C: Foster civic pride in the beauty and noble accomplishments of the past;

FINDING: The project will use the image of an older building that once occupied the same site as a model to create a more pedestrian friendly, more elegant at the street level, and more economically viable contribution to the city. It will reflect the architecture when it was occupied by the Standard Electric Co. and Milt McGuire. McGuire was the management force which pushed McMinnville Water & Light into the modern age of electricity.

Ordinance Purpose D: Protect and enhance the City's attractions for tourists and visitors; and

FINDING: The new façade, a reflection of the original façade, will be more attractive and accessible to visitors. The ground floor use will be a key part of the experience of staying at the VRBO and in McMinnville. The second floor will provide two additional high-quality rooms for visitors.

Ordinance Purpose E: Strengthen the economy of the City.

FINDING: The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. A ground floor commercial use is proposed.

Linking this space with the VRBO now under construction will allow for the presentation of a high-quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.65.050(B)(2). *The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;*

APPLICANT'S RESPONSE: The reconstruction of the existing one story building and its north facade as a separate building would cost more than the proposed construction of the proposed two story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost of replicating the support systems for the one story free-standing structure tips the balance in favor of the two story addition. The return on investment would also be dramatic, for both the owner and the public. Two luxury vacation units would not exist in the single story building and the replicated supporting would lessen the amount of revenue generation space available. The 2-story option would be 86% of the cost of the 1 -story recreation of the existing facade and would be 5.4 to 6.2 times more productive than the 1 -story option.

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district, friendlier and more accessible at the pedestrian level, and more reflective of the original building on this site. The proposed action will gain the economic value of additional rooms without the associated costs of providing additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, more efficient use of the limited space available at the subject property, and greater economic gain for the community.

Additional Responses from Applicant (provided in Certificate of Approval for New Construction application question responses):

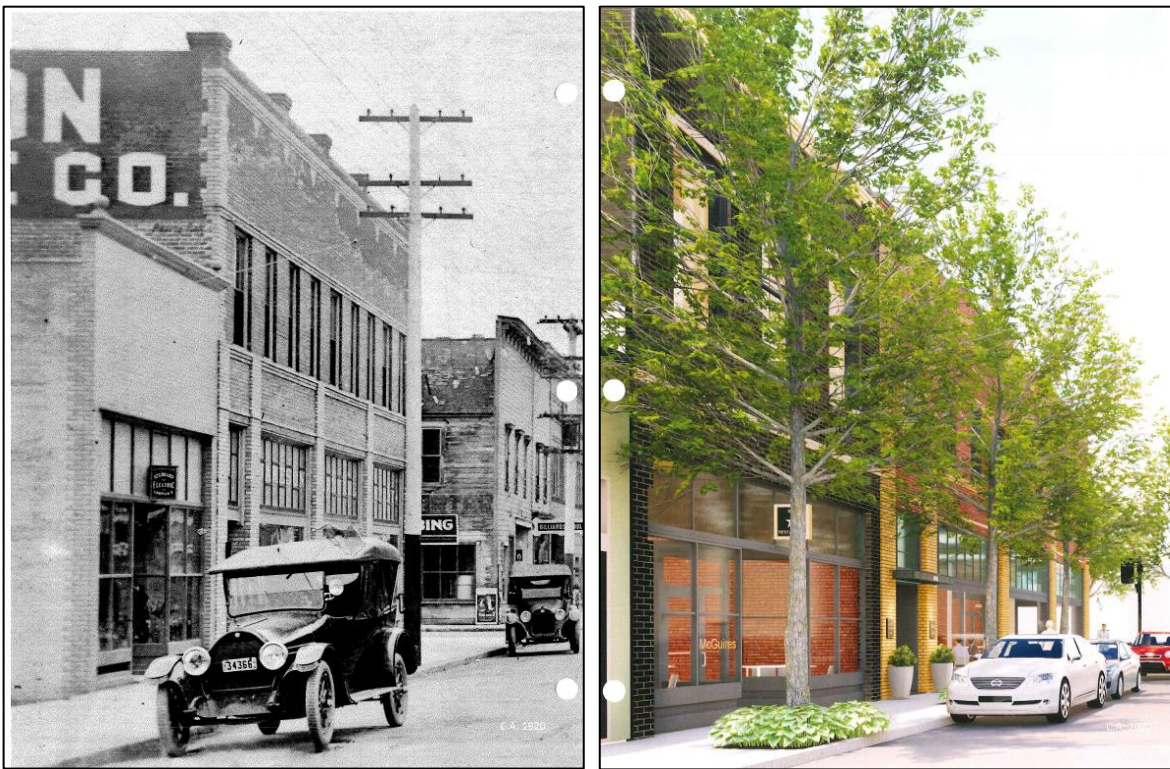
1. The existing building is mischaracterized as an historic resource. The site carries more significance than the building.
2. The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. Two second floor VRBO units and a ground floor commercial use are proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district. It will be more pedestrian friendly, more accessible, and more in tune with the original building when occupied by a person of significance to McMinnville's history. The proposed action will gain additional VRBO rooms without additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, and more efficient use of the limited space available at the subject property.

Retention of the existing structure would hamper the accommodation of a more economical use and detract from the investment made in the adjacent Taylor-Dale Building, a Distinctive Resource.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the historic resource in this scenario is the subject site, which is classified as a Significant resource on the Historic Resources Inventory, following the review and approval of the concurrent Historic Resources Inventory Amendment request. The proposed new construction is allowed only by means of the review and approval of the additional concurrent request to demolish the existing building located upon the subject site. Again, the site itself is the historic resource based on the original building on the site and the past significant people and businesses associated with the site.

The proposed new construction will include architectural features that mimic the original building that existed on the site, which results in reconstruction that carries forward some of the past history and significance of the subject site. The applicant has based the new building's design, particularly the storefront windows, recessed entrance, decorative cornice, and finials on a circa 1920 photograph of the original building. The circa 1920 photograph of the original building and a rendering of the proposed building design are provided below:



17.65.050(B)(3). *The value and significance of the historic resource;*

APPLICANT'S RESPONSE: The building as it originally existed was the home of Standard Electric Co. and its owner Milton McGuire. When McGuire joined McMinnville Water & Light in 1920, he led the power and electricity divisions and became the management force which pushed that organization and McMinnville into the modern age of electricity. Only some recycled, brick-embossed metal siding from that building survives today.

The proposed project intends to save the remaining embossed metal siding for preservation and educational purposes, but it will not be used as an exterior finish.

FINDING: SATISFIED. The City concurs with the applicant's findings. The applicant has provided evidence and documentation of the history of the site and the original building that

existed on the property, as well as the prominent people and business owners that were associated with the site. Those past prominent people and businesses, as described in the applicant's findings and the history report, along with the photographic evidence of the original building that was constructed during the period of development that represents the Primary Significant Contributing buildings in the McMinnville Downtown Historic District warranted the approval of the classification of the site as a Significant historic resource on the McMinnville Historic Resources Inventory.

Photographic evidence of the original building on the subject site is provided below:

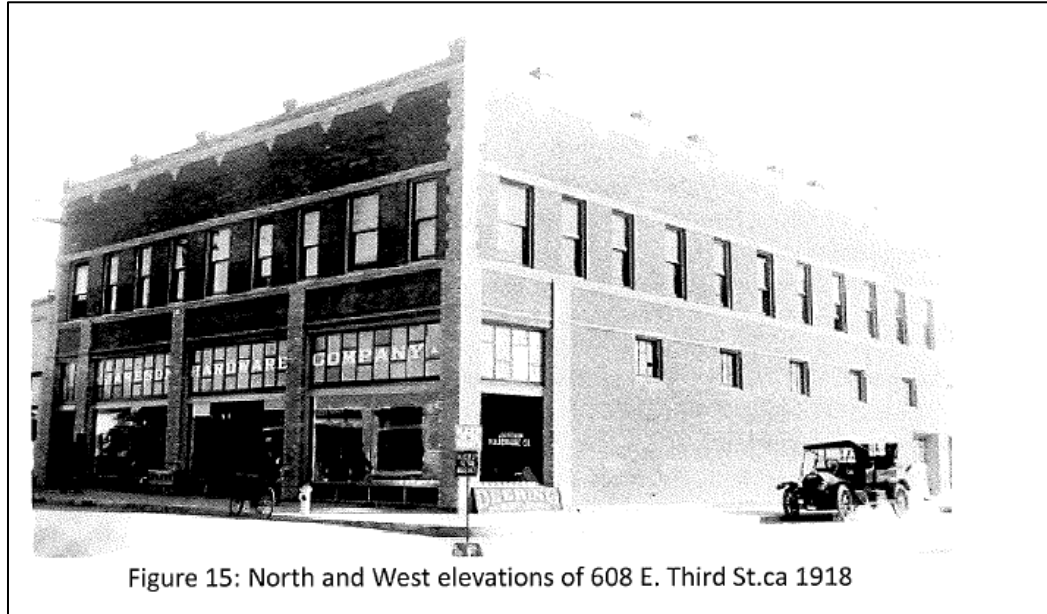


Figure 15: North and West elevations of 608 E. Third St.ca 1918



Figure 16: North facades of 618 and 608 3rd Street

"No 3 Main Street" Undated, Thought to be ca 1918-1920



Figure 20: Overview of McMinnville, 1927

17.65.050(B)(4). *The physical condition of the historic resource;*

APPLICANT'S RESPONSE: Currently the building is in poor condition. It has no east or west walls or lateral system in either direction. The plumbing and electrical systems are out of date and partially nonfunctional. The flat slab concrete floor is no longer flat. It is either sinking along the east and west sides or rising in the center. Photos are attached.

The building requires new roofing, but the condition of the roof structure is unknown.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it. If a major remodel is undertaken the roof will need to be trimmed away from the neighboring buildings and re-supported between two new east and west walls. It is difficult to see how these walls could be built without removing the existing roof structure entirely.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street facade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring facades by 3"- 4" minimum gap.

Attachments :

Attachment 1 – Application and Attachments

Additional Responses from Applicant (provided in Certificate of Approval for New Construction application question responses):

The street facade of the existing building is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street facade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring facades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. A letter from the structural engineer is attached.

The main entrance does not meet the accessible code. It appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street facade and exterior alley wall would need to be built. (A recreation of the existing Third Street facade would not meet the Downtown Design Standards and Guidelines.)

FINDING: NOT APPLICABLE. In the case of the property at 618 NE 3rd Street, concurrent land use application submittals resulted in the building not being classified as a historic resource on the Historic Resources Inventory, but only the site being classified as a Significant historic resource. Another concurrent request was made to demolish the existing building on the property. Therefore, the physical condition of the historic resource as it pertains to the proposed new construction is not applicable, because the historic resource is the site itself and would be vacant following the completion of the approved demolition of the building that did exist on the site.

17.65.050(B)(5). *Whether the historic resource constitutes a hazard to the safety of the public or its occupants;*

APPLICANT'S RESPONSE: The building is currently in poor condition. The plumbing and electrical systems are out of date and partially nonfunctional.

The street facade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street facade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring facades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. In this condition, the existing structure constitutes a risk to its occupants and those in the flanking buildings, and which are historically designated buildings themselves. A letter from the Structural Engineer is attached.

The main entrance does not meet accessible code. By observation, it appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out- swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street facade and exterior alley wall would need to be built. (A recreation of the existing Third Street facade would not meet the Downtown Design Standards and Guidelines.)

FINDING: NOT APPLICABLE. In the case of the property at 618 NE 3rd Street, concurrent land use application submittals resulted in the building not being classified as a historic resource on the Historic Resources Inventory, but only the site being classified as a Significant historic resource. Another concurrent request was made to demolish the existing building on the property. Therefore, the historic resource's potential to be a hazard to the public, as it pertains to the proposed new construction, is not applicable. The historic resources is the site itself and would be vacant following the completion of the approved demolition of the building that did exist on the site.

17.65.050(B)(6). *Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;*

APPLICANT'S RESPONSE: It is too early to determine if the current building will have an effect on the results of the pending Third Street Study.

It appears that the existing floor level was raised up to meet the street grade, which was raised after the original building was first constructed. However, the floor level is still low compared to the existing curb and street levels and this may inhibit a future regrading of Third Street.

Additional Responses from Applicant (provided in Certificate of Approval for Demolition application question responses):

Retaining the existing structure would be a detriment to the success of Taylor-Dale restoration project and an impediment to the revitalization of that block face of the Downtown Historic District.

FINDING: NOT APPLICABLE. In the case of the property at 618 NE 3rd Street, concurrent land use application submittals resulted in the building not being classified as a historic resource on the Historic Resources Inventory, but only the site being classified as a Significant historic resource. Another concurrent request was made to demolish the existing building on the property. Therefore, the historic resource's potential to be a deterrent to an improvement program, as it pertains to the proposed new construction, is not applicable. The historic resources is the site itself and would be vacant following the completion of the approved demolition of the building that did exist on the site.

17.65.050(B)(7). *Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and*

APPLICANT'S RESPONSE: The historic relevance lies with the site not the existing building.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it.

A full seismic upgrade could follow two approaches:

- 1) Treating 618 as a separate building and,
- 2) Tying 618 to 608 and using the lateral system installed in 608 to work for 618.

Using the first approach, remodeling the building as a structure separate from neighboring buildings at 608 and 620, the subject building would require its own lateral system. The roof would need to be held back from the neighboring buildings and re-supported between two new east and west fire rated walls. Those walls would need to be spaced away from the neighboring walls to allow for seismic drift of all three buildings. It is difficult to see how these walls could be built without removing the existing roof structure entirely. This approach would be a costly and yield precious little for the owner and the community.

The second approach, tying a new light-weight structure on the 618 site to the lateral system now being established for 608, is more promising.

- First, the code allows a 10% increase over the design load of the extant lateral system. This can be done with a light weight design/construction of the building at 618.
- Second, only one fire-rated wall needs to be drift protected, that to the east and adjacent to 620. This saves a great deal of cost.
- Third, the approach requires the addition of a second story in order to align the sloping roof planes with each other. This gains two additional units for tourist accommodation and leads to other economies. With the existing egress stairs and elevator shared, and utilities and service spaces not replicated, there is less cost, and more usable space can be gained on the 618 property.
- Fourth, the community gains a piece of architecture that is more in line with its design standards and economic expectations and more representative of the site's historical designation and the story of McMinnville and its builders.
- Fifth, it is estimated that the reconstruction of the existing 1-story building and its north facade as a separate building would cost 16% more than the proposed construction of the proposed 2-story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost in dollars and space of replicating the support

systems for the one story free-standing structure tips the balance in favor of the two-story addition.

- The return on investment would also differ dramatically for both the owner and the public. The 2-story option is estimated to bring in 5.4 to 6.2 times more revenue than the 1 -story option. Two luxury vacation units would not exist in the single story option lessening the economic ripple effect in the community. That broader effect has not been calculated.
- Given the cost and return projections, it is unclear if the 1 -story addition would be economically viable.

In short it appears that the cost of rehabilitating the existing structure outweighs the long- term potential economic and historical value of the existing structure. Thus the building may inhibit the overall improvement of the Downtown Historic district and detract from the owner's investment in the preservation of the Taylor-Dale building. It is difficult to see what would be gained by the community or the owner by restoring the existing facade. Additionally, restoration of the existing facade would not meet the Downtown Design Standards and Guidelines.

FINDING: NOT APPLICABLE. In the case of the property at 618 NE 3rd Street, concurrent land use application submittals resulted in the building not being classified as a historic resource on the Historic Resources Inventory, but only the site being classified as a Significant historic resource. Another concurrent request was made to demolish the existing building on the property. Therefore, there is no physical historic resource to retain during the completion of the proposed new construction. The historic resource is the site itself and would be vacant following the completion of the approved demolition of the building that did exist on the site. However, the applicant is proposing to mimic the original building that existed on the site, which results in reconstruction that carries forward some of the past history and significance of the subject site. This is described in more detail in the findings for Section 17.65.050(B)(2) and Section 17.65.050(B)(3) above.

17.65.050(B)(8). *Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.*

APPLICANT'S RESPONSE: It appears that the cost of rehabilitation of the existing structure would outweigh its potential long-term economic value. Thus the building may, for a period of time, inhibit the overall improvement of the Downtown Historic District and detract from the owner's investment in the Taylor-Dale building.

It would be reasonable to document the building through photos and digital measurement and move forward with another solution which would better support the City's Historic District and the owners' investment in the neighboring landmark.

The remaining original brick embossed metal siding will be saved for both preservation and educational purposes but not be reused as an exterior finish.

Additional Responses from Applicant (provided in Certificate of Approval for Demolition application question responses):

The structure at 618 NE Third Street is unsafe and misclassified as an historic resource. It does not comply with the stated goals and policies of the Comprehensive Plan and Design Standards and Guidelines for McMinnville's Downtown. It stands in the way of a more economical, more meaningful, more compliant structure on a historically significant site.

FINDING: NOT APPLICABLE. In the case of the property at 618 NE 3rd Street, concurrent land use application submittals resulted in the building not being classified as a historic resource on the Historic Resources Inventory, but only the site being classified as a Significant historic resource. Another concurrent request was made to demolish the existing building on the property. Therefore, there is no physical historic resource to retain during the completion of the proposed new construction. The historic resource is the site itself and would be vacant following the completion of the approved demolition of the building that did exist on the site.

CD



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF A NEW BUILDING AT 618 NE THIRD STREET WITHIN THE DOWNTOWN DESIGN AREA

DOCKET: DDR 2-19 (Downtown Design Review)

REQUEST: Approval of the exterior design of a proposed new mixed use building to be constructed on a property located within the Downtown Design area

LOCATION: 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.

ZONING: C-3 (General Commercial)

APPLICANT: Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: June 27, 2019

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: July 25, 2019, Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

PROCEDURE: An application for a Downtown Design Review is processed in accordance with the procedures in Section 17.59.030(A) of the McMinnville Municipal Code.

CRITERIA: The applicable criteria for a Downtown Design Review are specified in Section 17.59.040 of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

APPEAL: As specified in Section 17.59.030(E) of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning Commission within fifteen (15) days of the date written notice of decision is mailed. The City's final decision is subject to a 120 day processing timeline, including resolution of any local appeal.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department,

Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; Northwest Natural Gas; and Oregon Department of Transportation. Their comments are provided in this document.

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied with conditions and **APPROVES** the exterior design of the proposed new building at 618 NE 3rd Street (DDR 2-19).

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RECOMMENDATION: APPROVAL WITH CONDITIONS
 //////////////////////////////////////

Planning Staff: _____
 Chuck Darnell, Senior Planner

Date: _____

Planning Department: _____
 Heather Richards, Planning Director

Date: _____

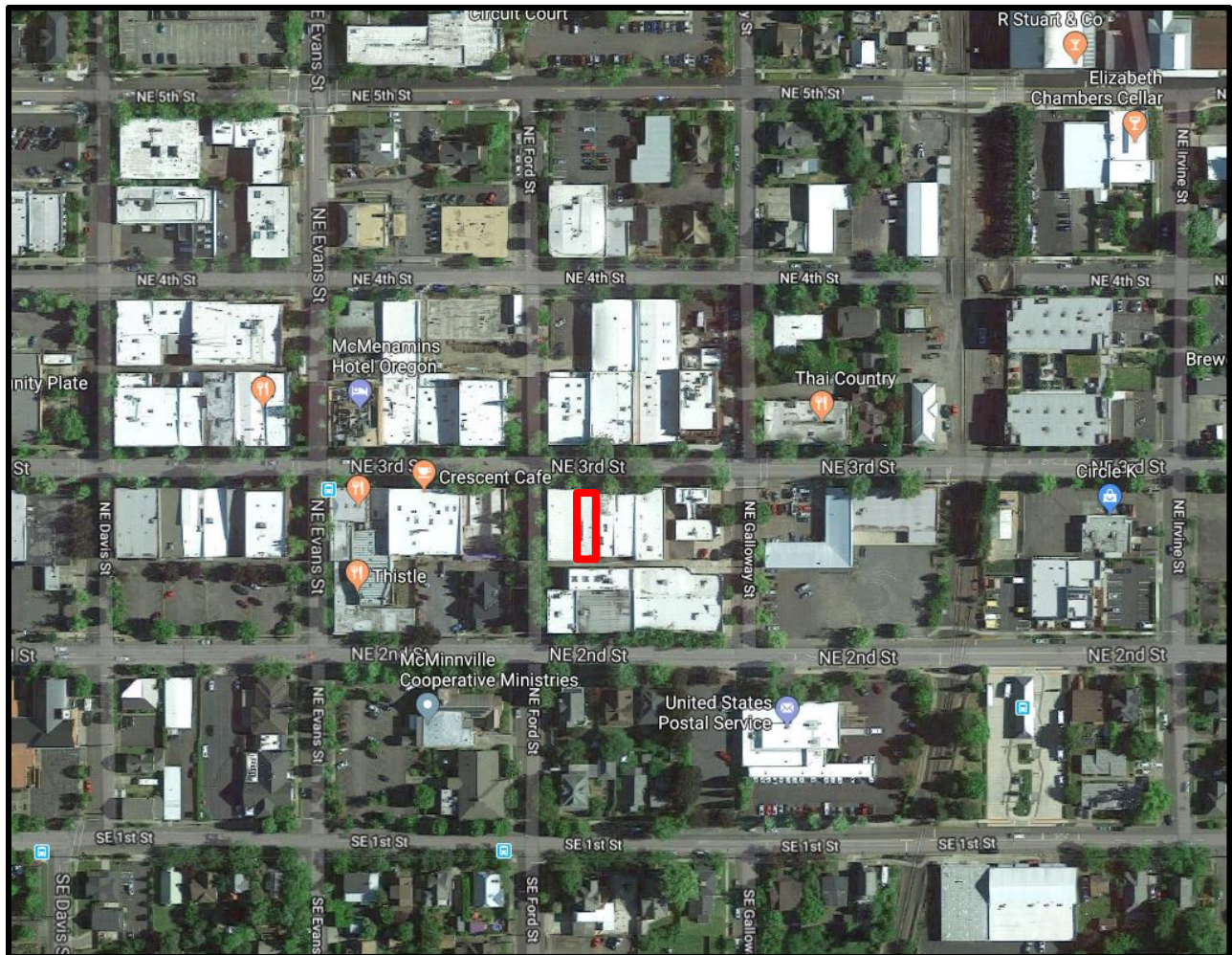
I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the history of the subject site and the request(s) under consideration. Staff has found the information provided to accurately reflect the current land use requests and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff's comments.

Subject Property & Request

The subject property is located at 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map



The existing building on the subject property was listed on the Historic Resources Inventory as a Contributory resource (resource number C 866.1). Based on a concurrent Historic Resources Inventory Amendment application submitted together with the Downtown Design Review application, the building was removed from the Historic Resources Inventory and the site that the new building would be located upon is now designated as a Significant historic resource on the Historic Resources Inventory. The property is also classified as a Primary Significant Contributing property in the McMinnville Downtown Historic District that is listed on the National Register of Historic Places. However, that classification

Attachments :

Attachment 1 – Application and Attachments

was based on the previous building that was located on the property, which was requested to be demolished as a concurrent application with this Downtown Design Review application.

The applicant provided an overview of their proposal and project in the application narrative, which is as follows:

“The proposed project will remove the existing building on the site and replace it with a building which replicates, to the extent possible, the storefront and molded cornice of the building as it appears in a photo taken circa 1920, with the addition of a second floor between the storefront and the cornice.

Lightweight construction and the addition of a second floor are necessary to take advantage of the lateral support system put in place with the restoration of the Taylor-Dale building at 608 NE Third Street. Building code allows a 10% increase to the design load for the lateral system. With the addition of a second floor at 618, its second floor and roof planes will match those of the Taylor-Dale building allowing the transfer lateral loading to the 608 restraints.

The addition will also take advantage of the infrastructure, circulation, accessibility, fire suppression system, egress, security, and other service improvements provided for the Taylor- Dale building. While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The facade of the new construction will match, as closely as possible, the ground floor and cornice of the structure built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor facade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The building will use thin brick which will mimic the original sheet metal siding which was embossed to mimic brick. The building will be carefully detailed to have the appearance of standard sized brick. The cornice moldings and finials will likely be zinc coated copper sheet metal. The storefront mullions and front door will be painted wood. The front door will be offset within the recessed entry in order to achieve accessible clearances. The exposed portions of the east facade and the rear facade will be either stucco or painted cementitious board. Window openings will be double glazed. The alley walls will have metal plate reinforcement of the corners and walls as per drawings 2 & 3/SD-4, and painted metal doors.”

An elevation and rendering of the proposed new building are provided below:



Attachments :

Attachment 1 – Application and Attachments



Background

The property was originally surveyed in 1980, which is the date that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources Inventory sheet (resource number C866.1) for the subject property. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The McMinnville Downtown Historic District, which includes the subject property, was listed on the National Register of Historic Places on September 14, 1987.

The Historic Resources Inventory and National Register of Historic Places nomination form both list the existing building as being constructed in 1908. The National Register of Historic Places nomination form lists that alterations to the building occurred in 1926 and 1981, with the 1981 alteration being identified as “moderate”. The applicant has conducted further research into the history of the subject site, and has identified some issues with the descriptions and classifications of the property and the years of construction. The applicant has prepared a report that they believe provides a more accurate representation of the history of the subject site. That report, which is titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR” is included as an attachment to this decision document. The proposed new building was designed to be consistent with the original building that existed on the subject site up to at least 1928. A more detailed description of the history of the subject site and building, as described by the applicant in the report, will be provided in the Conclusionary Findings in Section VII below.

Summary of Criteria & Issues

The Downtown Design Review request was submitted for review concurrently with three other land use applications, as allowed by Section 17.72.070 of the MMC. The requested new construction is being reviewed concurrently with a Historic Resources Inventory Amendment, Certificate of Approval for Demolition, and Certificate of Approval for New Construction to ultimately amend the Historic Resources Inventory classification of the subject site, allow for the demolition of the existing building on the subject property, and allow for the construction of a new building in its place that meets the applicable Downtown Design Standards and Guidelines. The Downtown Design Review request is being reviewed following the review and decision on the Historic Resources Inventory Amendment, Certificate of Approval for Demolition, and Certificate of Approval for New Construction requests.

Attachments :

Attachment 1 – Application and Attachments

The application (DDR 2-19) is subject to review criteria in Section 17.59.040 of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The applicant has provided findings to support the request for a Certificate of Approval for Demolition. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the applicant shall include window details in the construction plans submitted for building permit review that depict how all of the windows on the building will be recessed.
2. That the applicant shall provide samples or examples of the exterior building colors to the Planning Department for review and approval by the Planning Director prior to application on the building.
3. That based on the building frontage of 24 linear feet, the flag sign to be mounted on the building shall not exceed 36 square feet in area. The flag sign shall be mounted in the location shown on the plans and renderings provided with the Downtown Design Review application.

III. ATTACHMENTS:

1. DDR 2-19 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. The following comments were received:

- McMinnville Engineering Department

No comments.

- McMinnville Building Department

After review of the items you highlighted, I believe all to be accurate but there is also a degree of judgement involved when determining feasibility. The building code “trigger” for a seismic upgrade is when the occupant load increases to 300 in this case which may not occur. That means a code required seismic upgrade may not be necessary but practically speaking it is wise.

McMinnville will someday be impacted by a significant quake and the building has really no chance of surviving, even in a ruined condition. It will likely be flat and if it does not immediately collapse, it will negatively affect the neighboring buildings due to the lack of separation.

Structurally, almost anything is possible but the cost probably makes it infeasible. The structural engineer makes a similar point.

- McMinnville Fire Department

We have no issues with this proposal. It is already noted that they plan on a fire protection system throughout.

- McMinnville Water and Light

MW&L has no comments at this time.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. Notice of the public hearing was also provided in the News Register on Tuesday, July 16, 2019. As of the date of the Historic Landmarks Committee public hearing on July 25, 2019, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC, submitted the Downtown Design Review application (HL 3-19) on May 15, 2019.
2. The application was deemed incomplete on June 5, 2019. A revised application submittal, including items that were requested by the Planning Department to deem the application complete, was provided on June 12, 2019.
3. The application was deemed complete on June 27, 2019. Based on that date, the 120 day land use decision time limit expires on December 24, 2019.
4. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

5. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on Friday, July 5, 2019.
6. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was published in the News Register on Tuesday, July 16, 2019, in accordance with Section 17.72.120 of the Zoning Ordinance. The Downtown Design Review application does not require notification of the public hearing, but because the application was submitted concurrently with three other land use applications, all four applications are reviewed under the hearing procedure that affords the most opportunity for public hearing and notice, per Section 17.72.070 of the Zoning Ordinance.
7. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
8. On July 25, 2019, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

Attachments :

Attachment 1 – Application and Attachments

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 2,350 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** Downtown Design Standards Area (per Section 17.59.020(A) of the Zoning Ordinance); Reduced Off-Street Parking Requirements Area (per Section 17.60.100); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Retail Commercial
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number B1147. Primary Significant Contributing property in the McMinnville Downtown Historic District.
 - b. **Other:** None
8. **Other Features:** There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The site is adjacent to NE Third Street, which is identified as a major collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for major collector streets as 74 feet. The right-of-way width adjacent to the subject site is only 60 feet, but the site is fully developed and within an area with historic buildings constructed up to the property line. Therefore, no right-of-way dedication is required during the course of development of the properties adjacent to NE Third Street. The site is also bounded on the south by a public right-of-way in the form of a 10 foot wide alleyway.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Downtown Design Review request are specified in Section 17.59.040 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMinnville.

APPLICANT'S RESPONSE: 618 NE Third Street can be considered a significant site, but not a contributing structure.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which was first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire began his employment with McMinnville Power & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the, circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street facade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street facade which was recycled beside the rear stairway and on a large sliding door off the alley.

The current building has no architectural merit or clearly identifiable style. The national inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous. The stepped eave and stucco finish are clumsy attempts to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront facade with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel. The existing north street facade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and under-funded work.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the research and evidence provided in the history report attached to the application materials support the proposed new construction and its relationship to the historic significance of the subject site.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The process for Downtown Design Review for New Construction provides an opportunity for citizen involvement throughout the process through the public notice and the public hearing process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

17.59.020 Applicability.

- A. The provisions of this Chapter shall apply to all lands located within the area bounded to the west by Adams Street, to the north by 4th Street, to the east by Kirby Street, and to the south by 1st Street. Lands immediately adjacent to the west of Adams Street, from 1st Street to 4th Street, are also subject to the provisions of this Chapter.
- B. The provisions of this ordinance shall apply to the following activities conducted within the above described area:
 - 1. All new building construction;
 - 2. Any exterior building or site alteration; and,
 - 3. All new signage.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The subject site is located in the Downtown Design area. The proposal includes new building construction, so the provisions of the Downtown Design Standards and Guidelines chapter are applicable. Findings for the proposed new construction's consistency with the applicable requirements of the Downtown Design Standards and Guidelines chapter are provided below.

17.59.030 Review Process.

- A. An application for any activity subject to the provisions of this ordinance shall be submitted to the Planning Department and shall be subject to the procedures listed in (B) through (E) below.
- B. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The application shall include the following information:
 - 1. The applicant shall submit two (2) copies of the following information:
 - a. A site plan (for new construction or for structural modifications).
 - b. Building and construction drawings.
 - c. Building elevations of all visible sides.
 - 2. The site plan shall include the following information:
 - a. Existing conditions on the site including topography, streetscape, curbcuts, and building condition.
 - b. Details of proposed construction or modification to the existing structure.
 - c. Exterior building elevations for the proposed structure, and also for the adjacent structures.
 - 3. A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
 - 4. Photographs of the subject site and adjacent property.

5. Other information deemed necessary by the Planning Director, or his/her designee, to allow review of the applicant's proposal. The Planning Director, or his/her designee, may also waive the submittal of certain information based upon the character and complexity (or simplicity) of the proposal.
- C. Review Process
1. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The Planning Director shall review the application and determine whether the proposed activity is in compliance with the requirements of this ordinance.
 2. The Planning Director may review applications for minor alterations subject to the review criteria stated in Section 17.59.040. The Historic Landmarks Committee shall review applications for major alterations and new construction, subject to the review criteria stated in Section 17.59.040. It shall be the Planning Director's decision as to whether an alteration is minor or major.
 3. Notification shall be provided for the review of applications for major alterations and new construction, subject to the provisions of Section 17.72.110.
 - a. The Historic Landmarks Committee shall meet within 30 (thirty) days of the date the application was deemed complete by the Planning Department. The applicant shall be notified of the time and place of the review and is encouraged to be present, although their presence shall not be necessary for action on the plans. A failure by the Planning Director or Historic Landmarks Committee, as applicable, to review within 30 (thirty) days shall be considered an approval of the application.
 - b. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity to be in compliance with the provisions of this ordinance, they shall approve the application.
 - c. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity in noncompliance with the provisions of this ordinance, they may deny the application, or approve it with conditions as may be necessary to bring the activity into compliance with this ordinance.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The applicant submitted an application as required, and the application was reviewed by the Historic Landmarks Committee as it consists of new construction. Notification was provided to property owners within 300 feet of the subject site, which exceeds the distance required by Section 17.72.110. However, the application was submitted concurrently with three other land use applications, so all four applications are reviewed under the hearing procedure that affords the most opportunity for public hearing and notice, per Section 17.72.070 of the Zoning Ordinance. The other three land use applications required a 300 foot notification distance, which was used for the Downtown Design Review application as well.

17.59.040 Review Criteria

- A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:
1. The City's historic preservation policies set forth in the Comprehensive Plan;
 2. If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2); and

APPLICANT'S RESPONSE: The applicant's response to the historic policies in the Comprehensive Plan are provided in the Applicant's Response to the applicable Comprehensive Plan goals and policies above.

The project will honor the site and the significant person that occupied the site by rebuilding the storefront and cornice of the building that stood there when the site was occupied by Milton H. McGuire. It will help memorialize his contribution to an institution important to the success of McMinnville.

The added second floor will be in the style of the building when occupied by Mr. McGuire.

The project will be a model for new construction in the historic district in its compliance with the adopted design guidelines for the downtown historic district. It will fit into the architecture of the district.

The project will engage pedestrians with the use inside the building.

The project will be an historical education resource within the district and engage visitors with the town. It will add meaning to the built environment and a specific site.

The project will help memorialize a significant person and organization in McMinnville's past.

The project will support the economic success of the restored Taylor-Dale building and add to the economy of the district.

The project will both attract and accommodate additional visitors to the City.

FINDING: SATISFIED. The City concurs with the applicant's findings. The City adds that the standards and guidelines contained in Section 17.65.060(2) are also applicable because the subject site is classified as a Significant resource on the Historic Resources Inventory, based on the review and approval of the concurrent land use application submitted by the applicant for a Historic Resources Inventory Amendment.

The standards and guidelines in Section 17.65.060(2), and findings for those standards, are provided below:

- a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

Finding: The subject site, which is classified as a historic resource, contained a building but a concurrent request was made to demolish the existing building on the property. Therefore, the subject site would be vacant following the completion of the approved demolition of the building that did exist on the site, so there would be no distinctive materials or features to retain. The proposed new construction is designed to incorporate architectural features that mimic the original building that existed on the site, which results in reconstruction that carries forward some of the past history and significance of the subject site.

- b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Finding: As stated above, the proposed new construction is designed to incorporate architectural features that mimic the original building that existed on the site, which results in reconstruction that carries forward some of the past historical character of the subject site.

- c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Finding: The subject site, which is classified as a historic resource, contained a building but a concurrent request was made to demolish the existing building on the property. Therefore, the subject site would be vacant following the completion of the approved demolition of the building that did exist on the site, so there would be no historically significant materials or features to retain or protect during the proposed new construction.

- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Finding: There are no known archeological resources on the subject site.

- i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.

Finding: The most applicable treatment within the Secretary of the Interior's Guidelines for Historic Preservation is the Reconstruction treatment, which is defined as follows:

"The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

The Standards for Reconstruction, as documented in the Secretary of the Interior's Guidelines for Historic Preservation, are as follows:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on

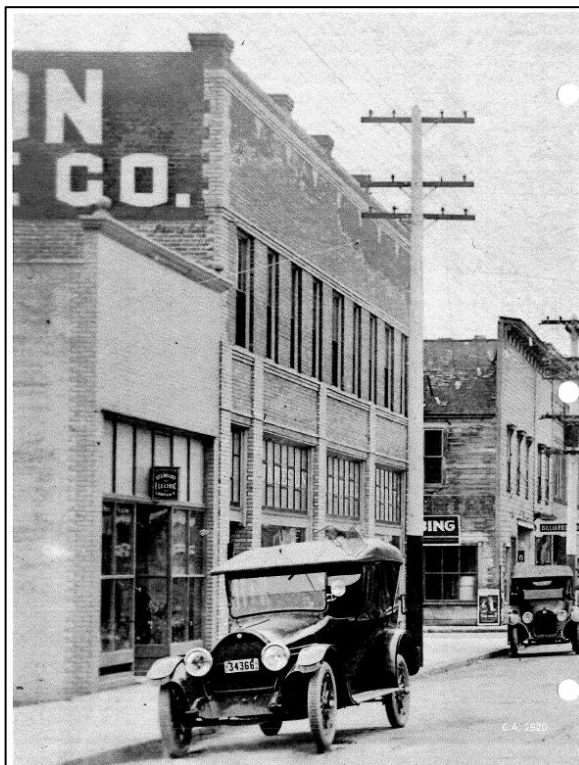
conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

The proposed new construction is consistent with the Standards for Reconstruction. The applicant has designed the new building to incorporate architectural features that mimic the original building that existed on the site, which results in reconstruction that carries forward some of the past history and significance of the subject site. The applicant has conducted further research into the history of the subject site, and has prepared a report that they believe provides a more accurate representation of the history of the existing building and subject site. That report, which is titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR” is included as an attachment to this decision document. That report contains evidence of the original building that existed on the site, and that evidence was used by the applicant, to the extent possible based on the available information, to inform the design of the new building. The applicant has based the new building’s design, particularly the storefront windows, recessed entrance, decorative cornice, and finials on a circa 1920 photograph of the original building.

While these features are intended to be recreated and mimic the original building that existed on the site, the building contains other features that ensure that it is clearly identified as a contemporary re-creation. The new building is proposed to include a second story, which did not exist on the original building. The second story will have a repetitive window pattern and similar massing to adjacent buildings, along with other architectural features included to meet applicable Downtown Design Standards that will be discussed in more detail below.

The circa 1920 photograph of the original building and a rendering of the proposed building design are provided below:



Attachments :

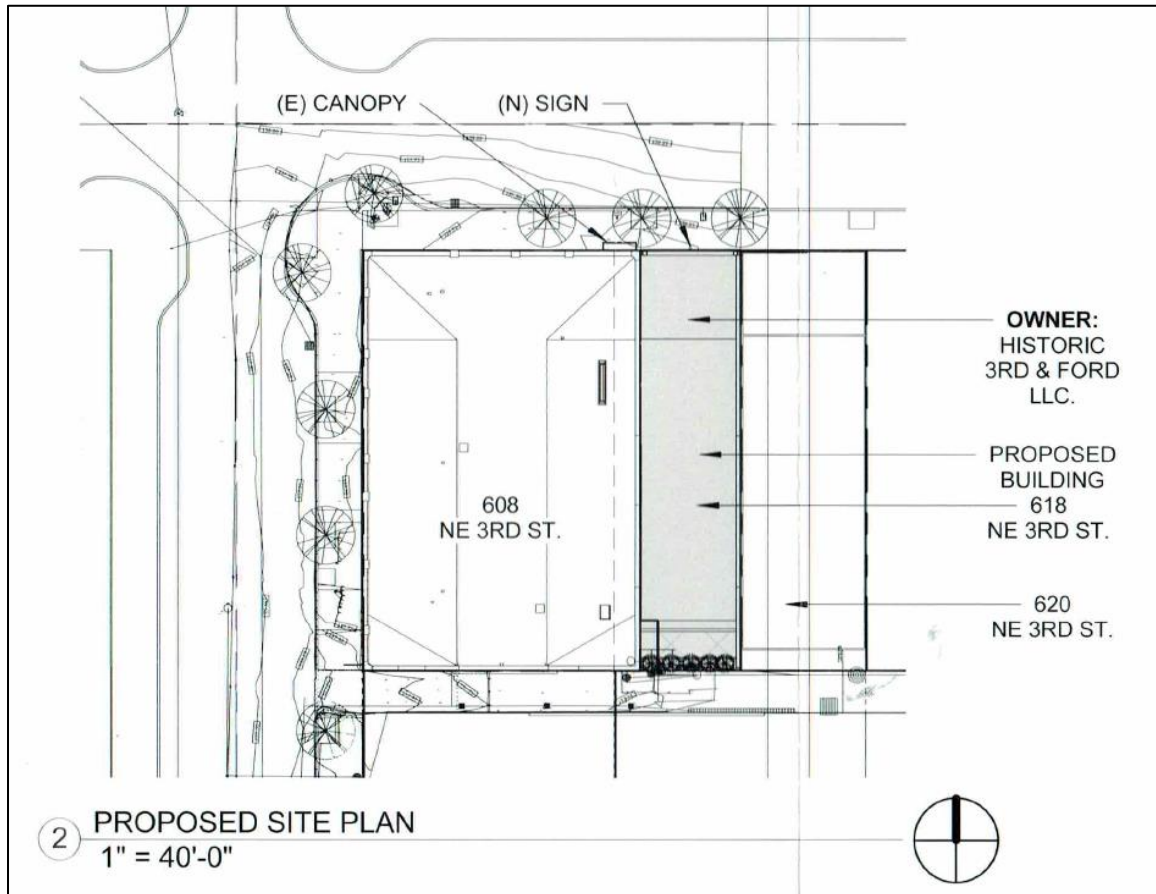
Attachment 1 – Application and Attachments

17.59.050 Building and Site Design.**A. Building Setback.**

1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.

APPLICANT'S RESPONSE: With the exception of recessed doorways, the structure will be built to the sidewalk and rear property lines.

FINDING: SATISFIED. The City concurs with the applicant's findings. The proposed site plan for the building and development show construction of the new building with zero setbacks from the property lines:

**17.59.050 Building and Site Design.****A. Building Setback.**

2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.

APPLICANT'S RESPONSE: NA. No exceptions are requested.

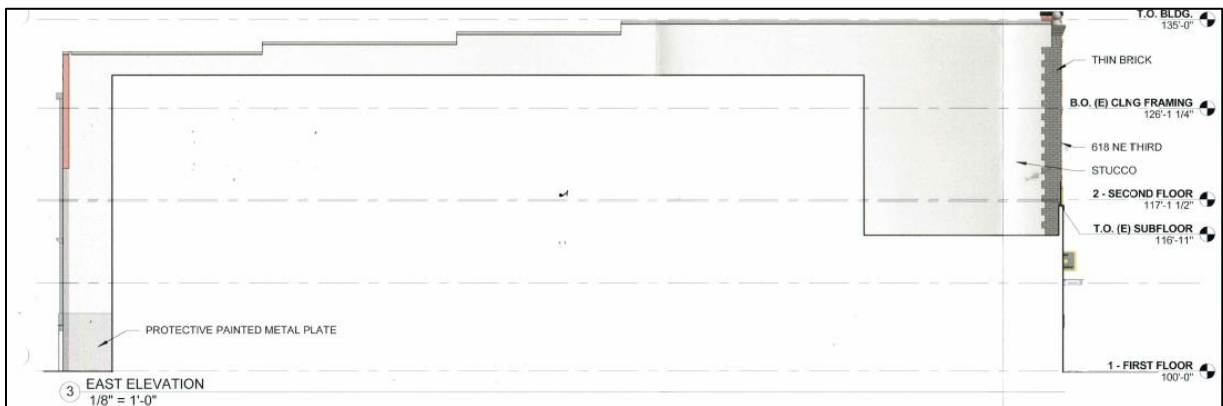
FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design**B. Building Design.**

1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.

APPLICANT’S RESPONSE: The proposed mid-block structure will be two stories and the same height as the building to the west, 608 NE Third Street.

FINDING: SATISFIED. The City concurs with the applicant’s findings. The new building will be the same height as the Taylor Dale building immediately to the west at 608 NE 3rd Street. The building will include a parapet wall that steps down from the north to the south to conceal the sloped roof, but still have the appearance of a flat roofline that is consistent with the adjacent building to the east. This parapet wall will be visible along the east façade. The renderings and elevation drawings depict a building massing and configuration that is consistent to the adjacent buildings on the same block.



17.59.050 Building and Site Design

B. Building Design. [...]

2. Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.

APPLICANT’S RESPONSE: While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The facade of the new construction will match the ground floor and cornice of the structure that was built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new

Attachments :

Attachment 1 – Application and Attachments

construction will have a second story inserted between the ground floor facade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate architecture of the original building on this site.

FINDING: SATISFIED. The new building will only be approximately 24 feet in width. Therefore, the front façade will not exceed the historical sixty foot building width. The proposed front façade does include symmetrical and repetitive window patterns across the entire façade, which provides for an appropriate building scale and visual patterns that are similar to other adjacent historic buildings.

17.59.050 Building and Site Design

- B. Building Design. [...]
- 3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:
 - a. A belt course separating the upper stories from the first floor;

APPLICANT'S RESPONSE: The new construction will have a belt course separating the upper story from the first floor. The belt course shown in Figure 1/SD-4 is thin brick two courses high. It could be broadened to three courses, or realized in sheet metal matching the cornice above but in a different profile. The belt course will not align with the belt course of 608.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design

- B. Building Design. [...]
- 3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include: [...]
- b. A bulkhead at the street level;;

APPLICANT'S RESPONSE: The new construction will have a bulkhead at the street level. The bulkhead will be painted wood on a concrete curb. The form of the bulkhead will match that appearing on the cover of the cover of The History Report. It appears to be a solid panel in the recessed entry, but perhaps vented at the sidewalk for the two flanking bays. Perhaps the vents worked in concert with a high vent in the roof to provide natural ventilation for the Standard Electric Company.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design

- B. Building Design. [...]
- 3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include: [...]
- c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;

APPLICANT'S RESPONSE: The new construction will have seventy one (71) percent glazing below the transom line nine feet above the sidewalk, and sixty four (64) percent glazing below the horizontal trim band between the first and second stories.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design

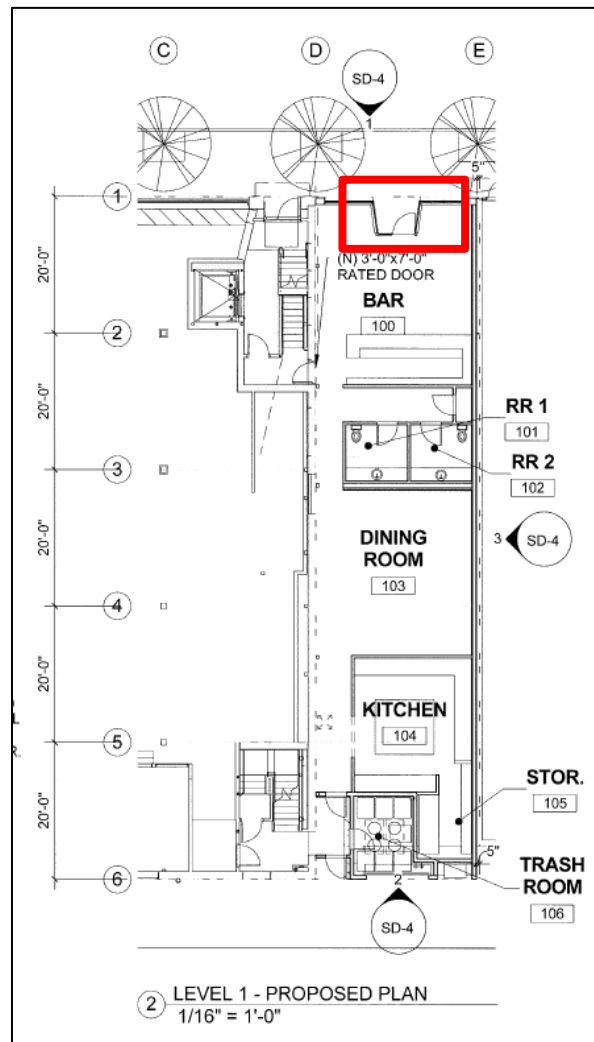
B. Building Design. [...]

3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include: [...]
- d. A recessed entry and transom with transparent door; and

APPLICANT'S RESPONSE: The new construction will have a recessed entry and transom with transparent door matching the original to the extent possible.

For want of a better model, the door will match the Third Street doors on the adjacent Taylor-Dale building. The recessed entry will be sloped between 1/8" and 1/4" per foot toward the street. The door will be offset from center with a side light and transom. The off-set will allow for necessary accessible clearances.

FINDING: SATISFIED. The City concurs with the applicant's findings. The floor plan and rendering provided with the application materials depicts the recessed entry proposed within the storefront window system.





17.59.050 Building and Site Design

- B. Building Design. [...]
 - 3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include: [...]
 - e. Decorative cornice or cap at the roofline.

APPLICANT'S RESPONSE: The new construction will have a decorative cornice or cap made of sheet metal like that of the cornice of the original building on the site.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design

- B. Building Design. [...]
 - 4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.

APPLICANT'S RESPONSE: The new construction will have a false front and low parapet matching that of the original building on the site. The plane of the roof structure will match that of the building at 608, sloping from the Third Street facade to the rear alley for drainage.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design

- B. Building Design. [...]

Attachments :

Attachment 1 – Application and Attachments

5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.

APPLICANT'S RESPONSE: The primary entrance to a building will open onto the NE Third Street sidewalk and be recessed.

FINDING: SATISFIED. The City concurs with the applicant's findings. The floor plan and rendering provided with the application materials depicts the recessed entry proposed within the storefront window system, as shown in the finding for Section 17.59.050(B)(3)(d) above.

17.59.050 Building and Site Design

B. Building Design. [...]

6. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.

APPLICANT'S RESPONSE: The windows will be recessed and not flush or project from the surface of the outer wall. They will, to the extent possible match those. In addition, upper floor window orientation primarily will be vertical. All glass will be insulated as to meet the state energy code. The window muntins will deviate from the original to accept the insulated glass and meet structural requirements for lateral and vertical loads. The transom glass will be ribbed glass, to the extent allowed by the state energy code.

FINDING: SATISFIED WITH CONDITION #1. The City concurs with the applicant's findings, but adds that no detail for the windows was provided and the applicant's finding is incomplete in that it does not reference what windows the new windows will match. Therefore, a condition of approval is included to require that the construction plans submitted for the new building include window details depicting that all of the windows on the building will be recessed.

17.59.050 Building and Site Design

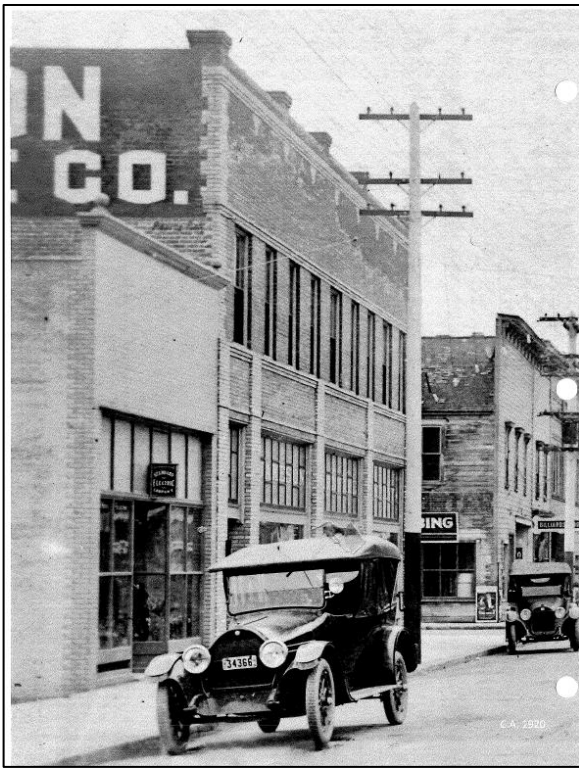
B. Building Design. [...]

7. The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.

APPLICANT'S RESPONSE: The cornice and storefront will visually match the original building on the site. The second floor windows will be visually compatible with the scale, proportion and style of the building elements of the original building on the site.

FINDING: SATISFIED. The City concurs with the applicant's findings. The original building on the site that is referenced by the applicant is the building that was documented in the History Report (attached to application materials) as existing on the site until at least 1928. The proposed storefront window system and main building entrance were designed based on a circa 1920 photograph of the original building. The new building will be two stories in height, which is not similar to the original building on the site but is proposed to meet other required design standards as described in the findings for Section 17.59.050(B)(1) and 17.59.050(B)(4) above.

The circa 1920 photograph of the original building and a rendering of the proposed building design are provided below:



17.59.050 Building and Site Design

B. Building Design. [...]

8. Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.

APPLICANT'S RESPONSE: In keeping with the design of the original building on this site and the style of that building, the design of new facade will have a concrete base under the facade's bulkhead panels.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design

C. Building Materials.

1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.

APPLICANT'S RESPONSE: The exterior materials will include: Thin brick, painted wood, and smooth stucco, transparent and ribbed glass, and a decorative sheet metal cornice. Sheet metal flashing will also be seen under the upper windows

FINDING: SATISFIED. The City concurs with the applicant's findings. The specific locations and application of the stated building materials are shown in more detail in the elevation drawings:



17.59.050 Building and Site Design

- C. Building Materials. [...]
2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
 - a. Wood, vinyl, or aluminum siding;
 - b. Wood, asphalt, or fiberglass shingles;
 - c. Structural ribbed metal panels;
 - d. Corrugated metal panels;
 - e. Plywood sheathing, to include wood paneling such as T-111;
 - f. Plastic sheathing; and
 - g. Reflective or moderate to high grade tinted glass.

APPLICANT'S RESPONSE: The exterior materials will not include the following prohibited materials: Wood, vinyl, or aluminum siding; Wood, asphalt, or fiberglass shingles; Structural ribbed metal panels; Corrugated metal panels; Plywood sheathing, to include wood paneling such as T-111; Plastic sheathing; and Reflective or moderate to high grade tinted glass.

The storefront mullions and second floor windows will be custom milled, painted wood. A thin brick will be used as a substitute for the brick embossed metal siding used to clad the facade of the original building on this site. The decorative cornice molding and finials may be painted sheet metal.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.59.050 Building and Site Design

- C. Building Materials. [...]

Attachments:

Attachment 1 – Application and Attachments

3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim.

APPLICANT'S RESPONSE: Exterior building colors of low reflective, subtle, neutral or earth tone color shall be submitted for approval before they are applied to the building.

FINDING: SATISFIED WITH CONDITION #2. A condition of approval is included to require that samples or examples of the exterior building colors be provided to the Planning Department for review and approval by the Planning Director prior to application on the building.

17.59.080 Signs.

- A. The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.
- B. Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.
- C. Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.
- D. For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.
- E. The use of the following are prohibited in the downtown area:
 1. Internally-lit signs;
 2. Flashing signs
 3. Pedestal signs and pole-mounted signs;
 4. Portable trailer signs;
 5. Cabinet-type plastic signs;
 6. Billboards of all types and sizes;
 7. Historically incompatible canopies, awnings, and signs;
 8. Signs that move by mechanical, electrical, kinetic or other means; and,
 9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).

APPLICANT'S RESPONSE: Signage will rely on a flag sign similar to that shown in the historical photo, and window signage.

FINDING: SATISFIED WITH CONDITION #3. The City concurs with the applicant's findings. A condition of approval is included to confirm that, based on the building frontage of 24 linear feet, the flag sign to be mounted on the building shall not exceed 36 square feet in area. The condition also states that the flag sign will be mounted in the location shown on the plans and renderings provided with the application materials.

CD

Request to Change McMinnville's Historic Inventory for the Property at 618 NE Third Street, McMinnville OR

FROM: *Classifying the STRUCTURE as CONTRIBUTORY*

TO: *Classifying THE SITE as SIGNIFICANT.*

17.65.030 Historic Resources Inventory. The McMinnville Historic Resources Inventory, compiled in 1983/84 and as subsequently updated, is hereby adopted and shall be maintained and updated as required. The inventory shall be used to identify historic districts, **buildings**, structures, **sites**, and objects for the purposes of this ordinance.

FINDING:

McMinnville's Historic Resources Ordinance and Inventory may be used to identify sites as well as buildings. The inventory should be maintained and updated as necessary.

17.95.030 Historic Resources Inventory

C. *The Historic Landmarks Committee shall base each decision regarding additions or changes to the inventory 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:

Closer historic investigation has shown that 618 NE Third Street property can be considered a significant site, but not a contributing building.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which is first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the

company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the, circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on a large sliding door off the alley.

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 current building has no identifiable style. The local inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

Between 1928 and 1948, the building was completely rebuilt. All of the original materials and detailing were removed. The roof was removed and rebuilt to extend to the east and west walls of the adjacent buildings. Two additions were later made to the rear of the building. The street façade was replaced and reduced in height by 6 to 8 feet. The

stepped parapet and stucco finish is a clumsy attempt to imitate its neighbor to the east which is, in and of itself, is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry, was removed and replaced by a heavy two bay, unbalanced mixture of doors, windows, and a bland wood panel. The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, and under-funded work.

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

FINDING:

The building has not retain the original design elements. The bits of the original brick embossed sheet metal from the original façade have been recycled as siding for the alley stair and door. The original façade, four walls and roof were completely replaced during the 1928-1948 era, and the building retains none of its original character.

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

FINDING:

The subject building façade contributes less to the street and the historic district than did the original. It detracts from its authentic two-story neighbor to the west.

5. *Consistency with the National Register Criteria for Evaluation as follows:*

- a. *The resource is associated with events that have made a significant contribution to the broad patterns of our history; or*

FINDING:

The building is not associated with events that have made a significant contribution to the broad patterns of our history.

- b. *The resource is associated with lives of significant persons in our past; or*

FINDING:

The current building cannot be associated with significant persons in McMinnville's past. The site can be, and the original building could have been associated with Milton McGuire.

- c. *The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or*

FINDING:

The building does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The current design fails when evaluated by the current design standards and guidelines for McMinnville's Downtown Historic District as listed in Section 17.59.050, B, (3):

b. A bulkhead at the street level: **Sub-FINDING: There is no bulkhead. Half of the building façade is a three part, large vehicle door. On the other half of the façade, the area under the windows is distinguished from the wall finish above by neither its material, finish, color, nor design.**

d. A recessed entry and transom with transparent door; **Sub-FINDING: The entry is not recessed.**

e. Decorative cornice or cap at the roofline. **Sub-FINDING: There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street of which 618 NE Third Street is a clumsy copy.**

17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. **Sub-FINDING: The primary entrance to the building is not recessed.**

17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. **Sub-FINDING: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original building's architectural character as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.**

17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. **Sub-FINDING: On the existing storefront there is no base below the lower windows. The stucco wall finish runs down to the sidewalk.**

The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

- d. *The resource has yielded or may be likely to yield, information important in history or prehistory; and*

FINDING:

The building has not yielded and is unlikely to yield historical or prehistorical information.

6. *The designation of the resource is consistent with the priorities described in the historic preservation plan.*

Goal III 2 McMinnville Comprehensive Plan

"HISTORIC PRESERVATION:

To preserve and protect sites, structures and objects of historical, cultural, or architectural significance to the City of McMinnville.

FINDING:

As it now appears, the building at 618 SW 3rd Street does not qualify as a historic resource given local criteria 1-5 above. Nor is the existing structure of historical, cultural or architectural significance to the City of McMinnville. Age, in and of itself, is not a local criteria for the designation of an historic resource. Its designation is, in fact, another error in the original survey for the National Register of Historic Places. Those errors are carried into the local inventory. Neither description can ascribe any architectural virtues to the building. In classifying the building, both descriptions make errors of fact, and do not speak to the established criteria.

At the national level, the existing structure at 618 Northeast Third Avenue is more suitably classified as a "Historic Non-Contributing...Structures are classified as Historic Non-Contributing if they were built during either the primary or secondary periods of construction but have been so altered over time that their contributing elements (siding, windows, massing, entrances, and roof) have been lost or concealed. If their contributing elements were restored, these buildings could be reclassified as Primary or Secondary Significant."

The proposed structure will emphasize many historic elements true to the original building and support the adjacent historic building at 608 Northeast Third Street, and McMinnville. The proposal to bring back a rendition of the original façade is based on a more in-depth documentation of the building's history. It will recreate a street façade similar to the initial construction, and subsequently occupied by Milton H. McGuire, the mainstay of McMinnville Water & Light's Electricity and Power divisions from 1920 to 1957. The addition of a second floor with two more short term residential rental units will support both the second floor use of the adjacent Jameson/Taylor Hardware building, and additional heritage tourism throughout downtown McMinnville.

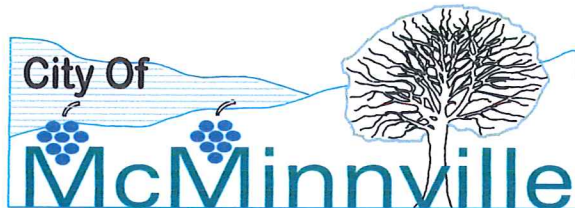
The embossed metal siding will be saved for preservation and educational purposes, but not be used on the exterior. The proposed facade materials will be a more durable thin

brick of the type allowed by the District Design Guidelines. The original finials and decorative molding shown in the 1920 photo may be reproduced in sheet metal.

To the extent possible, the original storefront will be replicated from the circa.1920 photo. This will add to the pedestrian scale of the streetscape and protect pedestrians entering and leaving the building.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.



Planning Department

231 NE Fifth Street • McMinnville, OR 97128

(503) 434-7311 Office • (503) 474-4955 Fax

www.mcminnvilleoregon.gov

RECEIVED

JUN 12 2019

COMMUNITY DEVELOPMENT
CENTER

Office Use Only:

File No. HL 2-19 Revised

Date Received 6-12-19

Fee _____

Receipt No. _____

Received by CD

Certificate of Approval (Demolition, ~~Moving or New Construction~~)

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☒ Other Architect

Applicant Name Ernie Munch Phone 503.936.1062

Contact Name _____ Phone _____
(If different than above)

Address 111 SW Oak Street Suite 300

City, State, Zip Portland, OR 97204

Contact Email Ernie@ErnieMunch.com

Property Owner Information

Property Owner Name Historic 3rd and Ford, LLC Phone 707.836.2049
(If different than above)

Contact Name Seth Caillat Phone _____

Address 425 Aviation Blvd.

City, State, Zip Portland, OR

Contact Email Seth.Caillat@jfwmail.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 618 NE 3rd Street McMinnville OR

Assessor Map No. R4 1 21 - BC - 1040 Total Site Area 2,400sf

Subdivision Rowlands Block 6 Lot W 1/2 Lot 3

Comprehensive Plan Designation Commercial Zoning Designation C-3

1. What is the classification of the historic building? Building: Formerly Contributing. Site Significant

2. Architect Name Ernie Munch Phone 503.963.1062
(Engineer or Other Designer)

Contact Name Ernie Munch Phone _____

Address 111 SW Oak Street Suite 300

City, State, Zip Portland OR 97204

Contact Email Ernie@ErnieMunch.com

3. Contractor Name The Grant Company Phone 503.845.6035

Contact Name Jay Augustus Phone 503.313.0598

Address 135 E Charles Street

City, State, Zip Mt. Angle OR 97204

Contact Email Jaya@thegrantcompanyinc.com

4. The existing use of the property. Vacant commercial

5. The intended use of the property. Commercial and Vacation Rentals

6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).

Increase economic viability of the site and the Downtown Historical District. Honor the site's association with a
significant person in MicMinville's past. Better the site's compliance with the Downtown Design Guidelines. Meet
building codes. Support the viability of the adjacent, restored, primary resource at 608 NE Third Street.

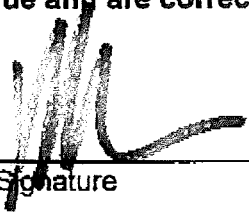
7. Attach a written narrative that describes:

- A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);
- B. How the proposed project meets the applicable Comprehensive Plan policies;
- C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);
- D. The current value and significance of the historic resource, and how those factors relate to the proposed project;
- E. The physical condition of the historic resource, and how the condition relates to the proposed project;
- F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
- G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and
- H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

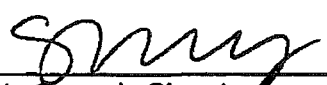
In addition to this completed application, the applicant must provide the following:

- ☐ 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, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- ☐ Photographs and/or drawings of the existing structure.

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.


Applicant's Signature


Date


Property Owner's Signature


Date

Certificate of Approval Narrative, Demolition Structure at 618 NE Third Street, McMinnville

SECTION 7

A. The proposed project described in detail:

It is proposed to remove the existing structure at 618 NE Third Street and replace it with a two story structure which recalls the original structure on that site.

The new structure will take advantage of the improvements currently being made to the adjacent Taylor-Dale building which include a full seismic upgrade, a fire protection system, new electrical and mechanical systems, building services, and improvements for accessibility and egress.

The second floor will have two additional Vacation Rental by Owner (VRBO) units. The ground floor will be a commercial use, currently planned as a small restaurant.

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The façade of the new construction will match the ground floor and cornice of the structure that was built there in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The new storefront façade will reflect the original tripartite configuration, with a central recessed entry, two lightly-constructed shop window bays with a lower base course and upper transom windows. In its new/original form, the facade will comply with the current Downtown Design Guidelines, where the existing structure falls short.

Plans and illustrations are attached.

B. How does the proposed plan meet the applicable Comprehensive Plan Policies?

GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNIVILLE.

Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.

RESPONSE:

618 NE Third Street can be considered a significant site, but not a contributing structure.

A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal

clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water and Light Commissioner, in the 1909 directory.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire began his employment with McMinnville Power & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co. In 1932, the property was sold by the widowed, Sarah Fletcher to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney. Later, the building was incorporated into the adjacent Taylor Hardware business, at 608 SW Third Street. The heirs of Hagerty and Toney sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the attached circa 1920 streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls and roof were removed, and a new roof was built, extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to match the height of a regraded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions was modified afterward to reestablish a stairway allowing egress from the second floor of the two story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and a large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with

recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

The current façade does not meet the following design criteria of section 17.59.050, B, (3):

b. A bulkhead at the street level: Sub-RESPONSE: There is no bulkhead for half of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is distinguished from the wall finish by neither material, finish, color, nor design.

d. A recessed entry and transom with transparent door; Sub-Response: The entry is not recessed.

e. Decorative cornice or cap at the roofline. Sub-Response: There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy.

17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-RESPONSE: The primary entrance to the building is not recessed.

17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-RESPONSE: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-RESPONSE: The existing storefront has no base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District as a whole.

The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly-crafted, and under-funded work.

Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

RESPONSE:

NA. The property does not enjoy a special assessment in support of historic preservation.

Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

RESPONSE:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

Comprehensive Plan Policy: 17.01 The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

RESPONSE:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

- C. *The reasonableness of the proposed project and a description of the economic use of the historic resource and how those factors relate to the alternative action, (Preservation of the historic resource).*

RESPONSE:

- 1. The existing building is mischaracterized as an historic resource. The site carries more significance than the building.**
- 2. The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. Two second floor VRBO units and a ground floor commercial use are proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.**

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district. It will be more pedestrian friendly, more accessible, and more in tune with the original building when occupied by a person of significance to McMinnville's history. The proposed action will

gain additional VRBO rooms without additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, and more efficient use of the limited space available at the subject property.

Retention of the existing structure would hamper the accommodation of a more economical use and detract from the investment made in the adjacent Taylor-Dale Building, a Distinctive Resource.

- D. The current value and significance of the historic resource, and how those factors relate to the proposed Project.*

RESPONSE:

618 NE Third Street can be considered a significant site, but not a contributing structure.

A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in the 1909 directory.

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The most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of its electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light, its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the attached, circa 1920, streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls roof were removed, and a new roof built extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to lift it to the height of a regraded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions could have been modified afterward to reestablish a stairway allowing egress from the second floor of the two-story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and the adjacent large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two-bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

- E. *What is the physical condition of the historic resource, and how does the condition relate to the proposed project.*

RESPONSE:

The street façade of the existing building is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. A letter from the structural engineer is attached.

The main entrance does not meet the accessible code. It appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street façade and exterior alley wall would need to be built. (A recreation of the existing Third Street façade would not meet the Downtown Design Standards and Guidelines.)

F. Does the historic resource constitute a hazard to the safety of the public or its occupants?

RESPONSE:

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3" - 4" minimum gap.

The structure has no lateral structural system of its own. Because it not isolated from its east and west neighbors, it will be the victim of differing oscillations of the other buildings during a seismic event. The difficulty of restoring the structure to code is described in part above in the response to section E.

G. Is the currently designated resource a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation?

RESPONSE:

Retaining the existing structure would be a detriment to the success of Taylor-Dale restoration project and an impediment to the revitalization of that block face of the Downtown Historic District.

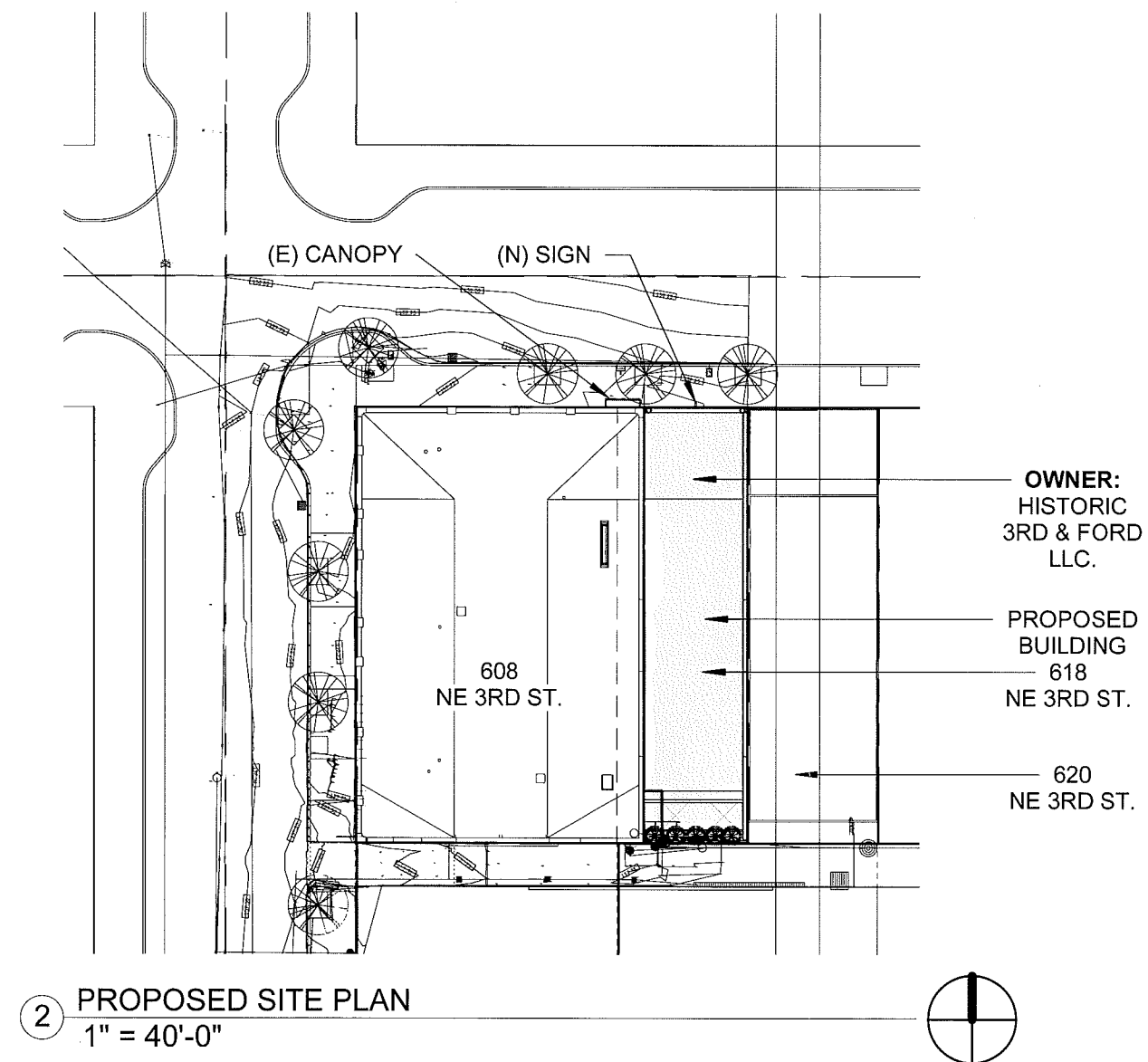
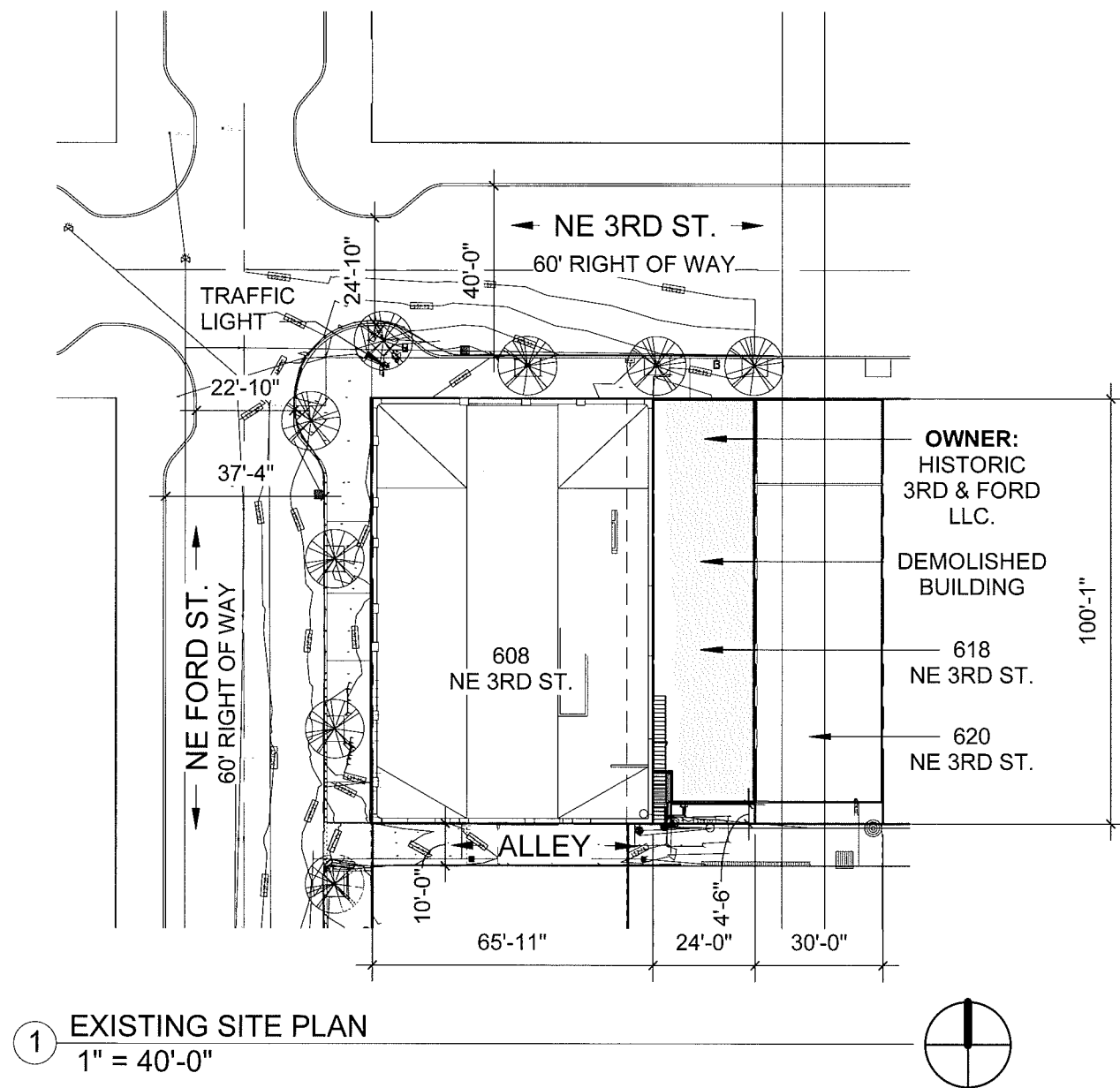
H. Would the retention of the historic resource be in the best interest of a majority of the citizens of the City?

RESPONSE:

The structure at 618 NE Third Street is unsafe and misclassified as an historic resource. It does not comply with the stated goals and policies of the Comprehensive Plan and Design Standards and Guidelines for McMinnville's Downtown. It stands in the way of a more economical, more meaningful, more compliant structure on a historically significant site.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.



TAYLOR/DALE 2.0

618 NE 3rd Street
McMinnville, OR 97128

EMA
Ernest R. Munch
Architecture • Urban Planning, LLC
111 S.W. Oak Street, Ste 300 | Portland, Oregon 97204
Office 503.224.1282 | www.ernestmunch.com

NOT FOR
CONSTRUCTION

05/20/19

SD-1

NOT FOR
CONSTRUCTION

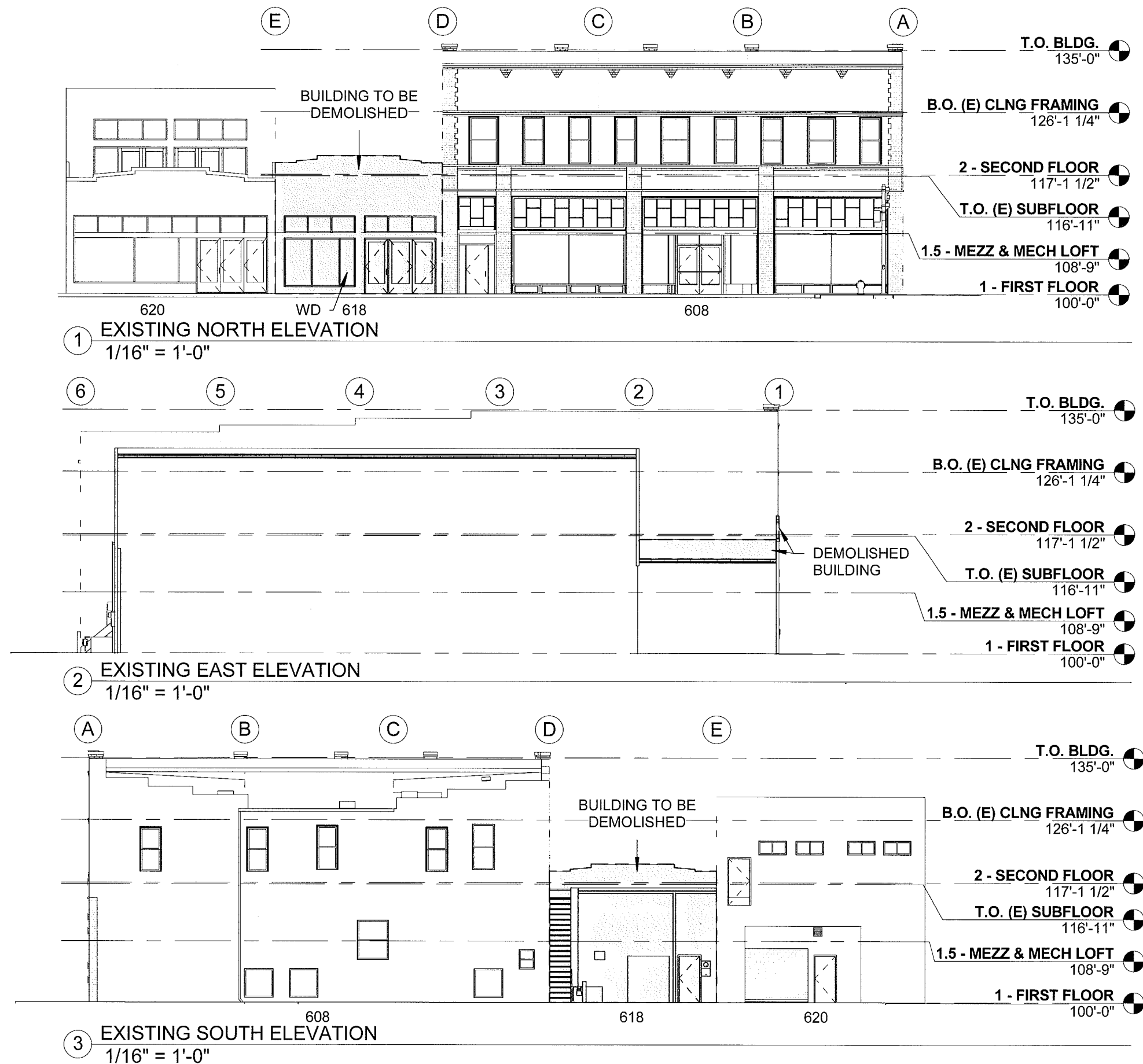
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TAYLOR/DALE 2.0

618 NE 3rd Street
McMinnville, OR 97128

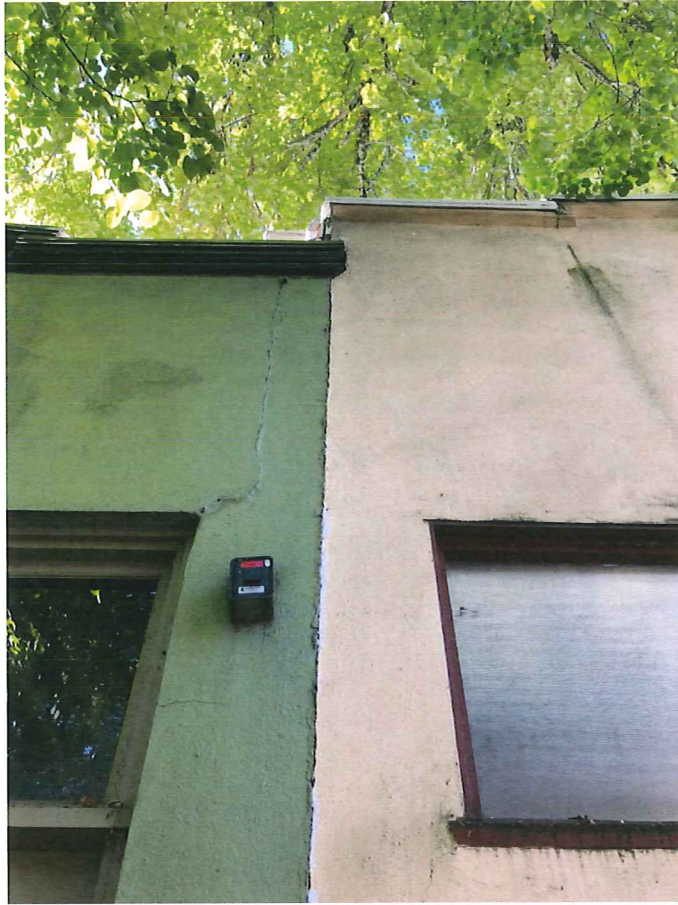
05/20/19

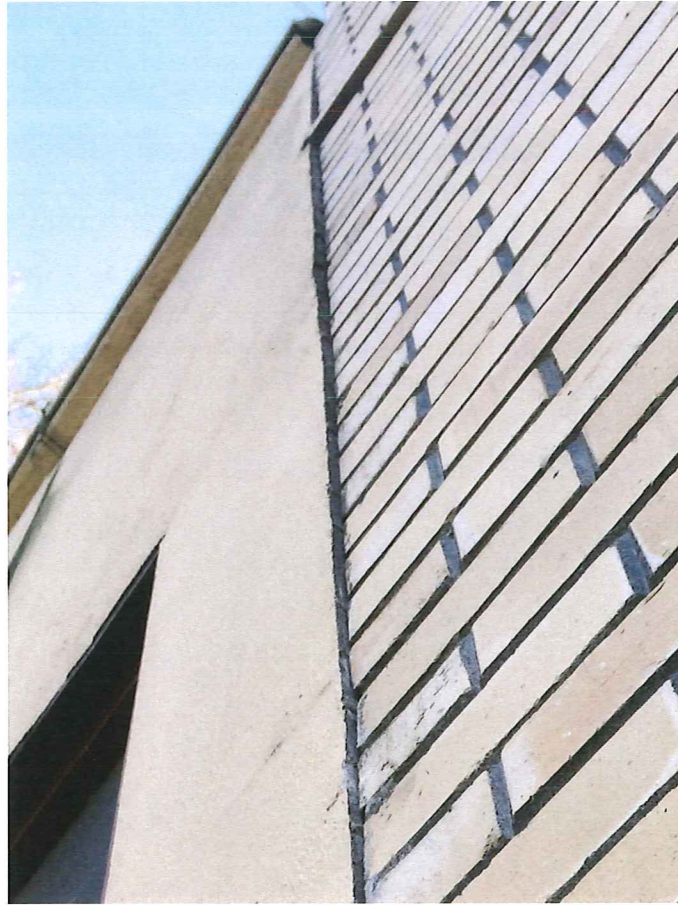
SD-2









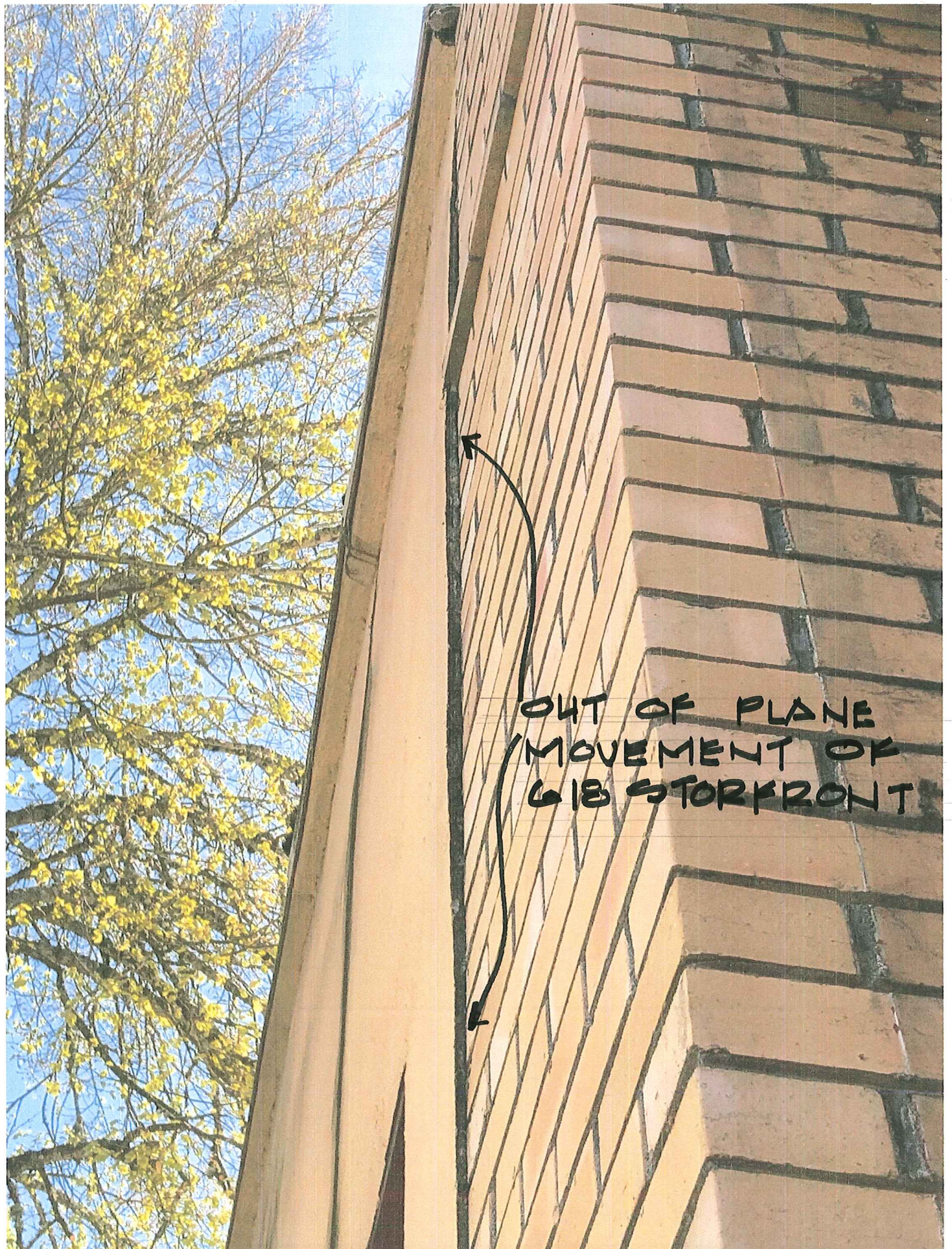




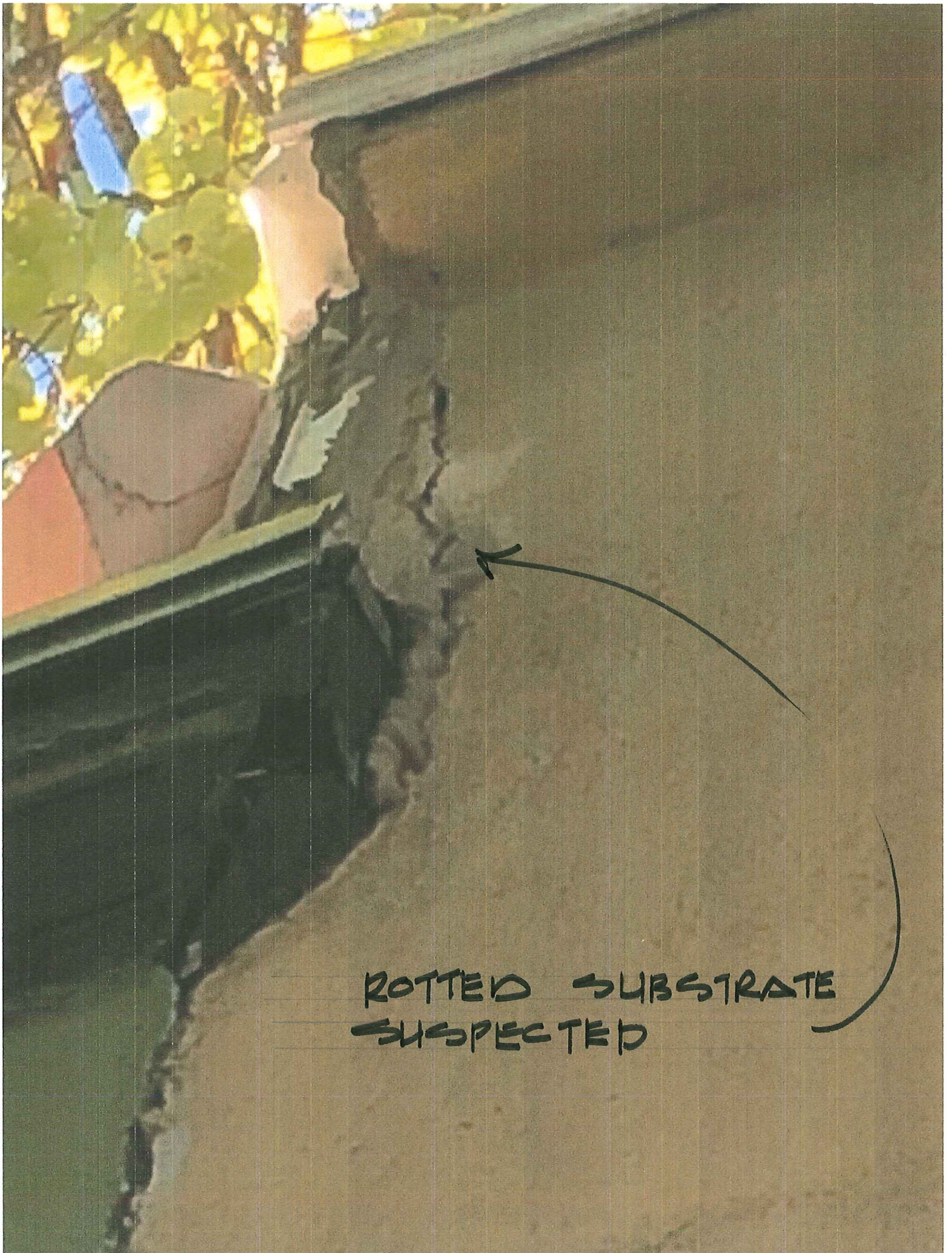








OUT OF PLANE
MOVEMENT OF
GIB STOREFRONT



ROTTED SUBSTRATE
SUSPECTED

ROTTED FRAME



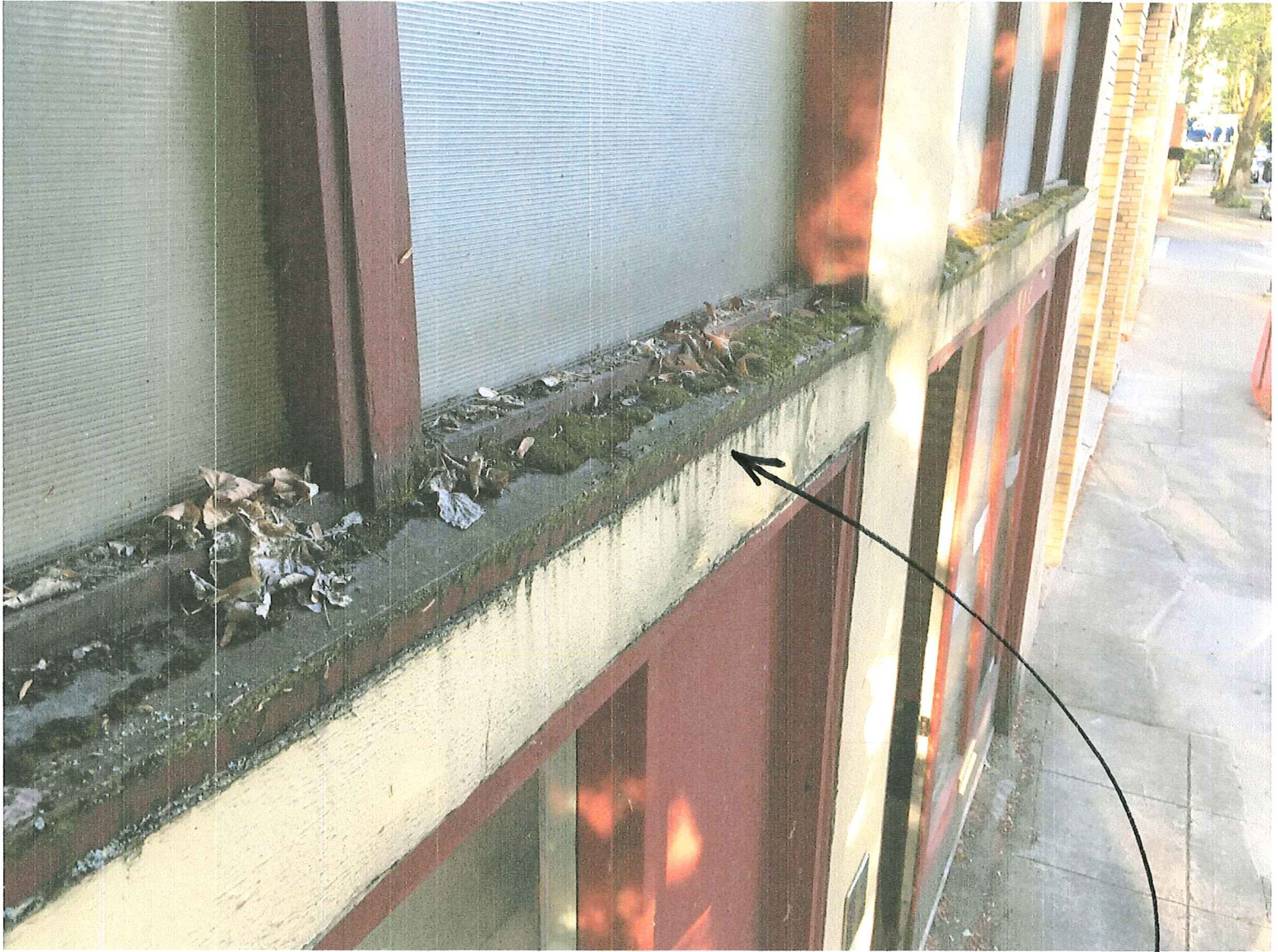
SUBSTRATE OK.



TRANSOM WINDOW HEAD



TRANSOM WINDOW HEAD



TRANSOM WINDOW SILL
CONDITION

Demolition Request Narrative: Criteria for Approval Structure at 618 NE Third Street

17.65.050 Demolition,

B. The Historic Landmarks Committee shall base its decision on the following criteria:

- 1) The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.

FINDING:

618 NE Third Street can be considered a significant site, but not a contributing structure.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which is first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the

superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on the large sliding door off the alley.

The current building has no architectural merit or clearly identifiable style. The national inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel. The existing north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and under-funded work.

The original building on the site was much more the model for buildings in the Downtown Historic District when compared through the lens of the adopted design criteria.

The existing façade does not meet the following design criteria of section 17.59.050, B, (3):

b. A bulkhead at the street level: **Sub-FINDING:** There is no bulkhead for ½ of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is not distinguished from the wall finish in material, finish, color, or design.

d. A recessed entry and transom with transparent door; **Sub-FINDING:** The existing entry is not recessed. The original entry was recessed.

e. Decorative cornice or cap at the roofline. **Sub-FINDING:** There is no decorative ornamentation on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy. The original façade had a molded cornice and finials.

17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-FINDING: The primary entrance to the existing building is not recessed. The entrances to the original building and the proposed building was and will be recessed.

17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-FINDING: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-FINDING: On the existing storefront there is not base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and underfunded work.

The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District.

Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

FINDING:

NA. The property does not enjoy a special assessment in support of historic preservation.

Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

Comprehensive Plan Policy: 17.01 The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

The Purposes of the Ordinance 17.65 Historic Preservation:

Ordinance Purpose A: Stabilize and improve property values through restoration efforts;

FINDING:

The owners contemplate a substantial investment in the property at 618 NE 3rd Avenue, one which will add vitality to the historic district, and support the investment already made historic building at 608 NE Third Street.

Ordinance Purpose B: Promote the education of local citizens on the benefits associated with an active historic preservation program;

FINDING:

The history of McMinnville is a story of good people with foresight and business acumen acting together to build a community. Those people built alliances and institutions and left behind artifacts, many of which are focused on Downtown McMinnville's NE Third Street, its commercial axis. The properties at 608 and 618 NE Third Street tell the stories of Sarah A. and James L. Fletcher, of A.L. Jameson, Milton McGuire, and the Taylor-Dale families. The current owners are in the process of restoring the Taylor-Dale Building, a valued piece of architecture, at 608 NE Third Street and propose to honor another piece of history at 618 NE Third Street in a way which will economically support improvements at both addresses and the community's interest in the Downtown Historic District. This is being done with the care and foresight needed to sustain the artifacts and the stories for another 100 years.

Ordinance Purpose C: Foster civic pride in the beauty and noble accomplishments of the past;

FINDING:

The project will use the image of an older building that once occupied the same site as a model to create a more pedestrian friendly, more elegant at the street level, and more economically viable contribution to the city. It will reflect the architecture when it was occupied by the Standard Electric Co. and Milt McGuire. McGuire was the management force which pushed McMinnville Water & Light into the modern age of electricity.

Ordinance Purpose D: Protect and enhance the City's attractions for tourists and visitors; and

FINDING:

The new façade, a reflection of the original façade, will be more attractive and accessible to visitors. The ground floor use will be a key part of the experience of staying at the VRBO and in McMinnville. The second floor will provide two additional high-quality rooms for visitors.

Ordinance Purpose E: Strengthen the economy of the City.

FINDING:

The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. A ground floor commercial use is proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high-quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.

- 2) *The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;*

FINDING:

The reconstruction of the existing one story building and its north façade as a separate building would cost more than the proposed construction of the proposed two story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost of replicating the support systems for the one story free-standing structure tips the balance in favor of the two story addition. The return on investment would also be dramatic, for both the owner and the public. Two luxury vacation units would not exist in the single story building and the replicated supporting would lessen the amount of revenue generation space available. The 2-story option would be 86% of the

cost of the 1-story recreation of the existing façade and would be 5.4 to 6.2 times more productive than the 1-story option.

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district, friendlier and more accessible at the pedestrian level, and more reflective of the original building on this site. The proposed action will gain the economic value of additional rooms without the associated costs of providing additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, more efficient use of the limited space available at the subject property, and greater economic gain for the community.

- 3) The value and significance of the historic resource;
FINDING:

The building as it originally existed was the home of Standard Electric Co. and its owner Milton McGuire. When McGuire joined McMinnville Water & Light in 1920, he led the power and electricity divisions and became the management force which pushed that organization and McMinnville into the modern age of electricity. Only some recycled, brick-embossed metal siding from that building survives today.

The proposed project intends to save the remaining embossed metal siding for preservation and educational purposes, but it will not be used as an exterior finish.

- 4) The physical condition of the historic resource;

FINDING:

Currently the building is in poor condition. It has no east or west walls or lateral system in either direction. The plumbing and electrical systems are out of date and partially nonfunctional. The flat slab concrete floor is no longer flat. It is either sinking along the east and west sides or rising in the center. Photos are attached.

The building requires new roofing, but the condition of the roof structure is unknown.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it. If a major remodel is undertaken the roof will need to be trimmed away from the neighboring buildings and re-supported between two new east and west walls. It is difficult to see how these walls could be built without removing the existing roof structure entirely.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.

- 5) Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

FINDING

The building is currently in poor condition. The plumbing and electrical systems are out of date and partially nonfunctional.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. In this condition, the existing structure constitutes a risk to its occupants and those in the flanking buildings, and which are historically designated buildings themselves. A letter from the Structural Engineer is attached.

The main entrance does not meet accessible code. By observation, it appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street façade and exterior alley wall would need to be built. (A recreation of the existing Third Street façade would not meet the Downtown Design Standards and Guidelines.)

- 6) Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;

FINDING:

It is too early to determine if the current building will have an effect on the results of the pending Third Street Study.

It appears that the existing floor level was raised up to meet the street grade, which was raised after the original building was first constructed. However, the floor level is still low compared to the existing curb and street levels and this may inhibit a future regrading of Third Street.

- 7) Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and

FINDING:

The historic relevance lies with the site not the existing building.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it.

A full seismic upgrade could follow two approaches:

- 1) Treating 618 as a separate building and,
- 2) Tying 618 to 608 and using the lateral system installed in 608 to work for 618.

Using the first approach, remodeling the building as a structure separate from neighboring buildings at 608 and 620, the subject building would require its own lateral system. The roof would need to be held back from the neighboring buildings and re-supported

between two new east and west fire rated walls. Those walls would need to be spaced away from the neighboring walls to allow for seismic drift of all three buildings. It is difficult to see how these walls could be built without removing the existing roof structure entirely. This approach would be a costly and yield precious little for the owner and the community.

The second approach, tying a new light-weight structure on the 618 site to the lateral system now being established for 608, is more promising.

- First, the code allows a 10% increase over the design load of the extant lateral system. This can be done with a light weight design/construction of the building at 618.
- Second, only one fire-rated wall needs to be drift protected, that to the east and adjacent to 620. This saves a great deal of cost.
- Third, the approach requires the addition of a second story in order to align the sloping roof planes with each other. This gains two additional units for tourist accommodation and leads to other economies. With the existing egress stairs and elevator shared, and utilities and service spaces not replicated, there is less cost, and more usable space can be gained on the 618 property.
- Fourth, the community gains a piece of architecture that is more in line with its design standards and economic expectations and more representative of the site's historical designation and the story of McMinnville and its builders.
- Fifth, it is estimated that the reconstruction of the existing 1-story building and its north façade as a separate building would cost 16% more than the proposed construction of the proposed 2-story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost in dollars and space of replicating the support systems for the one story free-standing structure tips the balance in favor of the two-story addition.
- The return on investment would also differ dramatically for both the owner and the public. The 2-story option is estimated to bring in 5.4 to 6.2 times more revenue than the 1-story option. Two luxury vacation units would not exist in the single story option lessening the economic ripple effect in the community. That broader effect has not been calculated.
- Given the cost and return projections, it is unclear if the 1-story addition would be economically viable.

In short it appears that the cost of rehabilitating the existing structure outweighs the long-term potential economic and historical value of the existing structure. Thus the building may inhibit the overall improvement of the Downtown Historic district and detract from the owner's investment in the preservation of the Taylor-Dale building. It is difficult to see what would be gained by the community or the owner by restoring the existing façade. Additionally, restoration of the existing façade would not meet the Downtown Design Standards and Guidelines.

- 8) Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

FINDING:

It appears that the cost of rehabilitation of the existing structure would outweigh its potential long-term economic value. Thus the building may, for a period of time, inhibit the overall improvement of the Downtown Historic District and detract from the owner's investment in the Taylor-Dale building.

It would be reasonable to document the building through photos and digital measurement and move forward with another solution which would better support the City's Historic District and the owners' investment in the neighboring landmark.

The remaining original brick embossed metal siding will be saved for both preservation and educational purposes but not be reused as an exterior finish.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.

Ernie Munch
EMA Ernest Munch Architects
111 SW Oak Suite 300
Portland, Oregon 97204
ernie@ermunch.com

June 6, 2019

**RE: Taylor Dale 2 Building
McMinnville Oregon
Project Number: 219094**

Dear Ernie:

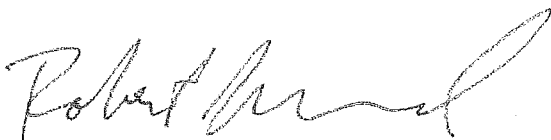
As discussed, we have reviewed the condition of the single-story building East of the Taylor Dale building which is under renovation. We are referring to this building as Taylor Dale 2. The primary concerns regarding this building are as follows.

1. There is no seismic separation between this building, Taylor Dale Building, and the buildings to the East. In a seismic event these, buildings will sway at different periods and possibly create significant damage to the existing facades. We have calculated the separation requirement between Taylor Dale and Taylor Dale 2 to be 4 to 5 inches. The requirement for building seismic separation was calculated per the requirements of Chapter 12 of ASCE 7-14 and the Oregon State Structural Specialty Code OSSC.
2. The roof support for this single-story building is a shared wall at the Taylor Dale building and the building to the East. These walls should be independent structural walls and not shared.

It is our belief that these issues are significant in nature and should be addressed. The most practical solution would be reconstruction with an appropriate building for the site that addresses these basic requirements and fits within the desired context of the site.

Not fixing this these condition does present a danger to the general public and the occupants during a significant seismic event. The roof structure could collapse and debris from the storefront could fall into the sidewalk and public ROW.

Please call me at (503) 244-7014 if you have any questions regarding this recommendation.



Robert J. Grummel P.E. S.E.
Grummel Engineering, LLC

Spreadsheet Report
TD2 ONE STORY OPTIONJFW TD2 ONE STORY OPTION
for budgeting use on TD 2
Based on EMA initial design

Project name	TD2 ONE STORY OPTION Mc Minnville Or
Architect	Ernie Munch
Estimator	MG
Labor rate table	Standard
Equipment rate table	Standard
Job size	2300 sf
Duration	6 mo
Bid date	6/8/2019
Notes	Assumes; This project will have to stand alone in a year or more. It assumes no cellar, and only a vanilla shell below with the same finishes upstairs as phase 1. Without a schedule I assume 6 months Excluded; permits Basement Main floor finishes except for the polished concrete floor and the heavy timber post and beams envisioned Fire sprinklers including street connections Includes New Electrical gear Plumbing Grease Interceptor 3 Moment frames assume creating existing facade require 400 sq support spaces

Notes

Report format

- Sorted by 'Group phase/Phase'
- 'Detail' summary
- Allocate addons
- Print sort level notes

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
1000.00		GENERAL CONDITIONS					
	1140.00	Project Development, Pre construction					
		Project Development & re Estimating	1.00 sum	TD 2		9,676	
		Project Development, Pre construction				9,676	
	1141.00	Project Management					
		Project Manager Allowance	24.00 week	TD 2		103,767	
		Project Management				103,767	
							Construction management is tied to this scope and only allows for minor changes.
							Additional scope changes will require more PM expense.
	1141.50	Superintendent					
		GC Computer & wireless service onsite	6.00 mo	TD 2		645	
		Superintendent/ PM	24.00 week	TD 2		86,011	
		Superintendent				86,657	Onsite Project Superintendent, managing crews, subs, materialmen, inspectors, Safety, Schedules, documentation.
	1141.85	Equipment Operators/ Hoisting/ Mat Handling					
		Mat, Handling Onsite general/ in the absence of a crane	2.00 mo	TD 2		16,724	
		Equipment Operators/ Hoisting/ Mat Handling				16,724	Moves materials to sites in absence of crane and machine accesses
	1341.00	Safety - Rails etc					
		Safety Rails 2x4 nail on @ openings	50.00 lft	TD 2		475	
		Roof parapet railing bolt on	150.00 lf	TD 2		1,055	
		Safety - Rails etc				1,529	
	1345.00	Safety - First Aid Equip					
		First Aid Equip	8.00 mnth	TD 2		466	
		Safety - First Aid Equip				466	
	1350.10	Safety -Provisions / eqp rent					
		Fire Extinguishers on site and maintenance	4.00 ea	TD 2		230	
		Safety -Provisions / eqp rent				230	
	1365.15	Temp protection					
		plastic/ protecting finishes	2,000.00 sf	TD 2		2,059	
		Temp protection				2,059	Protecting existing finishes
	1511.00	Temp - Utilities					
		Temporary Large Light Setup	2.00 ea	TD 2		400	
		string lighting	3.00 ea	TD 2		1,207	
		50 amp Heat Fan units/ 2 ea	9.00 eamo	TD 2		838	
		Temp Electricity by owner	4.00 mo	TD 2		2,235	
		Spyder Electrical Box and chords/ 2 floors	14.00 mo	TD 2		1,223	
		Temp Toilet (rental)	6.00 mnth	TD 2		873	
		Temp - Utilities				6,776	
	1520.00	Temp - Staging area					
		Temp fence/alley / dumpster/ gradall parking	150.00 lf	TD 2		880	
		Temp - Staging area				880	
	1531.00	Temp - Fence					
		Temp Tree protection	3.00 ea	Base structure		472	
		Temp - Fence				472	
	1590.05	Blue Prints					
		Blue Prints Allowance	4.00 each	TD 2		531	
		Blue Prints				531	Allowance
	1591.09	Job, Temp Office					
		Job Trailer Mid Size/Medium Crew	6.00 mo	TD 2		1,685	
		Steel Lock Boxes	2.00 ea	TD 2		116	
		Office supplies	1.00 sum	TD 2		335	
		Office eqp/ large printer/ software	8.00 mo	TD 2		1,034	
		Job, Temp Office				3,170	
	1592.10	Control - Traffic					
		Closure permits (street or sidewalk)	10.00 day	TD 2		167	City said no cost to them just get permit
		Control - Traffic				167	
	1600.00	Scaffolding					
		Scaffolding Contractor front wall	3.00 mo	TD 2		2,808	main floor wall work and clgs
		Scaffolding				2,808	
	1600.50	Equipment Hauling					
		Equipment hauling	1.00 sum	TD 2		2,255	
		Equipment Hauling				2,255	
	1601.50	Equipment Repair Replace Budget					
		Eqp repairs/ replacement	5.00 mnth	TD 2		3,964	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	1601.50	Equipment Repair Replace Budget					
		Sharpening & tool replacement	24.00 week	TD 2		1,397	
		Equipment Repair Replace Budget				5,361	
	1601.75	Small mat & Hardware					
		Small materials & Hardwares	1.00 sum	TD 2		408	
		Small mat & Hardware				408	
	1602.50	Eq. Fuels					
		Diesel & Gas (equipment)	6.00 mnth	TD 2		2,795	
		Diesel & Gas (trucks)	6.00 mnth	TD 2		4,192	
		Eq. Fuels				6,986	
	1650.00	Permit Fees/ NIC					
		permits excluded	sum	TD 2			
	1675.00	Testing Requirements					
		Testing Budget	1.00 sum			23,802	
		Testing Requirements				23,802	By owner
	1680.00	Environ Hazards Assessmt					
		Hazardous Mat Expenses by owner	1sum	TD 2			
	1701.00	Layout					
		Wall Layout over slab	1.00 ea	TD 2		836	
		Layout bdg /batter boards	4.00 Bb			2,054	
		Layout				2,890	
	1705.00	Clean Up - Ongoing					
		Current Cleanup & trash hauling / past concrete	24.00 week	TD 2		40,139	
		Clean Up - Ongoing				40,139	
	1706.00	Dumpster/ curb placed/ covered					
		Rent Dumpster	6.00 eamo			12,466	
		Dumpster/ curb placed/ covered				12,466	
	1711.00	Clean Up - Final					
		Final Cleanup Sub/	2,300.00 SQFT	TD 2		1,292	
		Clean Up - Final				1,292	
	1725.00	Project Closeout					
		Punchlist & Detailing	1.00 sum	TD 2		5,668	
		Project Closeout				5,668	
	1741.00	Project Vehicle					
		Project Vehicle	6.00 mo	TD 2		9,781	
		Project Vehicle				9,781	
		GENERAL CONDITIONS				346,957	
2050.00		DEMOLITION					
	2075.16	Rem Conc - Walls					
		Concrete foundation demo/ walls only assumed/ leave ftgs	150.00 lf			5,840	
		Rem Conc - Walls				5,840	
	2075.30	Rem Conc -Slab on Grade					
		Demo Conc Slab/ machine	100.00 cuyd	TD 2	GC Est	27,759	depths and hidden mat unknown allowance
		Demo Conc Sidewalks	cuyd	TD 2	GC Est	2,246	
		Demo Conc Slab/ machine at alley	30.00 cuyd	TD 2	GC Est	8,328	depths and hidden mat unknown allowance
		Rem Conc -Slab on Grade				38,333	
	2078.09	Shoring of structures					
		Post & Beam shoring of upper structure	100.00 lf			8,955	
		Shoring of structures				8,955	
	2078.19	Rem WD-Roof Structure					
		Remove roof sheeting and frame/ hand work	2,300.00 sf	TD 2		16,340	
		Rem WD-Roof Structure				16,340	
		DEMOLITION				69,467	Our liability insurance does not allow us to do hazardous material removal. So this must be a direct owner cost and paid directly by them.
2100.00		SITEWORK					
	2105.00	Excav - Sub Budgets					
		Mobilization	1.00 sum	TD 2	GC Est	6,738	
		Sidewalk prep and rock	1.00 sum	TD 2	GC Est	3,369	
		Hot tap	1.00 sum	TD 2	lawson	24,707	
		Foundation Excav. complete/	1.00 sum	TD 2	lawson	71,811	
		Rain drain connection to storm/ in pbg	lf	TD 2	GC Est	7,300	
		Fdn & Rain Drain sub	248.00 lf			5,570	
		Excav - Sub Budgets				110,295	
	2112.00	Underground Locates					
		Locales on phone elect.gas H2O	1.00 ea			337	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	2141.00	Underground Locates Dewater - General Dewatering All Types	8.00 each	TD 2	GC Est	337 3,085	
	2380.01	Dewater - General Sidewalks S-walks by GC unit priced/ no exc.			GC Est	3,085 4,312	
	2511.00	Sidewalks Paving Asphalt Paving 3" & 6" Base Rock Subcontr.	250.00 sf 11,000.00 sf	TD 2		4,312 61,767	
	2527.00	Paving Asphalt Curbs Poured Conc. City Curb Subcontracted			GC Est	61,767 1,816	
	2800.01	Curbs Poured Conc. Landscape-General Landscape Subcontract	33.00 lf 1.00 sum			1,816 11,230	
		Landscape-General				11,230	
3000.00		SITEWORK				201,843	
		CONCRETE					
	3013.00	Concrete lump sums Monolithic fdn & slab / total cost see notes	2,400.00 sf	TD 2	GC Est	48,516	I suggest a heavy slab so we can drive eqp on it
		Footings per Cuydw / rebar/ cut up/ GC researched 2016	12.00 yd			11,952	
	3204.00	Concrete lump sums Rebar Subcontract				60,468	
		Rebar Supplier bids generic/ ton	9.00 ton			11,624	
		Rebar Installer Sub	18,000.00 lb			10,107	
	3274.00	Rebar Subcontract Concrete polishing / budget/ main floor				21,731	
		Slab grinding staining and densifying/ Allowance	2,350.00 sf		GC Est	17,155	include joint treatment
		Concrete polishing / budget/ main floor				17,155	Always an allowance
5000.00		CONCRETE				99,353	
		METALS					
	5001.00	Steel Detailing reviews GC Shop drawing review	1.00 set	TD 2	GC Est	1,672	by general contractor
	5010.00	Steel Detailing reviews Steel Fab Supplier				1,672	
		Steel Fab materials	1.00 sum	TD 2	GC Est	17,180	
		Steel installation	1.00 sum	TD 2	GC Est	6,451	
	5055.00	Steel Fab Supplier Fastner-Col J Bolts				23,632	
		Anchor Bolt Template	10.00 each	TD 2	GC Est	1,254	
		Bolt Anchor J 5/8x10" to concrete	100.00 each	TD 2	GC Est	523	
	5056.00	Fastner-Col J Bolts Wood to Wood Bolts				1,777	
		ASTM 307 Bolts 3/4" x 8	100.00 each	TD 2	GC Est	1,556	assumed misc beams
	5110.10	Wood to Wood Bolts Structural - I Beams				1,556	
		W Shape W- 16 x 45 moment frame w/ w12 posts welded	69.00 lft			59,067	
	5110.40	Structural - I Beams Structural - HP Shapes				59,067	
		Remove and Reuse historic H beam	1.00 ea			2,196	
	5420.01	Structural - HP Shapes Structural - ColdRoll Frm				2,196	
		Beam Side plates decorative	12.00 ea		GC Est	3,018	
		Post base blade plates	6.00 ea		GC Est	2,179	
	5715.00	Structural - ColdRoll Frm Ornamental Misc				5,197	
		Architectural steel plate work/ possibly at entry and brick wall openings	1.00 each	TD 2	GC Est	17,969	assumes 3 cut in budget for more plate and rivet details perhaps clean up red brick door cutouts
6000.00		METALS				113,066	
		WOOD & PLASTICS					
	6000.25	Carpenter foreman Crow Carpenter Foreman	12.00 week		GC Est	16,055	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6000.55		Carpenter foreman Crew				16,055	
		Cranes & operators/ Firewall Hoisting					
		14 ton Crano HR w/ oper.	40.00 hr		GC Est	7,630	
		Spider hydro crane 20 ton w op & Mob/ both long walls from slab	32.00 hr		GC Est	10,580	
6000.65		Cranes & operators/ Firewall Hoisting				18,210	
		Equipment Hauling					
		Gradall Trucking expense	2.00 ea		GC Est	1,204	
		24' PJ truck and trailer 20,000lb	6.00 haul		GC Est	3,252	
6000.75		Equipment Hauling				4,456	
		Equip Rental					
		Trash Carts 1 yd	5.00 mo		GC Est	349	
		Reach Forklift	6.00 mo		GC Est	12,575	
		Vertical Lazer	1.00 mo		GC Est	553	
		Lazer Level	3.00 mo		GC Est	1,048	
		20' Manlift	3.00 mo		GC Est	1,502	
		25' Manlift	3.00 mo		GC Est	1,747	
		10" Table Saw	12.00 wk		GC Est	559	
		Rolo-Hammer medium sized	10.00 day		GC Est	408	
		Large Compressor/ Pneumatics	7.00 mo		GC Est	815	
		Nailers & Hoses	24.00 wk		GC Est	1,118	
		24' Extension Ladders	10.00 wk		GC Est	699	
		Industrial Vacuum	10.00 wk		GC Est	291	
		Portable Welder	1.00 week		GC Est	186	
		Rolling Beam Lift	4.00 wk		GC Est	349	
		48' 4wd GC manlift rental month	2.00 mo		GC Est	5,112	
		Pallet Jack	2.00 mo		GC Est	175	
		Equip Rental				27,485	
6001.00		SIMPSON - Frame Anchors					
		Framing Anchor Budget lump sum	1.00 sum	TD 2	GC Est	12,512	
6051.00		SIMPSON - Frame Anchors				12,512	
		Fasteners - Expansion					
		Para Bolts 1/2 "6"	100.00 ea	TD 2	GC Est	1,186	
6051.25		Fasteners - Expansion				1,186	
		Fasteners - Titan screw anchors					
		1/2 x 5 titan anchors	100.00 each	TD 2	GC Est	674	
6054.00		Fasteners - Titan screw anchors				674	
		Fasteners - Nails & Screw					
		Fasteners Budget w/ pneumatics/ sf bldg	2,300.00 sf	TD 2	GC Est	1,339	
6106.00		Fasteners - Nails & Screw				1,339	
		Framing - Studs 2x4					
		Most Interior walls metal in SR Div	0.00 sf	TD 2	GC Est	0	
		Studs 2 x 4 x 8 S&B/ wood door bucks for nailing	14.00 each	TD 2	GC Est	265	
6107.00		Framing - Studs 2x4				265	
		Framing - Studs 2x6					
		Studs Pony Walls 2"6-7" parphets	400.00 sf	TD 2	GC Est	4,817	
		Studs 2 x 6 x 16 S&B lower walls	240.00 each	TD 2	GC Est	15,001	
		Studs 2 x 6 R.L. S&B	1,200.00 Inft	TD 2	GC Est	2,943	
		Studs 2 x 6 R.L. S&B	220.00 Inft	TD 2	GC Est	540	
		Studs 2 x 6 R.L. Treated	180.00 Inft	TD 2	GC Est	812	
		Studs 2 x 6 R.L. Treated	110.00 Inft	TD 2	GC Est	496	
6107.33		Framing - Studs 2x6				24,609	
		Heavy Timbers/ Bar & Dining only/ Sandblasted					
		10 x 10 x 14' Select post/ public areas	12.00 ea	TD 2	GC Est	5,388	
6107.34		Heavy Timbers/ Bar & Dining only/ Sandblasted				5,388	
		Glulam Beams					
		5 1/2 x 21 x 24' GL/ headers stroot end of 1st floor	1.00 ea	TD 2	GC Est	1,103	
6107.50		Glulam Beams				1,103	
		Ledgers / Plate backing					
		Ledgers 3x8 PT fit inside channel steel for joist connections	200.00 lf	TD 2	GC Est	5,961	
		Top Plate Backing 2x6 or 8 RL	350.00 lf	TD 2	GC Est	856	
6108.10		Ledgers / Plate backing				6,818	
		Open Web Floor/ Roof Trusses					
		18" Open Web trusses roof uses	46.00 each	TD 2	GC Est	9,945	
		2 x 4 spreaders	200.00 lf	TD 2	GC Est	913	
		Open Web Floor/ Roof Trusses				10,858	Assumes simple slope to roof/ no crickets except sides of parphets
6109.30		Cricketts & overbuilds behind mansard					
		Cricketts ledger 2x4 @ roof sidewalls	230.00 lf	TD 2	GC Est	639	
		Cricketts sill 2x8	230.00 lf	TD 2	GC Est	728	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6109.30		Crickets & overbuilds behind mansard					
		Crickets framed w/ 2x4x4' long	115.00 ea	TD 2	GC Est	4,023	
		Crickets sheeted w/ 5/8 CDX	700.00 sf	TD 2	GC Est	3,042	
		Crickets & overbuilds behind mansard				8,432	
6109.40		Roof Curbs Framing					
		Skylight Curbs 2x8 & underframing tapered	200.00 lf	TD 2	GC Est	4,367	
		Roof Curbs Framing				4,367	
6110.01		Blocking					
		2"6 Fire Blocking 10' oc/ truss blocking	650.00 lf	TD 2	GC Est	3,998	
		Blocking				3,998	
6115.50		Siding Concrete					
		1/2 x 2 pt rain screene spacers 16" oc	3,200.00 lf	TD 2	GC Est	3,145	
		5/16" Hardi Plank Sheets 4x8x8' primed/ 2@ party wall/ and alley wall	3,200.00 sf	TD 2	GC Est	10,795	
		Siding Concrete				13,940	
6116.00		Plywd Wall Sheathing					
		Plywood 1/2 CDX @ walls	3,200.00 sqft	TD 2	GC Est	9,225	
		Plywd Wall Sheathing				9,225	
6116.50		Gyp exterior 5/8" sheathing					
		Gypboard Sheeting 5/8 hand nailed/ 2 layers/ party wall only	3,200.00 sqft	TD 2	GC Est	6,660	
		Gypboard Sheeting 5/8 hand nailed/ street wall	805.00 sqft	TD 2	GC Est	1,675	
		Gyp exterior 5/8" sheathing				8,335	
6117.00		Roof Sheathing Plywd					
		3/4 T&G CDX, Plywood	2,400.00 sf	TD 2	GC Est	4,296	
		Roof Sheathing Plywd				4,296	
6182.00		Headers - Solid					
		6x12x 10' headers/ wdos , doors	24.00 lf	TD 2	GC Est	660	
		4x8 fir headers	35.00 lf	TD 2	GC Est	272	
		Headers - Solid				933	
6400.00		Casework Subcontract					
		Casework lump per TD1	1.00 ea	TD 2	GC Est	8,513	
		Pulls were excluded allowance/	0.00 sum	TD 2	GC Est	0	
		Casework Subcontract				8,513	
6410.05		Casework Install					
		Casework Installation	41.33 lnft	TD 2	GC Est	3,456	
		Casework Install				3,456	
6413.20		Door.or Wdo Casing Int					
		1 x 5 fir trim/ plane edge square to jamb/ ease edge	140.00 lf	TD 2	GC Est	2,143	
		1 x 6 fir head casing	20.00 lf	TD 2	GC Est	306	
		Door.or Wdo Casing Int				2,450	
6413.25		Door.or Wdo Crown Mould					
		bead Mould / Classic design	20.00 lf	TD 2	GC Est	232	
		Crown Mould / H740	20.00 lf	TD 2	GC Est	300	
		Crown Mould / H354 crown columns	10.00 lf	TD 2	GC Est	150	
		Door.or Wdo Crown Mould				683	
6414.05		Windows and sills					
		Entry window walls in restaurant	4.00 ea	TD 2	GC Est	12,094	
		Window Sills (Fir 2x12 with special bead edge and jointed to wdo sill)	10.00 lf	TD 2	GC Est	905	
		Windows and sills				12,999	
6414.12		Wdo- jamb extensions					
		Wood windows	3.00 ea	TD 2	GC Est	3,543	3 more of monitor windows
		wdo jamb extensions 1 x 8 fir dato joint	60.00 lf	TD 2	GC Est	1,942	
		Wdo- jamb extensions				5,485	
6450.01		1 Trim - Wood Base					
		Oak 3/4" quarter round mould	320.00 lf	TD 2	GC Est	2,027	
		H740 Moulding atop base	320.00 lnft	TD 2	GC Est	2,403	
		Wood Base 1x6 CVG	320.00 lnft	TD 2	GC Est	5,643	
		1 Trim - Wood Base				10,073	
6450.13		1 Trim - Interior Cornice/ Facia					
		FJP 514	425.00 lnft	TD 2	GC Est	8,280	
		H 740	425.00 lnft	TD 2	GC Est	5,786	
		1 Trim - Interior Cornice/ Facia				12,066	
6450.20		X trim cedar wdo casings					
		1 x 1 ext Cedar window trims to brick / monitor supplied	60.00 lnft	TD 2	GC Est	418	
		X trim cedar wdo casings				418	
6450.75		X Trim - Column Capitals					
		Column Capitals	2.00 each	TD 2	GC Est	451	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
7000.00	6450.85	X Trim - Column Capitals				451	
		X Trim - Cedar Batts					
		1x3 RS Cedar Batts tie knot/ alley siding joints	300.00 lf	TD 2	GC Est	851	
		X Trim - Cedar Batts				851	
		WOOD & PLASTICS				241,929	
		THERMAL MOISTURE PROT.					
	7110.00	Roofing Subcontract					
		Roofing Sub	2,300.00 sf	TD 2	GC Est	56,152	
		Roofing Subcontract	2,066.00 sf			56,152	
	7185.00	Vapor Barriers Wall					
		Slazo Wrap Moisture barrier /taped/ 1st	3,200.00 sf	TD 2	GC Est	1,911	
		Vapor Barriers Wall				1,911	
	7192.00	Flashings Flexible/ remember 2 layers					
		Fortiflash 9"x 75' stick on/ first layer	100.00 lf	TD 2	GC Est	413	
		Fortiflash 6"x 75' stick on/ 2nd layer	30.00 lf	TD 2	GC Est	97	
8000.00		Flashings Flexible/ remember 2 layers				510	
	7192.02	Vapor Barriers Underfloor					
		Stogo 15ml w/ tape cost/ Whitecap	2,400.00 sf			2,565	
		Vapor Barriers Underfloor				2,565	
	7200.00	Fire caulk					
		fire caulking/ 3 beads per wall or floor connection/ East wall only	600.00 lf	TD 2	GC Est	1,135	
		Fire caulk				1,135	
	7210.01	Insulation - Subcontract					
		Insulation SF per TD 1	2,300.00 sf	TD 2	GC Est	7,749	
		Insulation - Subcontract				7,749	
	7212.10	Insulation - Rigid Foam					
		Dow 2" rigid blue board perimeter field laid	600.00 sqft			973	
		Insulation - Rigid Foam				973	
	7600.01	Sheetmetal - Sub					
		Sheet Metal wall cap/ TD 1 was 265/lf tie to neighbors/ terrace sm	165.00 lf	TD 2	GC Est	27,795	Assumes nice cap only at street and to side at neighbors wall
9000.00		Sheetmetal - Sub				27,795	
	7620.01	Sheetmetal - Flashing -					
		4 x 1/2 x 4" 22 ga Z flashing at firewall at siding	272.00 lf	TD 2	GC Est	1,594	
		Sheetmetal - Flashing -				1,594	
	7620.20	Gutters					
		Custom Cu gutters & DS sub allowance	1.00 sum	TD 2	GC Est	2,808	
		Gutters				2,808	
	7900.00	Caulking Subcontractors					
		Caulking sub masonry/ Wdo Phase allowance	lf	TD 2	GC Est	1,685	
		Caulking Subcontractors				1,685	
		THERMAL MOISTURE PROT.				104,877	
		DOORS & WINDOWS					
	8110.00	HM Door budgets Ext					
		Specialty Electronic Door Hardware supplier	1.00 sum	TD 2	GC Est	13,477	
		Doors & Hdwr Supplier	4.00 sum	TD 2	GC Est	14,712	
		HM/ Doors & Hdwr install labor	11.00 ea	TD 2	GC Est	9,198	
		HM Door budgets Ext				37,387	
	8210.01	Doors - Wood					
		Custom Entry door install w/ hdwr/	1.00 ea	TD 2	GC Est	5,973	
		3/0x7/0 Fir Interior door	7.00 Ea	TD 2	GC Est	2,049	
		Doors - Wood				8,022	
	8305.00	Doors - Access					
		Door Access Call Up Mtl 2'6"sq	1.00 each	TD 2	GC Est	4,122	
		Doors - Access				4,122	
	8500.00	Glazing Subs					
		Mirrors	0.33 sum	TD 2	GC Est	1,248	
		Glazing Subs				1,248	
	8545.00	Skylites					
		2-0x2-0 Skylite	6.00 ea	TD 2	GC Est	5,530	
		Skylites				5,530	
	8610.01	Windows - Wood					
		Storefront Glass WAG	0.33 ea	TD 2	GC Est	27,820	Allowance
		Windows - Wood				27,820	
		DOORS & WINDOWS				84,129	
		FINISHES					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	9230.00	Stucco Sub					
		Stucco Subcontractor Bid	1,100.00 sf			43,799	
		Stucco Sub				43,799	
	9252.50	SR Sub Costs & TI					
		Drywall Subcontract	1.00 sum	TD 2	GC Est	95,459	
		SR Sub Costs & TI				95,459	
	9086.00	Ceramic Tile					
		Tile and slate Sub complete	0.33 sum	TD 2	GC Est	16,846	
		back splashes	0.33 sum	TD 2	GC Est	2,309	
		saw/backer rod/caulk for expansion joint	0.33 sum	TD 2	GC Est	973	
		Ceramic Tile				28,127	
	9920.01	Painting - interior					
		Interior painting sub/ specified walls only	0.33 sum	TD 2	GC Est	9,624	
		painting sub	0.33 sum	TD 2	GC Est	29,328	
		Painting - Interior				38,951	
	9930.01	Painting - TransparentFin					
		Finish Transp Varnsh Wood Trim/ cabinets	0.33 lf	TD 2	GC Est	0	1 laquered w/ toned material 3 coats at 150 lf/ hr F-hse
		confirmed					
		Painting - TransparentFin				0	
	9965.00	Countertops					
		Pental Quartz Cinza/ 1/3 of TD 1	sqft	TD 2	GC Est	4,492	
		Countertops				4,492	
		FINISHES				202,829	
10000.00		SPECIALTIES					
	10523.00	Fire Extinguisher Portable					
		Cress Ext Co2 10 lb Squeeze Grp	3.00 each	TD 2	GC Est	304	
		Fire Extinguisher Portable				304	
	10800.01	Misc Toilet/Bath Equip					
		Phase 2	15.00 ea	TD 2	GC Est	4,377	Allowance on mat
		Misc Toilet/Bath Equip				4,377	
		SPECIALTIES				4,681	
15000.00		MECHANICAL					
	15100.10	HVAC					
		HVAC budget	1.00 sum	TD 2	GC Est	80,286	
		seismic for mechanical roof units	1.00 sum	TD 2	GC Est	689	
		HVAC design	1.00 sum	TD 2	GC Est	80,286	
		Heating & Cooling Eqp	1.00 sum	TD 2	GC Est	11,230	
		Mechanical Ventilation Lowres, automated	1.00 sum	TD 2	GC Est	0	
		Automated control systems	1.00 lsum	TD 2	GC Est	0	
		HVAC				172,471	
	15200.00	Plumbing					
		Plumbing budget phase 2	1.00 sum	TD 2	GC Est	93,197	to include greasei interceptor installation
		Plumbing finish phases	1.00 sum	TD 2	GC Est	0	
		Gas Service	1.00 sum	TD 2	GC Est	0	
		Plumbing				93,197	
		MECHANICAL				265,668	
16000.00		ELECTRICAL					
	16100.10	Electrical					
		Electrical design	1.00 sum	TD 2		11,230	
		Electrical Subcontract	1.00 sum	TD 2		134,765	
		Fire & Alarm Syst. sub	sum	TD 2			
		Security Syst. sub	sum	TD 2			
		Phone & Data Syst. budget	sum	TD 2			
		Comcast	sum	TD 2			
		Time projection clock phase 2	sum	TD 2			
		Security Camera's NIC	sum	TD 2			
		Electrical				145,996	
		ELECTRICAL				145,996	

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Percent of Total
Labor	488.943				26.00%
Material	78.024				4.15%
Subcontract	1,238.979				65.88%
Equipment	66.843				3.55%
Other	8.005				0.43%
	1,880,794	1,880,794			100.00%
Total		1,880,794			

Spreadsheet Report
JFW TD2 TWO STORY OPTION**JFW TD2 TWO STORY OPTION**
for budgeting use on TD 2
Based on EMA initial design

Project name	JFW TD2 TWO STORY OPTION Mc Minnville Or
Architect	Ernie Munch
Estimator	MG
Labor rate table	Standard
Equipment rate table	Standard
Job size	4700 sf
Duration	8 mo
Bid date	4/29/2019
Notes	Assumes; This project will have to stand alone in a year or more. It assumes no cellar, and only a vanilla shell below with the same finishes upstairs as phase 1. very little sub bidding is in this estimate so it is only an initial budgeting for consideration by the team. Without a schedule I assume 8 months Excluded; permits Basement Main floor finishes except for the polished concrete floor and the heavy timber post and beams envisioned Includes All finishes matching TD1 upstairs Entire structure, utilizing the many point of connections in TD1

Report format

Sorted by 'Group phase/Phase'
'Detail' summary
Allocate addons
Print sort level notes

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	540,839				115.072 /sf	33.31%
Material	133,345				28.371 /sf	8.21%
Subcontract	878,038				186.817 /sf	54.08%
Equipment	68,806				14.640 /sf	4.24%
Other	2,618				0.557 /sf	0.16%
	1,623,646	1,623,646			345.457 /sf	100.00
Total		1,623,646			345.457 /sf	100.00%

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
1000.00		GENERAL CONDITIONS					
	1140.00	Project Development, Pre construction					
		Project Development & re Estimating	1.00 sum	TD 2		9,479	
		Project Development, Pre construction				9,479	
	1141.00	Project Management					
		Project Manager Allowance	32.00 week	TD 2		103,705	
		Project Management				103,705	
							Construction management is tied to this scope and only allows for minor changes.
							Additional scope changes will require more PM expense.
	1141.50	Superintendent					
		GC Computer & wireless service onsite	8.00 mo	TD 2		842	
		Superintendent/ PM	34.00 week	TD 2		119,371	
		Superintendent				120,213	Onsite Project Superintendent, managing crews, subs, materialmen, inspectors. Safety, Schedules, documentation.
	1141.75	Laborers					
		minor movement to 2nd floor	10.00 day	TD 2		4,096	
		Laborers				4,096	
	1141.85	Equipment Operators/ Hoisting/ Mat Handling					
		Mat. Handling Onsite general/ in the absence of a crane	2.00 mo	TD 2		16,384	
		Equipment Operators/ Hoisting/ Mat Handling				16,384	Moves materials to sites in absence of crane and machine accesses
	1341.00	Safety - Rails etc					
		Safety Rails 2x4 nail on @ openings	50.00 Infl	TD 2		465	
		Window rails 2x4 doubled	30.00 lf	TD 2		82	
		Roof parapet railing bolt on	150.00 lf	TD 2		1,033	
		Safety - Rails etc				1,560	
	1345.00	Safety - First Aid Equip					
		First Aid Equip	8.00 mnth	TD 2		456	
		Safety - First Aid Equip				456	
	1350.10	Safety -Provisions / cqp rent					
		Fire Extinguishers on site and maintenance	4.00 ea	TD 2		225	
		Safety -Provisions / cqp rent				225	
	1365.15	Temp protection					
		Carpet Masking plastic/ protecting finishes	2,000.00 sf	TD 2		2,017	
		Temp protection				2,017	Protecting existing finishes
	1511.00	Temp - Utilities					
		Temporary Large Light Setup	2.00 ea	TD 2		392	
		string lighting	3.00 ea	TD 2		1,182	
		50 amp Heat Fan units/ 2 ea	9.00 ea	TD 2		821	Elect cost by owners
		Temp Electricity by owner	0.00 mo	TD 2		0	
		Spyder Electrical Box and chords/ 2 floors	14.00 mo	TD 2		1,197	
		Temp Toilet (rental)	8.00 mnth	TD 2		1,140	
		Temp - Utilities				4,732	
	1520.00	Temp - Staging area					
		Temp fence/alley / dumpster/ gradall parking	150.00 lf	TD 2		882	
		Temp - Staging area				862	
	1531.00	Temp - Fence					
		Temp Fence Sub 12 mo	200.00 Infl	TD 2		604	
		Temp - Fence				604	
	1590.05	Blue Prints					
		Blue Prints Allowance	4.00 each	TD 2		519	
		Blue Prints				519	Allowance
	1591.00	Job. Temp Office					
		Office in basement setup/moved	1.00 ea	TD 2		1,866	
		Staging in basement cleaned out eventually	1.00 ea	TD 2		1,673	
		Steel Lock Boxes setup each floor	2.00 ea	TD 2		114	
		Office supplies	1.00 sum	TD 2		328	
		Office eqp/ large printer/ software	8.00 mo	TD 2		1,012	
		Job. Temp Office				4,993	
	1592.10	Control - Traffic					
		Closure permits (street or sidewalk)	10.00 day	TD 2		161	City said no cost to them just get permit
		Control - Traffic				164	
	1600.00	Scaffolding					
		Scaffolding Contractor front wall	3.00 mo	TD 2		2,747	main floor wall work and clgs

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	1600.50	Scaffolding				2,747	
		Equipment Hauling					
		Equipment hauling	1.00 sum	TD 2		2,208	
	1601.50	Equipment Hauling				2,208	
		Equipment Repair Replace Budget					
		Eqp repairs/ replacement	5.00 mnth	TD 2		3,883	
		Sharpening & tool replacement	24.00 week	TD 2		1,368	
		Equipment Repair Replace Budget				5,251	
	1601.75	Small mat & Hardware					
		Small materials & Hardwares	1.00 sum	TD 2		399	
		Small mat & Hardware				399	
	1602.50	Eqp. Fuels					
		Diesel & Gas (equipment)	6.00 mnth	TD 2		2,736	
		Diesel & Gas (trucks)	8.00 mnth	TD 2		5,472	
		Eqp. Fuels				8,209	
	1650.00	Permit Fees/ NIC					
		All permits excluded	sum	TD 2			
	1675.00	Testing Requirements					
		Testing Expenses by owner	sum	TD 2			
		Special Inspections Fees by owner	sum	TD 2			
	1680.00	Environment Hazards Assessmt					
		Hazardous Mat Expenses by owner	1sum	TD 2			
	1701.00	Layout					
		Wall Layout over slab	1.00 ea	TD 2		819	
		Layout bldg /batter boards	4.00 BBd			1,029	
		Layout				1,848	
	1705.00	Clean Up - Ongoing					
		Current Cleanup & trash hauling / past concrete	24.00 week	TD 2		39,322	
		Clean Up - Ongoing				39,322	
	1706.00	Dumpster/ curb placed/ covered					
		Rent Dumpster N side of bldg	6.00 mnth	TD 2		7,911	
		Dump chule setup	4.00 mnth	TD 2		1,531	
		Dumpster/ curb placed/ covered				9,445	
	1711.00	Clean Up - Final					
		Final Cleanup Sub/	4,700.00 SQFT	TD 2		2,582	
		Clean Up - Final				2,582	
	1725.00	Project Closeout					
		Punchlist & Detailing	1.00 sum	TD 2		5,553	
		Project Closeout				5,553	
	1741.00	Project Vehicle					
		Project Vehicle	8.00 mo	TD 2		12,769	
		Project Vehicle				12,769	
		GENERAL CONDITIONS				360,363	
2050.00		DEMOLITION					
	2075.10	Rem Conc - Walls					
		Concrete foundation demo/ walls only assumed/ leave figs	150.00 lf			5,719	
		Rem Conc - Walls				5,719	
	2075.30	Rem Conc -Slab on Grade					
		Demo Conc Slab/ machine	50.00 cuyd	TD 2	GC Est	9,736	depths and hidden mat unknown
		Demo Conc Sidewalks	cuyd	TD 2	GC Est	2,198	
		Rem Conc -Slab on Grade				11,934	
	2076.65	Rem Masonry - Misc					
		Remove Misc Masonry for door openings	3.00 ea	TD 2	GC Est	8,241	
		Rem Masonry - Misc				8,241	
	2078.10	Rem WD-Roof Structure					
		Remove existing structure w/ maching	8,500.00 sf	TD 2	GC Est	13,927	
		Rem WD-Roof Structure				13,927	
	2079.50	Rem Brick Veneer					
		Remove Brick Plaster Sandblast/ new beams	500.00 sqft	TD 2	GC Est	10,201	
		blasted also for aged look					
		Rem Brick Veneer				10,201	
		DEMOLITION				50,022	Our liability insurance does not allow us to do hazardous material removal. So this must be a direct owner cost and paid directly by them.
2100.00		SITEWORK					
	2105.00	Excav - Sub Budgets					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	2105.00	Excav - Sub Budgets					
		Mobilization	1.00 sum	TD 2	GC Est	6,592	
		Sidewalk prop and rock	1.00 sum	TD 2	GC Est	3,298	
		Foundation Ex mono slab/ gravel/ trenching/ guess	1.00 sum	TD 2	GC Est	21,975	
		Rain drain connection to storm/ in pbg	lf	TD 2	GC Est	0	
		Excav - Sub Budgets				31,864	
	2141.00	Dewater - General					
		Dewatering All Types	8.00 each	TD 2	GC Est	1,858	
		Dewater - General				1,858	
	2380.01	Sidewalks					
		S-walks by GC unit priced/ no exc.	250.00 sf		GC Est	1,822	
		Sidewalks				1,822	
	2511.50	Paving Repair / Resurface					
		Paving Repair and Resurface	100.00 sf	TD 2	GC Est	2,307	
		Paving Repair / Resurface				2,307	
	2527.00	Curbs Poured Conc.					
		City Curb Subcontracted	23.00 lf		GC Est	303	
		Curbs Poured Conc.				303	
		SITEWORK				38,154	All points of connection are in place in basement of TD1
3000.00		CONCRETE					
	3013.00	Concrete lump sums					
		Monolithic fdn & slab / total cost see notes	2,350.00 sf	TD 2	GC Est	25,821	I suggest a heavy slab so we can drive eqp on it
		Concrete lump sums				25,821	
	3274.00	Concrete polishing / budget/ main floor					
		Slab grinding staining and densifying/ Allowance	2,350.00 sf		GC Est	16,783	include joint treatment
		Concrete polishing / budget/ main floor				16,783	Always an allowance
		CONCRETE				42,604	
4000.00		MASONRY					
	4300.00	Metro Brick Veneer					
		Metro Brick backing panel screwed on	1,100.00 sf		GC Est	4,307	
		Metro Brick glue and place	1,100.00 sf		GC Est	22,406	
		Metro Brick point joints/ standard brick	1,100.00 sf		GC Est	9,143	
		Acid wash and clean brick	1,100.00 sf		GC Est	1,209	
		Metro Brick Veneer				37,064	
		MASONRY				37,064	
5000.00		METALS					
	5001.00	Steel Detailing reviews					
		GC Shop drawing review	1.00 set	TD 2	GC Est	1,638	by general contractor
		Steel Detailing reviews				1,638	
	5010.00	Steel Fab Supplier					
		Steel Fab materials	1.00 sum	TD 2	GC Est	16,809	
		Steel installation	1.00 sum	TD 2	GC Est	6,313	
		Steel Fab Supplier				23,122	
	5055.00	Fastner-Col J Bolts					
		Anchor Bolt Template	10.00 each	TD 2	GC Est	1,229	
		Bolt Anchor J 5/8x10" to concrete	100.00 each	TD 2	GC Est	512	
		Fastner-Col J Bolts				1,741	
	5056.00	Wood to Wood Bolts					
		ASTM 307 Bolts 3/4" x 8	100.00 each	TD 2	GC Est	1,524	assumed misc beams
		Wood to Wood Bolts				1,524	
	5110.40	Structural - HP Shapes					
		Remove and Reuse historic H beam	1.00 ea			2,151	
		Structural - HP Shapes				2,151	
	5420.01	Structural - ColdRoll Frm					
		Beam Side plates decorative	12.00 ea		GC Est	2,955	
		Post base blade plates	6.00 ea		GC Est	2,134	
		Structural - ColdRoll Frm				5,089	
	5510.07	Misc - Drag Struts					
		Drag strut installation/upper floor and roof assumed	8.00 ea	TD 2	GC Est	12,713	assumed tied to TD 1
		Misc - Drag Struts				12,713	
	5510.40	Misc - Angle Bolted Masry					
		Assumes masonry wall angles are installed in TD 1 for floor connections	0.00 ea	TD 2	GC Est	0	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
		Misc - Angle Bolted Maspy				0	
		Ornamental Misc					
		Architectural steel plate work/ possibly at entry and brick wall openings	1.00 each	TD 2	GC Est	17,580	assumes 3 cut in budget for more plate and rivet details perhaps clean up red brick door cutouts
		Ornamental Misc				17,580	
6000.00		METALS				65,558	
		WOOD & PLASTICS					
		Carpenter foreman Crew					
		Carpenter Foreman	12.00 week		GC Est	15,729	
		Carpenter foreman Crew				15,729	
		Cranes & operators/ Firewall Hoisting					
		14 ton Crane HR w/ oper.	10.00 hr		GC Est	1,866	
		Spider hydro crane 20 ton w op & Mob/ both long walls from slab	16.00 hr		GC Est	5,178	
		Cranes & operators/ Firewall Hoisting				7,044	
		Equipment Hauling					
		Gradall Trucking expense	2.00 ea		GC Est	1,179	
		24' PJ truck and trailer 20,000lb	6.00 haul		GC Est	3,185	
		Equipment Hauling				4,363	
		Equip Rental					
		Trash Carts 1 yd	5.00 mo		GC Est	342	
		Reach Forklift	6.00 mo		GC Est	12,313	
		Vertical Lazer	1.00 mo		GC Est	542	
		Lazer Level	3.00 mo		GC Est	1,026	
		20' Manlift	3.00 mo		GC Est	1,471	
		25' Manlift	3.00 mo		GC Est	1,710	
		10" Table Saw	12.00 wk		GC Est	547	
		Roto-Hammer medium sized	10.00 day		GC Est	399	
		Large Compressor/ Pneumatics	7.00 mo		GC Est	798	
		Nailers & Hoses	28.00 wk		GC Est	1,277	
		24' Extension Ladders	10.00 wk		GC Est	684	
		Industrial Vacuum	10.00 wk		GC Est	285	
		Portable Welder	1.00 week		GC Est	182	
		Rolling Beam Lift	4.00 wk		GC Est	342	
		48' 4wd GC manlift rental month	2.00 mo		GC Est	5,005	
		Pallet Jack	2.00 mo		GC Est	171	
		Equip Rental				27,094	
		SIMPSON - Frame Anchors					
		Framing Anchor Budget lump sum	1.00 sum	TD 2	GC Est	12,254	
		SIMPSON - Frame Anchors				12,254	
		Adhesives					
		Panel Glue (framing type)	1,000.00 lf		GC Est	324	
		Adhesives				324	
		Fasteners - Expansion					
		Para Bolts 1/2 "6"/ basement plates	100.00 ea	Base structure	GC Est	1,161	
		Fasteners - Expansion				1,161	
		Fasteners - Titan screw anchors					
		1/2 x 5 titan anchors	100.00 each	Base structure	GC Est	660	
		Fasteners - Titan screw anchors				660	
		Epoxy Anchors					
		Anchors @ masonry	100.00 ea	Base structure	GC Est	2,500	
		Epoxy Anchors				2,500	
		Fasteners - Nails & Screw					
		Fasteners Budget w/ pneumatics/ sf bdg	4,700.00 sf	Interior phase	GC Est	2,679	
		Fasteners - Nails & Screw				2,679	
		Framing - Studs 2x4					
		Most Interior walls metal in SR Div	0.00 sf	Interior phase	GC Est	0	
		Studs 2 x 4 x 8 S&B/ wood door bucks for nailing	14.00 each	Interior phase	GC Est	260	
		Framing - Studs 2x4				260	
		Framing - Studs 2x6					
		Studs Pony Walls 2'6"-7' paraphets	400.00 sf		GC Est	4,719	
		Studs 2 x 6 x 16 S&B lower walls	165.00 each		GC Est	10,103	
		Studs 2 x 6 x 18 S&B for 9" walls	65.00 each		GC Est	6,006	
		Studs 2 x 6 R.L. S&B	360.00 Inft		GC Est	885	
		Studs 2 x 6 R.L. S&B	220.00 Inft		GC Est	529	
		Studs 2 x 6 R L Treated	180.00 Inft		GC Est	796	
		Studs 2 x 6 R L Treated	110.00 Inft		GC Est	486	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
		Framing - Studs 2x6				23,502	
6107.33		Heavy Timbers/ Bar & Dining only/ Sandblasted					
		10 x 10 x 14' Select post/ public areas	12.00 ea		GC Est	5,277	
		Heavy Timber 10"x18"x16" 3 in each room of dining/ over bath walls	6.00 ea		GC Est	5,780	
		Heavy Timbers/ Bar & Dining only/ Sandblasted				11,058	
6107.34		Glulam Beams					
		5 1/2 x 21 x 24' GL/ headers street end of 1st floor	1.00 ea	Base structure	GC Est	1,080	
		Glulam Beams				1,080	
6107.50		Ledgers / Plate backing					
		Ledgers 3x8 PT fit inside channel steel for joist connections	200.00 lf		GC Est	5,840	
		Top Plate Backing 2x6 or 8 RL	350.00 lf		GC Est	839	
		Ledgers / Plate backing				6,679	
6108.10		Open Web Floor/ Roof Trusses					
		18" Open Web trusses floor uses/ top hanger support	51.00 each		GC Est	10,054	
		18" Open Web trusses roof uses	46.00 each		GC Est	9,739	
		2 x 4 spreaders	200.00 lf		GC Est	894	
		Open Web Floor/ Roof Trusses				20,686	Assumes simple slope to rear/ no crickets except sides of parapets
6109.00		Rafters, side furring to form arch clgs in main bedrooms					
		Rafters 2 x 6 x 24 S&B	51.00 each		GC Est	3,553	
		Rafters, side furring to form arch clgs in main bedrooms				3,553	These would simply nail alongside the web joists in a soft arch to economically provide a classy ceiling and loose the sloped framing of the trusses look They would also provide a flat ceiling in the bathrooms and entry hall We could also frame from the opposing direction and form a peaked curvature with a skylight centering in it.
6109.30		Cricket & overbuilds behind mansard					
		Cricket ledger 2x4 @ roof sidewalls	230.00 lf		GC Est	626	
		Cricket sill 2x8	230.00 lf		GC Est	713	
		Cricket framed w/ 2x4x 4' long	115.00 ea		GC Est	3,941	
		Cricket sheeted w/ 5/8 CDX	700.00 sf		GC Est	2,980	
		Cricket & overbuilds behind mansard				8,260	
6109.40		Roof Curbs Framing					
		Skylight Curbs 2x8 & underframing tapered	100.00 lf	Base structure	GC Est	2,139	
		Roof Curbs Framing				2,139	
6110.01		Blocking					
		2"6 Fire Blocking 10' oc/ truss blocking	650.00 lf	Base structure	GC Est	3,917	
		Blocking				3,917	
6114.00		Subfloor Plywd					
		Subfloor 3/4" Cdx Plywood	2,350.00 sqft		GC Est	4,424	
		Subfloor Plywd				4,424	
6115.50		Siding Concrete					
		1/2 x 2 pt rain screen spacers 16" oc	4,000.00 lf		GC Est	3,851	
		5/16" Hardl Plank Sheets 4x8x8' primed/ 2@ party wall/ and alley wall	4,305.00 sf		GC Est	14,224	
		Siding Concrete				18,075	
6116.00		Plywd Wall Sheathing					
		Plywood 1/2 CDX @ walls	5,200.00 sqft	Base structure	GC Est	14,684	
		Plywd Wall Sheathing				14,684	
6116.50		Gyp exterior 5/8" sheeting					
		Gypboard Sheeting 5/8 hand nailed/ 2 layers/ party wall only	7,000.00 sqft		GC Est	14,270	
		Gypboard Sheeting 5/8 hand nailed/ street wall	605.00 sqft		GC Est	1,641	
		Gyp exterior 5/8" sheeting				15,911	
6117.00		Roof Sheathing Plywd					
		3/4 T&G CDX Plywood	2,350.00 sf	Base structure	GC Est	4,119	
		Roof Sheathing Plywd				4,119	
6182.00		Headers - Solid					
		6x12x 10' headers/ wdos , doors	24.00 lf	Base structure	GC Est	647	
		4x8 fir headers	35.00 lf		GC Est	267	
		Headers - Solid				913	
6260.30		Paneling Wood					
		Carved fireplace enclosures supplier	2.00 ea	Interior phase	GC Est	13,295	
		Paneling Wood				13,295	
6400.00		Casework Subcontract					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6408.00		Casework Subcontract					
		Casework lump per TD1	2.00 ea	Interior phase	GC Est	16,657	splitting TD1 x 6 since small room is plain
		Casework & FP casework movement from lobby to rooms	0.00 sum	Interior phase	GC Est	0	
		Pulls were excluded allowance/	0.00 sum	Interior phase	GC Est	0	
6410.05		Casework Subcontract				16,657	
		Casework install					
		Casework installation	41.33 inft	Interior phase	GC Est	3,386	
6413.20		Casework install				3,386	
		Door, or Wdo Casing Int					
		1 x 5 fir trim/ plane edge square to jamb/ ease edge	140.00 lf	Interior phase	GC Est	2,100	
		1 x 6 Fir head casing	20.00 lf	Interior phase	GC Est	300	
6413.25		Door, or Wdo Casing Int				2,400	
		Door, or Wdo Crown Mould					
		bead Mould / Classic design	20.00 lf	Interior phase	GC Est	227	
		Crown Mould / H740	20.00 lf	Interior phase	GC Est	294	
		Crown Mould / H354 crown columns	10.00 lf	Interior phase	GC Est	147	
6414.05		Door, or Wdo Crown Mould				669	
		Windows and sills					
		Entry window walls in restaurant	4.00 ea	Interior phase	GC Est	11,845	
		Window Sills (Fir 2x12 with special bead edge and jointed to wdo sill	10.00 lf	Interior phase	GC Est	887	
6414.12		Windows and sills				12,731	
		Wdo- jamb extensions					
		Wood windows	3.00 ea	Interior phase	GC Est	1,759	3 more of monitor windows
		wdo jamb extensions 1 x 8 fir dato joint	60.00 lf	Interior phase	GC Est	1,902	
6450.01		Wdo- jamb extensions				3,661	
		1 Trim - Wood Base					
		Oak 3/4" quarter round mould	320.00 lf	Interior phase	GC Est	1,986	
		H740 Moulding atop base	320.00 inft	Interior phase	GC Est	2,354	
		Wood Base 1x6 CVG	320.00 inft	Interior phase	GC Est	5,527	
6450.13		1 Trim - Wood Base				9,867	
		1 Trim - Interior Cornice/ Facia					
		FJP 514	425.00 inft	Interior phase	GC Est	6,151	
		H 740	425.00 inft	Interior phase	GC Est	5,668	
6450.20		1 Trim - Interior Cornice/ Facia				11,819	
		X trim cedar wdo casings					
		1 x 1 ext Cedar window trims to brick / monitor supplied	60.00 inft	Interior phase	GC Est	410	
6450.75		X trim cedar wdo casings				410	
		X Trim - Column Capitals					
		Column Capitals	2.00 each		GC Est	442	
6450.85		X Trim - Column Capitals				442	
		X Trim - Cedar Balts					
		1x3 RS Cedar Balts tile knot/ alley siding joints	300.00 lf		GC Est	834	
		X Trim - Cedar Balts				834	
7000.00		WOOD & PLASTICS				289,241	
		THERMAL MOISTURE PROT.					
7110.00		Roofing Subcontract					
		Roofing Sub	2,066.00 sf	Base structure	GC Est	29,510	
7114.00		Roofing Subcontract	2,066.00 sf			29,510	
		Tremco Vulcum Products					
		Waterproof Liquid Tremco w/pavers on pedestals/ Terrace	200.00 sqft		GC Est	9,323	
7165.00		Tremco Vulcum Products				9,323	
		Vapor Barriers Wall					
		Stazo Wrap Moisture barrier / taped/ 1st	5,200.00 sf		GC Est	3,043	
7192.00		Vapor Barriers Wall				3,043	
		Flashings Flexible/ remember 2 layers					
		Fortiflash 9"x 75' stick on/ first layer	100.00 lf		GC Est	404	
		Fortiflash 6"x 75' stick on/ 2ed layer	30.00 lf		GC Est	95	
7200.00		Flashings Flexible/ remember 2 layers				499	
		Fire caulk					
		fire caulking/ 3 beads per wall or floor connection/ East wall only	1,200.00 lf		GC Est	2,224	
7210.01		Fire caulk				2,224	
		Insulation - Subcontract					
		Insulation SF per TD 1	4,700.00 sf	Base structure	GC Est	11,000	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	7600.01	Insulation - Subcontract				11,000	
		Sheetmetal - Sub					
		Sheet Metal wall cap/ TD 1 was 265/11/ tie to neighbors/ terrace sm	165.00 lf	Base structure	GC Est	27,194	Assumes nice cap only at street and to side at neighbors wall
	7620.01	Sheetmetal - Sub				27,194	
		Sheetmetal - Flashing -					
		4 x 1/2 x 4" 22 ga Z flashing at firewall at siding	100.00 lf	Base structure	GC Est	574	
	7620.20	Sheetmetal - Flashing -				574	
		Gutters					
		Custom Cu gutters & DS sub allowance	1.00 sum		GC Est	2,747	
		Gutters				2,747	
	7900.00	Caulking Subcontractors					
		Caulking sub masonry/ Wdo Phase allowance	lf	Base structure	GC Est	1,648	
		Caulking Subcontractors				1,648	
		THERMAL MOISTURE PROT.				87,762	
8000.00		DOORS & WINDOWS					
	8110.00	HM Door budgets Ext					
		HM Doors & Hdwr Supplier	1.00 sum	Base structure	GC Est	1,099	
		Doors & Hdwr Supplier	7.00 sum	Interior phase	GC Est	25,190	
		HM/ Doors & Hdwr install labor	7.00 ea	Interior phase	GC Est	5,734	
		HM Door budgets Ext				32,023	
	8210.01	Doors - Wood					
		Custom Door & Ramp installed at entry	1.00 ea	Base structure	GC Est	1,869	
		Custom Entry door install/w/ hdwr/	1.00 ea	Base structure	GC Est	5,852	
		3/0x7/0 Fir Interior door	7.00 Ea	Interior phase	GC Est	2,007	
		Doors - Wood				9,728	
	8305.00	Doors - Access					
		Door Access Cell Up Mtl 2'6"sq	1.00 each	Base structure	GC Est	345	
		Doors - Access				345	
	8500.00	Glazing Subs					
		Shower doors	0.33 sum	Interior phase	GC Est	8,275	3/8 tempered glass, chrome hardware, coating included
		Mirrors	0.33 sum	Interior phase	GC Est	1,221	
		Wet bar glass	0.33 sum	Interior phase	GC Est	268	
		STC Window Krieger sonic	0.33 sum	Interior phase	GC Est	4,622	
		Glazing Subs				14,366	
	8545.00	Skylites					
		2-0x2-0 Skylite	3.00 ea	Base structure	GC Est	2,708	
		Skylites				2,708	
	8610.01	Windows - Wood					
		Wood Wdos in div 6	ea	Base structure	GC Est	0	
		Storefront Glass WAG	0.33 ea	Base structure	GC Est	27,218	Allowance
		Windows - Wood				27,218	
		DOORS & WINDOWS				86,408	
9000.00		FINISHES					
	9252.50	SR Sub Costs & TI					
		Drywall Subcontract/ guess only	1.00 sum	Base structure	GC Est	164,812	Entire lower 2 floors are framed and finished along with the ceiling of lease space and lobby
		SR Sub Costs & TI				164,812	
	9540.00	Gyp-Crete Flooring					
		Gyp-Crete subfloor and added acoustics	2,000.00 sf	Interior phase	GC Est	12,855	added mat is for acoustics added to TD 1
		Gyp-Crete Flooring				12,855	
	9560.01	Wood Flooring					
		hall floor/	1.00 sum	Interior phase	GC Est	8,790	
		Wood Flooring				8,790	
	9685.00	Flooring Carpet					
		Carpet Comm Wool 42oz Hvy Trf	176.00 sqyd	Interior phase	GC Est	10,797	
		Flooring Carpet				10,797	
	9688.00	Ceramic Tile					
		Tile and slate Sub complete	0.33 sum	Interior phase	GC Est	41,686	
		Fireplace tile	0.33 sum	Interior phase	GC Est	2,687	
		back splashes	0.33 sum	Interior phase	GC Est	2,259	
		Lobby 1/100 tile and wonderboard with waterproofing	0.33 sum	Interior phase	GC Est	2,829	
		saw/backer rod/caulk for expansion joint	0.33 sum	Addendum 4	GC Est	952	
		Ceramic Tile				50,413	
	9820.01	Painting - Interior					

Spreadsheet Report

JFW TD2 TWO STORY OPTION

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	9920.01	Painting - Interior					
		Interior painting sub/ specified walls only	0.33 sum	Base structure	GC Est	9,415	
		painting sub	0.33 sum	Interior phase	GC Est	28,693	
	9930.01	Painting - Interior				38,109	
		Painting - Transparent Fin					
		Finish Transp Vamsh Wood Trim/ cabinets confirmed	0.33 lf	Interior phase	GC Est	0	0 1 laquered w/ toned material 3 coats at 150 lf/ hr F-hse
	9965.00	Painting - Transparent Fin				0	
		Countertops					
		Pental Quartz Cinza/ 1/3 of TD 1	sqft	Interior phase	GC Est	13,784	Caesarstone lagos blues #4350 polished calls for #4350H, this color is not available in Honed finish.
							THIS IS CHANGING TO Pental Quartz in Cinza BQ8808P
		Countertops					cost increase but floor factors has options to reduce costs
		FINISHES				13,784	
10000.00		SPECIALTIES				299,560	
	10523.00	Fire Extinguisher Portable					
		Cress Ext Co2 10 lb Squeeze Grp	1.00 each	Base structure	GC Est	99	
	10880.01	Fire Extinguisher Portable				99	
		Misc Toilet/Bath Equip					
		Phase 2	15.00 ea	Interior phase	GC Est	4,284	Allowance on mat
		Misc Toilet/Bath Equip				4,284	
		SPECIALTIES				4,383	
11000.00		EQUIPMENT					
	11010.00	Appliance Installation					
		eqp specified	4.00 ea	Interior phase	GC Est	11,159	
	11456.00	Appliance Installation				11,159	
		Fireplaces Metal Prefab					
		Fireplace budget	2.00 ea	Interior phase	GC Est	3,739	
		Fireplace install budget allowance	2.00 ea	Interior phase	GC Est	1,426	
	12530.01	Fireplaces Metal Prefab				5,166	
		Draperies					
		NIC					
		EQUIPMENT					
15000.00		MECHANICAL				16,324	
	15100.10	HVAC					
		HVAC budget	1.00 sum	Base structure	GC Est	67,563	Assumes simple Heat pumps on roof and venting and kitchen hood chase.
							and a system for the restaurant
		seismic for mechanical roof units	1.00 sum	Base structure	GC Est	655	
		Heating & Cooling Eqp	1.00 sum	Base structure	GC Est	0	
		Mechanical Ventilation Lovres, automated	1.00 sum	Base structure	GC Est	0	
		Automated control systems	1.00 lsum	Base structure	GC Est	0	
	15200.00	HVAC				0	
		Plumbing				68,219	
		Plumbing budget phase 2	1.00 sum	Base structure	GC Est	91,183	to include grease/ interceptor installation
		Plumbing finish phases	1.00 sum	Interior phase	GC Est	0	
		Gas Service	1.00 sum	Base structure	GC Est	0	
	15300.00	Plumbing				0	
		Fire Protection Systems				91,183	
		Fire Sprinkler bid	1.00 sum	Base structure	GC Est	32,962	0
		Fire Protection Systems				32,962	
		MECHANICAL				192,365	
16000.00		ELECTRICAL					
	16100.10	Electrical					
		Electrical design	1.00 sum	Base structure		4,395	
		Electrical Subcontract	1.00 sum	Base structure		49,444	
		Fire & Alarm Syst. sub	sum	Base structure			
		Security Syst. sub	sum	Base structure			
		Phone & Data Syst. budget	sum	Base structure			
		Comcast	sum	Base structure			

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	16100.10	Electrical					
		Time projection clock phase 2	sum	Base structure			
		Security Camera's NIC	sum	Base structure			
		Electrical				53,839	
		ELECTRICAL				53,839	

Taylor Dale-2 Alternative Financials Compared

Construction Costs		Rates of Return
Alternative 1: Separate One-Story Building at 618 NE Third Street		
\$1,880,794 = \$818/sf	Ground Floor Only: $\$1.50 \times \text{gross sf/Month} = \$1.50 \times 2,200\text{sf/Month} = \$3,300/\text{Month}$	
Alternative 2: Two-Story Addition to 608 NE Third Street		
\$1,623,648 = \$345/sf	First Floor = $\$2.50 \times \text{gross sf} = \$2.50 \times 2,300 / \text{Month} = \$5,750/\text{Month}$	
	Second Floor Alternative 2a = (2) Units Rented Separately = 60% Occupancy $2 \times \$350/\text{Night} \times .60 = \$12,600/\text{Month}$ =	
	First Floor + Second Floor = $\$5,750/\text{mo.} + \$12,600/\text{mo.} = \$18,350/\text{Month}$	
	Second Floor Alternative 2b = (2) Units Rented Together = 75% Occupancy $2 \times \$350/\text{Night} \times .75 = \$15,750/\text{Month}$ =	
	First Floor + Second Floor = $\$5,750/\text{mo.} + \$15,750/\text{mo.} = \$21,500/\text{Month}$	
Comparative Construction Costs		Comparative Rates of Return
(1) Story Separate Building / (2) Story Addition $\$1,880,794 / \$1,623,648 = 1.16$ Construction of a separate one-story building at 618 NE Third Street is 16% more costly than a two-story addition to 608 NE Third Street. $\$818/\text{sf} / \$345/\text{sf} = 2.37$ The per square foot cost of building a separate one-story building is 2.4 times that of a two-story addition to 608 NE Third Street.	Alt. 2a: $18,350 / \$3,300 = 5.6$ Alt. 2b: $\$21,500 / \$3,300 = 6.5$ A two-story addition to 608 NE Third Street has a potential rate of return of 5.6 to 6.5 times that of a separate one-story building at 618 NE Third Street.	

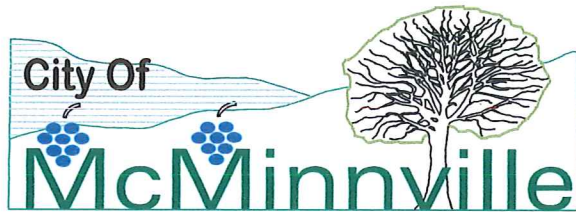
6-Jul-19

6-Jul-19

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COMMUNITY DEVELOPMENT
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www.mcminnvilleoregon.gov

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Office Use Only:

File No. HL 3-19

Date Received 6-12-19

Fee \$1200.00

Receipt No. 200731

Received by CD

Certificate of Approval (~~Demolition, Moving or New Construction~~)

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☒ Other Architect

Applicant Name Ernie Munch Phone 503.936.1062

Contact Name _____ Phone _____
(If different than above)

Address 111 SW Oak Street Suite 300

City, State, Zip Portland, OR 97204

Contact Email Ernie@ErnieMunch.com

Property Owner Information

Property Owner Name Historic 3rd and Ford, LLC Phone 707.836.2049
(If different than above)

Contact Name Seth Caillat Phone _____

Address 425 Aviation Blvd.

City, State, Zip Portland, OR

Contact Email Seth.Caillat@jfwmail.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 618 NE 3rd Street McMinnville OR

Assessor Map No. R4 1 21 - BC - 10402 Total Site Area 2,400sf

Subdivision Rowlands Block 6 Lot W 1/2 Lot 3

Comprehensive Plan Designation Commercial Zoning Designation C-3

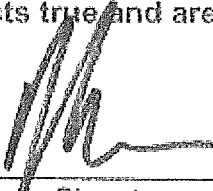
1. What is the classification of the historic building? Building: Formerly Contributing. Site Significant
2. Architect Name Ernie Munch Phone 503 963.1062
(Engineer or Other Designer)
 Contact Name Ernie Munch Phone _____
 Address 111 SW Oak Street Suite 300
 City, State, Zip Portland OR 97204
 Contact Email Ernie@ErnieMunch.com
3. Contractor Name The Grant Company Phone 503.845.6035
 Contact Name Jay Augustus Phone 503.313.0598
 Address 135 E Charles Street
 City, State, Zip Mt. Angle OR 97204
 Contact Email Jaya@thegrantcompanyinc.com
4. The existing use of the property. Vacant commercial
5. The intended use of the property. Commercial and Vacation Rentals
6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).

Increase economic viability of the site and the Downtown Historical District.	Honor the site's association with a significant person in McMinnville's past.	Better the site's compliance with the Downtown Design Guidelines.	Meet building codes.	Support the viability of the adjacent, restored, primary resource at 608 NE Third Street.
---	---	---	----------------------	---
7. Attach a written narrative that describes:
 - A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);
 - B. How the proposed project meets the applicable Comprehensive Plan policies;
 - C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);
 - D. The current value and significance of the historic resource, and how those factors relate to the proposed project;
 - E. The physical condition of the historic resource, and how the condition relates to the proposed project;
 - F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
 - G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and
 - H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

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, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- ☐ Photographs and/or drawings of the existing structure.

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.



Applicant's Signature

9 JUNE 2019

Date



Property Owner's Signature

11 June 2019

Date

Certificate of Approval Narrative, Demolition Structure at 618 NE Third Street, McMinnville

SECTION 7

A. The proposed project described in detail:

It is proposed to remove the existing structure at 618 NE Third Street and replace it with a two story structure which recalls the original structure on that site.

The new structure will take advantage of the improvements currently being made to the adjacent Taylor-Dale building which include a full seismic upgrade, a fire protection system, new electrical and mechanical systems, building services, and improvements for accessibility and egress.

The second floor will have two additional Vacation Rental by Owner (VRBO) units. The ground floor will be a commercial use, currently planned as a small restaurant.

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The façade of the new construction will match the ground floor and cornice of the structure that was built there in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The new storefront façade will reflect the original tripartite configuration, with a central recessed entry, two lightly-constructed shop window bays with a lower base course and upper transom windows. In its new/original form, the facade will comply with the current Downtown Design Guidelines, where the existing structure falls short.

Plans and illustrations are attached.

B. How does the proposed plan meet the applicable Comprehensive Plan Policies?

GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.

RESPONSE:

618 NE Third Street can be considered a significant site, but not a contributing structure.

A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal

clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water and Light Commissioner, in the 1909 directory.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire began his employment with McMinnville Power & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co. In 1932, the property was sold by the widowed, Sarah Fletcher to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney. Later, the building was incorporated into the adjacent Taylor Hardware business, at 608 SW Third Street. The heirs of Hagerty and Toney sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the attached circa 1920 streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls and roof were removed, and a new roof was built, extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to match the height of a regraded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions was modified afterward to reestablish a stairway allowing egress from the second floor of the two story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and a large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with

recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

The current façade does not meet the following design criteria of section 17.59.050, B, (3):

b. A bulkhead at the street level: **Sub-RESPONSE:** There is no bulkhead for half of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is distinguished from the wall finish by neither material, finish, color, nor design.

d. A recessed entry and transom with transparent door; **Sub-Response:** The entry is not recessed.

e. Decorative cornice or cap at the roofline. **Sub-Response:** There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy.

17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. **Sub-RESPONSE:** The primary entrance to the building is not recessed.

17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. **Sub-RESPONSE:** The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. **Sub-RESPONSE:** The existing storefront has no base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District as a whole.

The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly-crafted, and under-funded work.

Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

RESPONSE:

NA. The property does not enjoy a special assessment in support of historic preservation.

Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

RESPONSE:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

Comprehensive Plan Policy: 17.01 The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

RESPONSE:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

- C. *The reasonableness of the proposed project and a description of the economic use of the historic resource and how those factors relate to the alternative action, (Preservation of the historic resource).*

RESPONSE:

1. **The existing building is mischaracterized as an historic resource. The site carries more significance than the building.**
2. **The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. Two second floor VRBO units and a ground floor commercial use are proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.**

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district. It will be more pedestrian friendly, more accessible, and more in tune with the original building when occupied by a person of significance to McMinnville's history. The proposed action will

gain additional VRBO rooms without additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, and more efficient use of the limited space available at the subject property.

Retention of the existing structure would hamper the accommodation of a more economical use and detract from the investment made in the adjacent Taylor-Dale Building, a Distinctive Resource.

- D. The current value and significance of the historic resource, and how those factors relate to the proposed Project.*

RESPONSE:

618 NE Third Street can be considered a significant site, but not a contributing structure.

A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in the 1909 directory.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed McGuire Electric during that period. When McGuire began his employment with McMinnville Water & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller to manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co. In 1932, the property was sold by widowed, Sarah Fletcher to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney. At some point, the building was incorporated into the adjacent Taylor Hardware business, at 608 SW Third Street. The heirs of Hagerty and Toney sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee roasting business, a shop for an adjacent furniture store and a bead shop.

The most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of its electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light, its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the attached, circa 1920, streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls roof were removed, and a new roof built extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to lift it to the height of a regraded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions could have been modified afterward to reestablish a stairway allowing egress from the second floor of the two-story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and the adjacent large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two-bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

- E. *What is the physical condition of the historic resource, and how does the condition relate to the proposed project.*

RESPONSE:

The street façade of the existing building is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. A letter from the structural engineer is attached.

The main entrance does not meet the accessible code. It appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street façade and exterior alley wall would need to be built. (A recreation of the existing Third Street façade would not meet the Downtown Design Standards and Guidelines.)

F. Does the historic resource constitute a hazard to the safety of the public or its occupants?

RESPONSE:

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.

The structure has no lateral structural system of its own. Because it not isolated from its east and west neighbors, it will be the victim of differing oscillations of the other buildings during a seismic event. The difficulty of restoring the structure to code is described in part above in the response to section E.

G. Is the currently designated resource a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation?

RESPONSE:

Retaining the existing structure would be a detriment to the success of Taylor-Dale restoration project and an impediment to the revitalization of that block face of the Downtown Historic District.

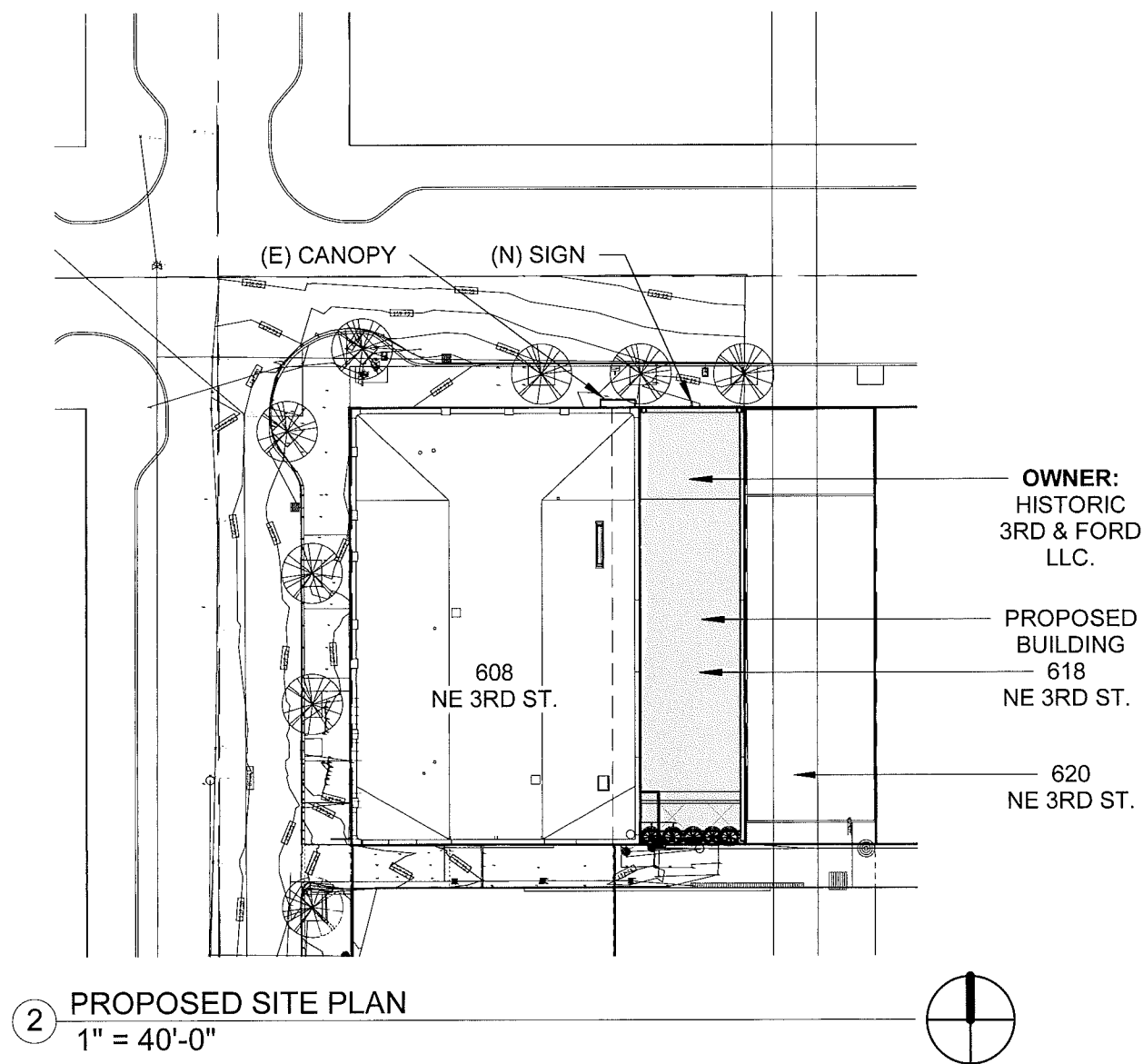
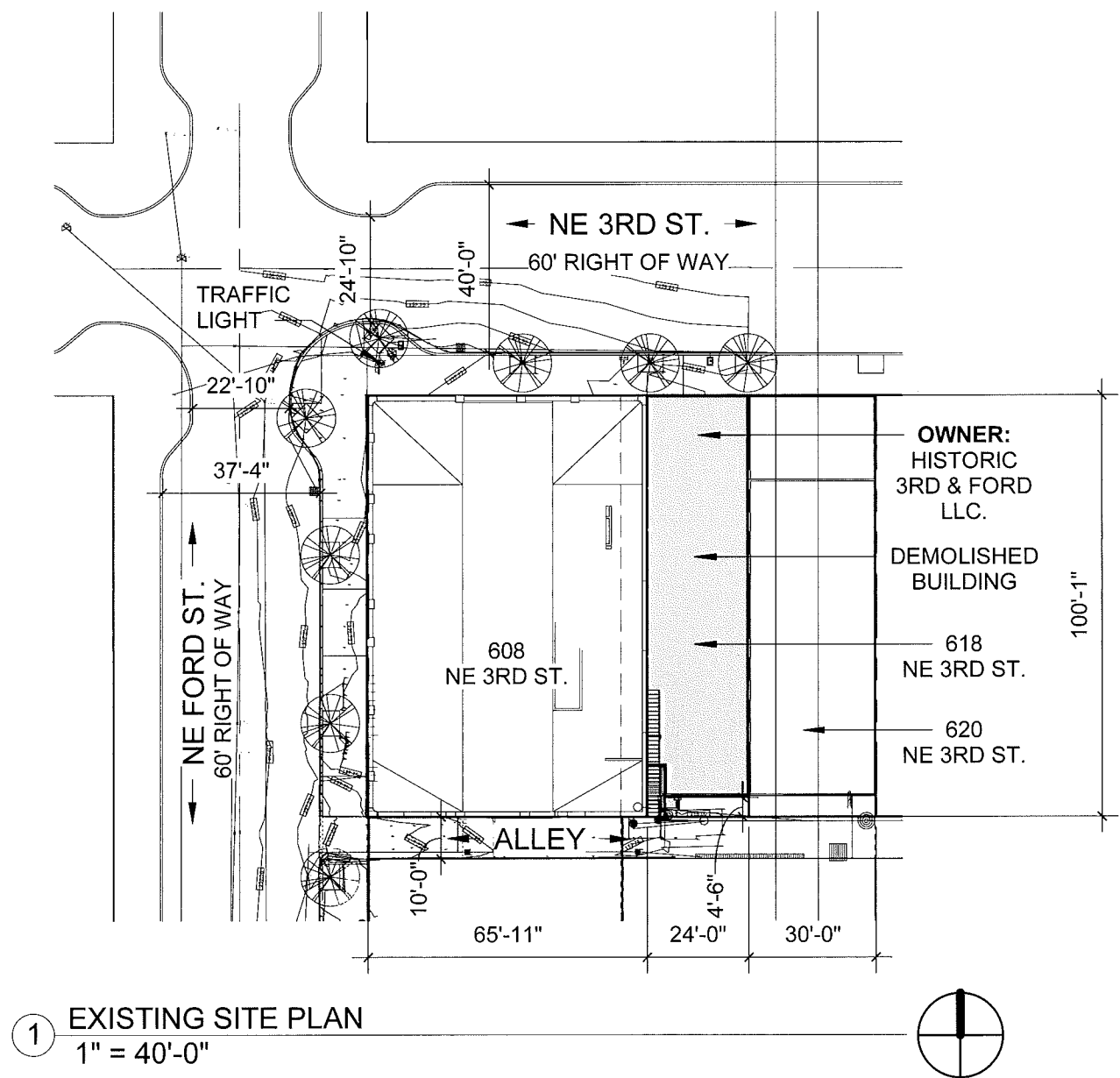
H. Would the retention of the historic resource be in the best interest of a majority of the citizens of the City?

RESPONSE:

The structure at 618 NE Third Street is unsafe and misclassified as an historic resource. It does not comply with the stated goals and policies of the Comprehensive Plan and Design Standards and Guidelines for McMinnville's Downtown. It stands in the way of a more economical, more meaningful, more compliant structure on a historically significant site.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.



TAYLOR/DALE 2.0

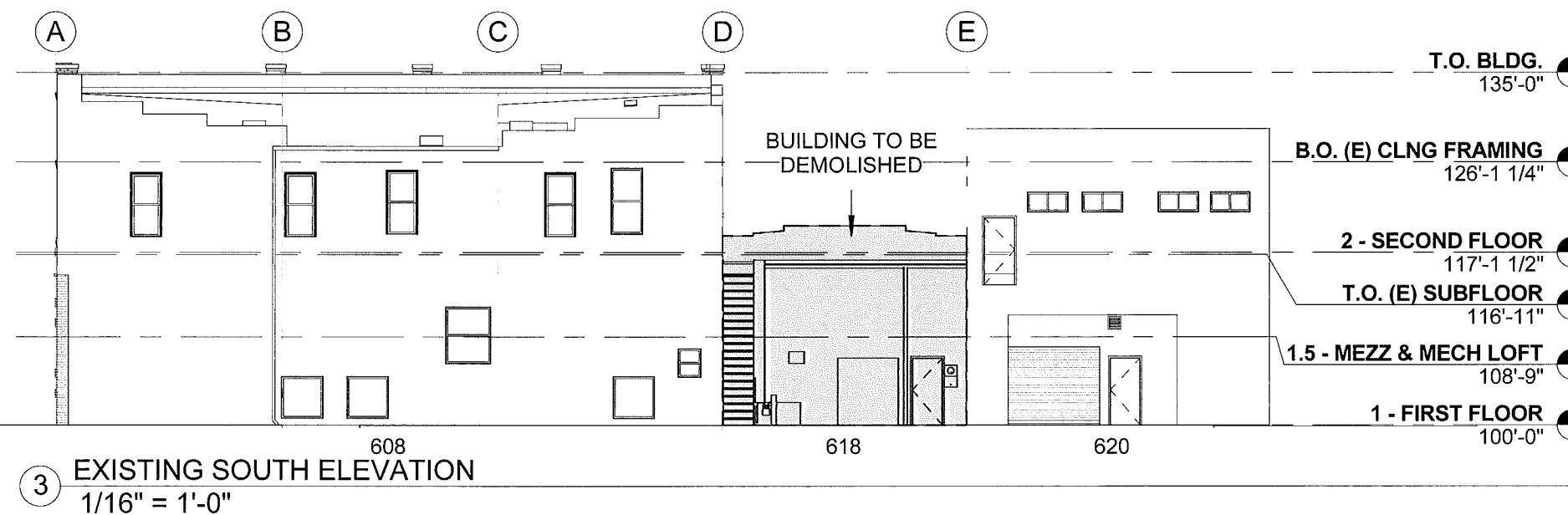
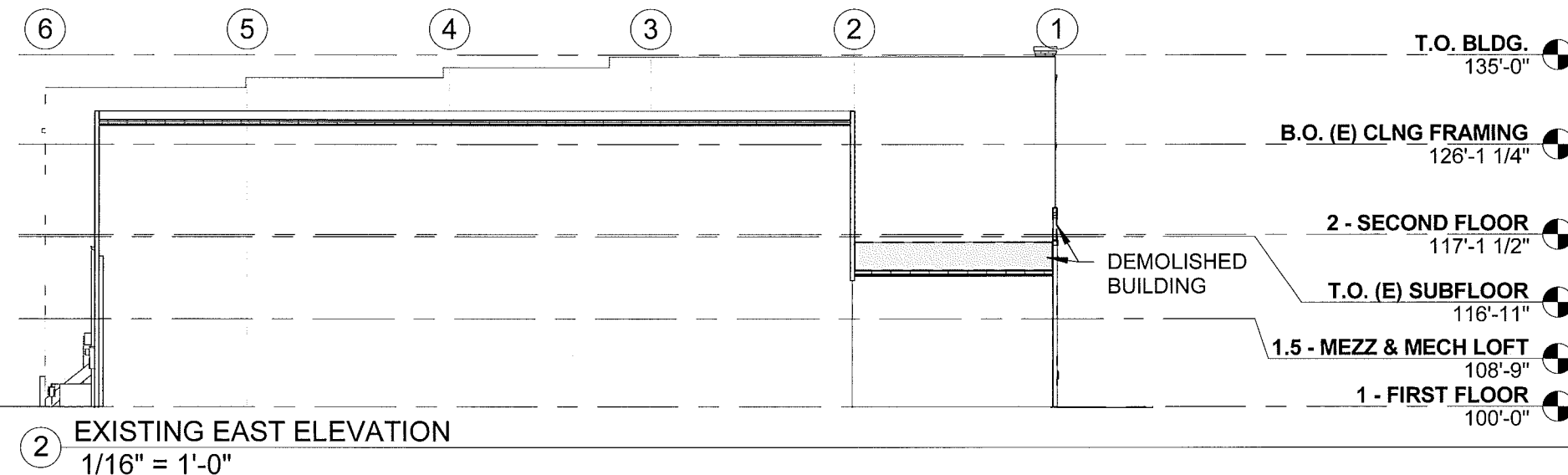
618 NE 3rd Street
McMinnville, OR 97128

05/20/19

SD-1

EMA Ernest R. Munch
Architecture • Urban Planning, LLC
111 S.W. Oak Street, Ste. 300 | Portland, Oregon 97204
Office: 503/244-1256 | www.ernestmunch.com

NOT FOR
CONSTRUCTION



NOT FOR
CONSTRUCTION

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111 SW Oak Street, Ste 300 | Portland, Oregon 97204
503.224.1424 | www.ernestmunch.com

TAYLOR/DALE 2.0

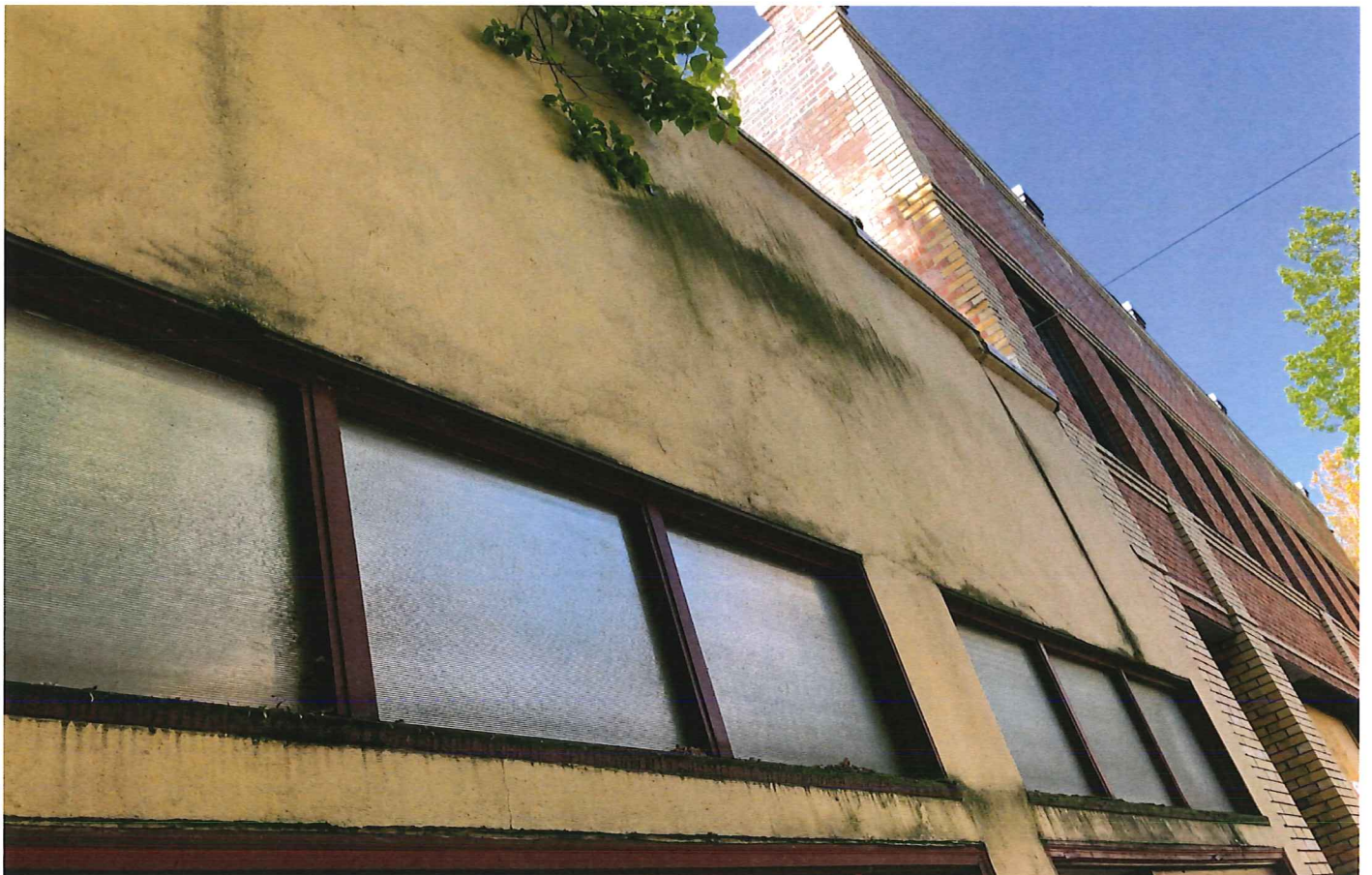
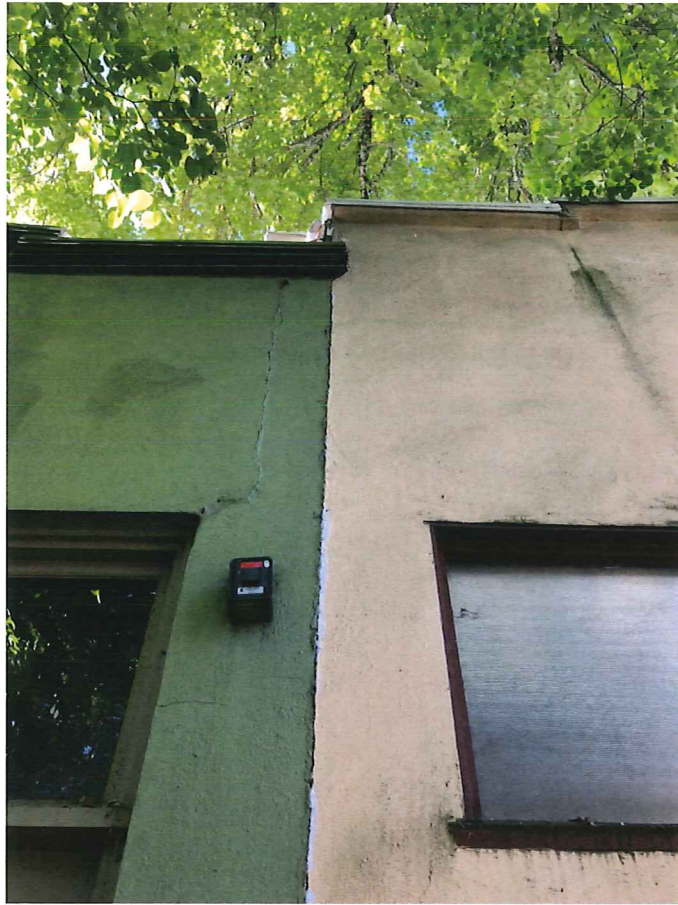
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McMinnville, OR 97128

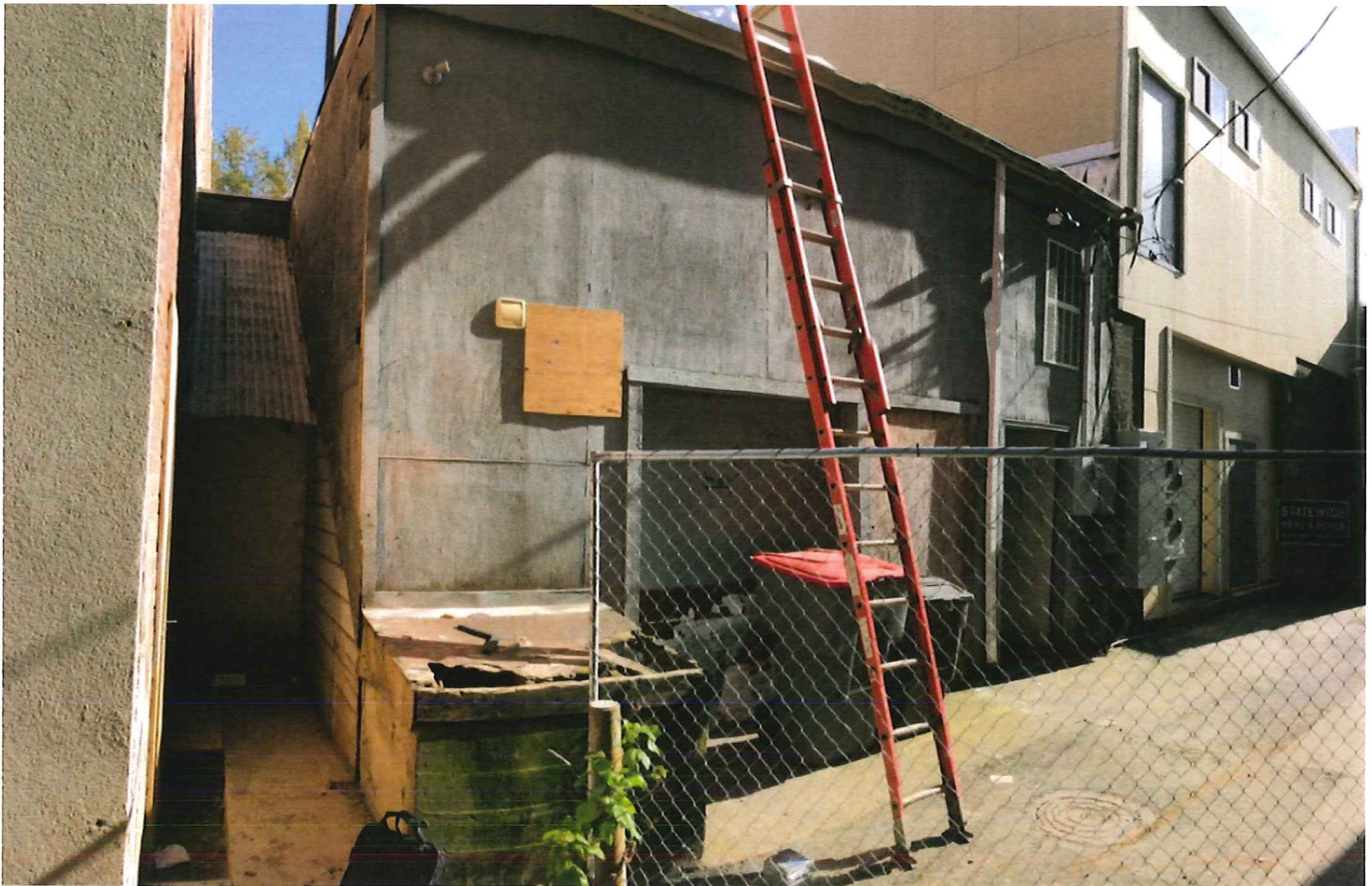
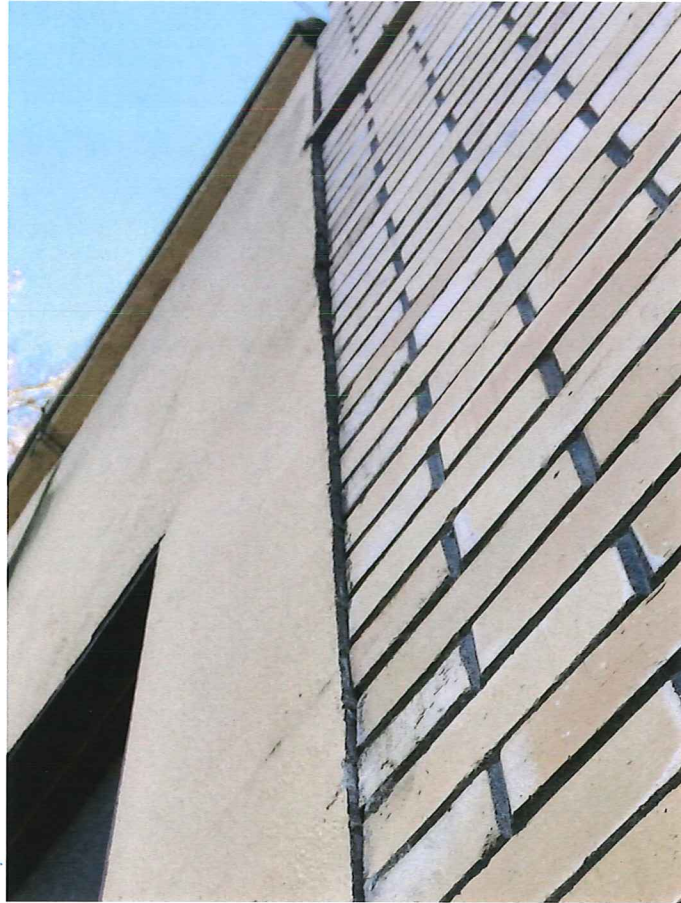
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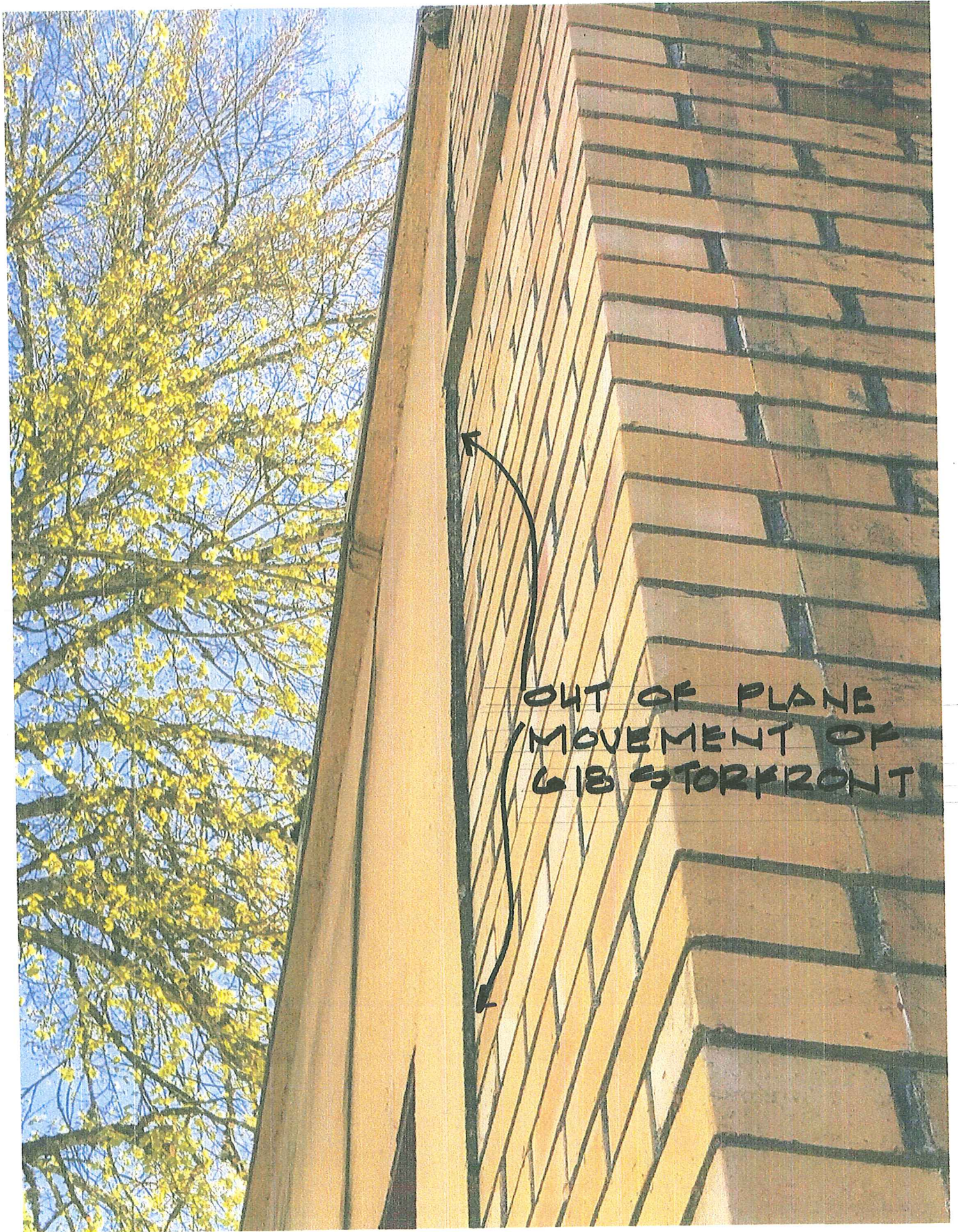












OUT OF PLANE
MOVEMENT OF
GIB STORFRONT



ROTTED SUBSTRATE
SUSPECTED

ROTTED FRAME



SUBSTRATE OK.



TRANSOM WINDOW HEAD



TRANSOM WINDOW HEAD



TRANSOM
CONDITION

WINDOW SILL

Demolition Request Narrative: Criteria for Approval Structure at 618 NE Third Street

17.65.050 Demolition,

B. The Historic Landmarks Committee shall base its decision on the following criteria:

- 1) *The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMinnville.

Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.

FINDING:

618 NE Third Street can be considered a significant site, but not a contributing structure.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which is first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the

superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on the large sliding door off the alley.

The current building has no architectural merit or clearly identifiable style. The national inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel. The existing north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and under-funded work.

The original building on the site was much more the model for buildings in the Downtown Historic District when compared through the lens of the adopted design criteria.

The existing façade does not meet the following design criteria of section 17.59.050, B, (3):

b. A bulkhead at the street level: **Sub-FINDING:** There is no bulkhead for ½ of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is not distinguished from the wall finish in material, finish, color, or design.

d. A recessed entry and transom with transparent door; **Sub-FINDING:** The existing entry is not recessed. The original entry was recessed.

e. Decorative cornice or cap at the roofline. **Sub-FINDING:** There is no decorative ornamentation on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy. The original façade had a molded cornice and finials.

17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-FINDING: The primary entrance to the existing building is not recessed. The entrances to the original building and the proposed building was and will be recessed.

17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-FINDING: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-FINDING: On the existing storefront there is not base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and underfunded work.

The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District.

Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

FINDING:

NA. The property does not enjoy a special assessment in support of historic preservation.

Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

Comprehensive Plan Policy: 17.01 The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

The Purposes of the Ordinance 17.65 Historic Preservation:

Ordinance Purpose A: Stabilize and improve property values through restoration efforts;

FINDING:

The owners contemplate a substantial investment in the property at 618 NE 3rd Avenue, one which will add vitality to the historic district, and support the investment already made historic building at 608 NE Third Street.

Ordinance Purpose B: Promote the education of local citizens on the benefits associated with an active historic preservation program;

FINDING:

The history of McMinnville is a story of good people with foresight and business acumen acting together to build a community. Those people built alliances and institutions and left behind artifacts, many of which are focused on Downtown McMinnville's NE Third Street, its commercial axis. The properties at 608 and 618 NE Third Street tell the stories of Sarah A. and James L. Fletcher, of A.L. Jameson, Milton McGuire, and the Taylor-Dale families. The current owners are in the process of restoring the Taylor-Dale Building, a valued piece of architecture, at 608 NE Third Street and propose to honor another piece of history at 618 NE Third Street in a way which will economically support improvements at both addresses and the community's interest in the Downtown Historic District. This is being done with the care and foresight needed to sustain the artifacts and the stories for another 100 years.

Ordinance Purpose C: Foster civic pride in the beauty and noble accomplishments of the past;

FINDING:

The project will use the image of an older building that once occupied the same site as a model to create a more pedestrian friendly, more elegant at the street level, and more economically viable contribution to the city. It will reflect the architecture when it was occupied by the Standard Electric Co. and Milt McGuire. McGuire was the management force which pushed McMinnville Water & Light into the modern age of electricity.

Ordinance Purpose D: Protect and enhance the City's attractions for tourists and visitors; and

FINDING:

The new façade, a reflection of the original façade, will be more attractive and accessible to visitors. The ground floor use will be a key part of the experience of staying at the VRBO and in McMinnville. The second floor will provide two additional high-quality rooms for visitors.

Ordinance Purpose E: Strengthen the economy of the City.

FINDING:

The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. A ground floor commercial use is proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high-quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.

- 2) *The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;*

FINDING:

The reconstruction of the existing one story building and its north façade as a separate building would cost more than the proposed construction of the proposed two story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost of replicating the support systems for the one story free-standing structure tips the balance in favor of the two story addition. The return on investment would also be dramatic, for both the owner and the public. Two luxury vacation units would not exist in the single story building and the replicated supporting would lessen the amount of revenue generation space available. The 2-story option would be 86% of the

cost of the 1-story recreation of the existing façade and would be 5.4 to 6.2 times more productive than the 1-story option.

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district, friendlier and more accessible at the pedestrian level, and more reflective of the original building on this site. The proposed action will gain the economic value of additional rooms without the associated costs of providing additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, more efficient use of the limited space available at the subject property, and greater economic gain for the community.

- 3) The value and significance of the historic resource;

FINDING:

The building as it originally existed was the home of Standard Electric Co. and its owner Milton McGuire. When McGuire joined McMinnville Water & Light in 1920, he led the power and electricity divisions and became the management force which pushed that organization and McMinnville into the modern age of electricity. Only some recycled, brick-embossed metal siding from that building survives today.

The proposed project intends to save the remaining embossed metal siding for preservation and educational purposes, but it will not be used as an exterior finish.

- 4) The physical condition of the historic resource;

FINDING:

Currently the building is in poor condition. It has no east or west walls or lateral system in either direction. The plumbing and electrical systems are out of date and partially nonfunctional. The flat slab concrete floor is no longer flat. It is either sinking along the east and west sides or rising in the center. Photos are attached.

The building requires new roofing, but the condition of the roof structure is unknown.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it. If a major remodel is undertaken the roof will need to be trimmed away from the neighboring buildings and re-supported between two new east and west walls. It is difficult to see how these walls could be built without removing the existing roof structure entirely.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3" - 4" minimum gap.

- 5) Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

FINDING

The building is currently in poor condition. The plumbing and electrical systems are out of date and partially nonfunctional.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3rd Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3" - 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. In this condition, the existing structure constitutes a risk to its occupants and those in the flanking buildings, and which are historically designated buildings themselves. A letter from the Structural Engineer is attached.

The main entrance does not meet accessible code. By observation, it appears that the interior floor level was raised to allow for a regrading of 3rd Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street façade and exterior alley wall would need to be built. (A recreation of the existing Third Street façade would not meet the Downtown Design Standards and Guidelines.)

- 6) Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;

FINDING:

It is too early to determine if the current building will have an effect on the results of the pending Third Street Study.

It appears that the existing floor level was raised up to meet the street grade, which was raised after the original building was first constructed. However, the floor level is still low compared to the existing curb and street levels and this may inhibit a future regrading of Third Street.

- 7) Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and

FINDING:

The historic relevance lies with the site not the existing building.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it.

A full seismic upgrade could follow two approaches:

- 1) Treating 618 as a separate building and,
- 2) Tying 618 to 608 and using the lateral system installed in 608 to work for 618.

Using the first approach, remodeling the building as a structure separate from neighboring buildings at 608 and 620, the subject building would require its own lateral system. The roof would need to be held back from the neighboring buildings and re-supported

between two new east and west fire rated walls. Those walls would need to be spaced away from the neighboring walls to allow for seismic drift of all three buildings. It is difficult to see how these walls could be built without removing the existing roof structure entirely. This approach would be a costly and yield precious little for the owner and the community.

The second approach, tying a new light-weight structure on the 618 site to the lateral system now being established for 608, is more promising.

- First, the code allows a 10% increase over the design load of the extant lateral system. This can be done with a light weight design/construction of the building at 618.
- Second, only one fire-rated wall needs to be drift protected, that to the east and adjacent to 620. This saves a great deal of cost.
- Third, the approach requires the addition of a second story in order to align the sloping roof planes with each other. This gains two additional units for tourist accommodation and leads to other economies. With the existing egress stairs and elevator shared, and utilities and service spaces not replicated, there is less cost, and more usable space can be gained on the 618 property.
- Fourth, the community gains a piece of architecture that is more in line with its design standards and economic expectations and more representative of the site's historical designation and the story of McMinnville and its builders.
- Fifth, it is estimated that the reconstruction of the existing 1-story building and its north façade as a separate building would cost 16% more than the proposed construction of the proposed 2-story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost in dollars and space of replicating the support systems for the one story free-standing structure tips the balance in favor of the two-story addition.
- The return on investment would also differ dramatically for both the owner and the public. The 2-story option is estimated to bring in 5.4 to 6.2 times more revenue than the 1-story option. Two luxury vacation units would not exist in the single story option lessening the economic ripple effect in the community. That broader effect has not been calculated.
- Given the cost and return projections, it is unclear if the 1-story addition would be economically viable.

In short it appears that the cost of rehabilitating the existing structure outweighs the long-term potential economic and historical value of the existing structure. Thus the building may inhibit the overall improvement of the Downtown Historic district and detract from the owner's investment in the preservation of the Taylor-Dale building. It is difficult to see what would be gained by the community or the owner by restoring the existing façade. Additionally, restoration of the existing façade would not meet the Downtown Design Standards and Guidelines.

- 8) Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

FINDING:

It appears that the cost of rehabilitation of the existing structure would outweigh its potential long-term economic value. Thus the building may, for a period of time, inhibit the overall improvement of the Downtown Historic District and detract from the owner's investment in the Taylor-Dale building.

It would be reasonable to document the building through photos and digital measurement and move forward with another solution which would better support the City's Historic District and the owners' investment in the neighboring landmark.

The remaining original brick embossed metal siding will be saved for both preservation and educational purposes but not be reused as an exterior finish.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.

Ernie Munch
EMA Ernest Munch Architects
111 SW Oak Suite 300
Portland, Oregon 97204
ernie@ermunch.com

June 6, 2019

**RE: Taylor Dale 2 Building
McMinnville Oregon
Project Number: 219094**

Dear Ernie:

As discussed, we have reviewed the condition of the single-story building East of the Taylor Dale building which is under renovation. We are referring to this building as Taylor Dale 2. The primary concerns regarding this building are as follows.

1. There is no seismic separation between this building, Taylor Dale Building, and the buildings to the East. In a seismic event these, buildings will sway at different periods and possibly create significant damage to the existing facades. We have calculated the separation requirement between Taylor Dale and Taylor Dale 2 to be 4 to 5 inches. The requirement for building seismic separation was calculated per the requirements of Chapter 12 of ASCE 7-14 and the Oregon State Structural Specialty Code OSSC.
2. The roof support for this single-story building is a shared wall at the Taylor Dale building and the building to the East. These walls should be independent structural walls and not shared.

It is our belief that these issues are significant in nature and should be addressed. The most practical solution would be reconstruction with an appropriate building for the site that addresses these basic requirements and fits within the desired context of the site.

Not fixing this these condition does present a danger to the general public and the occupants during a significant seismic event. The roof structure could collapse and debris from the storefront could fall into the sidewalk and public ROW.

Please call me at (503) 244-7014 if you have any questions regarding this recommendation.



Robert J. Grummel P.E. S.E.
Grummel Engineering, LLC

JFW TD2 ONE STORY OPTION
for budgeting use on TD 2
Based on EMA initial design

Project name	TD2 ONE STORY OPTION Mc Minnville Or
Architect	Ernie Munch
Estimator	MG
Labor rate table	Standard
Equipment rate table	Standard
Job size	2300 sf
Duration	6 mo
Bid date	6/8/2019
Notes	Assumes; This project will have to stand alone in a year or more. It assumes no cellar, and only a vanilla shell below with the same finishes upstairs as phase 1. Without a schedule I assume 6 months Excluded; permits Basement Main floor finishes except for the polished concrete floor and the heavy timber post and beams envisioned Fire sprinklers including street connections Includes New Electrical gear Plumbing Grease Interceptor 3 Moment frames assume creating existing facade require 400 sq support spaces

Notes

Report format Sorted by 'Group phase/Phase'
 'Detail' summary
 Allocate addons
 Print sort level notes

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
1000.00		GENERAL CONDITIONS					
	1140.00	Project Development, Pre construction Project Development & re Estimating	1.00 sum	TD 2		9,676 9,676	
	1141.00	Project Development, Pre construction Project Management Project Manager Allowance Project Management	24.00 week	TD 2		103,767 103,767	Construction management is tied to this scope and only allows for minor changes. Additional scope changes will require more PM expense.
	1141.50	Superintendent GC Computer & wireless service onsite	6.00 mo	TD 2		645	
		Superintendent/ PM Superintendent	24.00 week	TD 2		86,011 86,657	Onsite Project Superintendent, managing crews, subs, materialmen, inspectors, Safety, Schedules, documentation.
	1141.85	Equipment Operators/ Hoisting/ Mat Handling Mat. Handling Onsite general/ in the absence of a crane Equipment Operators/ Hoisting/ Mat Handling	2.00 mo	TD 2		16,724 16,724	Moves materials to sites in absence of crane and machine accesses
	1341.00	Safety - Rails etc Safety Rails 2x4 nail on @ openings Roof parapet railing bolt on Safety - Rails etc	50.00 lft 150.00 lf	TD 2 TD 2		475 1,055 1,529	
	1345.00	Safety - First Aid Equip First Aid Equip Safety - First Aid Equip	8.00 mnth	TD 2		466 466	
	1350.10	Safety -Provisions / eqp rent Fire Extinguishers on site and maintenance Safety -Provisions / eqp rent	4.00 ea	TD 2		230 230	
	1365.15	Temp protection plastic/ protecting finishes Temp protection	2,000.00 sf	TD 2		2,059 2,059	Protecting existing finishes
	1511.00	Temp - Utilities Temporary Large Light Setup string lighting 50 amp Heat Fan units/ 2 ea Temp Electricity by owner	2.00 ea 3.00 ea 9.00 eamo 4.00 mo	TD 2 TD 2 TD 2 TD 2		400 1,207 838 2,235	
		Spyder Electrical Box and chords/ 2 floors Temp Toilet (rental) Temp - Utilities	14.00 mo 6.00 mnth	TD 2 TD 2		1,223 873 6,776	
	1520.00	Temp - Staging area Temp fence/alley / dumpster/ gradall parking Temp - Staging area	150.00 lf	TD 2		880 880	
	1531.00	Temp - Fence TempTree protection Temp - Fence	3.00 ea	Base structure		472 472	
	1590.05	Blue Prints Blue Prints Allowance Blue Prints	4.00 each	TD 2		531 531	Allowance
	1591.00	Job. Temp Office Job Trailer Mid Size/Medium Crew Steel Lock Boxes Office supplies Office eqp/ large printer/ software Job. Temp Office	6.00 mo 2.00 ea 1.00 sum 8.00 mo	TD 2 TD 2 TD 2 TD 2		1,685 116 335 1,034 3,170	
	1592.10	Control - Traffic Closure permits (street or sidewalk) Control - Traffic	10.00 day	TD 2		167 167	City said no cost to them just get permit
	1600.00	Scaffolding Scaffolding Contractor front wall Scaffolding	3.00 mo	TD 2		2,808 2,808	main floor wall work and clgs
	1600.50	Equipment Hauling Equipment hauling Equipment Hauling	1.00 sum	TD 2		2,255 2,255	
	1601.50	Equipment Repair Replace Budget Eqp repairs/ replacement	5.00 mnth	TD 2		3,964	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	1601.50	Equipment Repair Replace Budget Sharpening & tool replacement	24.00 week	TD 2		1,397	
	1601.75	Equipment Repair Replace Budget Small mat & Hardware				5,361	
		Small materials & Hardwares	1.00 sum	TD 2		408	
	1602.50	Small mat & Hardware Eq. Fuels				408	
		Diesel & Gas (equipment)	6.00 mnth	TD 2		2,795	
		Diesel & Gas (trucks)	6.00 mnth	TD 2		4,192	
		Eq. Fuels				6,986	
	1650.00	Permit Fees/ NIC					
		permits excluded	sum	TD 2			
	1675.00	Testing Requirements Testing Budget	1.00 sum			23,802	
		Testing Requirements				23,802	By owner
	1680.00	Environm Hazards Assessmt					
		Hazardous Mat Expenses by owner	1sum	TD 2			
	1701.00	Layout					
		Wall Layout over slab	1.00 ea	TD 2		836	
		Layout bdg /batter boards	4.00 BBd			2,054	
		Layout				2,890	
	1705.00	Clean Up - Ongoing					
		Current Cleanup & trash hauling / past concrete	24.00 week	TD 2		40,139	
		Clean Up - Ongoing				40,139	
	1706.00	Dumpster/ curb placed/ covered					
		Rent Dumpster	6.00 eamo			12,466	
		Dumpster/ curb placed/ covered				12,466	
	1711.00	Clean Up - Final					
		Final Cleanup Sub/	2,300.00 SQFT	TD 2		1,292	
		Clean Up - Final				1,292	
	1725.00	Project Closeout					
		Punchlist & Detailing	1.00 sum	TD 2		5,668	
		Project Closeout				5,668	
	1741.00	Project Vehicle					
		Project Vehicle	6.00 mo	TD 2		9,781	
		Project Vehicle				9,781	
		GENERAL CONDITIONS				346,957	
2050.00		DEMOLITION					
	2075.16	Rem Conc - Walls					
		Concrete foundation demo/ walls only assumed/ leave figs	150.00 lf			5,840	
		Rem Conc - Walls				5,840	
	2075.30	Rem Conc -Slab on Grade					
		Demo Conc Slab/ machine	100.00 cuyd	TD 2	GC Est	27,759	depths and hidden mat unknown allowance
		Demo Conc Sidewalks	cuyd	TD 2	GC Est	2,246	
		Demo Conc Slab/ machine at alley	30.00 cuyd	TD 2	GC Est	8,328	depths and hidden mat unknown allowance
		Rem Conc -Slab on Grade				38,333	
	2078.09	Shoring of structures					
		Post & Beam shoring of upper structure	100.00 lf			8,955	
		Shoring of structures				8,955	
	2078.10	Rem WD-Roof Structure					
		Remove roof sheeting and frame/ hand work	2,300.00 sf	TD 2		16,340	
		Rem WD-Roof Structure				16,340	
		DEMOLITION				69,467	Our liability insurance does not allow us to do hazardous material removal. So this must be a direct owner cost and paid directly by them.
2100.00		SITEWORK					
	2105.00	Excav - Sub Budgets					
		Mobilization	1.00 sum	TD 2	GC Est	6,738	
		Sidewalk prep and rock	1.00 sum	TD 2	GC Est	3,369	
		Hot tap	1.00 sum	TD 2	lawson	24,707	
		Foundation Excav. complete/	1.00 sum	TD 2	lawson	71,611	
		Rain drain connection to storm/ in pbg	lf	TD 2	GC Est	7,300	
		Fdn & Rain Drain sub	248.00 lf			5,570	
		Excav - Sub Budgets				119,295	
	2112.00	Underground Locates					
		Locates on phone elect.gas H2O	1.00 ea			337	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	2141.00	Underground Locates Dewater - General				337	
		Dewatering All Types	8.00 each	TD 2	GC Est	3,085	
		Dewater - General				3,085	
	2380.01	Sidewalks					
		S-walks by GC unit priced/ no exc.	250.00 sf		GC Est	4,312	
		Sidewalks				4,312	
	2511.00	Paving Asphalt					
		Paving 3" & 6"Base Rock Subcontr.	11,000.00 sf	TD 2		61,767	
		Paving Asphalt				61,767	
	2527.00	Curbs Poured Conc.					
		City Curb Subcontracted	33.00 lf		GC Est	1,816	
		Curbs Poured Conc.				1,816	
	2900.01	Landscape-General					
		Landscape Subcontract	1.00 sum			11,230	
		Landscape-General				11,230	
		SITEWORK				201,843	
3000.00		CONCRETE					
	3013.00	Concrete lump sums					
		Monolithic fdn & slab / total cost see notes	2,400.00 sf	TD 2	GC Est	48,516	I suggest a heavy slab so we can drive eqp on it
		Footings per Cuyd/w /rebar/ cut up/ GC researched 2016	12.00 yd			11,952	
		Concrete lump sums				60,468	
	3204.00	Rebar Subcontract					
		Rebar Supplier bids generic/ ton	9.00 ton			11,624	
		Rebar Installer Sub	18,000.00 lb			10,107	
		Rebar Subcontract				21,731	
	3274.00	Concrete polishing / budget/ main floor					
		Slab grinding staining and densifying/ Allowance	2,350.00 sf		GC Est	17,155	include joint treatment
		Concrete polishing / budget/ main floor				17,155	Always an allowance
		CONCRETE				99,353	
5000.00		METALS					
	5001.00	Steel Detailing reviews					
		GC Shop drawing review	1.00 set	TD 2	GC Est	1,672	by general contractor
		Steel Detailing reviews				1,672	
	5010.00	Steel Fab Supplier					
		Steel Fab materials	1.00 sum	TD 2	GC Est	17,180	
		Steel installation	1.00 sum	TD 2	GC Est	6,451	
		Steel Fab Supplier				23,632	
	5055.00	Fastner-Col J Bolts					
		Anchor Bolt Template	10.00 each	TD 2	GC Est	1,254	
		Bolt Anchor J 5/8x10" to concrete	100.00 each	TD 2	GC Est	523	
		Fastner-Col J Bolts				1,777	
	5056.00	Wood to Wood Bolts					
		ASTM 307 Bolts 3/4" *8	100.00 each	TD 2	GC Est	1,556	assumed misc beams
		Wood to Wood Bolts				1,556	
	5110.10	Structural - I Beams					
		W Shape W- 16 x 45 moment frame w/ w12 posts welded	69.00 lft			59,067	
		Structural - I Beams				59,067	
	5110.40	Structural - HP Shapes					
		Remove and Reuse historic H beam	1.00 ea			2,196	
		Structural - HP Shapes				2,196	
	5420.01	Structural - ColdRoll Frm					
		Beam Side plates decorative	12.00 ea		GC Est	3,018	
		Post base blade plates	6.00 ea		GC Est	2,179	
		Structural - ColdRoll Frm				5,197	
	5715.00	Ornamental Misc					
		Architectural steel plate work/ possibly at entry and brick wall openings	1.00 each	TD 2	GC Est	17,969	assumes 3 cut in budget for more plate and rivet details perhaps clean up red brick door cutouts
		Ornamental Misc				17,969	
		METALS				113,066	
6000.00		WOOD & PLASTICS					
	6000.25	Carpenter foreman Crew					
		Carpenter Foreman	12.00 week		GC Est	16,055	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
		Carpenter foreman Crew				16,055	
	6000.55	Cranes & operators/ Firewall Hoisting					
		14 ton Crane HR w/ oper.	40.00 hr		GC Est	7,630	
		Spider hydro crane 20 ton w op & Mob/ both long walls from slab	32.00 hr		GC Est	10,580	
	6000.65	Cranes & operators/ Firewall Hoisting				18,210	
		Equipment Hauling					
		Gradall Trucking expense	2.00 ea		GC Est	1,204	
		24' PJ truck and trailer 20,000lb	6.00 haul		GC Est	3,252	
	6000.75	Equipment Hauling				4,456	
		Equip Rental					
		Trash Carts 1 yd	5.00 mo		GC Est	349	
		Reach Forklift	6.00 mo		GC Est	12,575	
		Vertical Lazer	1.00 mo		GC Est	553	
		Lazer Level	3.00 mo		GC Est	1,048	
		20' Manlift	3.00 mo		GC Est	1,502	
		25' Manlift	3.00 mo		GC Est	1,747	
		10" Table Saw	12.00 wk		GC Est	559	
		Roto-Hammer medium sized	10.00 day		GC Est	408	
		Large Compressor/ Pneumatics	7.00 mo		GC Est	815	
		Nailers & Hoses	24.00 wk		GC Est	1,118	
		24' Extension Ladders	10.00 wk		GC Est	699	
		Industrial Vaccum	10.00 wk		GC Est	291	
		Portable Welder	1.00 week		GC Est	186	
		Rolling Beam Lift	4.00 wk		GC Est	349	
		48' 4wd GC manlift rental month	2.00 mo		GC Est	5,112	
		Pallet Jack	2.00 mo		GC Est	175	
		Equip Rental				27,485	
	6001.00	SIMPSON - Frame Anchors					
		Framing Anchor Budget lump sum	1.00 sum	TD 2	GC Est	12,512	
	6051.00	SIMPSON - Frame Anchors				12,512	
		Fasteners - Expansion					
		Para Bolts 1/2 "6"	100.00 ea	TD 2	GC Est	1,186	
	6051.25	Fasteners - Expansion				1,186	
		Fasteners - Titan screw anchors					
		1/2 x 5 titan anchors	100.00 each	TD 2	GC Est	674	
		Fasteners - Titan screw anchors				674	
	6054.00	Fasteners - Nails & Screw					
		Fasteners Budget w/ pneumatics/ sf bldg	2,300.00 sf	TD 2	GC Est	1,339	
	6106.00	Fasteners - Nails & Screw				1,339	
		Framing - Studs 2x4					
		Most interior walls metal in SR Div	0.00 sf	TD 2	GC Est	0	
		Studs 2 x 4 x 8 S&B/ wood door bucks for nailing	14.00 each	TD 2	GC Est	265	
	6107.00	Framing - Studs 2x4				265	
		Framing - Studs 2x6					
		Studs Pony Walls 2"6-7" parapets	400.00 sf	TD 2	GC Est	4,817	
		Studs 2 x 6 x 16 S&B lower walls	240.00 each	TD 2	GC Est	15,001	
		Studs 2 x 6 R.L. S&B	1,200.00 Inft	TD 2	GC Est	2,943	
		Studs 2 x 6 R.L. S&B	220.00 Inft	TD 2	GC Est	540	
		Studs 2 x 6 R L Treated	180.00 Inft	TD 2	GC Est	812	
		Studs 2 x 6 R L Treated	110.00 Inft	TD 2	GC Est	496	
		Framing - Studs 2x6				24,609	
	6107.33	Heavy Timbers/ Bar & Dining only/ Sandblasted					
		10 x 10 x 14' Select post/ public areas	12.00 ea	TD 2	GC Est	5,388	
	6107.34	Heavy Timbers/ Bar & Dining only/ Sandblasted				5,388	
		Glulam Beams					
		5 1/2 x 21 x 24' GL/ headers street end of 1st floor	1.00 ea	TD 2	GC Est	1,103	
		Glulam Beams				1,103	
	6107.50	Ledgers / Plate backing					
		Ledgers 3x8 PT fit inside channel steel for joist connections	200.00 lf	TD 2	GC Est	5,961	
		Top Plate Backing 2x6 or 8 RL	350.00 lf	TD 2	GC Est	856	
		Ledgers / Plate backing				6,818	
	6108.10	Open Web Floor/ Roof Trusses					
		18" Open Web trusses roof uses	46.00 each	TD 2	GC Est	9,945	
		2 x 4 spreaders	200.00 lf	TD 2	GC Est	913	
		Open Web Floor/ Roof Trusses				10,858	Assumes simple slope to rear/ no crickets except sides of parapets
	6109.30	Cricket & overbuilds behind mansard					
		Cricket ledger 2x4 @ roof sidewalls	230.00 lf	TD 2	GC Est	639	
		Cricket sill 2x8	230.00 lf	TD 2	GC Est	728	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6109.30		Crickets & overbuilds behind mansard					
		Crickets framed w/ 2x4x 4' long	115.00 ea	TD 2	GC Est	4,023	
		Crickets sheeted w/ 5/8 CDX	700.00 sf	TD 2	GC Est	3,042	
		Crickets & overbuilds behind mansard				8,432	
6109.40		Roof Curbs Framing					
		Skylight Curbs 2x8 & underframing tapered	200.00 lf	TD 2	GC Est	4,367	
		Roof Curbs Framing				4,367	
6110.01		Blocking					
		2*6 Fire Blocking 10' oc/ truss blocking	650.00 lf	TD 2	GC Est	3,998	
		Blocking				3,998	
6115.50		Siding Concrete					
		1/2 x 2 pt rain screene spacers 16" oc	3,200.00 lf	TD 2	GC Est	3,145	
		5/16" Hardi Plank Sheets 4x8x8" primed/ 2@ party wall/ and alley wall	3,200.00 sf	TD 2	GC Est	10,795	
		Siding Concrete				13,940	
6116.00		Plywd Wall Sheathing					
		Plywood 1/2 CDX @ walls	3,200.00 sqft	TD 2	GC Est	9,225	
		Plywd Wall Sheathing				9,225	
6116.50		Gyp exterior 5/8" sheetng					
		Gypboard Sheeting 5/8 hand nailed/ 2 layers/ party wall only	3,200.00 sqft	TD 2	GC Est	6,660	
		Gypboard Sheeting 5/8 hand nailed/ street wall	805.00 sqft	TD 2	GC Est	1,675	
		Gyp exterior 5/8" sheetng				8,335	
6117.00		Roof Sheathing Plywd					
		3/4 T&G CDX. Plywood	2,400.00 sf	TD 2	GC Est	4,296	
		Roof Sheathing Plywd				4,296	
6182.00		Headers - Solid					
		6x12x 10' headers/ wdos , doors	24.00 lf	TD 2	GC Est	660	
		4x8 fir headers	35.00 lf	TD 2	GC Est	272	
		Headers - Solid				933	
6400.00		Casework Subcontract					
		Casework lump per TD1	1.00 ea	TD 2	GC Est	8,513	
		Pulls were excluded allowance/	0.00 sum	TD 2	GC Est	0	
		Casework Subcontract				8,513	
6410.05		Casework install					
		Casework installation	41.33 lnft	TD 2	GC Est	3,456	
		Casework install				3,456	
6413.20		Door.or Wdo Casing Int					
		1 x 5 fir trim/ plane edge square to jamb/ ease edge	140.00 lf	TD 2	GC Est	2,143	
		1 x 6 Fir head casing	20.00 lf	TD 2	GC Est	306	
		Door.or Wdo Casing Int				2,450	
6413.25		Door.or Wdo Crown Mould					
		bead Mould / Classic design	20.00 lf	TD 2	GC Est	232	
		Crown Mould / H740	20.00 lf	TD 2	GC Est	300	
		Crown Mould / H354 crown columns	10.00 lf	TD 2	GC Est	150	
		Door.or Wdo Crown Mould				683	
6414.05		Windows and sills					
		Entry window walls in restaurant	4.00 ea	TD 2	GC Est	12,094	
		Window Sills (Fir 2x12 with special bead edge and jointed to wdo sill	10.00 lf	TD 2	GC Est	905	
		Windows and sills				12,999	
6414.12		Wdo- jamb extensions					
		Wood windows	3.00 ea	TD 2	GC Est	3,543	3 more of monitor windows
		wdo jamb extensions 1 x 8 fir dato joint	60.00 lf	TD 2	GC Est	1,942	
		Wdo- jamb extensions				5,485	
6450.01		I Trim - Wood Base					
		Oak 3/4" quarter round mould	320.00 lf	TD 2	GC Est	2,027	
		H740 Moulding atop base	320.00 lnft	TD 2	GC Est	2,403	
		Wood Base 1x6 CVG	320.00 lnft	TD 2	GC Est	5,643	
		I Trim - Wood Base				10,073	
6450.13		I Trim - Interior Cornice/ Facia					
		FJP 514	425.00 lnft	TD 2	GC Est	6,280	
		H 740	425.00 lnft	TD 2	GC Est	5,786	
		I Trim - Interior Cornice/ Facia				12,066	
6450.20		X trim cedar wdo casings					
		1 x 1 ext Cedar window trims to brick / monitor supplied	60.00 lnft	TD 2	GC Est	418	
		X trim cedar wdo casings				418	
6450.75		X Trim - Column Capitals					
		Column Capitals	2.00 each	TD 2	GC Est	451	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	6450.85	X Trim - Column Capitals X Trim - Cedar Batts				451	
		1x3 RS Cedar Batts tie knot/ alley siding joints	300.00 lf	TD 2	GC Est	851	
		X Trim - Cedar Batts				851	
7000.00		WOOD & PLASTICS				241,929	
		THERMAL MOISTURE PROT.					
	7110.00	Roofing Subcontract					
		Roofing Sub	2,300.00 sf	TD 2	GC Est	56,152	
		Roofing Subcontract	2,066.00 sf			56,152	
	7185.00	Vapor Barriers Wall					
		Stazo Wrap Moisture barrier /taped/ 1st	3,200.00 sf	TD 2	GC Est	1,911	
		Vapor Barriers Wall				1,911	
	7192.00	Flashings Flexible/ remember 2 layers					
		Fortiflash 9"x 75" stick on/ first layer	100.00 lf	TD 2	GC Est	413	
		Fortiflash 6"x 75" stick on/2ed layer	30.00 lf	TD 2	GC Est	97	
		Flashings Flexible/ remember 2 layers				510	
	7192.02	Vapor Barriers Underfloor					
		Stego 15ml w/ tape cost/ Whitecap	2,400.00 sf			2,565	
		Vapor Barriers Underfloor				2,565	
	7200.00	Fire caulk					
		fire caulking/ 3 beads per wall or floor connection/ East wall only	600.00 lf	TD 2	GC Est	1,135	
		Fire caulk				1,135	
	7210.01	Insulation - Subcontract					
		Insulation SF per TD 1	2,300.00 sf	TD 2	GC Est	7,749	
		Insulation - Subcontract				7,749	
	7212.10	Insulation - Rigid Foam					
		Dow 2" rigid blue board perimeter field laid	600.00 sqft			973	
		Insulation - Rigid Foam				973	
	7600.01	Sheetmetal - Sub					
		Sheet Metal wall cap/ TD 1 was 265/lf/ tie to neighbors/ terrace sm	165.00 lf	TD 2	GC Est	27,795	Assumes nice cap only at street and to side at neighbors wall
		Sheetmetal - Sub				27,795	
	7620.01	Sheetmetal - Flashing -					
		4 x 1/2 x 4" 22 ga Z flashing at firewall at siding	272.00 lf	TD 2	GC Est	1,594	
		Sheetmetal - Flashing -				1,594	
	7620.20	Gutters					
		Custom Cu gutters & DS sub allowance	1.00 sum	TD 2	GC Est	2,808	
		Gutters				2,808	
	7900.00	Caulking Subcontractors					
		Caulking sub masonry/ Wdo Phase allowance	lf	TD 2	GC Est	1,685	
		Caulking Subcontractors				1,685	
		THERMAL MOISTURE PROT.				104,877	
8000.00		DOORS & WINDOWS					
	8110.00	HM Door budgets Ext					
		Speciality Electronic Door Hardware supplier	1.00 sum	TD 2	GC Est	13,477	
		Doors & Hdwr Supplier	4.00 sum	TD 2	GC Est	14,712	
		HM/ Doors & Hdwr install labor	11.00 ea	TD 2	GC Est	9,198	
		HM Door budgets Ext				37,387	
	8210.01	Doors - Wood					
		Custom Entry door install/w/ hdwr/	1.00 ea	TD 2	GC Est	5,973	
		3/0x7/0 Fir Interior door	7.00 Ea	TD 2	GC Est	2,049	
		Doors - Wood				8,022	
	8305.00	Doors - Access					
		Door Access Cell Up Mtl 2'6"sq	1.00 each	TD 2	GC Est	4,122	
		Doors - Access				4,122	
	8500.00	Glazing Subs					
		Mirrors	0.33 sum	TD 2	GC Est	1,248	
		Glazing Subs				1,248	
	8545.00	Skylites					
		2-0x2-0 Skylite	6.00 ea	TD 2	GC Est	5,530	
		Skylites				5,530	
	8610.01	Windows - Wood					
		Storefront Glass WAG	0.33 ea	TD 2	GC Est	27,820	Allowance
		Windows - Wood				27,820	
		DOORS & WINDOWS				84,129	
9000.00		FINISHES					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	9230.00	Stucco Sub					
		Stucco Subcontractor Bid	1,100.00 sf			43,799	
		Stucco Sub				43,799	
	9252.50	SR Sub Costs & TI					
		Drywall Subcontract	1.00 sum	TD 2	GC Est	95,459	
		SR Sub Costs & TI				95,459	
	9688.00	Ceramic Tile					
		Tile and slate Sub complete	0.33 sum	TD 2	GC Est	16,846	
		back splashes	0.33 sum	TD 2	GC Est	2,309	
		saw/backer rod/caulk for expansion joint	0.33 sum	TD 2	GC Est	973	
		Ceramic Tile				20,127	
	9920.01	Painting - Interior					
		Interior painting sub/ specified walls only	0.33 sum	TD 2	GC Est	9,624	
		painting sub	0.33 sum	TD 2	GC Est	29,328	
		Painting - Interior				38,951	
	9930.01	Painting - TransparentFin					
		Finish Transp Varnsh Wood Trim/ cabinets confirmed	0.33 lf	TD 2	GC Est	0	1 laquered w/ toned material 3 coats at 150 lf/ hr F-hse
		Painting - TransparentFin				0	
	9965.00	Countertops					
		Pental Quartz Cinza/ 1/3 of TD 1	sqft	TD 2	GC Est	4,492	
		Countertops				4,492	
		FINISHES				202,829	
10000.00		SPECIALTIES					
	10523.00	Fire Extinguishr Portable					
		Cress Ext Co2 10 lb Squeeze Grp	3.00 each	TD 2	GC Est	304	
		Fire Extinguishr Portable				304	
	10800.01	Misc Toilet/Bath Equip					
		Phase 2	15.00 ea	TD 2	GC Est	4,377	Allowance on mat
		Misc Toilet/Bath Equip				4,377	
		SPECIALTIES				4,681	
15000.00		MECHANICAL					
	15100.10	HVAC					
		HVAC budget	1.00 sum	TD 2	GC Est	80,286	
		seismic for mechanical roof units	1.00 sum	TD 2	GC Est	669	
		HVAC design	1.00 sum	TD 2	GC Est	80,286	
		Heating & Cooling Eqp	1.00 sum	TD 2	GC Est	11,230	
		Mechanical Ventilation Lovres, automated	1.00 sum	TD 2	GC Est	0	
		Automated controll systems	1.00 lsum	TD 2	GC Est	0	
		HVAC				172,471	
	15200.00	Plumbing					
		Plumbing budget phase 2	1.00 sum	TD 2	GC Est	93,197	to include greasei interceptor installation
		Plumbing finish phases	1.00 sum	TD 2	GC Est	0	
		Gas Service	1.00 sum	TD 2	GC Est	0	
		Plumbing				93,197	
		MECHANICAL				265,668	
16000.00		ELECTRICAL					
	16100.10	Electrical					
		Electrical design	1.00 sum	TD 2		11,230	
		Electrical Subcontract	1.00 sum	TD 2		134,765	
		Fire & Alarm Syst. sub	sum	TD 2			
		Security Syst. sub	sum	TD 2			
		Phone & Data Syst. budget	sum	TD 2			
		Comcast	sum	TD 2			
		Time projection clock phase 2	sum	TD 2			
		Security Camera's NIC	sum	TD 2			
		Electrical				145,996	
		ELECTRICAL				145,996	

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Percent of Total
Labor	488.943				26.00%
Material	78.024				4.15%
Subcontract	1,238.979				65.88%
Equipment	66.843				3.55%
Other	8.005				0.43%
	1,880,794	1,880,794			100.00 100.00%
Total		1,880,794			

JFW TD2 TWO STORY OPTION
for budgeting use on TD 2
Based on EMA initial design

Project name	JFW TD2 TWO STORY OPTION Mc Minnville Or
Architect	Ernie Munch
Estimator	MG
Labor rate table	Standard
Equipment rate table	Standard
Job size	4700 sf
Duration	8 mo
Bid date	4/29/2019
Notes	<p>Assumes; This project will have to stand alone in a year or more. It assumes no cellar, and only a vanilla shell below with the same finishes upstairs as phase 1. very little sub bidding is in this estimate so it is only an initial budgeting for consideration by the team.</p> <p>Without a schedule I assume 8 months</p> <p>Excluded; permits Basement Main floor finishes except for the polished concrete floor and the heavy timber post and beams envisioned</p> <p>Includes All finishes matching TD1 upstairs Entire structure, utilizing the many point of connections in TD1</p>



Spreadsheet Report
JFW TD2 TWO STORY OPTION

Report format	Sorted by 'Group phase/Phase'
	'Detail' summary
	Allocate addons
	Print sort level notes

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	540,839				115.072 /sf	33.31%
Material	133,345				28.371 /sf	8.21%
Subcontract	878,038				186.817 /sf	54.08%
Equipment	68,806				14.640 /sf	4.24%
Other	2,618				0.557 /sf	0.16%
	1,623,646	1,623,646			345.457 /sf	100.00 100.00%
Total		1,623,646			345.457 /sf	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
1000.00		GENERAL CONDITIONS					
	1140.00	Project Development, Pre construction Project Development & re Estimating	1.00 sum	TD 2		9,479 9,479	
	1141.00	Project Development, Pre construction Project Management Project Manager Allowance Project Management	32.00 week	TD 2		103,705 103,705	Construction management is tied to this scope and only allows for minor changes. Additional scope changes will require more PM expense.
	1141.50	Superintendent GC Computer & wireless service onsite	8.00 mo	TD 2		842	
		Superintendent/ PM Superintendent	34.00 week	TD 2		119,371 120,213	Onsite Project Superintendent, managing crews, subs, materialmen, inspectors, Safety, Schedules, documentation.
	1141.75	Laborers minor movement to 2ed floor	10.00 day	TD 2		4,096 4,096	
	1141.85	Equipment Operators/ Hoisting/ Mat Handling Mat. Handling Onsite general/ in the absence of a crane Equipment Operators/ Hoisting/ Mat Handling	2.00 mo	TD 2		16,384 16,384	Moves materials to sites in absence of crane and machine accesses
	1341.00	Safety - Rails etc Safety Rails 2x4 nail on @ openings	50.00 Inft	TD 2		465	
		Window rails 2x4 doubled	30.00 If	TD 2		82	
		Roof parapet railing bolt on	150.00 If	TD 2		1,033	
		Safety - Rails etc				1,580	
	1345.00	Safety - First Aid Equip First Aid Equip	8.00 mnth	TD 2		456 456	
	1350.10	Safety - First Aid Equip Safety -Provisions / eqp rent					
		Fire Extinguishers on site and maintenance Safety -Provisions / eqp rent	4.00 ea	TD 2		225 225	
	1365.15	Temp protection Carpet Masking plastic/ protecting finishes	2,000.00 sf	TD 2		2,017 2,017	Protecting existing finishes
	1511.00	Temp protection Temp - Utilities					
		Temporary Large Light Setup	2.00 ea	TD 2		392	
		string lighting	3.00 ea	TD 2		1,182	
		50 amp Heat Fan units/ 2 ea	9.00 eamo	TD 2		821	Elect cost by owners
		Temp Electricity by owner	0.00 mo	TD 2		0	
		Spyder Electrical Box and chords/ 2 floors	14.00 mo	TD 2		1,197	
		Temp Toilet (rental)	8.00 mnth	TD 2		1,140	
		Temp - Utilities				4,732	
	1520.00	Temp - Staging area Temp fence/alley / dumpster/ gradall parking	150.00 If	TD 2		862 862	
	1531.00	Temp - Fence Temp Fence Sub 12 mo	200.00 Inft	TD 2		604 604	
	1590.05	Temp - Fence Blue Prints					
		Blue Prints Allowance Blue Prints	4.00 each	TD 2		519 519	Allowance
	1591.00	Job. Temp Office Office in basement setup/moved	1.00 ea	TD 2		1,866	
		Staging in basement cleaned out eventually	1.00 ea	TD 2		1,673	
		Steel Lock Boxes setup each floor	2.00 ea	TD 2		114	
		Office supplies	1.00 sum	TD 2		328	
		Office eqp/ large printer/ software	8.00 mo	TD 2		1,012 4,993	
	1592.10	Job. Temp Office Control - Traffic Closure permits (street or sidewalk)	10.00 day	TD 2		164	City said no cost to them just get permit
		Control - Traffic				164	
	1600.00	Scaffolding Scaffolding Contractor front wall	3.00 mo	TD 2		2,747	main floor wall work and clgs

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	1600.50	Scaffolding				2,747	
		Equipment Hauling					
		Equipment hauling	1.00 sum	TD 2		2,208	
		Equipment Hauling				2,208	
	1601.50	Equipment Repair Replace Budget					
		Eqp repairs/ replacement	5.00 mnth	TD 2		3,883	
		Sharpening & tool replacement	24.00 week	TD 2		1,368	
		Equipment Repair Replace Budget				5,251	
	1601.75	Small mat & Hardware					
		Small materials & Hardwares	1.00 sum	TD 2		399	
		Small mat & Hardware				399	
	1602.50	Eqp. Fuels					
		Diesel & Gas (equipment)	6.00 mnth	TD 2		2,736	
		Diesel & Gas (trucks)	8.00 mnth	TD 2		5,472	
		Eqp. Fuels				8,209	
	1650.00	Permit Fees/ NIC					
		All permits excluded	sum	TD 2			
	1675.00	Testing Requirements					
		Testing Expenses by owner	sum	TD 2			
		Special Inspections Fees by owner	sum	TD 2			
	1680.00	Environm Hazards Assessmt					
		Hazardous Mat Expenses by owner	1sum	TD 2			
	1701.00	Layout					
		Wall Layout over slab	1.00 ea	TD 2		819	
		Layout bdg /batter boards	4.00 BBd			1,029	
		Layout				1,848	
	1705.00	Clean Up - Ongoing					
		Current Cleanup & trash hauling / past concrete	24.00 week	TD 2		39,322	
		Clean Up - Ongoing				39,322	
	1706.00	Dumpster/ curb placed/ covered					
		Rent Dumpster N side of bdg	6.00 mnth	TD 2		7,911	
		Dump chute setup	4.00 mnth	TD 2		1,534	
		Dumpster/ curb placed/ covered				9,445	
	1711.00	Clean Up - Final					
		Final Cleanup Sub/	4,700.00 SQFT	TD 2		2,582	
		Clean Up - Final				2,582	
	1725.00	Project Closeout					
		Punchlist & Detailing	1.00 sum	TD 2		5,553	
		Project Closeout				5,553	
	1741.00	Project Vehicle					
		Project Vehicle	8.00 mo	TD 2		12,769	
		Project Vehicle				12,769	
2050.00		GENERAL CONDITIONS				360,363	
		DEMOLITION					
	2075.16	Rem Conc - Walls					
		Concrete foundation demo/ walls only assumed/ leave figs	150.00 lf			5,719	
		Rem Conc - Walls				5,719	
	2075.30	Rem Conc -Slab on Grade					
		Demo Conc Slab/ machine	50.00 cuyd	TD 2	GC Est	9,736	depths and hidden mat unknown
		Demo Conc Sidewalks	cuyd	TD 2	GC Est	2,198	
		Rem Conc -Slab on Grade				11,934	
	2076.65	Rem Masonry - Misc					
		Remove Misc Masonry for door openings	3.00 ea	TD 2	GC Est	8,241	
		Rem Masonry - Misc				8,241	
	2078.10	Rem WD-Roof Structure					
		Remove existing structure w/ maching	8,500.00 sf	TD 2	GC Est	13,927	
		Rem WD-Roof Structure				13,927	
	2079.56	Rem Brick Veneer					
		Remove Brick Plaster Sandblast/ new beams	500.00 sqft	TD 2	GC Est	10,201	
		blasted also for aged look					
		Rem Brick Veneer				10,201	
		DEMOLITION				50,022	
2100.00		SITWORK					
	2105.00	Excav - Sub Budgets					
							Our liability insurance does not allow us to do hazardous material removal. So this must be a direct owner cost and paid directly by them.

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	2105.00	Excav - Sub Budgets					
		Mobilization	1.00 sum	TD 2	GC Est	6,592	
		Sidewalk prep and rock	1.00 sum	TD 2	GC Est	3,296	
		Foundation Ex mono slab/ gravel/ trenching/ guess	1.00 sum	TD 2	GC Est	21,975	
		Rain drain connection to storm/ in pbg	If	TD 2	GC Est	0	
		Excav - Sub Budgets				31,864	
	2141.00	Dewater - General					
		Dewatering All Types	8.00 each	TD 2	GC Est	1,858	
		Dewater - General				1,858	
	2380.01	Sidewalks					
		S-walks by GC unit priced/ no exc.	250.00 sf		GC Est	1,822	
		Sidewalks				1,822	
	2511.50	Paving Repair / Resurface					
		Paving Repair and Resurface	100.00 sf	TD 2	GC Est	2,307	
		Paving Repair / Resurface				2,307	
	2527.00	Curbs Poured Conc.					
		City Curb Subcontracted	23.00 If		GC Est	303	
		Curbs Poured Conc.				303	
		SITWORK				38,154	All points of connection are in place in basement of TD1
3000.00		CONCRETE					
	3013.00	Concrete lump sums					
		Monolithic fdn & slab / total cost see notes	2,350.00 sf	TD 2	GC Est	25,821	I suggest a heavy slab so we can drive eqp on it
		Concrete lump sums				25,821	
	3274.00	Concrete polishing / budget/ main floor					
		Slab grinding staining and densifying/ Allowance	2,350.00 sf		GC Est	16,783	include joint treatment
		Concrete polishing / budget/ main floor				16,783	Always an allowance
		CONCRETE				42,604	
4000.00		MASONRY					
	4900.00	Metro Brick Veneer					
		Metro Brick backing panel screwed on	1,100.00 sf		GC Est	4,307	
		Metro Brick glue and place	1,100.00 sf		GC Est	22,406	
		Metro Brick point joints/ standard brick	1,100.00 sf		GC Est	9,143	
		Acid wash and clean brick	1,100.00 sf		GC Est	1,209	
		Metro Brick Veneer				37,064	
		MASONRY				37,064	
5000.00		METALS					
	5001.00	Steel Detailing reviews					
		GC Shop drawing review	1.00 set	TD 2	GC Est	1,638	by general contractor
		Steel Detailing reviews				1,638	
	5010.00	Steel Fab Supplier					
		Steel Fab materials	1.00 sum	TD 2	GC Est	16,809	
		Steel installation	1.00 sum	TD 2	GC Est	6,313	
		Steel Fab Supplier				23,122	
	5055.00	Fastner-Col J Bolts					
		Anchor Bolt Template	10.00 each	TD 2	GC Est	1,229	
		Bolt Anchor J 5/8x10" to concrete	100.00 each	TD 2	GC Est	512	
		Fastner-Col J Bolts				1,741	
	5056.00	Wood to Wood Bolts					
		ASTM 307 Bolts 3/4" *8	100.00 each	TD 2	GC Est	1,524	assumed misc beams
		Wood to Wood Bolts				1,524	
	5110.40	Structural - HP Shapes					
		Remove and Reuse historic H beam	1.00 ea			2,151	
		Structural - HP Shapes				2,151	
	5420.01	Structural - ColdRoll Frm					
		Beam Side plates decorative	12.00 ea		GC Est	2,955	
		Post base blade plates	6.00 ea		GC Est	2,134	
		Structural - ColdRoll Frm				5,089	
	5510.07	Misc - Drag Struts					
		Drag strut installation/upper floor and roof assumed	8.00 ea	TD 2	GC Est	12,713	assumed tied to TD 1
		Misc - Drag Struts				12,713	
	5510.40	Misc - Angle Bolted Masry					
		Assumes masonry wall angles are installed in TD 1 for floor connections	0.00 ea	TD 2	GC Est	0	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
		Misc - Angle Bolted Masry				0	
	5715.00	Ornamental Misc					
		Architectural steel plate work/ possibly at entry and brick wall openings	1.00 each	TD 2	GC Est	17,580	assumes 3 cut in budget for more plate and rivet details perhaps clean up red brick door cutouts
		Ornamental Misc				17,580	
6000.00		METALS				65,558	
		WOOD & PLASTICS					
	6000.25	Carpenter foreman Crew					
		Carpenter Foreman	12.00 week		GC Est	15,729	
		Carpenter foreman Crew				15,729	
	6000.55	Cranes & operators/ Firewall Hoisting					
		14 ton Crane HR w/ oper.	10.00 hr		GC Est	1,866	
		Spider hydro crane 20 ton w op & Mob/ both long walls from slab	16.00 hr		GC Est	5,178	
		Cranes & operators/ Firewall Hoisting				7,044	
	6000.65	Equipment Hauling					
		Gradall Trucking expense	2.00 ea		GC Est	1,179	
		24' PJ truck and trailer 20,000lb	6.00 haul		GC Est	3,185	
		Equipment Hauling				4,363	
	6000.75	Equip Rental					
		Trash Carts 1 yd	5.00 mo		GC Est	342	
		Reach Forklift	6.00 mo		GC Est	12,313	
		Vertical Lazer	1.00 mo		GC Est	542	
		Lazer Level	3.00 mo		GC Est	1,026	
		20' Manlift	3.00 mo		GC Est	1,471	
		25' Manlift	3.00 mo		GC Est	1,710	
		10" Table Saw	12.00 wk		GC Est	547	
		Roto-Hammer medium sized	10.00 day		GC Est	399	
		Large Compressor/ Pneumatics	7.00 mo		GC Est	798	
		Nailers & Hoses	28.00 wk		GC Est	1,277	
		24' Extension Ladders	10.00 wk		GC Est	684	
		Industrial Vaccum	10.00 wk		GC Est	285	
		Portable Welder	1.00 week		GC Est	182	
		Rolling Beam Lift	4.00 wk		GC Est	342	
		48' 4wd GC manlift rental month	2.00 mo		GC Est	5,005	
		Pallet Jack	2.00 mo		GC Est	171	
		Equip Rental				27,094	
	6001.00	SIMPSON - Frame Anchors					
		Framing Anchor Budget lump sum	1.00 sum	TD 2	GC Est	12,254	
		SIMPSON - Frame Anchors				12,254	
	6049.00	Adhesives					
		Panel Glue (framing type)	1,000.00 lf		GC Est	324	
		Adhesives				324	
	6051.00	Fasteners - Expansion					
		Para Bolts 1/2 "6"/ basement plates	100.00 ea	Base structure	GC Est	1,161	
		Fasteners - Expansion				1,161	
	6051.25	Fasteners - Titan screw anchors					
		1/2 x 5 titan anchors	100.00 each	Base structure	GC Est	660	
		Fasteners - Titan screw anchors				660	
	6051.50	Epoxy Anchors					
		Anchors @ masonry	100.00 ea	Base structure	GC Est	2,500	
		Epoxy Anchors				2,500	
	6054.00	Fasteners - Nails & Screw					
		Fastners Budget w/ pneumatics/ sf bdg	4,700.00 sf	Interior phase	GC Est	2,679	
		Fasteners - Nails & Screw				2,679	
	6106.00	Framing - Studs 2x4					
		Most Interior walls metal in SR Div	0.00 sf	Interior phase	GC Est	0	
		Studs 2 x 4 x 8 S&B/ wood door bucks for nailing	14.00 each	Interior phase	GC Est	260	
		Framing - Studs 2x4				260	
	6107.00	Framing - Studs 2x6					
		Studs Pony Walls 2"6-7" parapehs	400.00 sf		GC Est	4,719	
		Studs 2 x 6 x 16 S&B lower walls	165.00 each		GC Est	10,103	
		Studs 2 x 6 x 18 S&B for 9" walls	65.00 each		GC Est	6,006	
		Studs 2 x 6 R.L. S&B	360.00 Inft		GC Est	865	
		Studs 2 x 6 R.L. S&B	220.00 Inft		GC Est	529	
		Studs 2 x 6 R L Treated	180.00 Inft		GC Est	796	
		Studs 2 x 6 R L Treated	110.00 Inft		GC Est	486	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
		Framing - Studs 2x6				23,502	
	6107.33	Heavy Timbers/ Bar & Dining only/ Sandblasted					
		10 x 10 x 14' Select post/ public areas	12.00 ea		GC Est	5,277	
		Heavy Timber 10"x18"x16" 3 in each room of dining/ over bath walls	6.00 ea		GC Est	5,780	
		Heavy Timbers/ Bar & Dining only/ Sandblasted				11,058	
	6107.34	Glulam Beams					
		5 1/2 x 21 x 24' GL/ headers street end of 1st floor	1.00 ea	Base structure	GC Est	1,080	
		Glulam Beams				1,080	
	6107.50	Ledgers / Plate backing					
		Ledgers 3x8 PT fit inside channel steel for joist connections	200.00 lf		GC Est	5,840	
		Top Plate Backing 2x6 or 8 RL	350.00 lf		GC Est	839	
		Ledgers / Plate backing				6,679	
	6108.10	Open Web Floor/ Roof Trusses					
		18" Open Web trusses floor uses/ top hanger support	51.00 each		GC Est	10,054	
		18" Open Web trusses roof uses	46.00 each		GC Est	9,739	
		2 x 4 spreaders	200.00 lf		GC Est	894	
		Open Web Floor/ Roof Trusses				20,688	Assumes simple slope to rear/ no crickets except sides of parapets
	6109.00	Rafters,side furring to form arch clgs in main bedrooms					
		Rafters 2 x 6 x 24 S&B	51.00 each		GC Est	3,553	
		Rafters,side furring to form arch clgs in main bedrooms				3,553	These would simply nail alongside the web joists in a soft arch to economically provide a classy ceiling and loose the sloped framing of the trusses look They would also provide a flat ceiling in the bathrooms and entry hall We could also frame from the opposing direction and form a peaked curvature with a skylight centering in it.
	6109.30	Crickets & overbuilds behind mansard					
		Crickets ledger 2x4 @ roof sidewalls	230.00 lf		GC Est	626	
		Crickets sill 2x8	230.00 lf		GC Est	713	
		Crickets framed w/ 2x4x4' long	115.00 ea		GC Est	3,941	
		Crickets sheeted w/ 5/8 CDX	700.00 sf		GC Est	2,980	
		Crickets & overbuilds behind mansard				8,260	
	6109.40	Roof Curbs Framing					
		Skylight Curbs 2x8 & underframing tapered	100.00 lf	Base structure	GC Est	2,139	
		Roof Curbs Framing				2,139	
	6110.01	Blocking					
		2"6 Fire Blocking 10' oc/ truss blocking	650.00 lf	Base structure	GC Est	3,917	
		Blocking				3,917	
	6114.00	Subfloor Plywd					
		Subfloor 3/4" Cdx Plywood	2,350.00 sqft		GC Est	4,424	
		Subfloor Plywd				4,424	
	6115.50	Siding Concrete					
		1/2 x 2 pt rain screene spacers 16" oc	4,000.00 lf		GC Est	3,851	
		5/16" Hardi Plank Sheets 4x8x8' primed/ 2@ party wall/ and alley wall	4,305.00 sf		GC Est	14,224	
		Siding Concrete				18,075	
	6116.00	Plywd Wall Sheathing					
		Plywood 1/2 CDX @ walls	5,200.00 sqft	Base structure	GC Est	14,684	
		Plywd Wall Sheathing				14,684	
	6116.50	Gyp exterior 5/8" sheeting					
		Gypboard Sheeting 5/8 hand nailed/ 2 layers/ party wall only	7,000.00 sqft		GC Est	14,270	
		Gypboard Sheeting 5/8 hand nailed/ street wall	805.00 sqft		GC Est	1,641	
		Gyp exterior 5/8" sheeting				15,911	
	6117.00	Roof Sheathing Plywd					
		3/4 T&G CDX. Plywood	2,350.00 sf	Base structure	GC Est	4,119	
		Roof Sheathing Plywd				4,119	
	6182.00	Headers - Solid					
		6x12x 10' headers/ wdos , doors	24.00 lf	Base structure	GC Est	647	
		4x8 fir headers	35.00 lf		GC Est	267	
		Headers - Solid				913	
	6260.30	Paneling Wood					
		Carved fireplace enclosures supplier	2.00 ea	Interior phase	GC Est	13,295	
		Paneling Wood				13,295	
	6400.00	Casework Subcontract					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6400.00		Casework Subcontract					
		Casework lump per TD1	2.00 ea	Interior phase	GC Est	16,657	splitting TD1 x 6 since small room is plain
		Casework & FP casework movement from lobby to rooms	0.00 sum	Interior phase	GC Est	0	
		Pulls were excluded allowance/	0.00 sum	Interior phase	GC Est	0	
6410.05		Casework Subcontract				16,657	
		Casework install					
		Casework installation	41.33 lnft	Interior phase	GC Est	3,386	
		Casework install				3,386	
6413.20		Door.or Wdo Casing Int					
		1 x 5 fir trim/ plane edge square to jamb/ ease edge	140.00 lf	Interior phase	GC Est	2,100	
		1 x 6 Fir head casing	20.00 lf	Interior phase	GC Est	300	
		Door.or Wdo Casing Int				2,400	
6413.25		Door.or Wdo Crown Mould					
		bead Mould / Classic design	20.00 lf	Interior phase	GC Est	227	
		Crown Mould / H740	20.00 lf	Interior phase	GC Est	294	
		Crown Mould / H354 crown columns	10.00 lf	Interior phase	GC Est	147	
		Door.or Wdo Crown Mould				669	
6414.05		Windows and sills					
		Entry window walls in restaurant	4.00 ea	Interior phase	GC Est	11,845	
		Window Sills (Fir 2x12 with special bead edge and jointed to wdo sill)	10.00 lf	Interior phase	GC Est	887	
		Windows and sills				12,731	
6414.12		Wdo- jamb extensions					
		Wood windows	3.00 ea	Interior phase	GC Est	1,759	3 more of monitor windows
		wdo jamb extensions 1 x 8 fir dato joint	60.00 lf	Interior phase	GC Est	1,902	
		Wdo- jamb extensions				3,661	
6450.01		I Trim - Wood Base					
		Oak 3/4" quarter round mould	320.00 lf	Interior phase	GC Est	1,986	
		H740 Moulding atop base	320.00 lnft	Interior phase	GC Est	2,354	
		Wood Base 1x6 CVG	320.00 lnft	Interior phase	GC Est	5,527	
		I Trim - Wood Base				9,867	
6450.13		I Trim - Interior Cornice/ Facia					
		FJP 514	425.00 lnft	Interior phase	GC Est	6,151	
		H 740	425.00 lnft	Interior phase	GC Est	5,668	
		I Trim - Interior Cornice/ Facia				11,819	
6450.20		X trim cedar wdo casings					
		1 x 1 ext Cedar window trims to brick / monitor supplied	60.00 lnft	Interior phase	GC Est	410	
		X trim cedar wdo casings				410	
6450.75		X Trim - Column Capitals					
		Column Capitals	2.00 each		GC Est	442	
		X Trim - Column Capitals				442	
6450.85		X Trim - Cedar Batts					
		1x3 RS Cedar Batts tile knot/ alley siding joints	300.00 lf		GC Est	834	
		X Trim - Cedar Batts				834	
		WOOD & PLASTICS				289,241	
7000.00		THERMAL MOISTURE PROT.					
7110.00		Roofing Subcontract					
		Roofing Sub	2,066.00 sf	Base structure	GC Est	29,510	
7114.00		Roofing Subcontract	2,066.00 sf			29,510	
		Tremco Vulcum Products					
		Watproof Liquid Tremco w/pavers on pedestals/ Terrace	200.00 sqft		GC Est	9,323	
		Tremco Vulcum Products				9,323	
7185.00		Vapor Barriers Wall					
		Stazo Wrap Moisture barrier /taped/ 1st	5,200.00 sf		GC Est	3,043	
		Vapor Barriers Wall				3,043	
7192.00		Flashings Flexible/ remember 2 layers					
		Fortiflash 9"x 75' stick on/ first layer	100.00 lf		GC Est	404	
		Fortiflash 6"x 75' stick on/2ed layer	30.00 lf		GC Est	95	
		Flashings Flexible/ remember 2 layers				499	
7200.00		Fire caulk					
		fire caulking/ 3 beads per wall or floor connection/ East wall only	1,200.00 lf		GC Est	2,224	
		Fire caulk				2,224	
7210.01		Insulation - Subcontract					
		Insulation SF per TD 1	4,700.00 sf	Base structure	GC Est	11,000	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	7600.01	Insulation - Subcontract Sheetmetal - Sub				11,000	
		Sheet Metal wall cap/ TD 1 was 265/lft tie to neighbors/ terrace sm	165.00 lf	Base structure	GC Est	27,194	Assumes nice cap only at street and to side at neighbors wall
		Sheetmetal - Sub				27,194	
	7620.01	Sheetmetal - Flashing - 4 x 1/2 x 4" 22 ga Z flashing at firewall at siding	100.00 lf	Base structure	GC Est	574	
	7620.20	Sheetmetal - Flashing - Gutters				574	
		Custom Cu gutters & DS sub allowance	1.00 sum		GC Est	2,747	
		Gutters				2,747	
	7900.00	Caulking Subcontractors Caulking sub masonry/ Wdo Phase allowance	lf	Base structure	GC Est	1,648	
		Caulking Subcontractors				1,648	
8000.00		THERMAL MOISTURE PROT. DOORS & WINDOWS				87,762	
	8110.00	HM Door budgets Ext HM Doors & Hdwr Supplier	1.00 sum	Base structure	GC Est	1,099	
		Doors & Hdwr Supplier	7.00 sum	Interior phase	GC Est	25,190	
		HM/ Doors & Hdwr install labor	7.00 ea	Interior phase	GC Est	5,734	
		HM Door budgets Ext				32,023	
	8210.01	Doors - Wood					
		Custom Door & Ramp installed at entry	1.00 ea	Base structure	GC Est	1,869	
		Custom Entry door install/w/ hdwr/	1.00 ea	Base structure	GC Est	5,852	
		3/0x7/0 Fir Interior door	7.00 Ea	Interior phase	GC Est	2,007	
		Doors - Wood				9,728	
	8305.00	Doors - Access Door Access Ceil Up Mtl 2'6"sq	1.00 each	Base structure	GC Est	345	
		Doors - Access				345	
	8500.00	Glazing Subs Shower doors	0.33 sum	Interior phase	GC Est	8,275	3/8 tempered glass, chrome hardware, coating included
		Mirrors	0.33 sum	Interior phase	GC Est	1,221	
		Wet bar glass	0.33 sum	Interior phase	GC Est	268	
		STC Window Krieger sonic	0.33 sum	Interior phase	GC Est	4,622	
		Glazing Subs				14,386	
	8545.00	Skylites 2-0x2-0 Skylite	3.00 ea	Base structure	GC Est	2,708	
		Skylites				2,708	
	8610.01	Windows - Wood					
		Wood Wdos in div 6	ea	Base structure	GC Est	0	
		Storefront Glass WAG	0.33 ea	Base structure	GC Est	27,218	Allowance
		Windows - Wood				27,218	
		DOORS & WINDOWS				86,408	
9000.00		FINISHES					
	9252.50	SR Sub Costs & TI Drywall Subcontract/ guess only	1.00 sum	Base structure	GC Est	164,812	Entire lower 2 floors are framed and finished along with the ceiling of lease space and lobby
		SR Sub Costs & TI				164,812	
	9540.00	Gyp-Crete Flooring Gyp-Crete subfloor and added acoustics	2,000.00 sf	Interior phase	GC Est	12,855	added mat is for acoustics added to TD 1
		Gyp-Crete Flooring				12,855	
	9560.01	Wood Flooring hall floor/	1.00 sum	Interior phase	GC Est	8,790	
		Wood Flooring				8,790	
	9685.00	Flooring Carpet					
		Carpet Comm Wool 42oz Hvy Trf	176.00 sqyd	Interior phase	GC Est	10,797	
		Flooring Carpet				10,797	
	9688.00	Ceramic Tile Tile and slate Sub complete	0.33 sum	Interior phase	GC Est	41,686	
		Fireplace tile	0.33 sum	Interior phase	GC Est	2,687	
		back splashes	0.33 sum	Interior phase	GC Est	2,259	
		Lobby #100 tile and wonderboard with waterproofing	0.33 sum	Interior phase	GC Est	2,829	
		saw/backer rod/caulk for expansion joint	0.33 sum	Addendum 4	GC Est	952	
		Ceramic Tile				50,413	
	9920.01	Painting - Interior					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	9920.01	Painting - Interior Interior painting sub/ specified walls only	0.33 sum	Base structure	GC Est	9,415	
		painting sub	0.33 sum	Interior phase	GC Est	28,693	
		Painting - Interior				38,109	
	9930.01	Painting - TransparentFin					
		Finish Transp Vamsh Wood Trim/ cabinets confirmed	0.33 lf	Interior phase	GC Est	0	1 laquered w/ toned material 3 coats at 150 lf/ hr F-hse
		Painting - TransparentFin				0	
	9965.00	Countertops					
		Pental Quartz Cinza/ 1/3 of TD 1	sqft	Interior phase	GC Est	13,784	Caesarstone lagos blues #4350 polished calls for #4350H , this color is not available in Honed finish.
							THIS IS CHANGING TO Pental Quartz in Cinza BQ8808P
							cost increase but floor factors has options to reduce costs
		Countertops				13,784	
		FINISHES				299,560	
10000.00		SPECIALTIES					
	10523.00	Fire Extinguishr Portable Cress Ext Co2 10 lb Squeeze Grp	1.00 each	Base structure	GC Est	99	
		Fire Extinguishr Portable				99	
	10800.01	Misc Toilet/Bath Equip					
		Phase 2	15.00 ea	Interior phase	GC Est	4,284	Allowance on mat
		Misc Toilet/Bath Equip				4,284	
		SPECIALTIES				4,383	
11000.00		EQUIPMENT					
	11010.00	Appliance Installation eqp specified	4.00 ea	Interior phase	GC Est	11,159	
		Appliance Installation				11,159	
	11456.00	Fireplaces Metal Prefab					
		Fireplace budget	2.00 ea	Interior phase	GC Est	3,739	
		Fireplace install budget allowance	2.00 ea	Interior phase	GC Est	1,426	
		Fireplaces Metal Prefab				5,166	
	12530.01	Draperies					
		NIC	ea	Interior phase	GC Est		
		EQUIPMENT				16,324	
15000.00		MECHANICAL					
	15100.10	HVAC					
		HVAC budget	1.00 sum	Base structure	GC Est	67,563	Assumes simple Heat pumps on roof and venting and kitchen hood chase.
							and a system for the restaurant
		seismic for mechanical roof units	1.00 sum	Base structure	GC Est	655	
		Heating & Cooling Eqp	1.00 sum	Base structure	GC Est	0	
		Mechanical Ventilation Lovres, automated	1.00 sum	Base structure	GC Est	0	
		Automated controll systems	1.00 lsum	Base structure	GC Est	0	
		HVAC				68,219	
	15200.00	Plumbing					
		Plumbing budget phase 2	1.00 sum	Base structure	GC Est	91,183	to include greasei interceptor installation
		Plumbing finish phases	1.00 sum	Interior phase	GC Est	0	
		Gas Service	1.00 sum	Base structure	GC Est	0	
		Plumbing				91,183	
	15300.00	Fire Protection Systems					
		Fire Sprinkler bid	1.00 sum	Base structure	GC Est	32,962	0
		Fire Protection Systems				32,962	
		MECHANICAL				192,365	
16000.00		ELECTRICAL					
	16100.10	Electrical					
		Electrical design	1.00 sum	Base structure		4,395	
		Electrical Subcontract	1.00 sum	Base structure		49,444	
		Fire & Alarm Syst. sub	sum	Base structure			
		Security Syst. sub	sum	Base structure			
		Phone & Data Syst. budget	sum	Base structure			
		Comcast	sum	Base structure			

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	16100.10	Electrical					
		Time projection clock phase 2	sum	Base structure			
		Security Camera's NIC	sum	Base structure			
		Electrical				53,839	
		ELECTRICAL				53,839	



Planning Department
231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
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Office Use Only:

File No. DDR 2-19 Revised

Date Received 6-12-19

Fee _____

Receipt No. _____

Received by CD

Downtown Design Standards & Guidelines Application

Applicant Information

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

Applicant Name Ernie Munch Phone 503.936.1062

Contact Name _____ Phone _____
(If different than above)

Address 111 SW Oak Street

City, State, Zip Portland, OR 97204

Contact Email Ernie@ErnieMunch.com

Property Owner Information

Property Owner Name Historic 3rd and Ford LLC Phone _____
(If different than above)

Contact Name Seth Caillat Phone 707.836.2049

Address 425 Aviation Blvd.

City, State, Zip Santa Rosa, CA 95403

Contact Email Seth.Caillat@jfwmail.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 608 NE 3rd Street

Assessor Map No. R4 1 21 - BC - 10400 Total Site Area 2,400sf

Subdivision Rowlands Block 6 Lot W half Lot 3

Comprehensive Plan Designation Commercial Zoning Designation C-3

This request is for a:

☒ **Design Review**

☐ **Design Waiver**

1. Attach a written narrative that describes:

- A. The proposed project in detail, including descriptions of the architectural features and building materials being used;
- B. How the project meets the applicable downtown design standards and guidelines;
- C. How the project meets the historic preservation standards and guidelines (if applicable); and
- D. How the project will fit into the context of the downtown historic district.

2. As part of this application, is a waiver to the standards and guidelines of Chapter 17.59 being requested? If so, explain in detail how the criteria for waiving a standard or guideline as listed in Section 17.59.040(A) have been met (*attach additional pages if necessary*). _____

No

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). For new construction or for structural modifications show the information listed in page one of the information sheet.
- ☐ Building and construction drawings including building elevations of all visible sides.
- ☐ A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
- ☐ Photographs of the subject site and adjacent property.
- ☐ Other information deemed necessary by the Planning Director.

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.


Applicant's Signature

05/14/19
Date


Property Owner's Signature

05/14/19
Date

Certificate of Approval Narrative: Downtown Design Standards and Guidelines Property at 618 NE Third Street, McMinnville OR

Separately

- A. *The proposed project in detail, including descriptions of the architectural features and building materials being used:*

RESPONSE

The proposed project will remove the existing building on the site and replace it with a building which replicates, to the extent possible, the storefront and molded cornice of the building as it appears in a photo taken circa 1920, with the addition of a second floor between the storefront and the cornice.

Lightweight construction and the addition of a second floor are necessary to take advantage of the lateral support system put in place with the restoration of the Taylor-Dale building at 608 NE Third Street. Building code allows a 10% increase to the design load for the lateral system. With the addition of a second floor at 618, its second floor and roof planes will match those of the Taylor-Dale building allowing the transfer lateral loading to the 608 restraints.

The addition will also take advantage of the infrastructure, circulation, accessibility, fire suppression system, egress, security, and other service improvements provided for the Taylor-Dale building.

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The façade of the new construction will match, as closely as possible, the ground floor and cornice of the structure built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The building will use thin brick which will mimic the original sheet metal siding which was embossed to mimic brick. The building will be carefully detailed to have the appearance of standard sized brick. The cornice moldings and finials will likely be zinc coated copper sheet metal. The storefront mullions and front door will be painted wood. The front door will be offset within the recessed entry in order to achieve accessible clearances. The exposed portions of the east façade and the rear façade will be either stucco or painted cementitious board. Window openings will be double glazed. The alley walls will have metal plate reinforcement of the corners and walls as per drawings 2 & 3/SD-4, and painted metal doors.

Preliminary plans and illustrations are attached.

B. How will the proposed project meet the applicable Downtown Design Standards and Guidelines?

17.59.050 Building and Site Design.

A. Building Setback.

- 1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.*

RESPONSE:

With the exception of recessed doorways, the structure will be built to the sidewalk and rear property lines.

- 2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.*

RESPONSE:

NA. No exceptions are requested.

B. Building Design.

- 1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.*

RESPONSE:

The proposed mid-block structure will be two stories and the same height as the building to the west, 608 NE Third Street.

- 2. Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.*

RESPONSE:

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The façade of the new construction will match the ground floor and cornice of the structure that was built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate architecture of the original building on this site.

3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:

a. A belt course separating the upper stories from the first floor;

RESPONSE:

The new construction will have a belt course separating the upper story from the first floor. The belt course shown in Figure 1/SD-4 is thin brick two courses high. It could be broadened to three courses, or realized in sheet metal matching the cornice above but in a different profile. The belt course will not align with the belt course of 608.

b. A bulkhead at the street level;

RESPONSE:

The new construction will have a bulkhead at the street level. The bulkhead will be painted wood on a concrete curb. The form of the bulkhead will match that appearing on the cover of the cover of The History Report. It appears to be a solid panel in the recessed entry, but perhaps vented at the sidewalk for the two flanking bays. Perhaps the vents worked in concert with a high vent in the roof to provide natural ventilation for the Standard Electric Company.

c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;

RESPONSE:

The new construction will have seventy one (71) percent glazing below the transom line nine feet above the sidewalk, and sixty four (64) percent glazing below the horizontal trim band between the first and second stories.

d. A recessed entry and transom with transparent door; and

RESPONSE:

The new construction will have a recessed entry and transom with transparent door matching the original to the extent possible.

For want of a better model, the door will match the Third Street doors on the adjacent Taylor-Dale building. The recessed entry will be sloped between 1/8" and 1/4" per foot toward the street. The door will be offset from center with a side light and transom. The off-set will allow for necessary accessible clearances.

e. Decorative cornice or cap at the roofline.

RESPONSE:

The new construction will have a decorative cornice or cap made of sheet metal like that of the cornice of the original building on the site.

- 4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.*

RESPONSE:

The new construction will have a false front and low parapet matching that of the original building on the site. The plane of the roof structure will match that of the building at 608, sloping from the Third Street façade to the rear alley for drainage.

- 5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.*

RESPONSE:

The primary entrance to a building will open onto the NE Third Street sidewalk and be recessed.

- 6. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical. Ordinance 3380 183*

RESPONSE:

The windows will be recessed and not flush or project from the surface of the outer wall. They will, to the extent possible match those In addition, upper floor window orientation primarily will be vertical. All glass will be insulated as to meet the state energy code. The window muntins will deviate from the original to accept the insulated glass and meet structural requirements for lateral and vertical loads. The transom glass will be ribbed glass, to the extent allowed by the state energy code.

- 7. The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.*

RESPONSE:

The cornice and storefront will visually match the original building on the site. The second floor windows will be visually compatible with the scale, proportion and style of the building elements of the original building on the site.

8. *Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.*

RESPONSE:

In keeping with the design of the original building on this site and the style of that building, the design of new façade will have a concrete base under the façade's bulkhead panels.

C. Building Materials.

1. *Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.*

RESPONSE:

The exterior materials will include: Thin brick, painted wood, and smooth stucco, transparent and ribbed glass, and a decorative sheet metal cornice. Sheet metal flashing will also be seen under the upper windows.

2. *The following materials are prohibited for use on visible surfaces (not applicable to residential structure): a. Wood, vinyl, or aluminum siding; b. Wood, asphalt, or fiberglass shingles; c. Structural ribbed metal panels; d. Corrugated metal panels; e. Plywood sheathing, to include wood paneling such as T-111; f. Plastic sheathing; and g. Reflective or moderate to high grade tinted glass.*

RESPONSE:

The exterior materials will not include the following prohibited materials: Wood, vinyl, or aluminum siding; Wood, asphalt, or fiberglass shingles; Structural ribbed metal panels; Corrugated metal panels; Plywood sheathing, to include wood paneling such as T-111; Plastic sheathing; and Reflective or moderate to high grade tinted glass.

3. *Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim. (Ord. 4797 §1, 2003).*

RESPONSE:

Exterior building colors of low reflective, subtle, neutral or earth tone color shall be submitted for approval before they are applied to the building.

17.59.060 Surface Parking Lots.

RESPONSE:

NA. No parking lots are proposed.

17.59.070 Awnings.

RESPONSE:

NA. There will be no awnings.

17.59.080 Signs.

- A. The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.*
- B. Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.*
- C. Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.*
- D. For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.*
- E. The use of the following are prohibited in the downtown area:*
 - 1. Internally-lit signs; 2. Flashing signs; 3. Pedestal signs and pole-mounted signs; 4. Portable trailer signs; 5. Cabinet-type plastic signs; 6. Billboards of all types and sizes; 7. Historically incompatible canopies, awnings, and signs; 8. Signs that move by mechanical, electrical, kinetic or other means; and, 9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).*

RESPONSE:

Signage will rely on a flag sign similar to that shown in the historical photo, and window signage.

- C. How does the project meet the Historic Preservation standards and guidelines, (if applicable)*

RESPONSE:

The project will honor the site and the significant person that occupied the site by rebuilding the storefront and cornice of the building that stood there when the site was occupied by Milton H. McGuire. It will help memorialize his contribution to an institution important to the success of McMinnville.

The added second floor will be in the style of the building when occupied by Mr. McGuire.

- D. How will the project fit into the context of the downtown historic district?*

RESPONSE:

The project will be a model for new construction in the historic district in its compliance with the adopted design guidelines for the downtown historic district. It will fit into the architecture of the district.

The project will engage pedestrians with the use inside the building.

The project will be an historical education resource within the district and engage visitors with the town. It will add meaning to the built environment and a specific site.

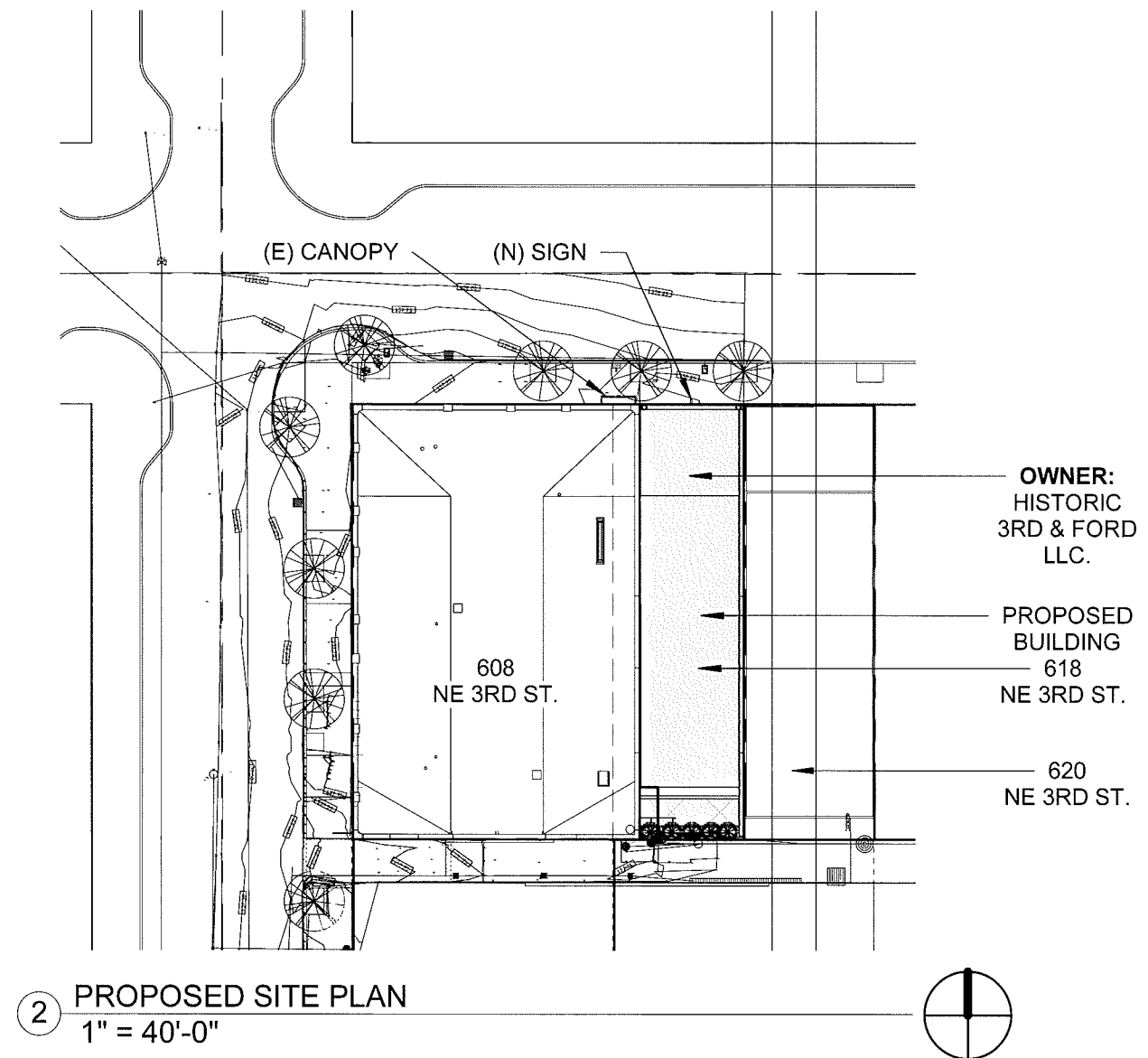
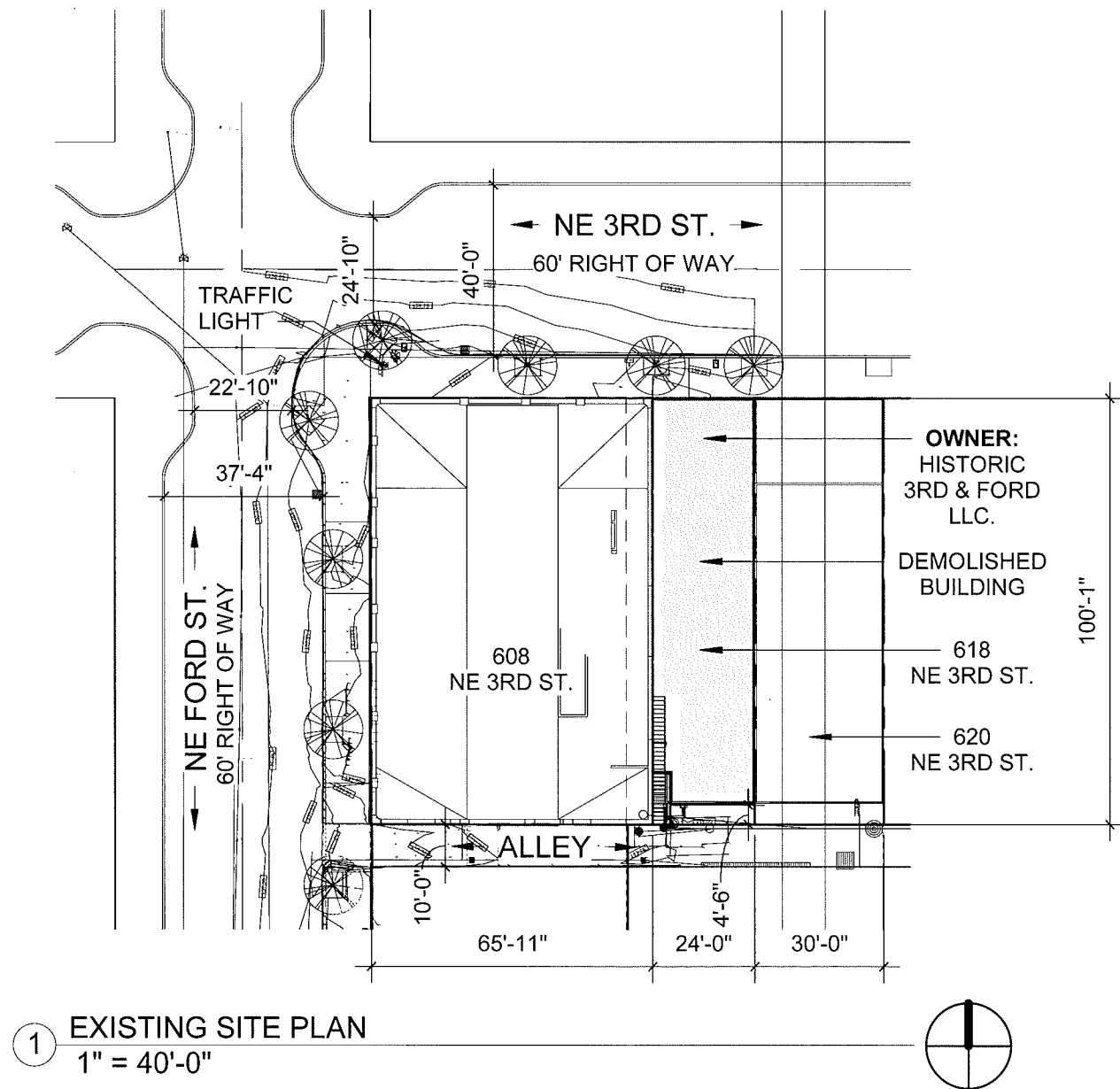
The project will help memorialize a significant person and organization in McMinnville's past.

The project will support the economic success of the restored Taylor-Dale building and add to the economy of the district.

The project will both attract and accommodate additional visitors to the City.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.



NOT FOR
CONSTRUCTION

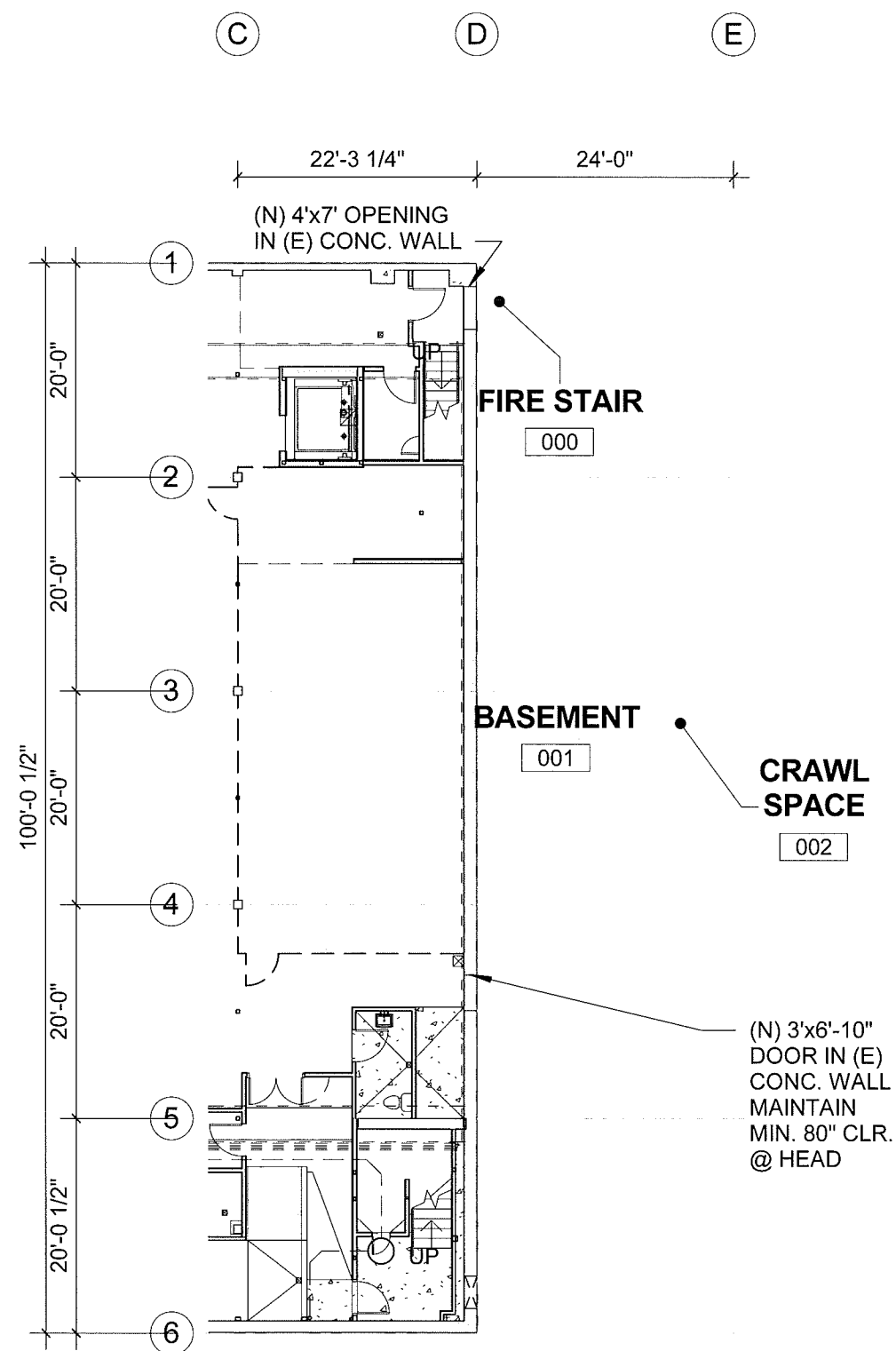
EMA
Ernest R. Munch
Architecture - Urban Planning, LLC
111 SW Oak Street, Ste 300 | Portland, Oregon 97204
Office: 503.224.1282 | www.ernestmunch.com

TAYLOR/DALE 2.0

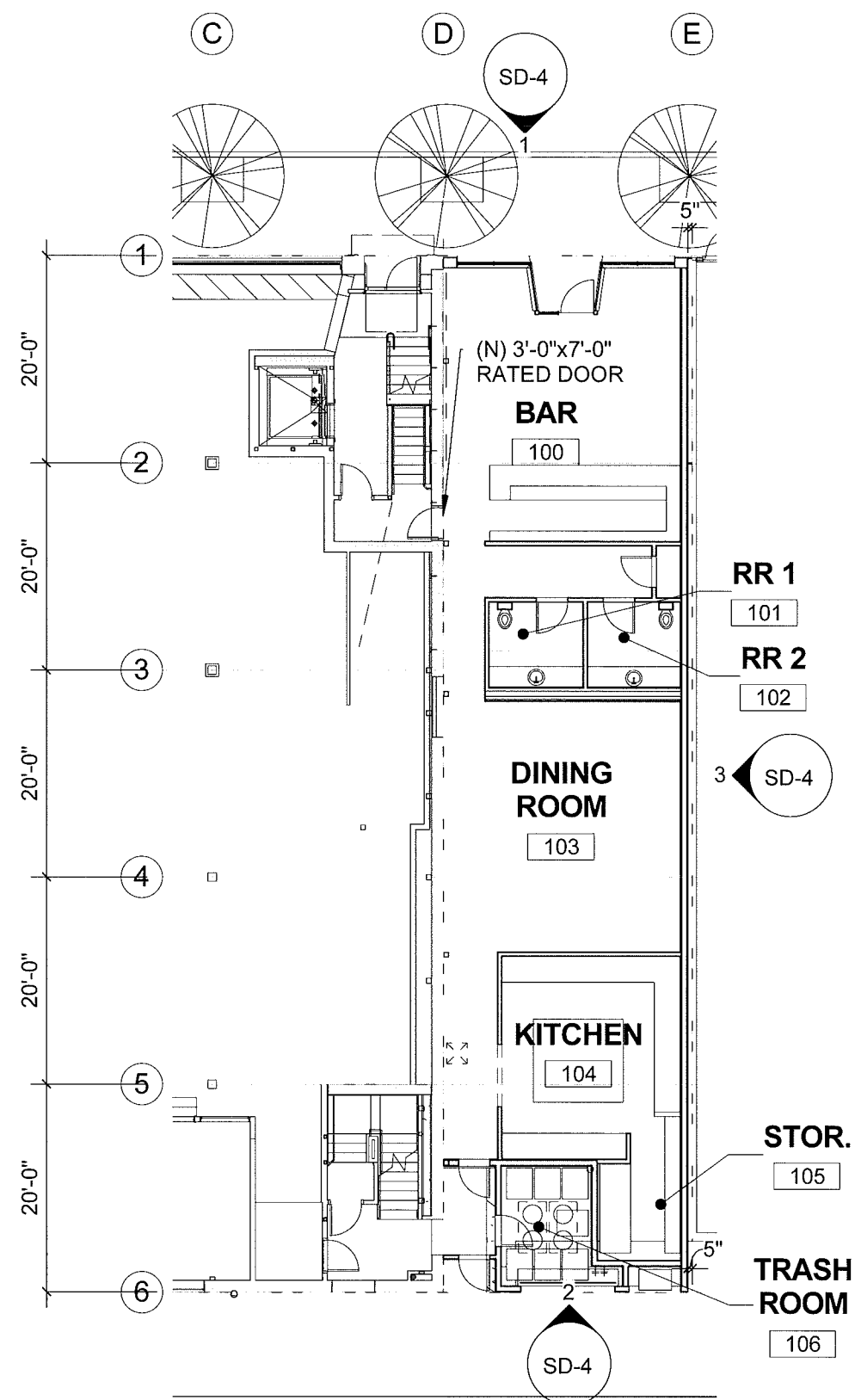
618 NE 3rd Street
McMinnville, OR 97128

05/20/19

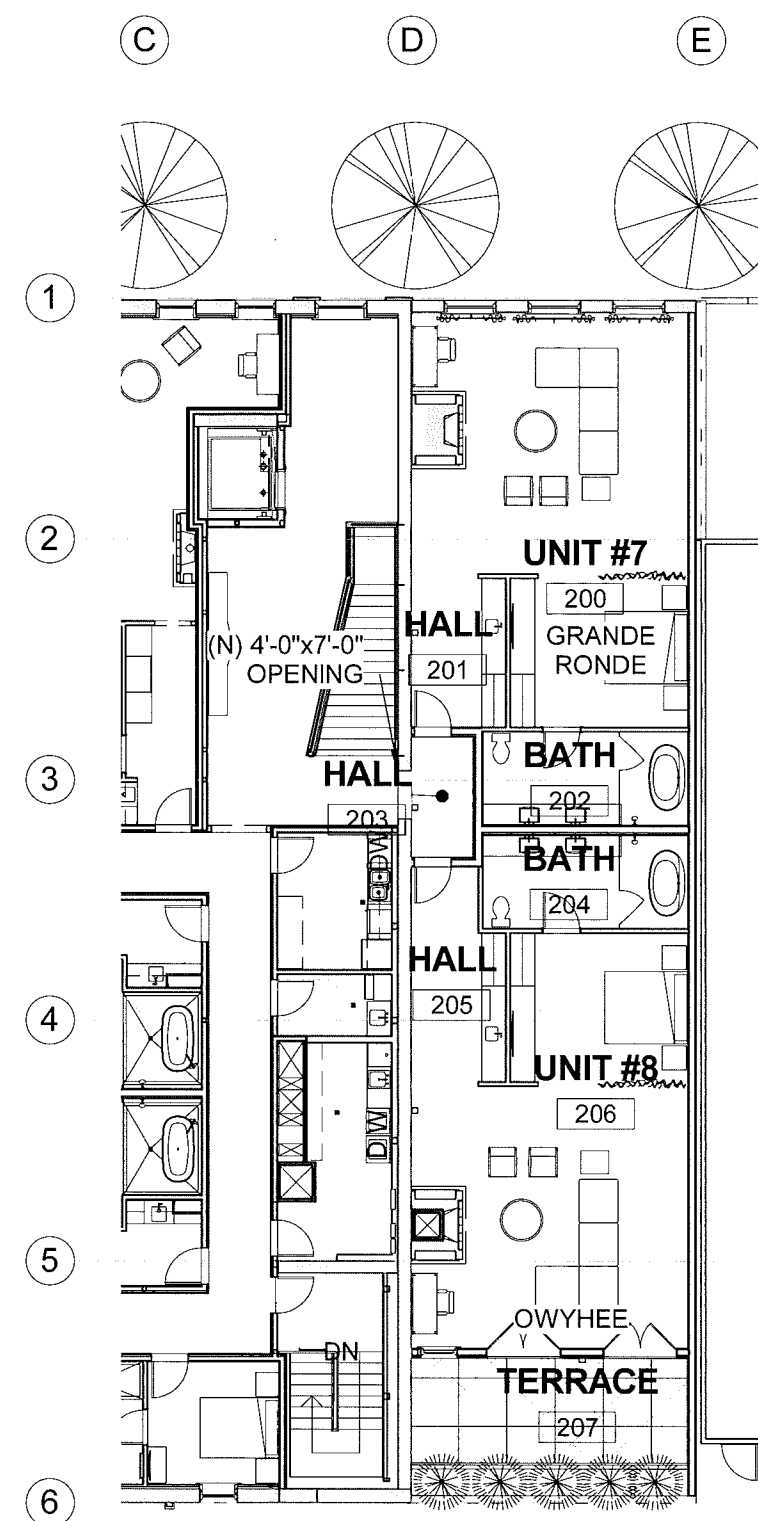
SD-1



1 BASEMENT PLAN - PROPOSED
1/16" = 1'-0"



2 LEVEL 1 - PROPOSED PLAN
1/16" = 1'-0"



③ LEVEL 2 - PROPOSED PLAN
1/16" = 1'-0"

NOT FOR
CONSTRUCTION

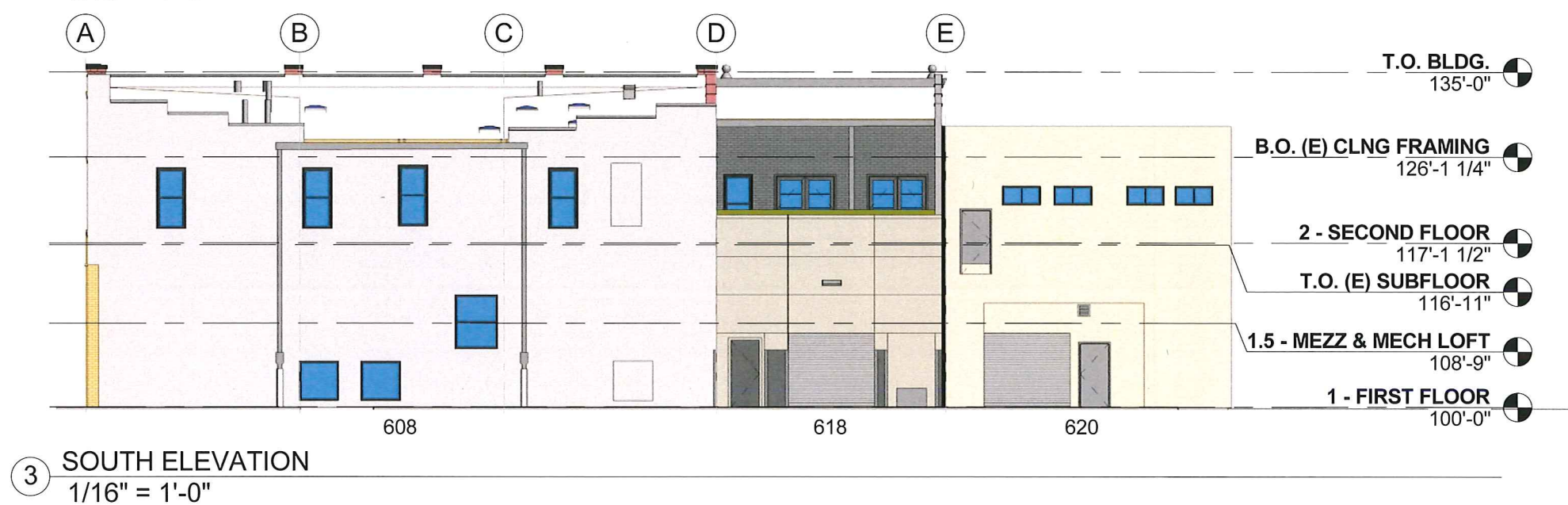
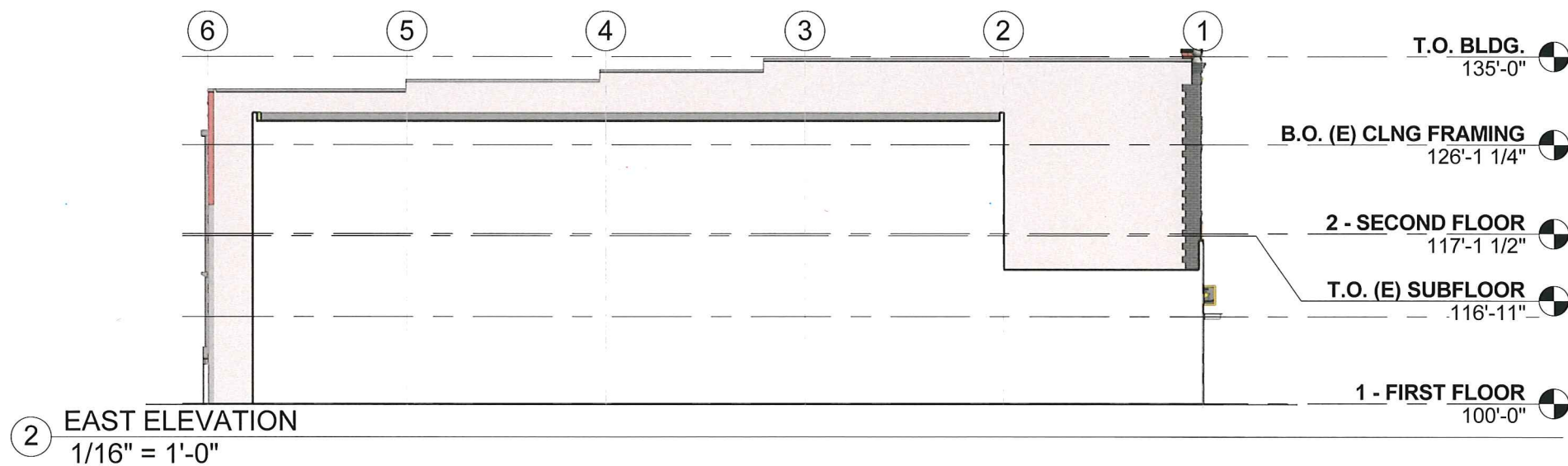
EMA Ernest R. Munch
Architecture • Urban Planning, LLC
111 S.W. Oak Street, Ste. 300 | Portland, Oregon 97204
Phone: (503) 224-1282 | www.ernstmunch.com

TAYLOR/DALE 2.0

618 NE 3rd Street
McMinnville, OR 97128

05/20/19

SD-5



NOT FOR
CONSTRUCTION

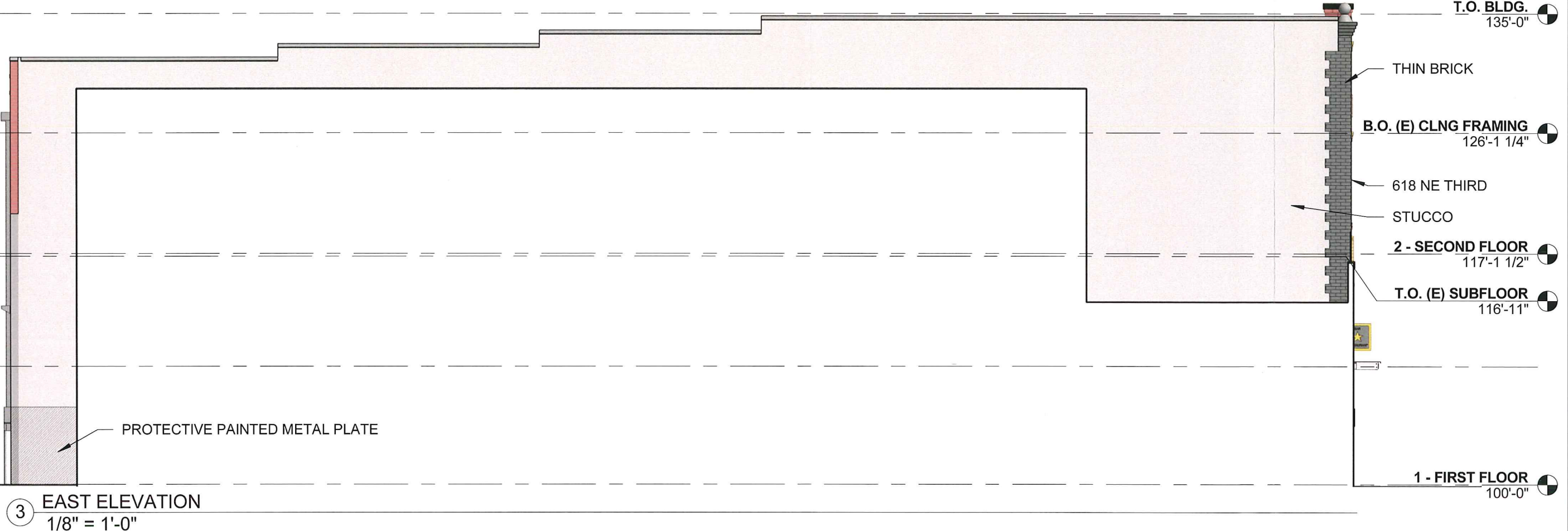
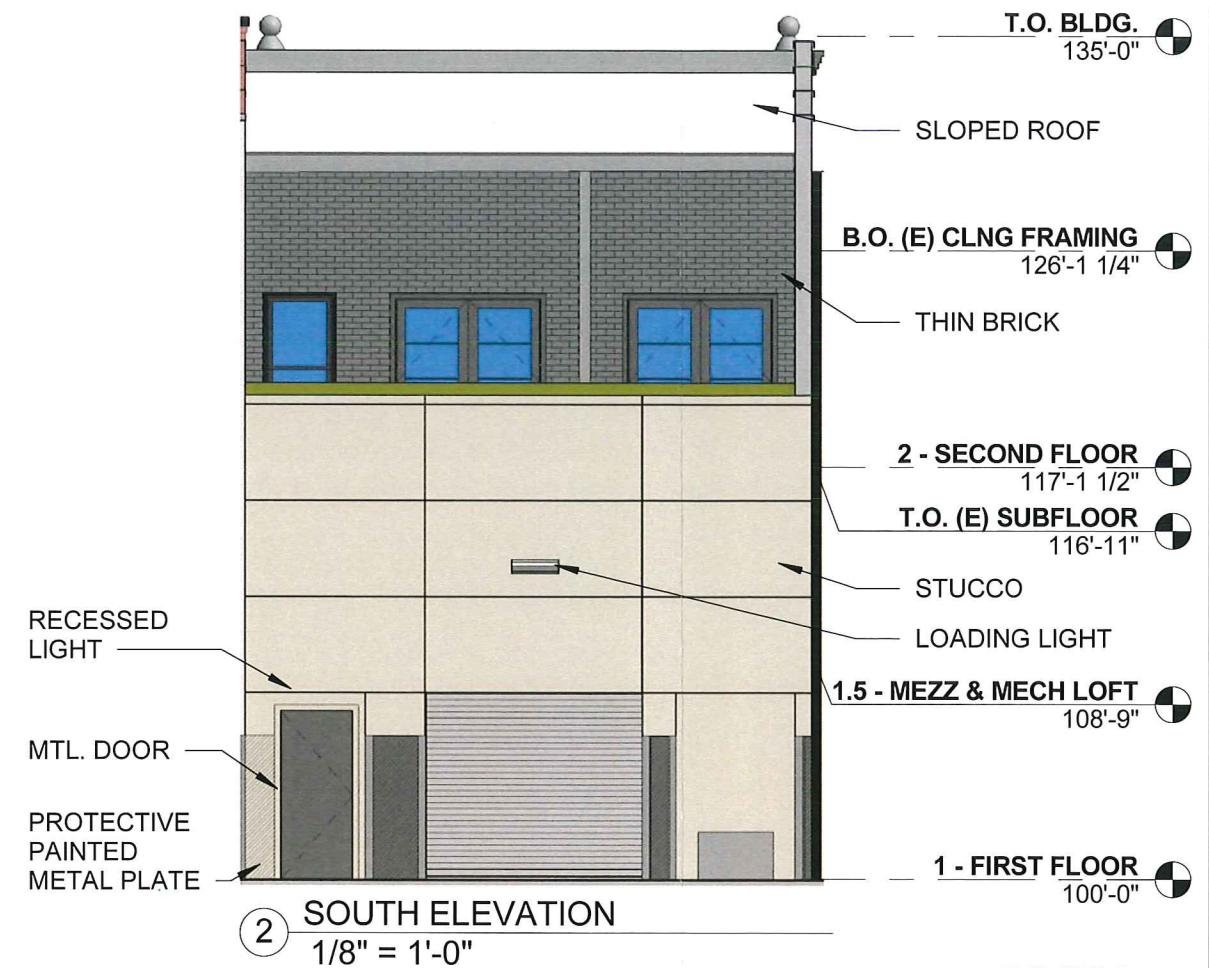
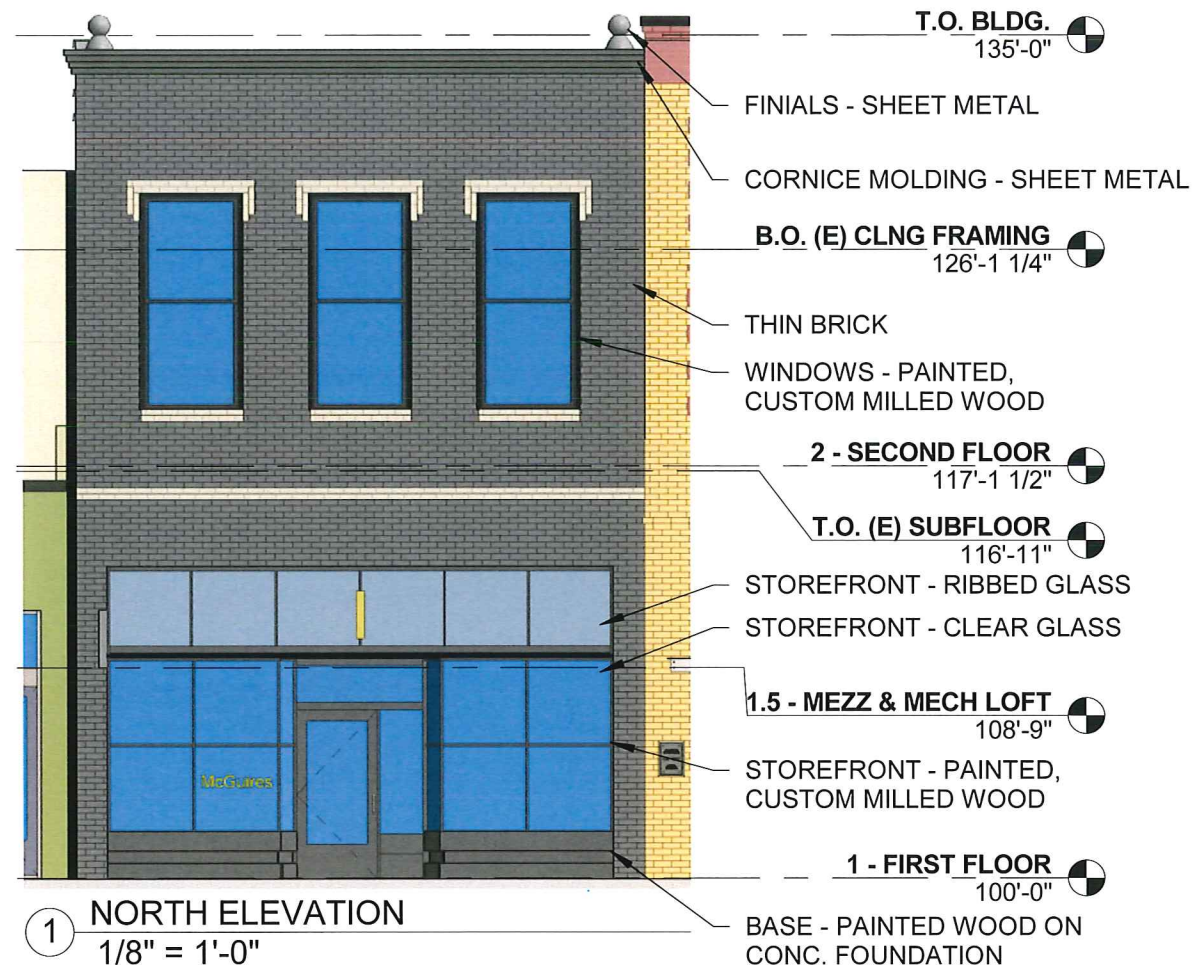
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Ernest R. Munch
Architecture - Urban Planning, LLC
111 SW Oak Street, Ste 300 | Portland, Oregon 97204
office (503) 224-1282 | www.ernestmunch.com

TAYLOR/DALE 2.0

618 NE 3rd Street
McMinnville, OR 97128

05/20/19

SD-3



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CONSTRUCTION

EMA Ernest R. Munch
Architecture • Urban Planning, LLC
111 S.W. Oak Street, Ste. 300 | Portland, Oregon 97204
office (503) 224-1282 | www.ernestmunch.com

TAYLOR/DALE 2.0

618 NE 3rd Street
McMinnville, OR 97128

05/20/19

SD-4





















Downtown Design Standards & Guidelines Criteria Narrative, Property: 618 NE Third Street, McMinnville OR, New Construction

17.59.040 Review Criteria

A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:

1. The City's historic preservation policies set forth in the Comprehensive Plan;

COMPREHENSIVE PLAN GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.

FINDING:

618 NE Third Street can be considered a significant site, but not a contributing structure.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which was first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the, circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on a large sliding door off the alley.

The current building has no architectural merit or clearly identifiable style. The national inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

The stepped eave and stucco finish are clumsy attempts to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel. The existing north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and under-funded work.

Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

FINDING:

NA. The property does not enjoy a special assessment in support of historic preservation.

Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

Comprehensive Plan Policy: 17.01 The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

17.59.050 Building and Site Design.

A. Building Setback.

- 1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.*

FINDING:

The new structure will be built to the sidewalk and rear property lines.

- 2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.*

FINDING:

NA

B. Building Design.

1. *Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.*

FINDING:

The proposed mid-block structure will be two stories and approximately the same height as the Taylor-Dale building at 608 NE Third Street.

2. *Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.*

FINDING:

While the new construction will technically be an addition to the Taylor-Dale Building, it will appear to be a separate building. The façade of the new construction will match the ground floor and cornice of the structure that was built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height and horizontal planes of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

3. *Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:*

- a. A belt course separating the upper stories from the first floor;*

RESPONSE:

The new construction will have a belt course separating the upper story from the first floor. The belt course shown in Figure 1/SD-4 is thin brick two courses high. It could be broadened to three courses, or realized in sheet metal matching the cornice above but in a different profile. The belt course will not align with the belt course of 608.

- b. A bulkhead at the street level;*

RESPONSE:

The new construction will have a bulkhead at the street level. The bulkhead will be painted wood on a concrete curb. The form of the bulkhead will match that appearing on the cover of the cover of The History Report. It appears to be a solid panel in the recessed entry, but perhaps vented at the sidewalk for the two flanking bays. Perhaps the vents worked in concert with a high vent in the roof to provide natural ventilation for the Standard Electric Company.

- c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;*

RESPONSE:

The new construction will have seventy one (71) percent glazing below the transom line nine feet above the sidewalk, and sixty four (64) percent glazing below the horizontal trim band between the first and second stories.

- d. A recessed entry and transom with transparent door; and*

RESPONSE:

The new construction will have a recessed entry and transom with transparent door matching the original to the extent possible.

For want of a better model, the door will match the Third Street doors on the adjacent Taylor-Dale building. The recessed entry will be sloped between 1/8" and 1/4" per foot toward the street. The door will be offset from center with a side light and transom. The off-set will allow for necessary accessible clearances.

- e. Decorative cornice or cap at the roofline.*

RESPONSE:

The new construction will have a decorative cornice or cap made of sheet metal like that of the cornice of the original building on the site.

- 4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.*

RESPONSE:

The new construction will have a false front and low parapet matching that of the original building on the site. The plane of the roof structure will match that of the building at 608, sloping from the Third Street façade to the rear alley for drainage.

5. *The primary entrance to a building shall open on to the public right-of-way and should be recessed.*

RESPONSE:

The primary entrance to a building will open onto the NE Third Street sidewalk and be recessed.

6. *Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical. Ordinance 3380 183*

RESPONSE:

The windows will be recessed and not flush or project from the surface of the outer wall. They will, to the extent possible match those In addition, upper floor window orientation primarily will be vertical. All glass will be insulated as to meet the state energy code. The window muntins will deviate from the original to accept the insulated glass and meet structural requirements for lateral and vertical loads. The transom glass will be ribbed glass, to the extent allowed by the state energy code.

7. *The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.*

RESPONSE:

The cornice and storefront will visually match the original building on the site. The second floor windows will be visually compatible with the scale, proportion and style of the building elements of the original building on the site.

8. *Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.*

FINDING:

In keeping with the design of the original building on this site and the style of that building, the design of new façade will have a concrete foundation for base under the bulkhead panels.

C. Building Materials.

1. *Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.*

FINDING:

The exterior materials will include: brick, painted wood, and smooth stucco, transparent and ribbed glass, and possibly decorative sheet metal, matching the original.

- 2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure): a. Wood, vinyl, or aluminum siding; b. Wood, asphalt, or fiberglass shingles; c. Structural ribbed metal panels; d. Corrugated metal panels; e. Plywood sheathing, to include wood paneling such as T-111; f. Plastic sheathing; and g. Reflective or moderate to high grade tinted glass.*

FINDING:

The exterior materials will NOT include the following prohibited materials: Wood, vinyl, or aluminum siding; Wood, asphalt, or fiberglass shingles; Structural ribbed metal panels; Corrugated metal panels; Plywood sheathing, to include wood paneling such as T-111; Plastic sheathing; and Reflective or moderate to high grade tinted glass.

The storefront mullions and second floor windows will be custom milled, painted wood. A thin brick will be used as a substitute for the brick embossed metal siding used to clad the façade of the original building on this site. The decorative cornice molding and finials may be painted sheet metal.

- 3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim. (Ord. 4797 §1, 2003).*

FINDING:

Exterior building colors of low reflective, subtle, neutral or earth tone color shall be submitted for approval before they are applied to the building.

17.59.060 Surface Parking Lots.

FINDING:

NA No parking lots are proposed.

17.59.070 Awnings.

FINDING:

NA there will be no awnings.

17.59.080 Signs.

- A. The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.*
- B. Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.*
- C. Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.*
- D. For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.*
- E. The use of the following are prohibited in the downtown area:*
 - 1. Internally-lit signs; 2. Flashing signs; 3. Pedestal signs and pole-mounted signs; 4. Portable trailer signs; 5. Cabinet-type plastic signs; 6. Billboards of all types and sizes; 7. Historically incompatible canopies, awnings, and signs; 8. Signs that move by mechanical, electrical, kinetic or other means; and, 9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).*

FINDING:

Signage will rely on a flag sign similar to that shown in the historical photo, and window signage.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.



The History of Buildings at 608 and 618 Third Street, McMinnville, OR

Special Thanks to:

Michael Haftner

Yamhill County Historical Society

Clayton Carter, Title Officer

First American Title Company of Oregon, McMinnville

Gail, Susie and Anita

The Yamhill County Clerk's Office

Andriana Fisher, Matt Kisseberth, Zane Johnson

EMA Architects

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The History of Buildings at 608 and 618 Third Street McMinnville, OR

1904 - 1923

Introduction Summary

While preparing Historic and Design Review narratives for the Taylor-Dale building at 608 NE 3rd Street, it became apparent that the original historic resource survey and other descriptions of the buildings at 608 and 618 NE 3rd Street were incorrect. Attached are markups of the original National Register of Historic Places, (NRHP), Continuation Sheet, Section 7, in Appendix F, pages F-1 through F-10, and other documents with the errors highlighted. Later, McMinnville's own Historic landmark classification more accurately reflects the value of the two structures, ("A" level for 608 and "C" level for 618), but also contain description inaccuracies for both buildings.

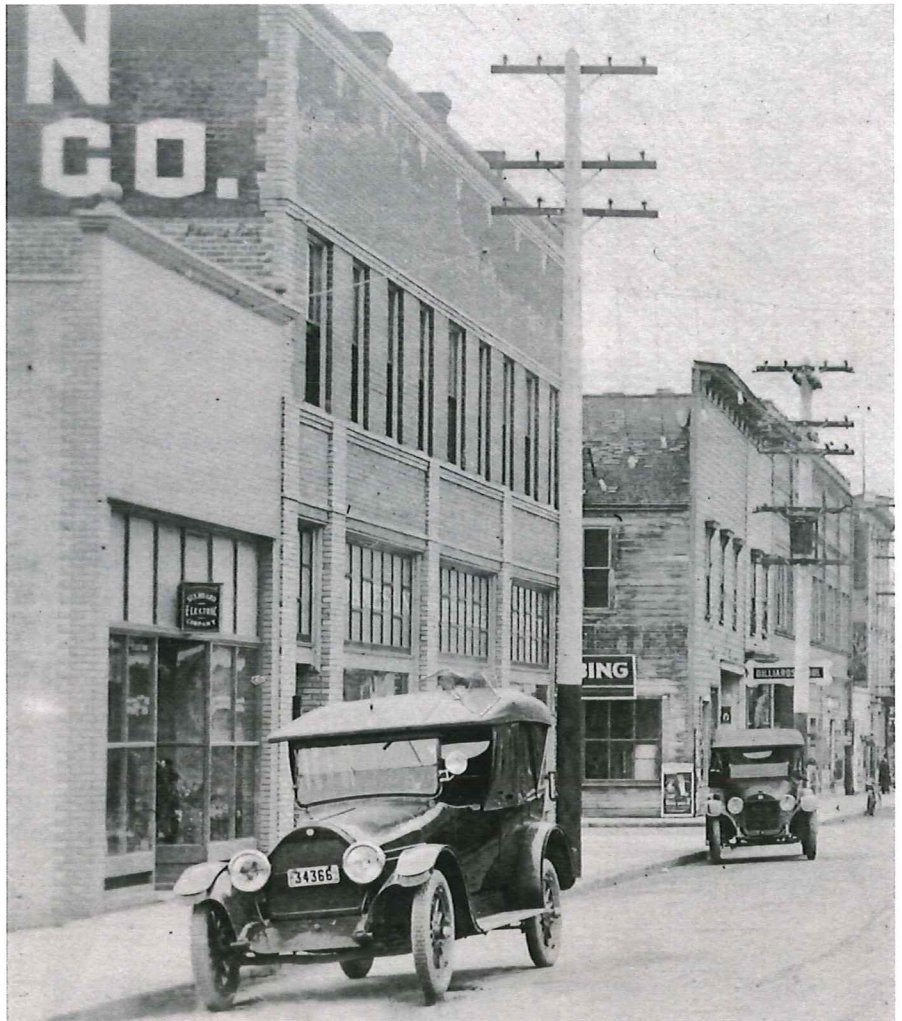
These inaccuracies prompted an investigation into the history of the two buildings at 608 and 618 NE 3rd Street (henceforth: 608 and 618), and led to conversations with McMinnville staff responsible for the preservation of McMinnville's historic values and resources.

Following this investigation and the consideration of future infrastructure improvements for 608 and 618, three recommendations are as follows:

1. Correct the historical record for 608 NE Third Street at the local level as recorded in the National Register of Historic Places. This would include distinguishing 608 NE Third Street as a primary contributor in the National Register of Historic Places
2. Correct McMinnville's historical resources survey by shifting the designation from the structure as "Primary" or "Contributing" to the site, as "significant."
3. All the demolition of the existing building on the site in favor of another building which will reflect the storefront and cornices of the structure existent at the time of Historical Significance with added second story. This will also bring the two structures on the site in compliance with the downtown design guidelines.

**Standard Electric
&
Jameson Hardware**

618 and 608 NE Third Street
ca. 1919- 1920



618 and 608 NE Third Street
2019



An illustrated history of both 608 and 618 is presented below. It was compiled after the review of documents available at the Yamhill County Assessor's office, the Yamhill County Clerk's office, the Yamhill County Historical Society; the Oregon State University Archives housed in the Valley Library; the Oregon Historical Society; the McMinnville Public Library; and the photo archives of the News Review. Special thanks to Clayton Carter of First American Title Company of Oregon, and Michael Hafner, who surfaced a photo of the two buildings from his private collection.

Due to time and occupancy constraints, property ownership and the history of business mergers, and profiles of significant individuals were not fully pursued.

A legend for the Sanborn fire insurance maps is included as Appendix A.

Henceforth, the two story brick building, currently at 608 NE Third Street, will be referenced as "608." Similarly, the neighboring one story stucco structure will be referenced as "618."

The 608 structure has earlier address listings of 602 – 608, on the Sanborn maps and in city directories.

The 618 building was also earlier addressed as 616 3rd St.

Proposed 618 NE Third
Street addition to 608 NE
Third Street.



The History of 608 and 618 NE 3rd Avenue

1884 Sanborn Fire Insurance Map of McMinnville (Figure 1)

This map is provided for context. McMinnville's 1884 population was 1,200, and could be documented on the page, pictured below. The site of 608 and 618 was just off the map to the east (right), at Third and F Streets. Note that the North arrow should be pointing up, there are no addresses, and the east-west streets are numbered north to south, rather than south to north, as they are now. Street addresses first appeared on the 1912 Sanborn maps. The numbered streets were reversed around the Third Street axis in 1928.

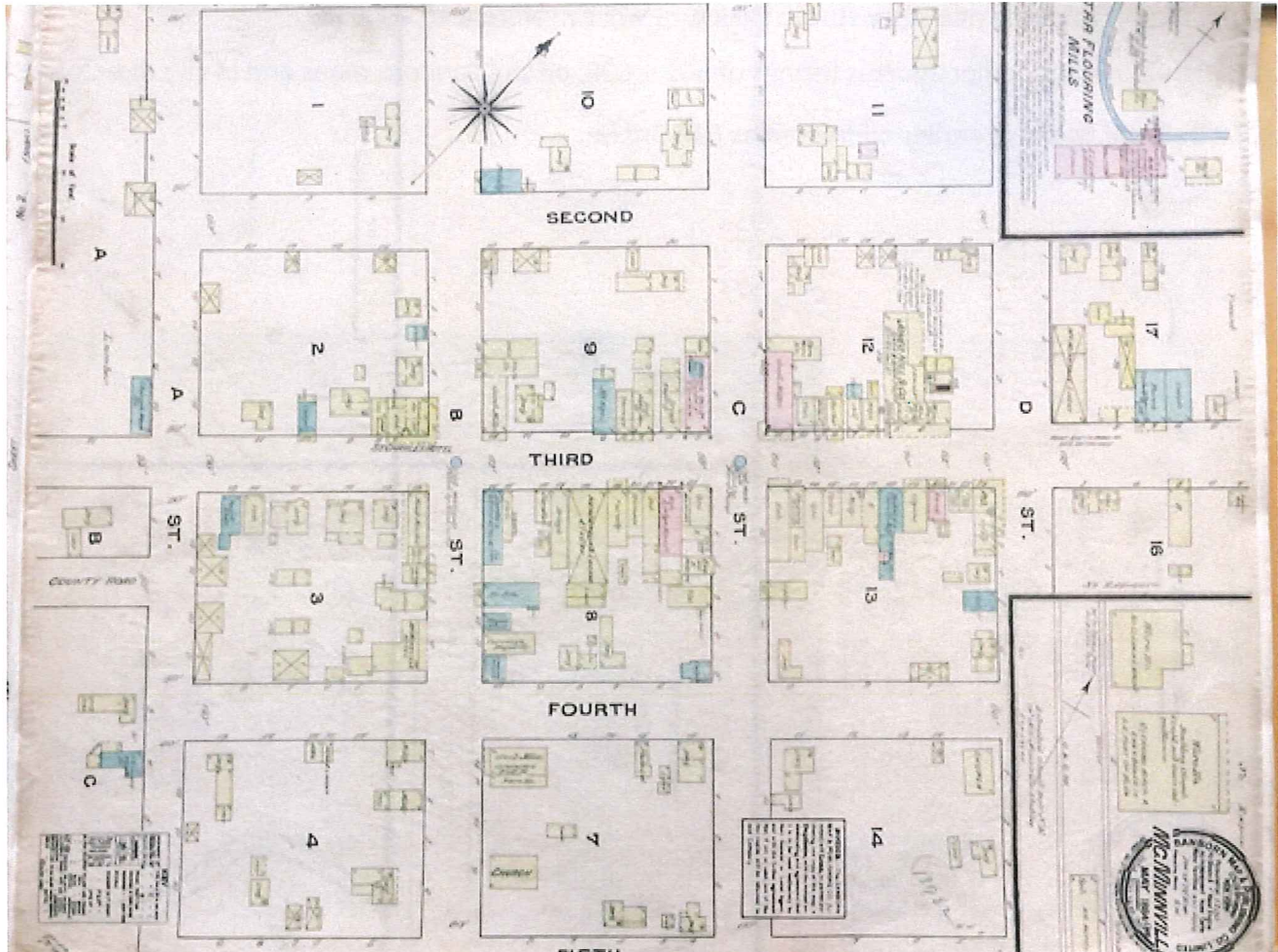


Figure 1: 1884 Sanborn Fire Insurance Map of McMinnville

1889 Sanborn fire insurance Map, (Figures 2 and 3, following page)

The 1889 Sanborn fire insurance map is the earliest documentation of lots 3 and 4 in the northwest 1/4 block of Block 6 Rowlands Addition to the plat of McMinnville. That quarter block contained the sites for the current addresses 608, 618, and 620 NE Third Street. A wood frame dwelling of one and two stories occupied lot 4 at the corner of F and 3rd Streets. It shared the site with two outbuildings, the larger of which was likely a 1-1/2 story barn/stable; the smaller outbuilding, either an outhouse or wood shed. The distance between the dwelling and the barn is noted as 63 feet. A farm implement business across F Street marked the east end of McMinnville's business district. The population of McMinnville was approximately 1,500.

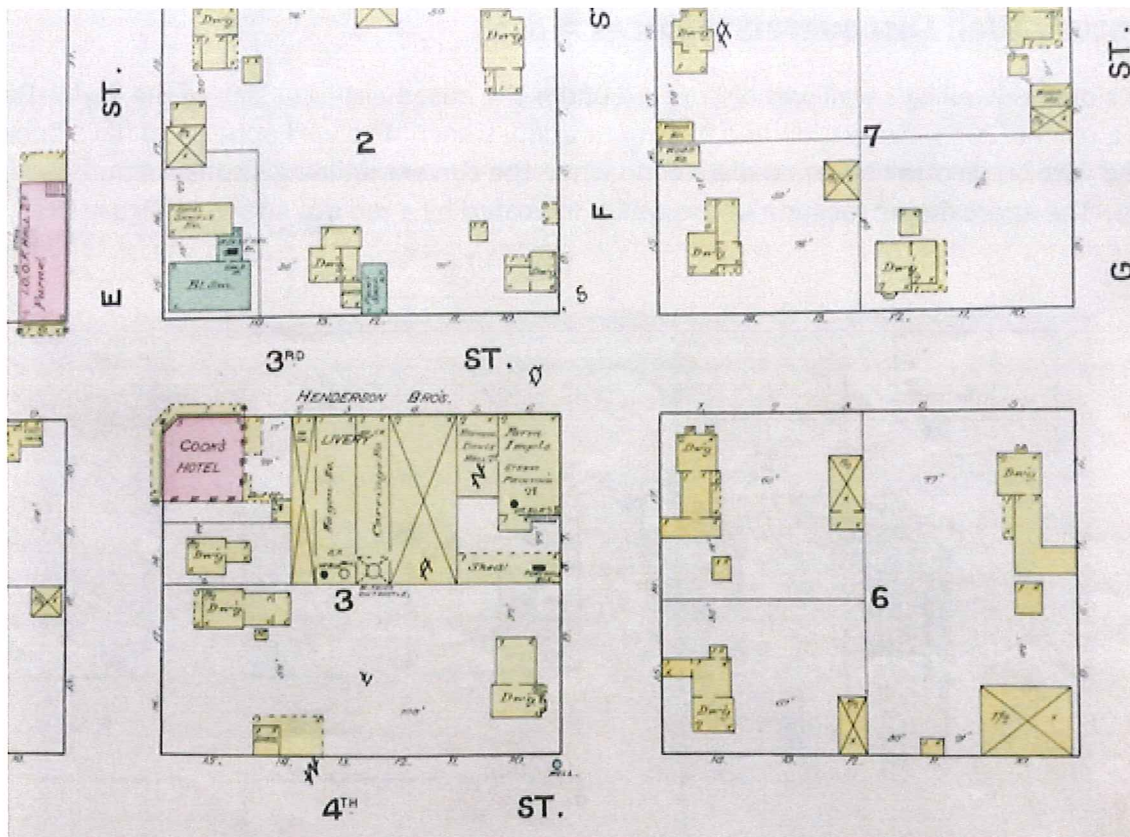


Figure 2: 1889 Sanborn Fire Insurance Map

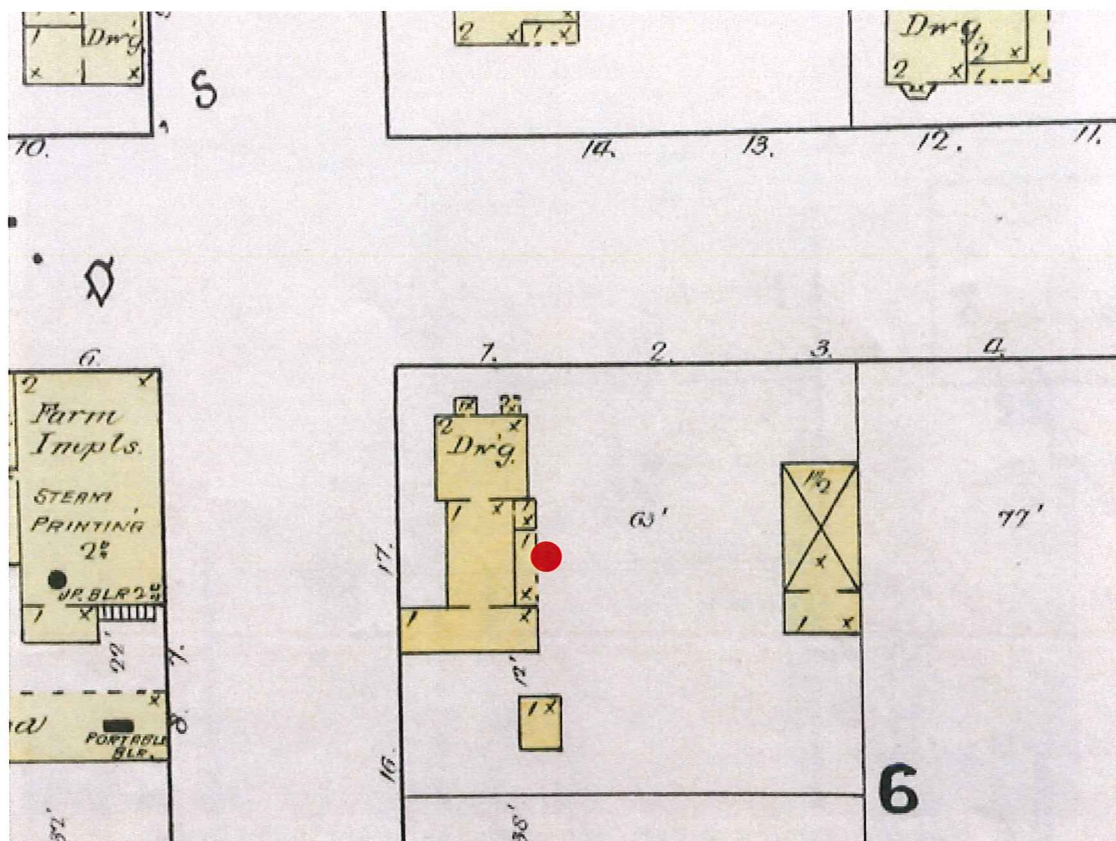


Figure 3: 1889 Sanborn Fire Insurance Map, with well marked

19th Century Well Discovered (Figures 4 & 5)

The remains of the dwelling's well was discovered under the basement floor slab of the Taylor-Dale building in a recent (2019) excavation of a basement utility trench. The well appears to have been loosely filled with terracotta tiles of no distinction when the current building's construction was initially undertaken. The approximate location of the well is indicated by a red dot added to Figure 3.



Figure 4: Exterior of 19th Century Well at Recent Utility Trench



Figure 5: Interior of 19th Century Well at Utility Trench

1892 Sanborn map, (Figures 6 and 7)

Additional development of the 3rd Street business district occurred during the three intervening years. Most notably a one-story 50'x200' brick building, housing a hardware and farm implement business, was built on the north side of 3rd Street between E and F streets. It dwarfed the earlier farm implement business at the corner of Third and F streets. The larger business is later identified as R. M. Wade & Co. Water pipes are shown in the streets and McMinnville's population is 1,600. However, no change is shown to the Taylor-Dale quarter block.

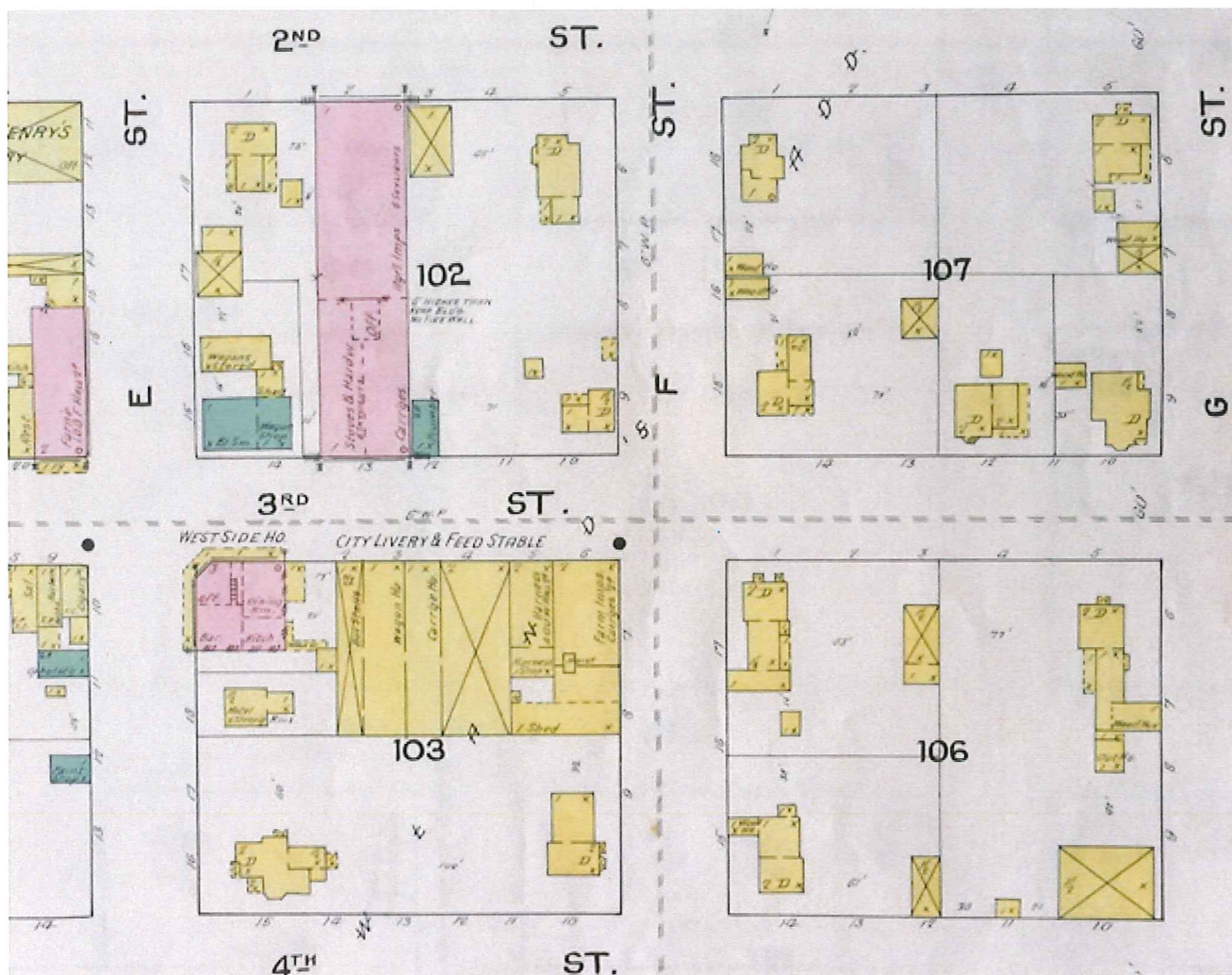


Figure 6: 1892 Sanborn Fire Insurance Map

1902 Sanborn map, (Figures 8 and 9, next 2 pages)

The smaller implement business at 3rd and F streets has closed and has been replaced by a bicycle repair shop and a bowling alley. That building is shown as metal clad. A 1904 McMinnville directory lists the R.M. Wade Co. as owner of the large hardware business between E and F streets.

The R.M. Wade Co. was founded in 1865 and is still in business. It has an excellent website that documents the company's history, although the McMinnville store is not mentioned. www.rmwade150.com

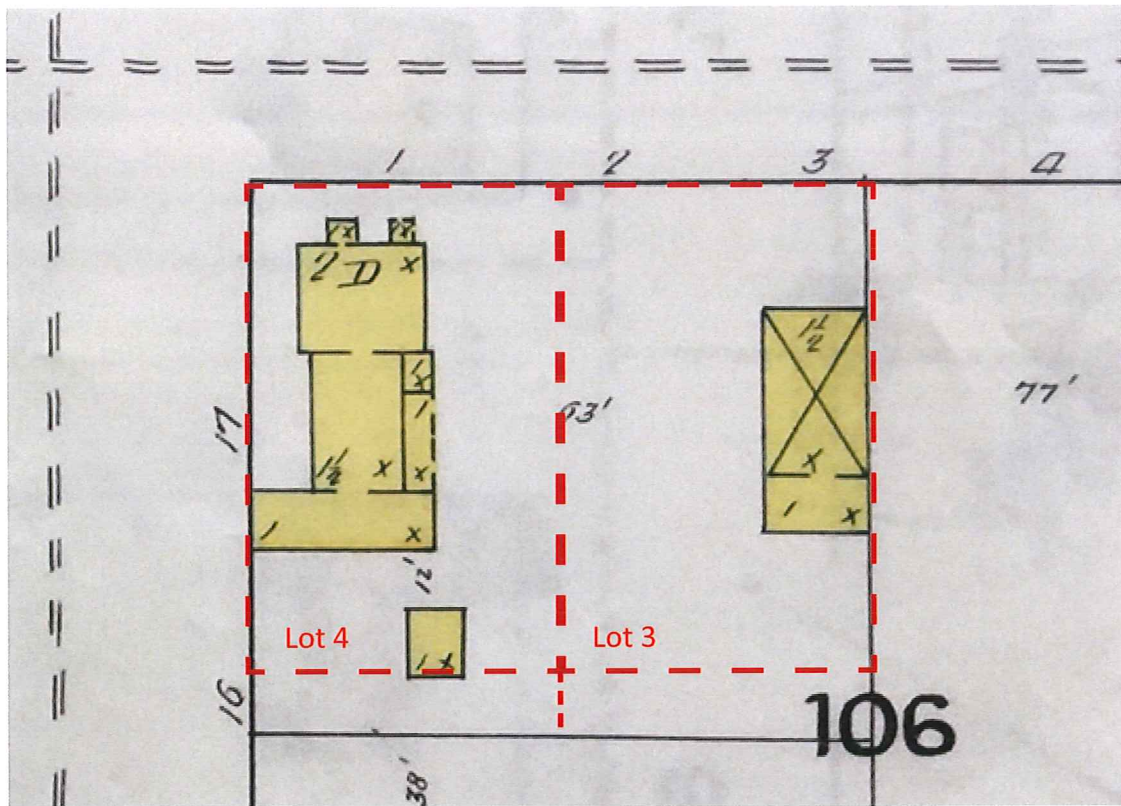


Figure 7: 1892 Sanborn Fire Insurance Map

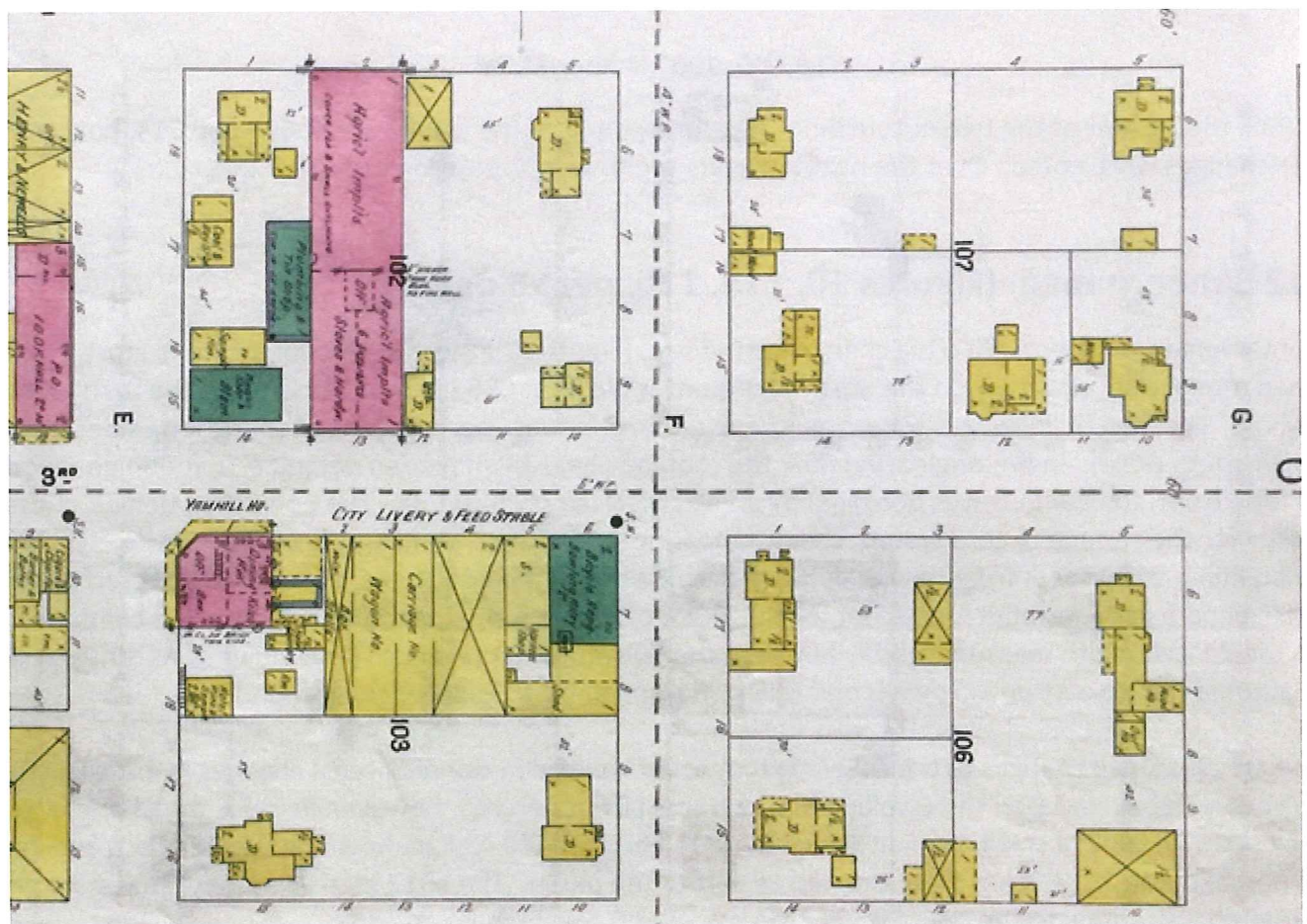


Figure 8: 1902 Sanborn Map

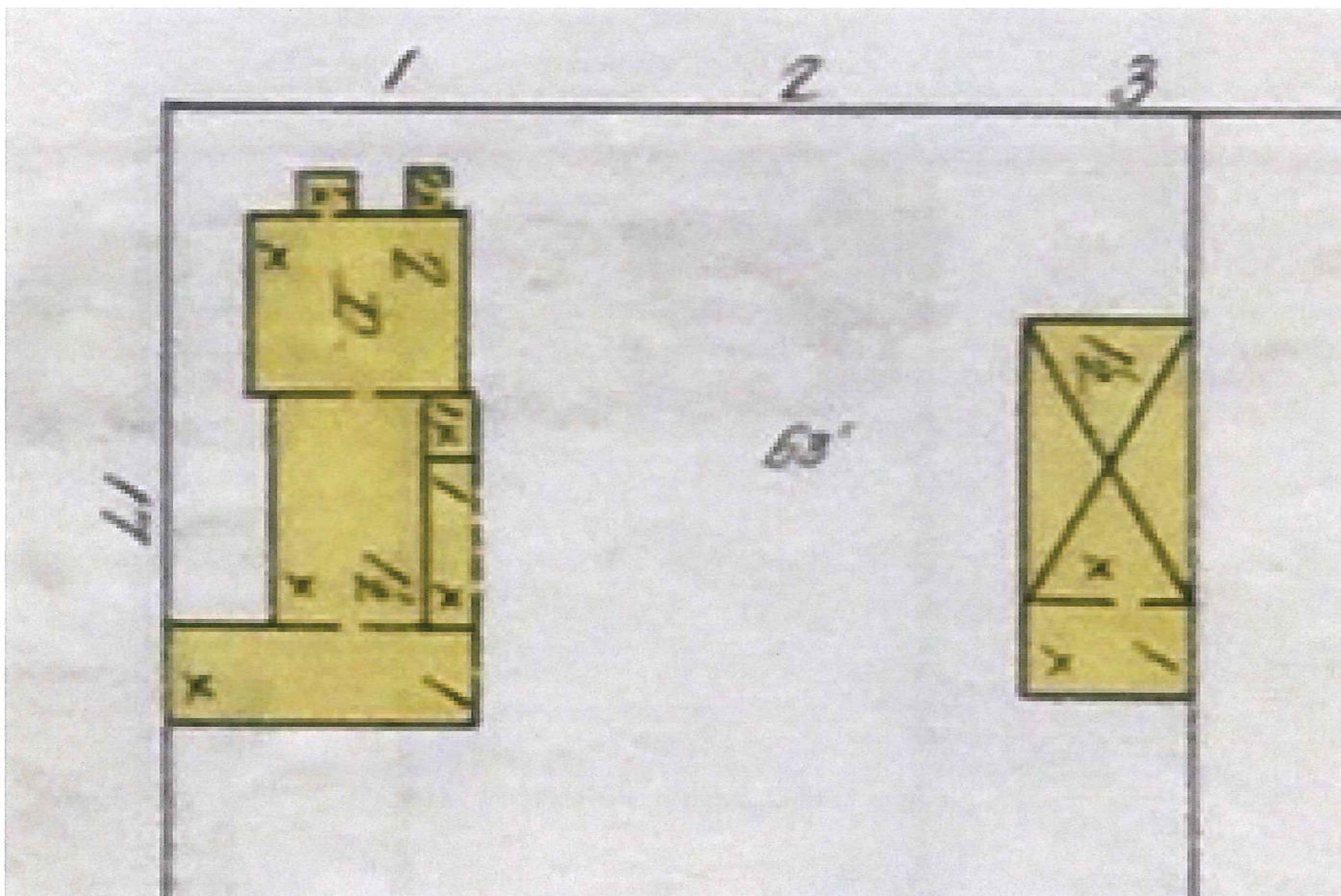


Figure 9: 1902 Sanborn Map

By 1902, the smaller of the two outbuildings was removed from the future site of 608 and 618, but no other changes were noted. Over the next ten years the town's population grew to 2,000.

1912 Sanborn map, (Figures 10, 11a, 11b, next 3 pages)

Ten intervening years brought a big change for the site, (Figure 10); the construction of a one story, wood framed, metal clad, structure on the northwest quarter block, at 616 (now 618), between the barn and the dwelling. The new building was shown as having a shingled roof, (perhaps sloped to the long sides from a north-south ridge). In the original version, the roof may have been hidden behind a 16 foot high metal-clad false front: the building was occupied by an electrical supply business. The open shed behind it was possibly for the storage of cord wood. The distances noted between buildings, (31 feet from dwelling to new building, and 13 feet from new building to barn), when compared to the 63 feet earlier noted between dwelling and barn, left about 19-20 feet for the width of the new electrical supply store. This compares with the 24 foot width measured today between the 608 and 620 buildings. (The building currently at the 618 address has no east or west walls and relies on its neighbors' walls for separation.)

There are also small changes to the Dwelling that could have been the result of a changes in infrastructure and/or ownership. In 1902, the dwelling had two small front porches, however, in 1912, it had one larger front porch. In 1902, a small room which could have enclosed the well is shown on the northern end of the east porch, but in 1912, it has been opened as part of the porch. The 1912 map also shows that a simple west porch was added to the house.

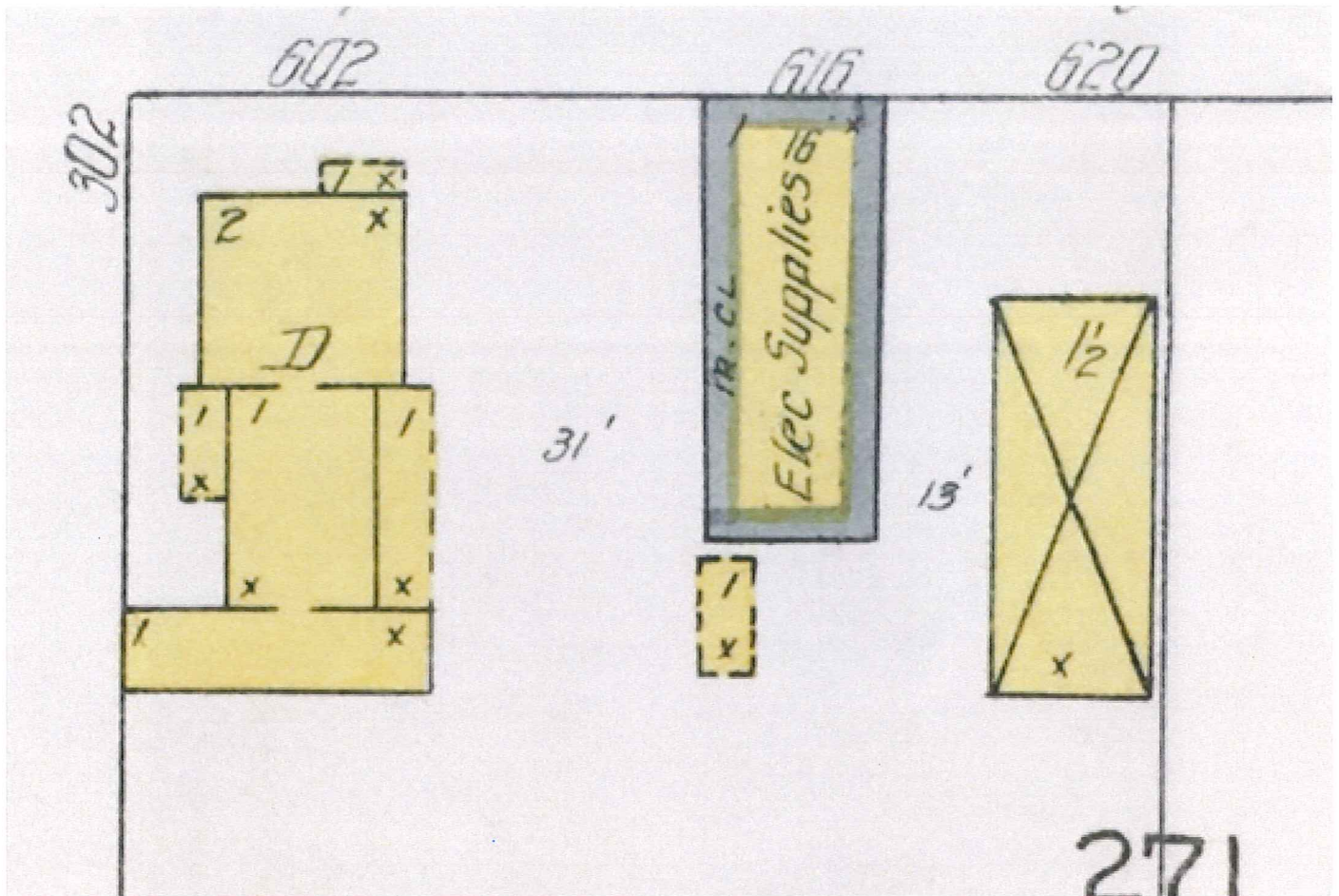


Figure 10: Detail 1912 Sanborn Map

The 618 structure (noted as 616 during this time frame) was built in 1911 by Sara A., and James Fletcher. The "Standard Electric Co (Wheeler & Fletcher)", is listed and advertised in the 1909 directory with the address "3d bet D and E", a block and a half to the west. In the 1910 Phone directory the business is listed as: "Standard Electric Company, J Fletcher, Prop." In 1911, it was recorded that J.L. Fletcher and his wife Sarah A. Fletcher, who owned lots 3 & 4, sold the eastern 30 feet of lot 3, (the barn location) to T.A. White. They sold the Standard Electric Business to Oliver E. Vanoose ca. 1911, after moving it into the 618 building. Vanoose was listed as a City Water a Light Commissioner in the 1909 directory. Vanoose, in turn, sold the business to Milton H. McGuire, in 1913, who remained until 1920.

This is the first time that the Sanborn company has given addresses for buildings along 3rd Street: 602 was for the dwelling and 616 was for the electrical shop. Note that the east-west streets are reversed numbered around the main business street i.e. Fourth Street is south of Third Street. By 1912, McMinnville's population is recorded at 2,600.



Figure 11a: 1912 Sanborn Map

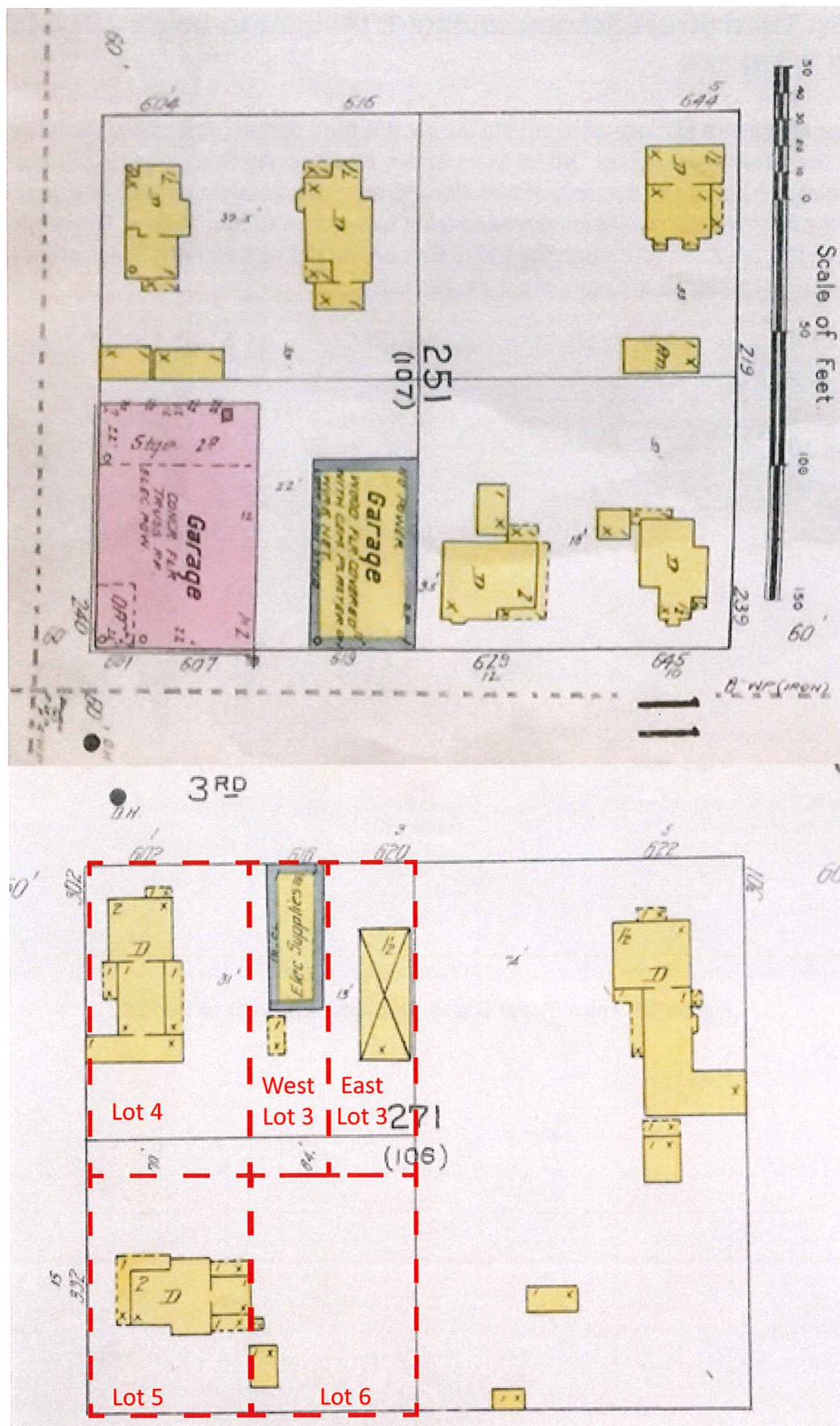


Figure 11b: 1912 Sanborn Map

Two Photos: Third Street Scenes, undated, thought to be ca. 1912-1916, (Figures 12 & 13)

Two undated photos give a glimpse of street life during this time period. Both show the billiard parlor and power poles. The street scene, titled "No 56 Main Street, McMinnville Ore." (Figure 12), was taken looking west from a point in front of the dwelling at 608 Third Street. It was taken in 1912, the year when the Oregon Hotel is purported to have been extended from two stories to four stories. The shops in the photo correspond with the 1912 Sanborn map: the Irvine Grocery on the corner, right. Black drapes can be seen in front of the funeral parlor to the right of the parked car.



Figure 12: Third Street Scene, Undated, Thought to be 1912

Of these two photos, Figure 13 is the most informative. The photo is orientated toward the southeast. It could have been a 4th of July parade, including a group of suffragettes, perhaps taking a victory lap for their 1912 win at the Oregon poles. To the center left in this photo you can see the dwelling that occupied the site of the future Taylor-Dale building. Beyond it, and behind the power pole, the west flank of the Standard Electric Company building at 618 is faintly visible. This photo was taken at a later date than Figure 12.



Figure 13: Third Street Scenes, Undated, Thought to be 1913-1916

Photo: Excavation of the Taylor-Dale Building Foundation: Undated, thought to be 1917, (Figure 14)

This photo shows the excavation of the basement for the two story Taylor-Dale building. Across the street is the O'Dell building, a garage, which is purported to be built in 1904. The National Register for Historic Place (NRHP) continuation sheet mistakenly states the construction date for 608 NE 3rd Street is 1904. Other modern historic descriptions list construction dates for the 608 building as: 1908, 1912, 1917, and 1926. However, the two story brick building at 608 appears neither on the 1904, nor this 1912 Sanborn maps. It does appear on the 1928 Sanborn map and in a photo dated between 1919 and 1920. The Yamhill County assessor lists two dates, 1917 and 1926, for a single tax lot containing the 608 and 618 buildings. For this reason and others stated below, it is thought that construction of the two story brick building began in 1917.



Figure 14: Excavation of Taylor Dale Building Foundation, Undated thought to be 1917

Construction of the 608 building may have required two more years to complete; it started in 1917 and was first occupied by Jameson Hardware in 1918 to 1919. The second floor apartments were finished by late 1919. This was a common occurrence in McMinnville during that period. The Old Elks' Lodge and the upper floors of the Oregon Hotel on 3rd Street between E and F streets, are both shown to have had unfinished upper floors on the 1912 Sanborn map.

In March of 1917, the Fletchers quitclaimed the 10 foot alley, behind 608 and 618 to the city. Excavation of the site likely began in late spring or early summer of that year, after the rains stopped and water table dropped. The concrete foundation, slab and utility work would have been completed later that year. The first floor could have been occupied by Jameson Hardware in 1918. The second floor apartments were estimated to have been completed in 1919.

The NRHP Continuation Sheet states that R.M Wade and Company was the first tenant of the building in 1904. However, the 1909 Yamhill County Directory locates "R.M. Wade & CO, Hardware, Vehicles and Implements" at "3rd Street between E and F". The last entry for R. M. Wade is in 1911. The 1913 through 1916 phone books list "Jameson-Evans Co., Hardware and Equipments (or) Implements" at 519 Third Street, which is between E and F streets. Jameson acquired Evans' interest in 1915, and the directory for 1917 listing "Jameson Hardware Co. 519 Third St."

Phone books for 1919 and 1920 list Jameson Hardware Co. at 904 Third Avenue, an address shown as a dwelling on the 1912 and 1928 Sanborn maps. This may have been an interim address for Jameson Hardware while they transitioned from the 519 Third Street location to the corner of Third and F streets. Their residence at the time was not far away from 904 Third Avenue at 531 Cooper Street. No directory was found for 1918 or 1921.

The first tenant of the 608 building was the Jameson Hardware Company, in 1918 or early 1919. The Jamesons moved their residence to the Fletcher apartments in late 1919. The July 1919 directory lists their residence on Cooper Street. The January 1920 directory lists their address as the "Fletcher Apartments," presumably on the second story above the hardware store at 608. The 1922 directory lists the Jameson Hardware Company at the 608 3rd Street location.

The cars in the excavation photo exhibit features that are associated with cars manufactured in or soon before 1917, not in 1904-1912. A sign over the center bay of the O'Dell building in the background of the photo advertises the Overland touring car. The Overland car company was founded in 1902, and had a 1903 production of 12 cars. In 1904, only 24 Overland touring cars were made in Terre-Haute, Indiana. They would not have a dealership in McMinnville in 1908. However, by 1909, Overland Touring cars were being mass produced, and sold from a string of dealerships, one of which appears to have been in McMinnville. The Overland was America's second best selling car from 1912 to 1918. In 1926, the brand changed to the Willys Whippet.

Photo: of the north and west elevations of 608. Undated, thought to be 1918, (Figure 15)

This photo appears to show 618 shortly after it was built. The Deering Farm Machines & Implements sign which may have been brought over from the old address had not yet found a place on or in the new building. An early Overland model with right hand drive, was parked on the west side of the building. There was a small ramp up from the sidewalk to one of the double west doors, and a step to the entrance to the second floor, which indicated a lower street level at that time. A small part of the 618 building is visible in the photo.

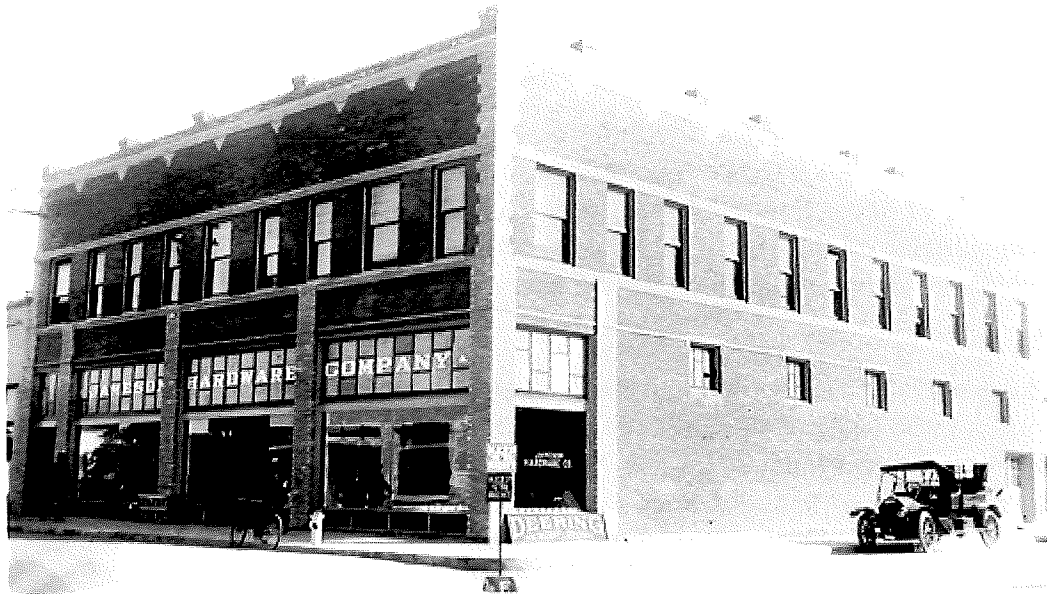


Figure 15: North and West elevations of 608 E. Third St.ca 1918

Photo: of the north facades of 618 and 608 3rd Street: Undated, thought to be 1918 to 1920, (Figure 16) right

The license plate of the car in the foreground was identified by Michael Hafner, a volunteer at the Yamhill County Historical Society, to have been registered between 1918 and 1920, to a Frank Wortman, a prominent McMinnville banker. He was driving a polished late model Overland touring car. As noted above, the Overland dealership was just across the street.

At the time the photo was taken, Standard Electric Company was owned by Milton McGuire. McGuire changed the name to McGuire Electric Company in 1919 and the address was still listed as 616 Third Street through 1920. It has been reported that Miller sold the company to Harold Miller, an electrician, in 1920; however a McMinnville Rotary Club history lists both men as Charter Members on April 21, 1921. Milton C. "Milt" McGuire is classified as "Electric-City-Supt. & McGuire Elect." Howard F. Miller is listed as "Retail-Mgr. McGuire Electric Company." In 1921, McGuire Electric had moved to 413 E 3rd Street. In 1923, while at the same address, it was renamed Miller Electric, indicating that a transfer of ownership had taken place.



Figure 16: North facades of 618 and 608 3rd Street

"No 3 Main Street" Undated, Thought to be ca 1918-1920

Recycled Siding at rear of 618 NE Third Street, 2019 (Figure 17)

The front of the 618 building was 22 feet high, and had a nicely proportioned glass storefront. The front of 618 appears to be brick, but it was sheet metal panels embossed as brick. The Sanborn maps for 1912 and 1928 show the building as a wood-framed, iron-clad building, and some embossed sheet metal panels were recycled as siding along the exterior back stairs between 608 and 618. (See Figure 17) The cornice and finials were likely sheet metal as well. It is not clear if this is the original or the second facade for this building. The 1912 Sanborn map shows it as 16 feet high. This photo shows it as 22 feet high when measured against the 608 building. It is more likely that the 1912 Sanborn map was in error.



Figure 17: Recycled Siding at the Rear of 618 SE Third Street 2019

Photo: No 5 Main Street, McMinnville, Ore. Undated, thought to be 1918-1920, (Figure 18)

This photo marked “No 5...” is thought to be the companion of Figure 17, marked “No 3...” It is consistent with the 1928 Sanborn map with CC Murton Co. replacing the Irvine Grocery when it moved one door west, and the power poles and “Billiards Pool” sign matching those shown in Figures 13 and 16.



Figure 18: “#5 Main Street McMinnville, ORE” 1913-1917

JAMESON HARDWARE
HARDWARE, IMPLEMENTS, PAINTS, SPORTING GOODS, GROCERIES

FOR HARDWARE
A Complete Stock

PAINTS
SHERWIN-WILLIAMS Complete Line.

SPORTING GOODS
GOOD TACKLE, GUNS, AMMUNITION
SPALDING ATHLETIC SUPPLIES

STOVES
COLES Heaters
MONARCH and YAMHILL RANGES

IMPLEMENTS
Moline and Oliver Implements at
Lowest Prices

JUST CALL RED 7

GROCERIES
WE DELIVER FREE IN CITY—WE HURRY

JAMESON HARDWARE CO.

Figure 19: Jameson Hardware Co. Ad, 1926

Photo: 1927 overview detail of McMinnville, (Figure 20)

A detail of the 1927 overview photograph of McMinnville and accompanying Sanborn map (Figure 21) gives a good visual image of the neighborhood around the 608 building eight to ten years after it was built and one year after the garage at 620 Third Street was built. The length of 618 appears to be no more than the original. The “McMinnville” wall sign, barely visible on the flank of the 618 building, was advertising McMinnville Plumbing and Heating owned by M. S. Miller, perhaps a relative of Dwight Miller, the carpenter credited for the design of 608. This sign was covered by a new auto garage built in 1926. The Jameson Hardware Building at 608 shows the effects of weathering at the parapet, a second floor porch, and the original skylight over the internal light well. The façade of 618 remains 22 feet high.



Figure 20: Overview of McMinnville, 1927

1928 Sanborn map, (Figure 21 and 22)

The 1928 Sanborn map corresponds to the 1927 overview (Figure 20) and shows the construction of the 2-story brick building at 608, which was constructed 10 years prior. The Standard Electric Company has been replaced by a plumbing business, and an auto repair garage replaced the original barn in 1926. Significantly, the Sanborn map notes separations between the metal building and the newer two-story brick building to the west, and the new concrete Auto Repair Garage to the east. These separations must have allowed the much larger brick building at 608 to be built with a basement and thus forming of the concrete wall for 620 to the east. The earlier photo, Figure 16, however shows no separation between the facades of 608 and 618. The roof on 618 is now indicated as composition. The population of McMinnville is 4,000.

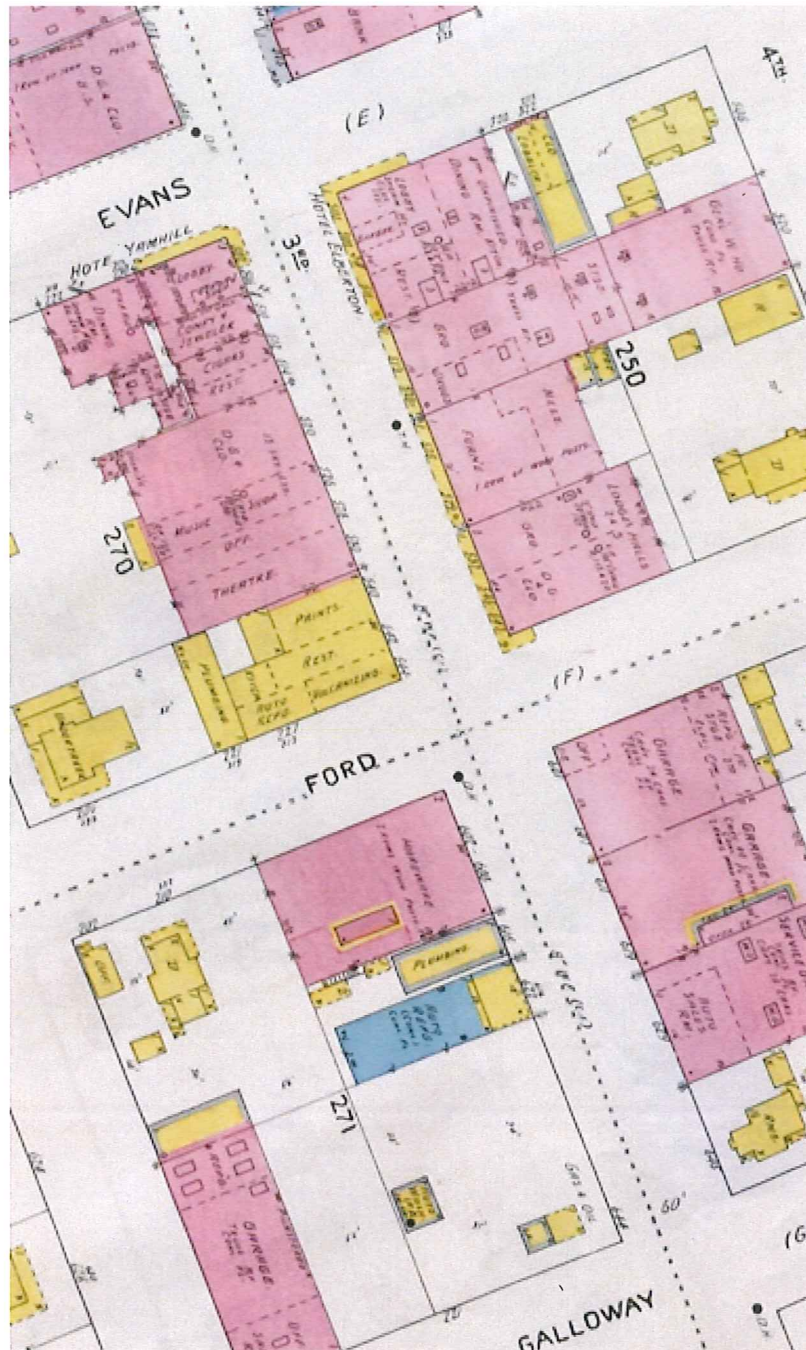
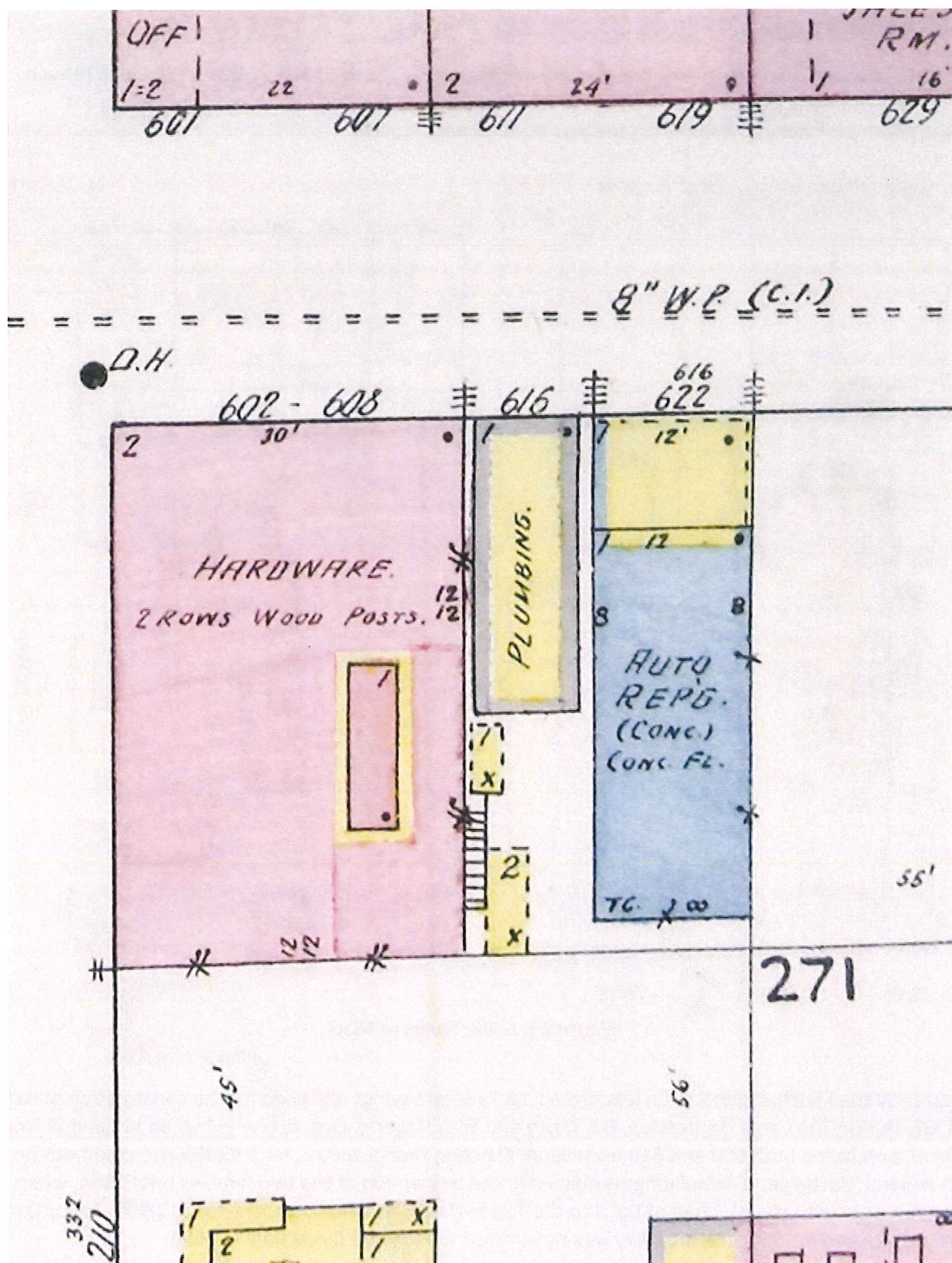


Figure 21: 1928 Sanborn Map of Area in 1927 photo



1948 Sanborn map, (Figure 23 and 24)

The 1948 Sanborn map indicates a number of piecemeal changes to 618, (listed as 616) which remain today. The front façade has been lowered to 14 feet. Perhaps this is when the original 3rd Street fenestration was changed and the façade was covered with stucco.

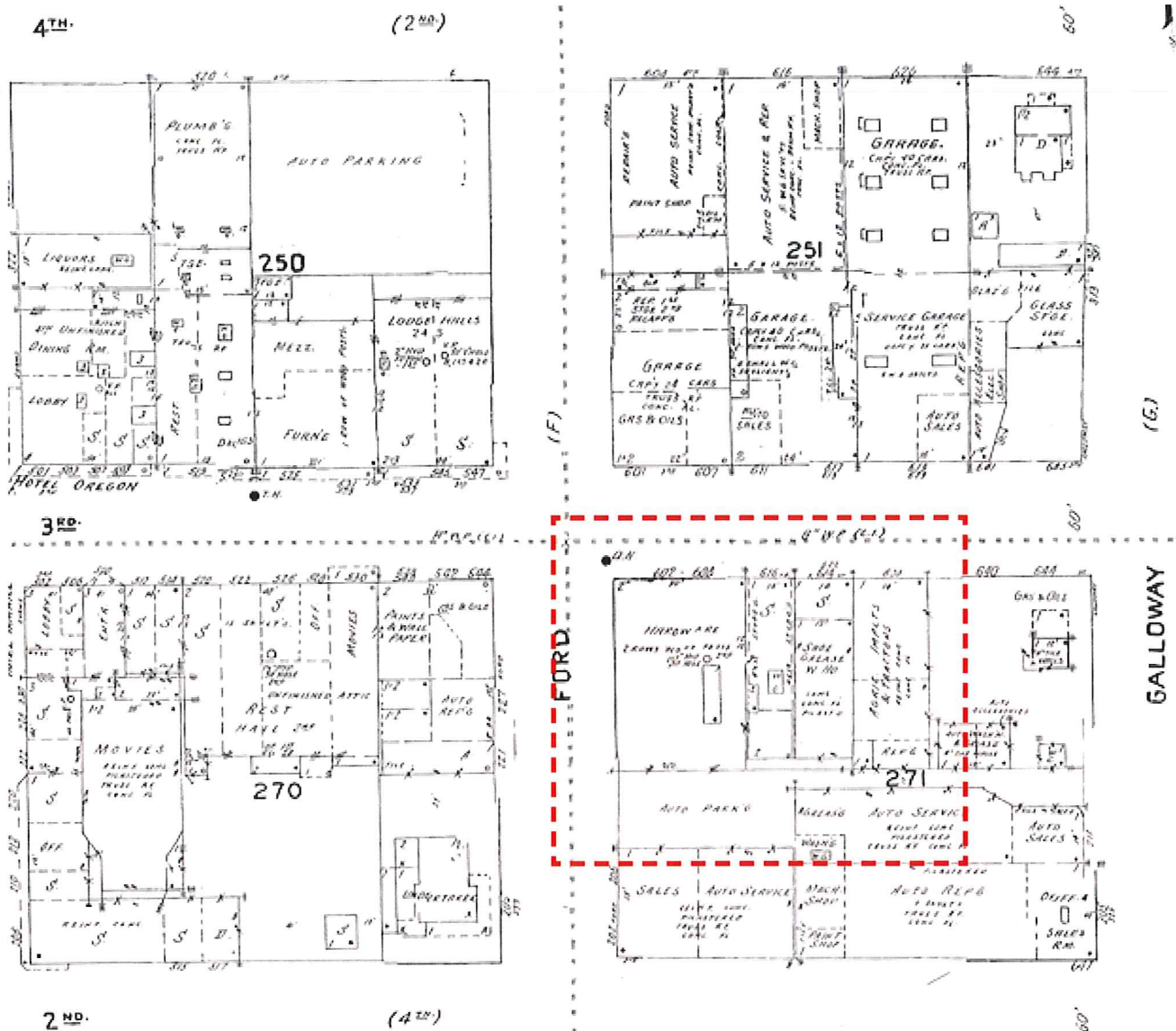


Figure 23: 1948: Sanborn Map

Apparently the Fletchers took out a loan from First Federal Savings and Loan for the construction of 618. In 1936, during The Great Depression, H.L Toney and W.C. Hagerty, two men who had an interest in First Federal, purchased both 608 and 618 from Sarah Fletcher, then a widow, for \$10,000 and assumed the First Federal Mortgage. The buildings remained in the possession of the two families until 1964, when they were sold with the east half of Lot 3 to the Taylor-Dale Hardware Company for \$13,500. Taylor Dale Hardware closed in 1993; the property was transferred to Paul and Cindy Dale in 1994.

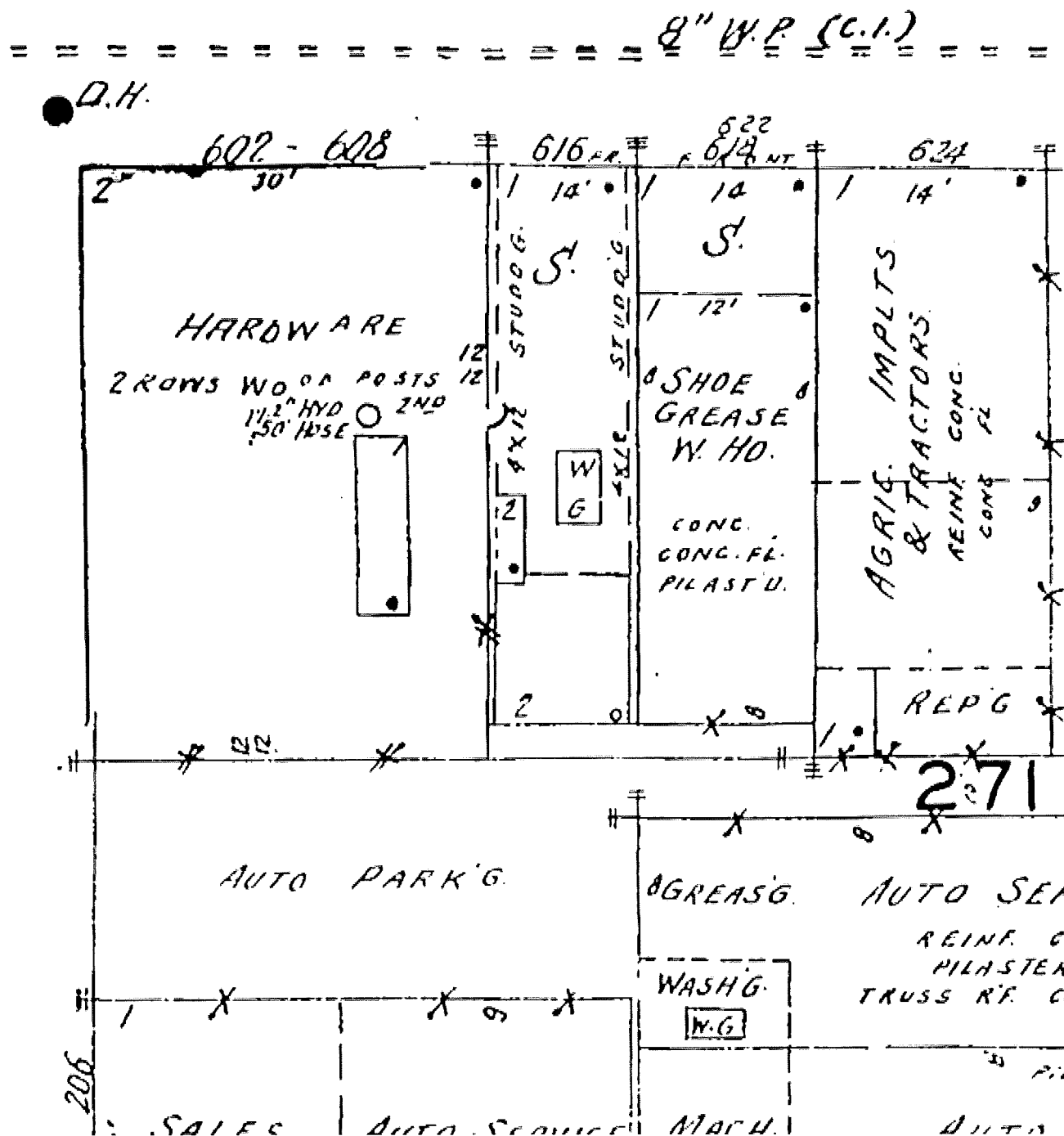


Figure 24: 1948 Sanborn Map

1948 Sanborn Map Detail (Figure 24)

Two additions appear to be added to the rear of 618. The first contains a wire glass skylight. The second, southernmost addition, has a tin roof and appears to be the current (2019) back room and loft. No stair is shown from the upper story of 608.

Most notably, the 618 building has been widened to its present dimension of 24 feet. The “4x12 studding” noted on the map refers to composite 4x12 columns that support beams that were used to replace the original roof structure. These columns are engaged with the walls of adjacent buildings. The 618 building has no east of west walls of its own. The existing stair from the second floor of 608 is not shown on the map. This is either an error in the mapping, or it was added later. As mentioned earlier, the southernmost addition is a hodge-podge of trussed composite beams, a huge recycled steel bridge pier, recycled brick embossed metal siding, and a pieced together stair. (Figure 25).

Few changes are shown to the 608 building. McMinnville’s population is 6,000.



Figure 25: Stairwell at Rear of 618, 2019



Figure 26: 618 NE Third Street in 201

The façade of 618 was remodeled sometime between 1928 and 1948. A façade height of 14 feet is noted on the 1948 Sanborn Map (Figure 24), as compared with the 22' height shown in the 1918 – 1920 photo (Figure 16), and the 1928 photo (Figure 20).

An inspection of the underside of the roof indicates that it entirely replaced the earlier roof during the 1920 – 1948 period, in order to completely span between its neighbors. The two additions to the south appear to have been added after this roof replacement.

It also appears that a new interior slab was poured after the second addition. This may have been done to raise the original floor to the current sidewalk grade and to provide support for the widened roof.

Current Proposal

The two-story brick building at 608 NE Third Street should be recognized as a primary contributor to McMinnville's Downtown Historic District. As such, it is being remodeled, and its exterior envelope and facades restored to last for another 100 years. It will be seismically retrofitted, fire sprinklered, made accessible and compliant with current building codes, and will be given new plumbing, electrical, and mechanical systems.

The building at 618 NE Third Street has seen better days and is listed locally as a third rate contributor to the Downtown Historic District. The stucco façade is unattractive, ill proportioned, and is showing signs of structural failure. The rest of the structure is unremarkable except as a hodge-podge of piecemeal, underfunded improvements which do not comply with current codes.

It is proposed that the 618 building be removed in its entirety and replaced with a two-story structure which replicates the key elements of the well-proportioned and more engaging shopfront and facade as pictured in the 1918-1920 photograph, (See Figure 27)



Figure 27: 618 and 608 in 1918-1920, and Current Proposal 2019

Functionally, the new structure at 618 would be treated as an addition to 608, making use of 608's new lateral/seismic improvements, sprinkler system, and electrical and plumbing upgrades.

Aesthetically the two addresses would appear as separate buildings. If rebuilt following the Historic District Design Guidelines the proposed project would contribute much more to McMinnville's Downtown Historic District than the reproduction of the existing facade.

Approaching 618 as new construction, including the addition of a second story, will contribute to the economic viability of both projects and to the success of McMinnville's Downtown Historic District.

Request

The owner requests the guidance and support of McMinnville's planning staff and/or Historic Landmarks Committee in correcting the historic record for 608 NE Third and successfully pursuing improvements to the property at 618 NE Third Street as described above.



618 PROPOSAL



ORIGINAL CORNICE

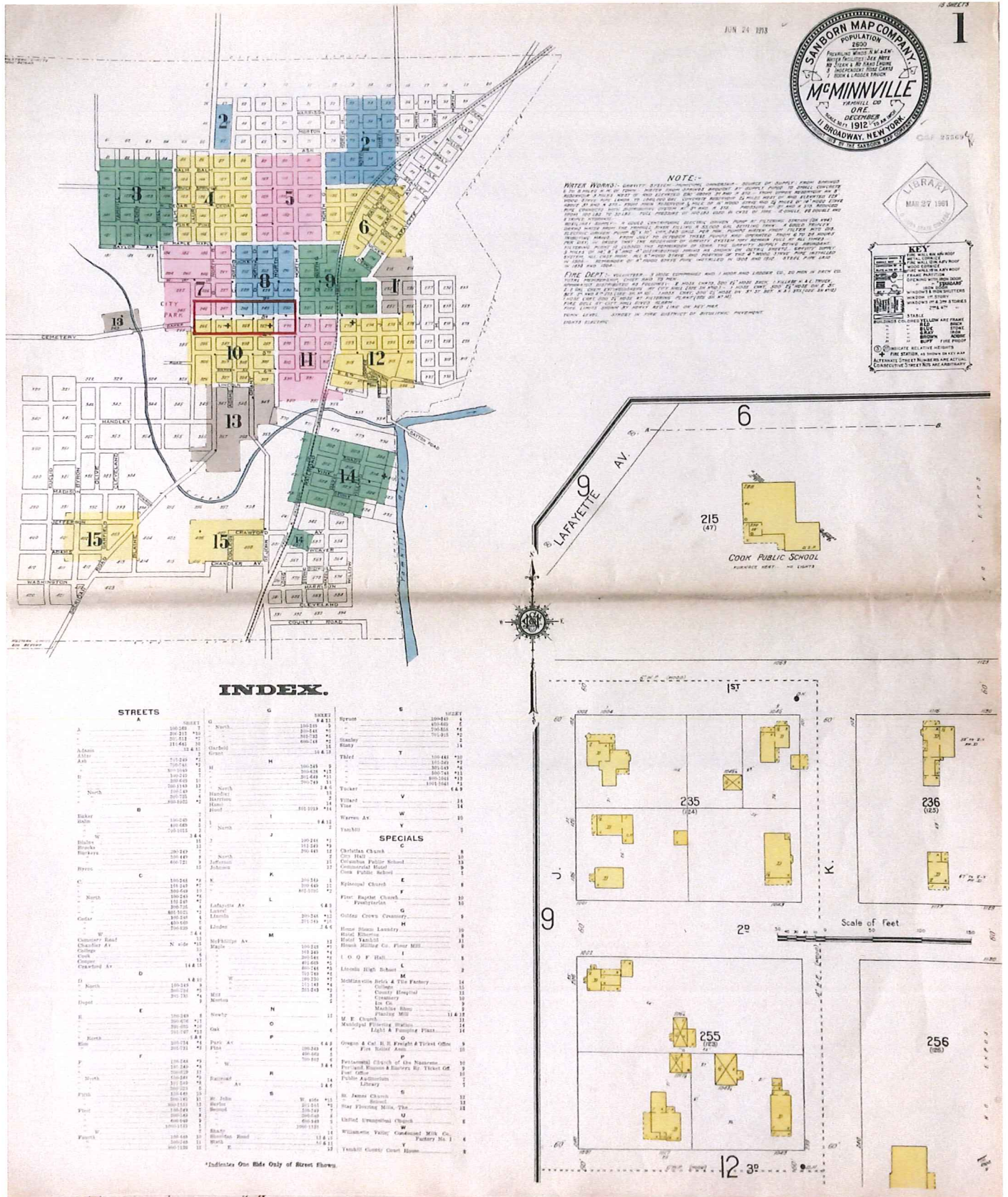
(2) ADDED 2ND STORY UNITS

ORIGINAL STOREFRONT

Appendices

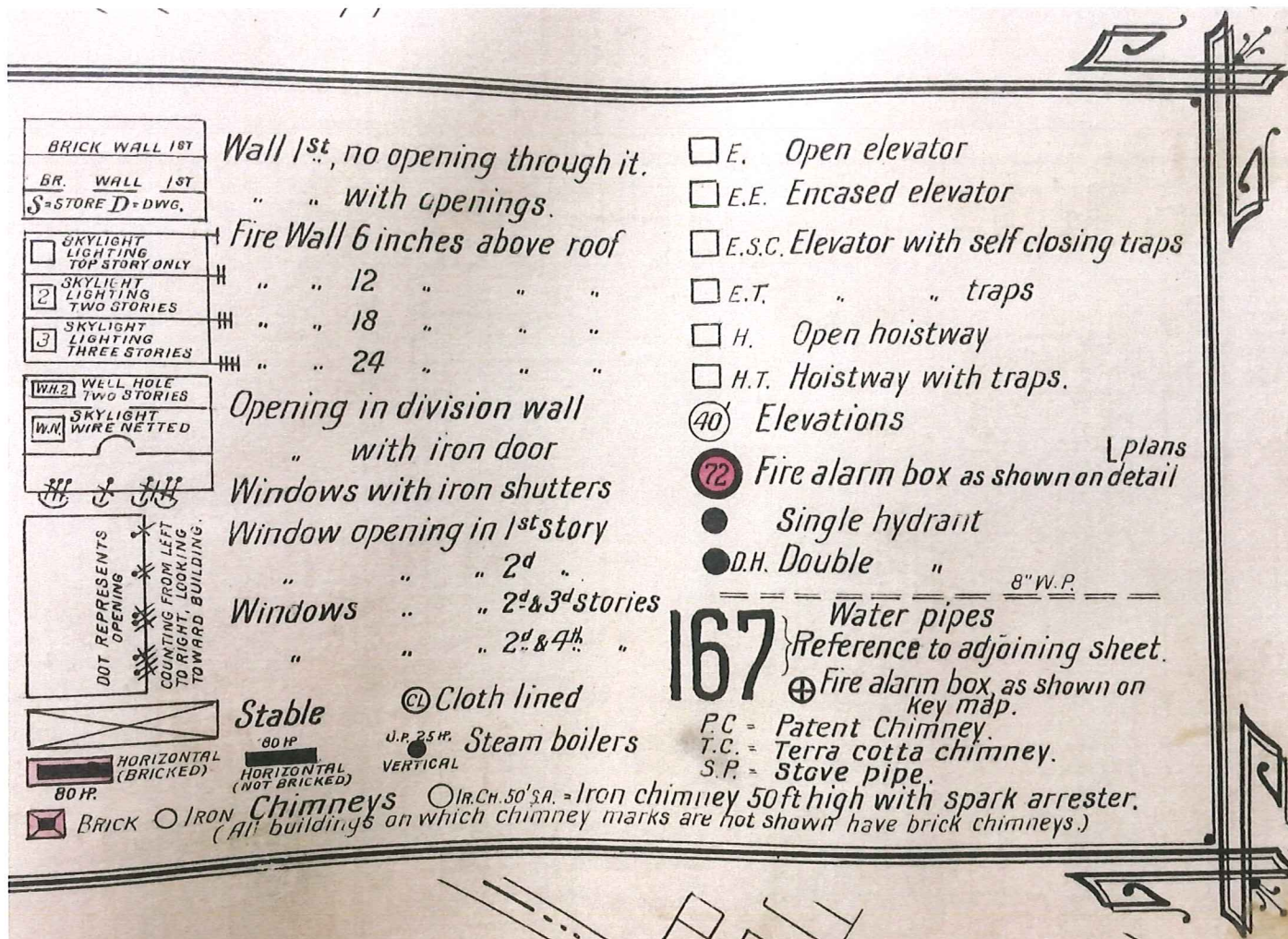
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Sanborn Map Legend	A-2
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A.L. Jameson	C-9
The Millers	C-9
Ethan Dale	C-10
Harold Taylor	C-11
Herbert Lee Toney	C-13
Jacob Seitter	C-14
Jacob Seitter, McMinnville, McMinnville Brick and Tile	C-18
Charles J. Taff	C-19
Williamina Williams	C-20
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Appendix A - Sanborn Map Legend



Sanborn Map Legend

NUMBER OF STORIES 4	Fire proof building
SLATE OR TIN ROOF	Iron building
COMPOSITION ROOF	Brick building with {brick or metal} cornice
5 FRAME 5 FEET ABOVE ROOF SHINGLE ROOF	" " " frame "
FRAME PARTITION	" " " stone front
THREE STORIES AND BASEMENT CRACKED WALL	" " " iron "
THICKNESS OF WALL IN INCHES	" " " frame side
FRENCH ROOF	House on roof, three sides frame
HEIGHT OF BUILDING 50	" " " all " "
V.P. - VERT'L PIPE FOR HOSE FORCE PUMP	Brick special
	" " with frame side
FRENCH ROOF	Frame building
	" " iron clad
	" special



Appendix B – McMinnville Directories

OUR LINES
And They Are Strong Ones:

Monarch Malleable Ranges
Cole's Original Air-Tight Wood Heaters
Cole's Hot-Blast Coal Stoves
O. V. B. Tools and Cutlery
Acme Tires and Tubes
Perfection Oil Heaters
Spalding Sporting Goods
W. P. Fuller's Paints and Oils
Valvoine Oils and Greases
Winchester, Remington, ^{all makes} Guns
Western Ammunition
P. & O. Implements and Vehicles

SURELY one of these lines will fill your wants.
GIVE US A CALL

JAMESON HDW. CO., ALWAYS AT YOUR SERVICE

Partial Directories from:

1904, 1909, 1910, 1911, 1913, 1914, 1915, 1916, 1917, 1919, 1920, 1921, 1922, 1923

Not Found:

1905 - 1908, 1912, and 1918

-14-

Boone, Mrs. S. A., Millinery and Dry Goods Hill House. Board by day and week, Sarah Hill Prop.

Nelson, Thos. B., Livery and Feed Barn, Good Rigs

Olds, P. F., Hopgrower and Insurance

Pebbley, Robert, Dealer in General Mdee.

Postle, I. A., Iron and wood worker

Schmerger, Meat Market, Fresh and Cured Meats

Sulter, L. O., General warehouse business

Feed and Flour for sale

Vickery, J. L., General Merchandise

Churches

M. B. Church, J. G. Alford, pastor

United Evangelical, Guy Phelps, pastor

Lodges

Lafayette Lodge No. 291 O. O. F. meets every Saturday night

Banner Rebekah Lodge No. 68 meets every Thursday night

Lafayette Camp No. 139 W. O. W. meets 1st and 3rd Tuesday night

Coral Circle No. 688 Women of Woodcraft meets last Tuesday each month

Laurel Assembly No. 17 United Artisans meets 1st and 3rd Friday night

Lafayette Lodge No. 81 A. O. U. W. meets every Wednesday night

Hope Lodge No. 16 D. of H. meets every Monday evening

McMinnville

County seat at head of navigation on the Yamhill River and on the west side line of the Southern Pacific railroad, 50 miles from Portland. Population, 2500. Two graded schools, high school and college. Electric light and water plant owned by the city.

City Officers

E. Northup, Mayor

O. W. Jones, President of the Council

H. S. Maloney, Recorder

C. H. Neal, Marshal

B. C. Apperson, Treasurer

1904

-15-

W. T. Vinton, City Attorney

J. J. Rector, Supt. Water and Lights

H. J. Pearson, Chief Engineer

L. L. Nicklin, Collector Water and Lights

A. J. Howell, Street Commissioner

Council (Meets first Tuesday each month)

1st Ward, H. Rummell, J. Redmond

2d Ward, G. W. Jones, H. Gee

3d Ward, H. C. Burns, G. S. Wright

Churches

CATHOLIC CHURCH
Rev. J. J. Burri, Pastor.

CHRISTIAN CHURCH
Rev. J. W. Wittkamper, Pastor.

CUMBERLAND PRESBYTERIAN
Rev. J. P. Claycomb, Pastor.

METHODIST EPISCOPAL CHURCH
Rev. C. L. Hamilton, Pastor.

BAPTIST CHURCH
Rev. P. H. Adams, Pastor.

ST. JAMES EPISCOPAL CHURCH
Under the supervision of Bishop Morris.

Lodges

MASONIC

Union Lodge No. 43 A. F. and A. M. meets Saturday on or before each full moon

Taylor Chapter No. 16 R. A. M. meets Thursday on or before each full moon

Hodson Council No. 1 Royal and Select Masters meets Saturday following each full moon

I. O. O. F.

Subordinate, Occidental No. 80 meets every Saturday evening

Friendship Rebekah No. 12 meets every Tuesday evening

United Artisans, Bivra Assembly No. 18. Independent Order of Lions No. 82 meets 2nd and 4th Tuesday

Custer Post O. A. R. No. 9 meets 2nd and 4th Saturday 10:30

Custer No. 6 W. R. C. meets 2nd and 4th Saturday 2 p. m.

Charity Lodge No. 7 A. O. U. W. meets 1st and 3rd Friday evening

Yamhill Lodge No. 10 Degree of Honor meets 2nd & 4th Friday evening

Diana Lodge No. 69 K. of P. meets in Burns'

Fire Department

McMinnville Fire Department consists of 1 Hook and Ladder company of 38 members and 3 hose companies of 24 members each.

Adams, Ed. G., Foundry and Machine Shop

Asbury, D. I., Editor Yamhill County Reporter.

Ayres, J. W., Gunsmith

Alderman, I. O., Jeweler, Optician.

Brown, J. M., General Blacksmithing, Corner 3d and B Sts.

Bradley, O. W., Barber

BALL, MISS K. E., Millinery.

Boyd & Neal, General Blacksmith

Baker, J. D., Physician and Surgeon

Brower & Son, Truck and Dray Co.

Bangasser & Rohr, Painters

Barks & Ballinger, Real Estate and Insurance. Correspondence solicited

Culver & Tibury, Furniture and Undertaking

CHEWY & KUM, PHOTOGRAPHERS.

Our main object is to please, hence we spare neither time nor money.

Cook, Dr. J. H., Physician and Surgeon

COMMERCIAL HOUSE,
Hendershott & Son, Props.

Commercial Club, Wright's Hall

Conner, R. L., Attorney-at-Law

COOPER, J. E., Author and Publisher Yamhill and other Indian Stories.

Daniel, H. M. & Son, Props.

The Star Flouring Mills.

-16-

Daniels, C. F., Hop Merchant

Doty & Pearce, Decorators and Sign Writers.

Dielschneider, F., Boots and Shoes

Dielschneider Bros., Jewelers

Derby, J. A., Wool Dealer

ECKMAN, JOHN G., Postmaster, second largest money order business in the state.

FERGUSON, N. D., Carriage and Wagon-making. Also new wagons, buggies and farm implements of all kinds.

FUCHS, CARL P., Manufacturer of fine Havana and domestic cigars.

Fenton, Frank W., Attorney-at-law

Flynn, P. M., General Merchandise bought and sold.

Frank, W. H., Express and Baggage

Orange & Farmers' Feed Stable.

Olmedo & Hinchaw, Proprietors

Goucher, E. B., M. D., Physician and Surgeon

Gee, Henry, Farm machinery, wagons, buggies and "Keystone" wire fencing.

Grebe, L., Shoemaker

Hembree, W. L., Books and Stationery

Hutchons & Emmette, Milliners, Jacobson & Co.'s Store.

Hambila Clothing Company

Herkowsky, J., Merchant Tailor.

Hatch, Lydia J., Dressmaker

HENRY & NEWELL, Livery, Feed and Sale Stable.

Hendrick & Company, General Merchandise, Groceries.

Hoskins, A. D., Harness Business

Hodson, O. O., Hardware and Furniture

Herbert & Fleishauer, Florists and Gardeners. Bell phone, 364.

1904

-20-

HOTEL YAMHILL

JOE DUBOIS, PROPRIETOR.

The only Brick Hotel in the City. White help only employed.

Hubbard & Fuller, Contractors

Home Steam Laundry, D. Hand, Prop

Houser, S. P., Furniture and Household Goods, cor 3d and B Sts.

CREAM CO

AT

McMINNVILLE

Irvine, J. P., Groceries.

Johnson, C. D., General Merchandise

Jessen, Dr. J. H., Physician

Johnson, M., Merchant Tailor.

Jacobson & DeHaven Co., Hardware, stoves, farm machinery.

Jones & Adams, Manufacturers lumber, sash and doors.

JACOBSON R., & CO.

DEPARTMENT STORE.

The leaders in Dry Goods, Clothing, Boots, Shoes and Groceries.

One of the largest stores of its kind in the state. The secret of our success is square dealings, low prices and good goods.

Linden & Littlefield, Attorneys-at-law

Lewis & Wiscarver, Dentists

-21-

Lambright & Co., Meat Market.

Linn, J. S., Carriage Painter

Logan Bros., Barbers. Opposite Postoffice. Porcelain Baths.

McCain & Vinton, Attorneys-at-law

MACY BROS., Furniture and Undertaking.

Murton, C. C., Gen. Mchdse.

Maloney, E. B., Surveyor and Notary Public

Morningside Fruit Farm and Evaporator.

Wm. Galloway, Proprietor.

Morris, Mrs. J. Co., Notion Store. Agents for Chas. H. Stevens' suit house. Also green house flowers and potted plants.

Michaux, Dr. J. C., Physician and Surgeon

Mark Sisters, Milliners.

Masse, Walter M., Painters, Paperhangers

Matthies & Kiel, City Market.

Mills, O. F. & Co., Gen. Mchdse. Brown Shoe Co. Star-5 Star a specialty.

Miller Mercantile Co., Dry Goods, Shoes & Groceries.

Morris, S. H., Florist and Gardener

McCourt, T. A., Imperial Saloon

Nunn & Davis, Oregon Veterinary Hospital. B street.

Nelson, E., Wagon-maker

News, O. G. Estes, Publisher

Oregon Fire Relief Association

Odell & Kingery, Real estate, insurance, Fidelity bonds.

Opera House, Corner 3d and D Streets

Pacific States Telegraph and Telephone Co

Peery, A. M., Druggist.

1904, Irvine Groceries

-22-

Pugh, Jas. M., Mgr. Yamhill Co. Abstract Co. Only abstracts in Co.

PAGE WOVEN WIRE FENCE CO.,

Northwest Pacific Coast Distributary

E. ESTES, Manager.

Richards, J. A., Jeweler

Roger Bros., Prescription Druggists.

Roscoe, J. S., Bicycles and Automobiles

Robbins, W. B., Cigar Store. Imported and domestic cigars.

Rhodes, B. F., Attorney-at-law

Rogers, J. O., Abstractor, Conveyancer and Notary Public.

Smith, Arthur, Confectioner

S. P. Co., H. Connaway, Agent

Schenk, Henry, Contractor

Seibert, B. D., Livery Stable

Sparks, B. F., & Son, Feed and Seed Store.

Sauter, Geo., German Saloon

Schilling, A., North Star Saloon

The C. K. Spaulding Lumber Company

The Blue Front Livery Barn. Wm. Schmidt, Proprietor.

Taff, C. J., Attorney-at-law

THE McMINNVILLE NATIONAL

Bank. Capital, \$50,000. Surplus and profits, \$50,000. Resources, \$500,000. A general banking business transacted.

-23-

THE TELEPHONE REGISTER PRINTERS

Wright, W. S., Soda Works

Wells Fargo Express, G. B. Martin, Agent

Wright, G. S., Dentist

Wright, Elsie, Contractor Cement Works.

Willis & Reedy, Etna Saloon

Wilkins, J. H., Osteopath Physician

Wortman, Jacob, Banker

Warren & Crater, Real Estate, Fire and Life Insurance.

P. P. Wright, Candy Manufacturer

Western Union Telegraph Company, H. Connaway, Manager.

WADE, R. M., & CO.

HARDWARE AND FARM IMPLEMENTS.

Wardle, W. M., Barber

White, T. A., Confectionery and Restaurant.

Wiesner, J. G., Cigar Manufacturers High-Grade Havana Cigars.

YAMHILL LAND CO.,

Real Estate and Financial Agents.

Newberg

A thriving young city on the Willamette river and Southern Pacific railroad, in the northeastern part of the county. One of Oregon's choicest fruit and garden belts. The city owns its water and electric light plants. It has graded schools and college. Population, 2100.

1904, Taff, C. J.; Wortman, Jacob;
Wade, R.M. & Co.

McNAMER & WIRTZ LIVERY STABLES

TELEPHONES: IND. 323, PAC. 231
PACIFIC AVENUE, S. E. CORNER COUNCIL FOREST GROVE
STYLISH TURNOUTS
AT REASONABLE RATES

34

R. L. POLK & CO'S

Douglas Wm Jr, bds College Side
Douple Charles M, tmstr, res 629 Maple.
Douple Stella E, bds 629 Maple.
Downing Herbert, tmstr, res Brockwood.
Driscoll Levi, bds w end Baker.
DU BOIS JOE, Prop Hotel Yamhill 3d s e cor E.
Du Bois Nathaniel S, bds Hotel Yamhill.
Dunn Charles H, janitor Court House, res Oak Park add.
Durham Daniel O, res La Fayette av nr 1st.
Dutton Daniel, bds 808 4th.

E

Eatoock Robert, miner, res 505 North C.
Eatoock Viola J, comp News Reporter, bds 505 North C.
Eberhard Wm F, carrier R F D No 2, res ¾ m s e city limits.
Eccleston Sarah (wid Ezra), res 4th n e cor C.
Eckman Herbert L, bds 333 North G.
Eckman John G, circulation mngr Pacific Baptist, res 333 North G.
Eckman Park, bds 333 North G.
Egy Frank, butcher, res 408 6th.
Ehrlich Juanita L, bkpr Houck Milling Co, bds 605 Grant.
ELBERTON HOTEL, see Hotel Elberton.
Elliott Anna, bds 709 Grant.
Elliott Florence, bds 709 Grant.
Elliott George, res 709 Grant.
Elliott Laura, bds 709 Grant.
Elliott Richard, lab, res w s K bet 4th and 5th.
Engle Mrs C L, res Brockwood.
Essley Edd M, eng Home Steam Laundry, bds 615 3d.
Essley Elmer, tmstr, bds 615 3d.
Essley Frank, tmstr, res 615 3d.
Essley Zoe, bds 615 3d.
Esteep Francis, lab, res 1017 3d.
Estes Egan, agt Page Wire Fence, res 704 2d.
Estes Emma, clk C C Murton.
Estes James, bds 409 North E.
Estes John W, livery E n w cor 2d, res E n e cor 4th.
Estes May, clk W. L. Hembree.
Evans Cora, bds 638 E.
Evans Evan W, res 904 4th.

1909

NEWBERG REALTY COMMERCIAL HOTEL BLOCK

FARM AND TIMBER LAND NEWBERG, OREGON
CORRESPONDENCE SOLICITED **ADAMS & MORRIS**

McMINNVILLE CITY DIRECTORY

35

Evans George T, printer Telephone Register, bds Hotel Elberton.
Evans Raymond, bds 638 E.
Evans Rolla, bds 638 E.
Evans Thomas, lab, bds Commercial Hotel.
Evans Wm C, lab, res 638 E.
Evenden James, lab, bds 233 Pine.
Evenden John, bkpr Jacobson & De Haven Co, res 233 Pine.

F

FAIR THE, A F Schilling Prop, Notions Ladies Furnishings Etc, s s 3d bet B and C (See adv).

THE FAIR AL SCHILLING PROPRIETOR

THE BIGGEST LITTLE STORE IN YAMHILL COUNTY
Notions, Ladies' Furnishings, Crockery, Glassware, Tin and Graniteware
McMinnville, Oregon

Farley J A, minerologist, bds Hotel Yamhill.
Farnham Grace, bds 435 5th.
Farnham Jesse O, res 435 5th.
Feely Daniel W, leader Yamhill County Band, res 209 North D.
Fender Walter, clk C C Murton, res St John nr Crawford av.
Fenton Boyce, clk McCready & Son.
Fenton Frank W, lawyer 2 Union blk, res F s w cor 1st.
Fenton Lavern, bds F sw cor 1st.
Ferguson Guy, lab, bds 608 I.
Ferguson Noah D, tmstr, res 608 I.
Ferguson Wm, lab, bds 608 I.
Fink A LeRoy, painter e s B bet 3d and 4th, res Crawford av n e cor St John.
Fink Julius M, painter, res Crawford av nr St John.
Fink Leonard D, plumber Wright & Griffeth, res St John nr Crawford.
First Baptist Church, Rev F H Adams pastor, 5th s w cor C.
First Methodist Episcopal Church, Rev A C Braekenbury pastor, F s w cor 5th.
FIRST NATIONAL BANK OF McMinnville THE, John Wortman Pres, Ed Hendricks Vice Pres, Arthur McPhillips Cashier, Ralph Wortman Asst Cashier, 3d s w cor D (See front cover and p 24).

1909, Evans, W. C.

First National Bank; John Wortman

HOLLIS TITLE & INVESTMENT CO. FOREST GROVE ABSTRACTS LOANS INVESTMENTS OREGON

36

R. L. POLK & CO'S

First National Bank Building, 3d s w cor D.
First Presbyterian Church, Rev A M Williams pastor, 4th s w cor D.
Fisher Clyde, lab McMinnville Planing Mill.
Fitzhugh Mrs Emma, bds 303 1st.
Fleishauer Harvey, florist 1 m w city limits, res same.
Fleming Charles H, clk D M Nayberger, res 604 2d.
Fleming Max, bds 604 2d.
FLETCHER JAMES L (Wheeler & Fletcher), res 506 North F.
Flynn Block and Hall, 3d s w cor B.
Flynn Mrs Mary, res 126 J.
Ford Ethel V, asst Leroy Lewis.
Foster Harrison Z, County Treasurer Court House, res 508 North B.
Poster Robert, bds 508 North B.
Fouts Margaret, clk D M Nayberger, bds 709 2d.
Frisbie Allie L, clk Miller Mere Co, bds 427 North E.
Frisbie James A, carp, res 427 North E.
Fuchs Carl P, cigar mnfr and restaurant s s 3d bet D and E, res s s 2d bet A and B.
Fuchs Ernest P, eigarmkr C P Fuchs, bds s s 2 bet A and B.
Fuller Edward, lab, bds E s e cor 5th.
Fuller Mrs Jennie, res E s e cor 5th.

G

Gabriel Roy W, bkpr McMinnville Planing Mill, res 333 North F.
Galloway Charles, bds G n e cor 6th.
Galloway Francis V, bds G n e cor 6th.
Galloway Wm, Judge Circuit Court, res G n e cor 6th.
Galloway Zilpha, bds G n e cor 6th.
Garlick Bessie M, waitress H C Ruffner, bds B n w cor Lincoln.
Garner Walter, lab, res Oak Park add.
Garrison Albert, res Brockwood.
Garrison Charles, molder, res 3d n e cor F.
Garrison Fred M, miller H M Daniel & Son, res w end Baker.
Garrison Lloyd, lab, bds 3d n e cor F.
Garrison Wm, eigarmkr, bds 3d n e cor F.
Gaunt Augustus H (Matthies & Co), res Fir n e cor 4th.
Gaunt Frank, bds 533 Elm.
Gaunt George W, painter G F Bangasser, bds A s e cor 2d.

1909, Fletcher, James L. res. 506 North F.

R. M. WADE & CO. HARDWARE VEHICLES FARM IMPLEMENTS

HORACE LILLY, Manager

McMINNVILLE, OREGON

48

R. L. POLK & CO'S

Maloney Hundley S, County Recorder Court House, res 304 5th.
Maloney John T, clk D M Nayberger, bds Warren s e cor C.
Maloney Ray, bds 304 5th.
Mardis Joseph B, res 107 B.
Mardis Tadie, bds 107 B.
Mark Sara J (Mark Sisters), bds Lincoln s w cor Grant.
Mark Sisters (Sophia and Sara J), milliners n s 3d bet D and E.
Mark Sophia (Mark Sisters), res Lincoln s w cor Grant.
Marris Josie, bds 215 North B.
Marris Minerva A, res 215 North B.
Marris Solomon H, florist 102 Maple, res same.
MARTIN GEORGE E, Ed and Prop The Telephone Register, res J s e cor 3d.
Martin George H, driver Home Steam Laundry, res Railroad s e cor Shady.
Martin Joel R, res 206 J.
Martin John, farmer, res 721 North B.
Martin Wm, lab, bds 206 J.
Masonic Cemetery, 2½ m w of city.
Masonic Temple, 3d n w cor C.
Matthies Adolf (Matthies & Co), res 716 3d.
Matthies Charles, bds 716 3d.
Matthies Meta, bds 716 3d.
Matthies & Co (Adolf Matthies, A H Gaunt, Samuel F Yocum), meats n s 3d bet D and E.
Mayhew George, carp, res 523 North G.
Mead Frank A, agt Wells Fargo & Co Express, res I n w cor 2d.
Meyer Fred A, farmer, res 996 Railroad.
Meyer Paul, bds 996 Railroad.
Meyers Archie, driver Matthies & Co.
Meyers Fred B, driver Shryder & Broyles.
Michaux Carl, bds G n w cor 6th.
MICHAUX JOHN C, Physician and Surgeon Wright Bldg, res G n w cor 6th.
Miller Alex, farmer, res 536 B.
Miller Mrs Christine, res St John nr Chandler av.
Miller Dwight, carp, bds 253 La Fayette av.
Miller Eva E, clk Miller Mere Co, bds 505 Cedar.
Miller Fred O, trav agt, res 2d s e cor E.

1909, Miller, Dwight, carp. 253 LaFayette Ave;

MACY BROS. UNDERTAKERS AND EMBALMERS McMINNVILLE, ORE.

The Largest Stock of Furniture
on the West Side.

McMINNVILLE CITY DIRECTORY

57

Singletary Carl, lab, bds 769 Grant.
Sisters of St Francis, in charge of St James Parochial Sch
e s K bet 2d and 3d.
Sitton Jennie G, clk L G Laughlin, bds 504 North G.
Sitton Sena S, bkpr L G Laughlin, bds 504 North G.
Skinner Delbert, carp, res Brockwood.
Skinner Ruby, bds Brockwood.
Skowron Mrs Mary I, res 734 North B.
Small Mrs Artimesa, res Park av s e cor Depot.
Small Lewis P, cigarmkr J G Wiesner, bds s s Balm nr
North G.
Small Lyle, candymkr P P Wright, bds s s Balm nr North G.
Small Phineas E, miner, res s s Balm nr North G.
Smith Arthur, cigars s s 3d bet B and C, res Alder s e cor
Cedar.
Smith Clifford, lineman Light & Water Com, bds Brooks s w
cor 6th.
Smith Mrs Emma C, seamstress D M Nayberger, res Brooks
s w cor 6th.
Smith Eva, res 125 North B.
Smith Ida, tehr Cook Sch.
Smith Ina (Smith & Wisecarver), bds 4th cor I.
Smith Mrs Jennie, res Oak Park add.
Smith John W, miller Honek Milling Co, res 124 1st.
Smith Lowell, farmer, res Brockwood.
Smith Mary E, bds 733 North C.
Smith Sarah D (wid Alfred), res 733 North C.
Smith & Wisecarver (Ina Smith, Fay Wisecarver), photogs
Union blk.
Southern Pacific Co., E A Neal agt, H bet 1st and 2d.
Sparks Anna, bds College Side.
Sparks Benjamin F, res College Side.
Spence Jack B, clk Miller Mere Co, bds Buckeye cor D.
Spencer Charles W, carp, res n s Story 1 e Villard.
Spencer Clyde, lab, res Brockwood.
Spencer Nyda, milliner Mark Sisters, bds 610 5th.
Stall Ananias J, lab, res Villard n e cor Vine.
STANDARD ELECTRIC CO (Wheeler & Fletcher), Electric
Supplies and Talking Machines n s 3d bet D and E (See
top lines).
Stanford S H, lab McMinnville Brick & Tile Factory.

1909, Standard Electric Co.; Wheeler & Fletcher

ENVELOPES ADDRESSED

R. L. POLK & CO. 504 Beck Bldg. PORTLAND, OREGON

60

R. L. POLK & CO'S

Ulrich Herman R, lab, res s s 4th bet A and B.
Ulrich Lawrence, lab, bds s s 4th bet A and B.
Ungerman Robert P, clk R M Wade & Co, res 518 2d.
Ungerman Wm B, bkpr, bds 518 2d.
Union Block, 3d n e cor D.
Up Degraffe Florence, bds 413 5th.
Up Degraffe Irene, bds 413 5th.
Up Degraffe Mrs Sarah, res 413 5th.

V

Van Atta Arlie, stenog McMinnville Planing Mill, bds Rail-
road n e cor Vine.
Van Atta Eli C, farmer, res Railroad n e cor Vine.
Van Atta Volney, bds Railroad n e cor Vine.
Van Atta Walter, bds Railroad n e cor Vine.
Van Horn Sydney C, tmstr, res 424 I.
Vanosse Oliver E, City Elec Light & Water Com, res 3d s w
cor J.
Varney George R, prof of English and public speaking
McMinnville College, res 206 1st.
Varney Percy M, bds 206 1st.
Varney Royal M, lab A C Ahrendsen, bds 206 1st.
Vaughan Agnes, tehr High Sch, bds e end Villard.
Vaughan A Stewart, farmer, res e end Villard.
Vaughan Grace, bds 838 B.
Vaughan Omer M, res 838 B.
Vinecke John, lab, res Story s w cor Hazel.
Vinecke Katie, bds Story s w cor Hazel.
Vinton Wm T (McCain & Vinton), res 331 Yamhill.

W

WADE R M & CO, Horace Lilly Mngr, Hardware, Vehcles
and Implements n s 3d bet E and F (See top lines).
Waggener Wilma, tehr of piano McMinnville College.
Walker Mrs Alice, res Grant n w cor 6th.
Walker Clara A, bkpr Telephone Register, bds Grant n w
cor 6th.
Walker Claude W, eng, res North H s e cor Cedar.
Walker Mrs Ella J, res Villard s e cor Vine.
Wanless A D, carrier R F D No 3, res Oak Park add.
Wardle Earl, lab McMinnville Planing Mill, bds 948 Johnson.

1909, Vanoose OE; City W & L; Wade R. M. & Co.

F. W. BALTES AND COMPANY

FIRST AND OAK PRINTERS PORTLAND, OREGON

McMINNVILLE CITY DIRECTORY

61

Wardle Deborgh A, jeweler n s 3d bet D and E, res 220 1st.
Wardle Waverly M, res 948 Johnson.
Warren M Delwin, clk Oregon Fire Relief Assn, res 620 1st.
Warren Thomas J, teller McMinnville Natl Bank, res 603 2d.
Warren Wm L (Warren & Stater), ins agt n s 3d bet D and E, res F s e cor 1st.

Warren & Stater (Wm L Warren, Wm J Stater), real est n s 3d bet D and E.

Watts George, bds North H nr Balm.

Watts John, former, res North H nr Balm.

Watts Viva L, bds North H nr Balm.

Webster Charles, butcher, res 839 B.

Webster Grace, bds 839 B.

Webster Henry P, bds 839 B.

Webster Stella, bds 839 B.

Weed Wm D, shoemkr Fred Dielschneider, res 1 m w.

Wells Fargo & Co Express, F A Mead agt, 516 3d.

West Elmer, furn 3d s e cor B, res 431 B.

Westeott P, lab, bds Commercial Hotel.

Westerfield Alexander B, printer News Reporter, res 135 J.

Westerfield Iona, bds 135 J.

Wheeler Mrs Anna, res D s e cor 2d.

Wheeler Delmer E, sec and treas Hamblin-Wheeler Clothing Co, res 110 North F.

WHEELER HARRY O (Wheeler & Fletcher), res D s e cor 2d.
WHEELER & FLETCHER (Harry O Wheeler, James L Fletcher) (Standard Electric Co), n s 3d bet D and E (See top lines).

WHIRRY REV JAMES W, Colporteur Books, Bibles and Testaments 631 North C, res same.

WHITE THOMAS A, Prop Hotel Elberton, res same.

Whitlock George, prop Commercial Hotel, res same.

Wiesner John G, cigar mnfr 3d s w cor E, res 322 5th.

Wilkins John H, osteopath 412 D, res same.

Wilkin Bros (Harry O and John S), feed s s 3d bet B and C.

Wilkin John S (Wilkin Bros), res 304 Lincoln.

Wilkin Harry O (Wilkin Bros), res D cor Buckeye.

Wilkins Frank L, lab, rms B n w cor 4th.

Willamette Valley Condensed Milk Co, J Wood Smith (Portland) pres, J G Dietrich mngr, S P tracks n of depot.

Williams Rev Alfred M, pastor First Presbyterian Ch, res 824 B.

6

1909, Wheeler Harry O. res; Wheeler & Fletcher;
Howard, James L. Fletcher
Standard Electric Co. 3rd between D and E.

HOLLIS TITLE & INVESTMENT CO. FOREST GROVE OREGON

ABSTRACTS LOANS INVESTMENTS

McMINNVILLE CITY DIRECTORY

43

Jacobson R, pres Jacobson & De Haven Co, res Portland, Ore.
Jacobson & De Haven Co, R Jacobson pres, Wm De Haven see and treas, hardware 3d n e cor C.

Jeffrey James H, mason, res 332 North F.

Johnson Arnold, clk, bds 1 n e cor Johnson.

Johnson Bertha A, stenog Macy Bros, bds 624 C.

Johnson Roy A, clk C C Murton, bds 1 n e cor Johnson.

JOHNSON MARTIN, Merchant Tailor n s 3d bet D and E, res 1 n e cor Johnson (See adv).

M. JOHNSON, MERCHANT TAILOR

FOREIGN AND DOMESTIC WOOLENS

Suits Made To Order in Latest Styles on Short Notice

McMINNVILLE, OREGON

Johnson Susan E (wid James), bds J s e cor 4th.

Johnson Wm G, bricklayer, res J s e cor 4th.

Johnson Wm M, lab McMinnville Brick & Tile Factory.

Jones Mrs Annie E, tailoress Joseph Herkowsky, res Pine cor Ash.

Jones Rev A Wyse, evangelist, res Crawford av s e cor St John.

Jones George W, County Clerk Court House, res 101 W 1st.

Jones James, tmstr, res Pine n w cor Elm.

Jones James C, marble cutter Henry Gee, res 967 Johnson.

Jones Mary E, dep Co Clerk, bds 101 W 1st.

Jones Willard, lab McMinnville Planing Mill, bds 101 W 1st.

K

Kadlerly Emmet N, carp, res Brockwood.

Kalberg Theodore, tailor Martin Johnson, bds Hotel Elberton.

Kaufman George, lab, res 233 La Fayette av.

Kaufman Leonard K, cigarmkr J G Wiesner, bds 233 La Fayette av.

Kegler G, lab, bds Commercial Hotel.

Keil Anthony, cutter Shryder & Broyles.

Kelley Gladys, bds E n e cor 6th.

Kelley James, lab, bds E n e cor 6th.

1909, Jameson, Not listed

E. C. APPERSON, Pres. F. E. ROGERS, Vice-Pres. W. S. LINK, Cashier
McMinnville National Bank
 Established 20 Years Capital and Surplus \$100,000
 46 R. L. POLK & CO'S

Loughary Wm D, eng Light & Water Com, res Railroad n w cor 6th.
 Loughary Wm J, res Railroad n w cor 4th.
 Lovelace Thomas, opr Pac Tel & Tel Co.
 Lucy John J, lab McMinnville Brick & Tile Factory, bds Commercial Hotel.

Mc

McCain James (McCain & Vinton), res 341 Yamhill.
McCAIN & VINTON (James McCain, Wm T Vinton), Lawyers 10-12 First Natl Bank Bldg.
 McCann Daniel R, clk Hamblin-Wheeler Clothing Co.
 McCann James, carp, res 440 North B.
 McConkey Clarence, lab, bds Oak Park add.
 McConkey Wm H, res Oak Park add.
 McCoskey Grace, bds s College campus.
 McCoskey Margaret, bds s College campus.
 McCoskey Moffit A, farmer, res s College campus.
 McCready John W (McCready & Son), res Independence, Ore.
 McCready Willard D (McCready & Son), res 435 C.
 McCready & Son (John W and Willard D), grocers s s 3d bet C and D.
 McCullough John W, tmstr, res 808 5th.
 McDonald Mrs Ellen, res 853 B.
 McDonald Mrs Mary A, res La Fayette av nr 1st.
 McIntire Mrs Emma, res 905 1st.
 McIntire George, lab McMinnville Planing Mill, bds 905 1st.
 McIntire Warren, farmer, res w end Spruce.
 McKee Charles H, tchr Greek and German McMinnville College, res College campus.
 McKee Corwin J, carp, bds College campus.
 McKee Edwin S, bds College campus.
 McKee Ralph S, bds College campus.
 McMinnville Band, Earl Tidd leader, s s 3d bet E and F.
 McMinnville Brick & Tile Factory, Jacob Seitter prop, Railroad se cor Crawford av.
 McMinnville College, Rev Leonard W Riley pres, E Northup dean and treas, College campus, s of city limits.

LIST OF NAMES—ANY KIND
 Write to R. L. POLK & CO.
 500-506 Beck Building PORTLAND, OREGON

1909, McMinnville Brick

FOR NUMBERS, CALL "INFORMATION"

D

52-10 Daniels & Bishop.....Office
 63-21 Daniels, C. F.....Residence
 59-12 Daniels, Ivan.....Residence
 14-3 Daniels, John.....Farmer
 12-21 Daniels, Mrs. H. M.....Residence
 14-62 Davenport, J. H.....Farmer
 81-20 Davidson, Nile.....Plumber
 8-1 Davis, L. T.....Farmer
 85-11 Davis, Miss Esther.....Residence
 21-61 Decker, M. S.....Farmer
 51-11 De Haven, Wm.....Residence
 43-11 De Lashmutt, Earl.....Residence
 7-51 De Lashmutt, B.....Farmer
 13-35 Dell, Adam.....Farmer
 66-22 Derby, J. A.....Residence
 9-1 Derby, D. C.....Farmer
 20-25 Derr, Tim.....Farmer
 36-21 Dickenson, Miss Nettie.....Residence
 29-10 Dielschneider Bros.....Jewelry
 71-21 Dielschneider, F.....Residence
 63-22 Dielschneider, Francis.....Residence
 49-11 Dielschneider, Wm.....Residence
 0 Div. Supt. Tel. Office.....Office
 96-23 Dodson, J. B.....Residence
 13-11 Douple, Chas.....Residence
 96-22 Downing, H. W.....Residence
 97-12 Durham, Mrs. Ray.....Residence

E

13-51 Earhart, G. F.....Farmer
 17-52 Eberhard, Wm.....Farmer
 14-52 Eborall, John.....Farmer
 34-11 Eckman, J. G.....Residence
 31-12 Egy, E. F.....Residence
 18-10 Elberton Hotel.....T. A. White, Prop.
 60-11 Eliot, Geo.....Residence
 85-21 Essley, Frank.....Residence
 44-20 Estes, E.....Residence
 9-4 Estes, O. G.....Farmer
 66-12 Evans, W. C.....Residence
 13-3 Evenden, Walter.....Farmer

F

43-10 Fair, The.....Store
 31-20 Feeley, D. W.....Oyster Shop
 89-21 Feeley, D. W.....Residence
 98-11 Fellows, F. F.....Residence
 52-21 Fender, W. S.....Residence
 10-20 Fenton, F. W.....Office
 35-21 Fenton, F. W.....Residence
 20-52 Finlayson, D.....Farmer
 26-10 First National Bank.....
 79-12 Fitzhugh, Mrs. E.....Residence

1910, W. C. Evans

SUBSCRIBERS PLEASE CALL BY NUMBER ONLY

21-3	Fletcher, Almond	Farmer
21-4	Fletcher, Bliss	Farmer
20-51	Fletcher, Henry	Farmer
91-21	Flynn, Jennie	Residence
12-61	Ford, August	Farmer
36-13	Frazier, E. W.	Residence
33-21	Frisbee, Allie	Residence
21-25	Frost, C. P.	Farmer
20-53	Fruit, C. F.	Farmer
72-11	Fuchs, C. P.	Residence
10-54	Funk, John	Farmer

G

63-11	Gabriel, Roy	Residence
36-11	Garner, W. C.	Residence
92-21	Gaunt, Gus	Residence
85-23	Gibson, J. H.	Residence
17-25	Gilson, A. L.	Farmer
82-11	Gilson, Chas. S.	Residence
96-13	Gilson, Geo. R.	Residence
11-12	Goffrier, J. D.	Residence
28-20	Goucher, Dr. E. E.	Office
35-11	Goucher, Dr. E. E.	Residence
32-12	Gowdy, Hattie	Residence
12-1	Grambo, Fred	Farmer
53-20	Gray Bros.	Feed Store
17-11	Gray, W. Y.	Residence
88-23	Griffeth, Fred	Residence
24-12	Grover, R. H.	Residence
92-22	Gunning, Wm.	Residence
12-51	Gustavison, Fred	Farmer

H

27-22	Hall, C. C.	Residence
43-12	Hall, C. T.	Residence
50-11	Hamblin, Mrs. E.	Residence
30-10	Hamblin & Wheeler	Clothing Store
38-12	Hammerly, C. C.	Residence
73-11	Hand, Dewey	Residence
38-22	Handley, Miss E. C.	Residence
7-35	Handley, Mrs. J.	Farmer
84-11	Hanscom, Mrs. I. M.	Residence
23-11	Harrington, Roy	Residence
97-22	Harsh, Avis	Residence
89-12	Harshberger, A. J.	Residence
43-21	Harshberger, H. W.	Residence
48-22	Harshberger, O. E.	Residence
92-11	Hartman, J. W.	Residence
10-13	Hartman, B. F.	Residence
78-11	Hauser, Geo. F.	Residence
75-22	Hayes, T. J.	Residence
64-21	Hayes, Gemma	Residence
62-22	Hefty, J. G.	Residence
97-21	Helmer, Ed.	Residence
93-21	Hellyer, W. S.	Residence

1910, Fletcher, J. L., Not listed

FOR NUMBERS, CALL "INFORMATION"

55-10	Hembree, W. L.	Book Store
46-22	Hendershott, G. W.	Residence
26-21	Henderson, T. D.	Residence
69-21	Henderson, W. G.	Residence
69-20	Hendricks, M. E. & Co.	General Mdse.
47-11	Hendricks, Ed.	Residence
11-4	Herbert & Fleishauer	Farmer
7-52	Hermans, C. W.	Farmer
21-21	Hibbs, S. I.	Residence
86-22	High, M. M.	Residence
71-12	High, W. A.	Residence
93-11	Hinshaw, H.	Residence
73-12	Hoberg, Rev. J. E.	Residence
16-22	Hodson, Mrs. M. M.	Residence
49-21	Hodson, O. O.	Residence
36-20	Hodson, O. O.	Hardware
48-20	Home Bakery	C. Bayes, Prop.
47-10	Home Steam Laundry	D. Hand, Prop.
8-61	Honnold, Chas. M.	Farmer
69-22	Honnold, Mrs. J. W.	Residence
71-20	Hopfield, L. S.	Office
88-21	Hopfield, L. S.	Residence
69-12	Hopfield, Sarah	Residence
96-11	Hopkins, C. A.	Residence
80-12	Houck, A. J.	Residence
14-22	Houck, J. E.	Residence
99-11	Houck, Wesley	Residence
94-22	Houck, Will	Residence
20-10	Houck Milling Co.	
54-10	Houck & Frazier	Feed Shed
38-10	Houser & Reese	Furniture
13-21	Houser, S. P.	Residence
10-51	Hulac, Frank	Farmer
31-10	Hutchins, L. S.	Cigar Store
21-51	Hutchins, Will	Farmer
21-35	Hutchins, J. S.	Farmer

I

60-10	Ice Plant	
14-45	Irvine, Frank F.	Farmer

J

74-22	Jacobs, C. C.	Residence
8-3	Jacobson, C. N.	Farmer
23-10	Jacobson & De Haven	Hardware and Imps.
33-20	Jacobson's Soda Works	Residence
67-12	Jeffery, J. H.	Residence
10-13	Jones, Alfred	Farmer
12-63	Jones, Chas.	Farmer
12-62	Jones, Wm.	Farmer
16-21	Jones, E.	Residence
80-21	Jones, G. W.	Residence
31-11	Jones, Rev. H. Wyse	Residence
8-51	Johnson, C.	Farmer

1910, Jameson, Not listed

49-12 Martin, Geo.....Residence
 37-21 Martin, Nellie.....Residence
 13-25 Martin, W. X.....Farmer
 13-16 Matty, Joseph.....Farmer
 19-10 Masonic Hall.....
 37-22 Maul, B. H.....Residence
 17-1 Messinger, J. W.....Farmer
 32-10 Messner, W. A.....Groceries
 32-20 Messner, W. A.....Dry Goods
 75-12 Messner, W. A.....Residence
 71-22 Miller, A. A.....Residence
 8-4 Miller, Chas.....Farmer
 11-3 Miller, H. O.....Farmer
 31-22 Miller, L. A.....Residence
 34-12 Miller, Martin.....Residence
 88-11 Miller, M. H.....Residence
 12-64 Miller, George.....Farmer
 16-12 Miller, Mrs. C.....Residence
 75-11 Michaux, Dr. J. C.....Residence
 18-22 Mitchell, L. C.....Residence
 15-1 Molton & Adair.....Farmers
 16-35 Moore, I. T.....Farmer
 10-21 Morgan, H. B.....Residence
 20-11 Morgan, M.....Residence
 10-515 Murry, Wilks.....Farmer
 16-51 Murphy, E. L.....Farmer
 7-4 Mulkey, C. L.....Farmer
 17-21 Mortensen, M. P.....Residence
 37-11 Murton, C. C.....Residence
 19-20 Murton, C. C.....General Mdse.

Mc

70-11 McCain, James.....Residence
 24-20 McCain & Vinton.....Attorneys
 19-22 McDonald, R. B.....Residence
 10-53 McFarquhar, James.....Farmer
 64-12 McIntire, W. C.....Lone Fir Garden
 19-11 McIntire, George.....Residence
 52-12 McKee, C. H.....Residence
 56-20 McMinnville Auto Garage.....A. Dixon, Prop.
 40-11 McMinnville College.....
 11-10 McMinnville Planing Mills.....
 11-20 McMinnville Machine Shop.....Hendershott & Son, Props.
 46-20 McMinnville Poultry Co.....Young & Co., Props.
 22-10 McMinnville National Bank.....
 30-20 McMinnville Studio.....A. Jensen, Prop.
 29-20 McNutt, H. D.....Music Store
 17-12 McNealey, Wm.....Residence
 77-11 McPhillips, Arthur.....Residence
 7-3 McPhillips, Lotta.....Farmer

N

27-20 Nayberger, D. M.....Dry Goods
 88-13 Neal, C. H.....Residence
 76-22 Nelson, Rasmus.....Residence

SUBSCRIBERS PLEASE CALL BY NUMBER ONLY

12-3 Spencer, Alex.....Farmer
 91-20 Standard Electric Co.....J. Fletcher, Prop.
 59-11 Star Milling Co.....
 85-22 Steward, Mrs. Elzina.....Residence
 8522 Steward, Mrs. Elzina.....Residence
 15-11 Stewart, W. C.....Residence
 85-12 Stone, Chas. E.....Plumbers
 43-20 Stone & High.....Residence
 83-12 Stone, L. B.....Residence
 30-12 Stoner, M. B.....Residence
 10-22 Stults, D. G.....Farmer
 20-15 Sully, Guy.....Residence
 67-11 Sully, Mrs. F.....Residence
 78-12 Swigert, W. F.....Residence

T

83-22 Taff, Chas.....Residence
 8-151 Taft, O. D.....Farmer
 37-10 Telephone Register.....
 25-21 Tidd, M. C.....Residence
 77-12 Tilbury, C.....Residence
 15-20 Tilbury & Sons.....Furniture
 52-22 Thomas, Prof. N. E.....Residence
 44-22 Thomas, C. E.....Residence
 7-62 Townsend, J. M.....Farmer
 22-12 Townsend, Bert.....Residence
 93-12 Treanor, F. W.....Residence
 97-11 Triplett, L. A.....Residence
 23-20 Turner, D. H.....Abstractor
 60-22 Turner, D. H.....Residence
 30-23 Turner, Fenton.....Residence

U

72-10 U. S. National Bank.....
 83-21 Updegraff, Mrs. S.....Residence

V

10-11 Van Atta, E. C.....Residence
 94-11 Van Horn, S. C.....Residence
 39-11 Vanoose, O.....Residence
 20-23 Vaughan, A. S.....Residence
 70-12 Vinton, W. T.....Residence

W

16-20 Wade & Co.....Hardware and Imps.
 25-20 Walnut City Realty Co.....Office
 35-22 Warren, M. D.....Residence
 82-12 Webster, Mrs. H. A.....Residence
 51-20 Weisner, J. G.....Cigar Factory
 73-21 Weisner, J. G.....Residence

1910, Millers

1910, Taff, Chas; Standard Electric; Fletcher Prop;
 O. Vanoose; Wade & Co.

FOR NUMBERS, CALL "INFORMATION"

70-10	Wel's-Fargo Express Co.	Residence
62-12	Westerfield, A. B.	Printers
14-50	Westerfield & Stone	Residence
43-22	Whirry, J. L.	Farmer
14-54	Whitcomb, George	Farmer
15-25	White, A. C.	Farmer
10-4	White, Chas.	Farmer
19-21	White, A. R.	Residence
12-12	Wilcox, Wm.	Wood Sawing
47-20	Wilkins, Dr. J. H.	Office and Residence
42-11	Willamette Valley Milk Condenser	Residence
13-12	Williams, J. H.	Office
12-10	Williams, Dr. Chas. L.	Residence
76-11	Williams, Dr. Chas. L.	Residence
49-22	Wil's, Mrs. E. H.	Residence
80-22	Wilson, E. C.	Residence
22-11	Wilson, Prof. H. F.	Residence
72-21	Wilson & Son	Hardware and Imps.
27-11	Wilson, W. J.	Residence
18-11	Wilson, S.	Residence
30-22	Winegar, M.	Residence
10-10	Wisecarver, Dr. W. J.	Office
28-10	Wood, Dr. J. T.	Office
25-11	Wood, Dr. J. T.	Residence
19-12	Woodrum, A.	Residence
20-22	Woodward, N.	Residence
91-12	Woolworth, H. L.	Residence
60-21	Wortman, Frank	Residence
92-12	Wright, Elsie	Residence
13-20	Wright, Dr. G. S.	Office
89-22	Wright, John	Residence
48-10	Wright, P. P.	Confectionery
26-22	Wright, P. P.	Residence
12-4	Wright, R. J.	Farmer
57-20	Wright, W. S.	Plumber

Y

12-20	Yamhill County Abstract Co.	H. J. Gibson, Manager
4-20	Yamhill Hotel	Joe Du Bois, Prop.
10-62	Yocum, Jesse	Farmer
46-20	Young & Co.	Poultry

Z

14-15	Zoltner, G. W.	Farmer
16-25	Zumwalt, G. L.	Farmer

1910, Wortman, Frank res.

Report All Trouble to the Chief Operator

3621	Dickenson, Miss Nettie	Residence
3840	Dielschneider Bros.	Jewelers and Opticians
7121	Dielschneider, F.	Residence
6322	Dielschneider, Francis	Residence
4911	Dielschneider, William	Residence
5620	Dixon's Garage	Automobiles
7213	Dixon, Albert	Residence
2520	Dodson, J. B.	Attorney at Law
B912	Doty, D. A.	Residence
31-15	Donnelson, Thos.	R. F. D. No. 4
9110	Doty & Booth	Painters
1311	Douple, Chas.	Residence

2823 Duncan, S. S. E.

6412	Earl, M. W.	Residence
13-51	Earhart, G. F.	R. F. D. No. 2
19-4	Eborall, William	R. F. D. No. 2
14-52	Eborall, John	R. F. D. No. 1
3411	Eckman, J. G.	Residence
1610	Elberton Hotel	Office
14-61	Ellis, J. P.	R. F. D. No. 1
6011	Elliot, Geo.	Residence
8521	Essley, Frank	Residence
13-4	Esterbrooke, J. W.	R. F. D. No. 2
6612	Evans, W. C.	Residence
13-3	Evenden, Walter	R. F. D. No. 2

9522 Evans, Lee F.

39-4	Fay, T. J.	R. F. D. No. 1
3120	Feeley, D. W.	Oyster Shop
8921	Feeley, D. W.	Residence
9811	Fellows, Floyd F.	Residence
5221	Fender, W. S.	Residence
3521	Fenton, Frank W.	Residence
1020	Fenton, F. W.	Attorney at Law
5223	Fink, Leonard	Residence
20-52	Finlayson, D.	R. F. D. No. 2
2610	First National Bank	Office

1911, W. C. Evans "crossed out"

410 Fisher Studio

If Toll Service is Wanted, Call for Long Distance

4411 Fleming, C. H. Residence
20-51 Fletcher, Henry R. F. D. No. 2
1823 Fletcher, J. L. Residence
2413 Ford, Mrs. A. A. Residence
8211 Foskett, Rev. H. B. Residence
7621 Frost, C. H. Residence
8723 Frazier, E. W. Residence
19-45 Frayne, C. Y. R. F. D. No. 2
3321 Frisbee, Allie Residence
4-63 Fronk, John R. F. D. No. 4
20-53 Fruit, C. F. R. F. D. No. 2
7713 Fuller, Mrs. Jennie Residence

G.

6311 Gabriel, Roy Residence
28-54 Gabriel, Henry R. F. D. No. 4
31-3 Galloway, Judge William—Farm R. F. D. No. 4
4712 Galloway, Judge William Residence
9-3 Garrison, W. J. R. F. D. No. 1
3711 Gardener, Prof. E. S. Residence
2113 Garrison, F. M. Residence
9121 Gaunt, Frank Residence
B822 Gaunt, Gus Residence
5421 Gibson, J. H. Residence
9613 Gilson, Geo. R. Residence
4113 Gilson, Chas. Residence
3610 Good, D. D. Grocery
39-45 Givens, J. J. R. F. D. No. 1
4122 Gortner, M. U. Residence
2820 Goucher, Dr. E. E. Physician and Surgeon
5711 Goucher, Dr. E. E. Residence
3212 Gowdy, Miss Hattie Residence
8711 Gray, W. Y. Residence
1410 Gray Bros. Feed Store
4-1 Grenfell, Ed. R. F. D. No. 4
4-51 Grenfell, Steven R. F. D. No. 4
5521 Grenfell, Stewart Residence
2412 Grover, R. H. Residence
8823 Griffith, Fred Residence
31-52 Grossen, John A. R. F. D. No. 1

31-53 Glover, C. H.

1911, Fletcher, J. L.

Report All Trouble to the Chief Operator

J.

7422 Jacobs, C. C. Residence
1912 Jackson, A. L. R. F. D. No. 2
5512 Jeffries, J. H. Residence
19-52 Jenks, R. E. R. F. D. No. 2
3920 Jones & Flagg Office
5230-3920 Jones, Miss Etta Residence
8021 Jones, G. W. Residence
3111 Jones, Rev. H. Wyse Residence
9823 Jones, Tom Residence
13-52 Jacobson, N. C. R. F. D. No. 2

K.

6612 Keene, Miss Arlie Residence
3310 Kelly, Louis Livery Stables
5822 Keyte, W. A. Residence
5511 King, J. T. Residence
8122 Kingery, Mrs. D. B. Residence
3520 Klicks, B. A. Attorney at Law
1813 Klicks, B. A. Residence
6110 Knudsen, Wm. Blacksmith Shop
1310 Kono Club
7922 Kruse, O. A. Residence
4220 Kruse, O. A. Feed Store
16-1 Kuns, Chas. R. F. D. No. 2

6023-1 Kaufman, F. L.

9723 Ladd, E. E. Residence
2111 Lambright, Isaac Residence
6621 Lancefield, Lynn Residence
2221 Latourette, W. H. Residence
8321 Laughlin, L. G. Residence
4010 Laughlin, L. G. Grocery
9813 Leever, Mrs. Lottie Residence
8612 Leighton, A. H. Residence
19-54 Levis, A. C. R. F. D. No. 2
6512 Lewis, Dr. Leroy Residence
6511 Lewis & Toney Dentists
7921 Liljequist, W. J. Residence

1911, Jameson, Not listed

Do Not Forget to Pay Rentals by the 10th of Each Month

7821 Lilly, Horace Residence
 8812 Linden, Edgar Residence
 4311 Lincoln High School Office
 5321 Linden, Mrs. C. C. Residence
 4121 Link, W. S. Residence
 3622 Loban, E. M. Residence
 7521 Logan, Will Residence
 9522 Long, C. T. Residence
 1211 Loop, K. P. Residence
 26-53 Lucy, J. R. F. D. No. 4
 4011 Lyon, D. W. Residence

M.

2710 Macy, W. T. Furniture and Undertaking
 (A. L. Reeves & W. S. Fender, Assistant Undertakers.)
 9921 Macy, W. T. Residence
 5110 Maloney, Hugh P. Barber Shop
 2322 Maloney, Hugh P. Residence
 8121 Maloney, H. S. Residence
 7012 Maloney, John Residence
 6511 Manager Telephone Co. Office
 3322 Manley, W. R. Residence
 7911 Mardis, J. B. Residence
 6721 Maris, S. H. Green House
 4412 Martin, George Residence
 19-15 Martin, L. W. R. F. D. No. 2
 26-15 Martin, Mart R. F. D. No. 4
 8140 Masonic Hall Lodge Room
 9313 Matthies, Mrs. A. Residence
 13-16 Matty, Joseph R. F. D. No. 2
 1611 Mead, F. A. Residence
 8511 Merriss, Miss Lena. Residence
 17-1 Messinger, J. W. R. F. D. No. 2
 3220 Messner, W. A. Dry Goods
 3210 Messner, W. A. Groceries
 7512 Messner, W. A. Residence
 5320 Michaux, Dr. J. C. Physician and Surgeon
 1512 Miller, H. O. Residence

5311 Mason, E. R.
 3211 Martin, J. D.

1911, Miller

Report All Trouble to the Chief Operator

3122 Miller, L. A. Residence
 3412 Miller, Martin Residence
 8811 Miller, M. H. Residence
 6713 Miller, W. C. Residence
 16-15 Miller, W. C. R. F. D. No. 2
 4422 Miller, Mrs. C. Residence
 4722 Miler, A. A. Residence
 1822 Mitchell, L. C. Residence
 2122 Montgomery, I. W. Residence
 1523 Moore, Frank H. Residence
 16-35 Moore, I. T. R. F. D. No. 2
 39-62 Morgan, S. F. R. F. D. No. 1
 2011 Morgan, Mose Residence
 1021 Morgan, H. B. Residence
 7313 Morgan, C. W. Residence
 39-5 Morgan, Chas. R. F. D. No. 1
 8220 Morris, Dr. M. L. Physician and Surgeon
 8220 Morris, Dr. M. L. Residence
 4640 Morris, Dr. Henry Optician
 2722 Morris, Dr. Henry Residence
 1721 Mortensen, M. P. Residence
 2310 Murton, C. C. & Co. General Merchandise
 16-51 Murphy, E. L. R. F. D. No. 2
 31-4 Muhs, A. R. F. D. No. 4
 1621 Mylne, Dr. Robt. C. Veterinary Surgeon
 144 ~~Myers, C. C.~~ Mc R. F. D. No. 1
 2420 McCain, Vinton & Galloway Attorneys at Law
 5611 McCain, James Residence
 5311 McCann, Mrs. M. Residence
 1922 McDonald, Robert R. F. D. No. 2
 9122 McDonald, Mrs. Mary A. Residence
 4-35 McFarland, Geo. R. F. D. No. 4
 1911 McIntyre, Geo. R. Residence
 5212 McKee, C. H. Residence
 3020 McMinnville Studio Office
 1110 McMinnville Planing Mills Office
 2210 McMinnville National Bank Office

1911, Miller

Do Not Forget to Pay Rentals by the 10th of Each Month

7310

6420

2540

5320

945

1910 McMinnville Meat Co.....Office
1120 McMinnville Machine Shop.....Office
1620 McMinnville Land Co.....Office
9410 McMinnville Cleaning & Dye Works.....Office
3612 McNealey, Wm.....Residence
7711 McPhillips, Arthur.....Residence
2512 McVicker, Rev. E. E.....Residence

N.

8310 Nayberger, D. M.....General Merchandise
4813 Nayberger, D. M.....Residence
8813 Neal, C. H.....Residence
7622 Nelson, Rasmus.....Residence
6611 Nelson, Dr. J. H.....Residence
31-54 Nelson, Ira.....R. F. D. No. 4
8422 Newell, Miss Fannie.....Residence
4210 New Meat Market.....Office
4610 News-Reporter.....Office
9712 Newman, Geo. T.....Residence
3312 Nichols, G. A.....Residence
9322 Nicklin, Mrs. L. L.....Residence
4-25 Nolin, Earl.....R. F. D. No. 4
8421 Northrup, Prof. E.....Residence
9329 Nott and Son.....General Merchandise
4112 Nott, H. J.....Residence
8221 Nunn, Dr. Harry.....Veterinary Surgeon

Nickell, Mrs. E. O.

7320 O'Dell & Co.....Real Estate and Ins.
9-25 O'Dell, W. J.....R. F. D. No. 1
1511 O'Dell, G. D.....Residence
19-25 Ogle, F.....R. F. D. No. 2
17-3 Okerson, Sam.....R. F. D. No. 2
39-35 Olds, A. K.....R. F. D. No. 1
8013 O'Neil, T. C.....Residence
5310 Oregon Fire Relief Association.....Office

Ogden, O. M. P.

3720 Pacific Baptist.....Office
5810 Palmer Poultry Market.....Office

1911

9722 Slater, H. L.
9113 Swims, Sylvander
Report All Trouble to the Chief Operator

5821 Sherwood, A. M.....Residence
16-54 Sherwood, F. H.....R. F. D. No. 2
4111 Shipley, J. H.....Residence
20-45 Shireley, I. B.....R. F. D. No. 2
6422 Shryder, G. L.....Residence
16-53 Sights, Edwin.....R. F. D. No. 2
26-1 Simonson, T. A.....R. F. D. No. 4
5013 Sitton, Sisters.....Residence
39-3 Skinner, C. J.....R. F. D. No. 1
B921 Small, Mrs. P. E.....Residence
4222 Small, L. P.....Residence
5910 Smith & DeHaven.....Hardware & Implements
7122 Smith, W. B.....Residence
4313 Smith, Mrs. A.....Residence
4-15 Snyder, F.....R. F. D. No. 4
4110 Southern Pacific Depot.....Office
5312 Southworth, S.....Residence
9622 Sparks, B. F.....Residence
4421 Spence, Jack.....Residence
9614 Spencer, M. V.....Residence
9120 Standard Electric Co.....Office
3320 Standard Soda Works.....Office
1121 Stannard, F. C.....Residence
5911 Star Milling Co.....Office
3923 Stewart, Dr. J. H.....Residence
8522 Stewart, Mrs. Elzina.....Residence
39-52 Stewart, W. C.....R. F. D. No. 1
5313 Stewartson, Mrs. J. R.....Residence
1412 Sisters of St. Francis.....Academy
1411 St. James Rectory.....
7912 Stivers, Rev. E. V.....Residence
4320 Stone, Chas. E.....Plumber
8512 Stone, Chas. E.....Residence
8312 Stone, L. B.....Residence
3012 Stoner, M. B.....Residence
4323 Stout, Dave.....Residence
3222 Strout, W. B.....Residence
6711 Sully, Mrs. Fidelia.....Residence

1911, Standard Electric Co.

Do Not Forget to Pay Rentals by the 10th of Each Month

20-15 Sully, Guy R. F. D. No. 2
Supt. Telephone Co. Office
4-3 ~~Switzer, F. M.~~ R. F. D. No. 4

T.

8322 Taff, Chas. Residence
3710 Telephone-Register Pub. Co. Office
2940 The Onli Millinery
5222 Thomas, Prof. N. E. Residence
2521 Tidd, M. C. Residence
1520 Tilbury, C. & Sons Furniture and Undertaking
B811 Tilbury, C. Residence
3511 Toney, Dr. H. L. Residence
9513 Trent, W. N. Residence
9711 Triplett, L. A. Residence
3910 Turner, D. H. Abstractor
6022 Turner, D. H. Residence
2713 Tustin, C. S. Residence
19-35 Tustin, C. S. R. F. D. No. 2

6222 ~~Town, O. F.~~ *Th. U. Ramlow*
6445 ~~Th. U. Ramlow Residence
7210 U. S. National Bank. Office~~

1712 *Vanderpool J. V.*
1123 Vaile, Mrs. M. P. Residence
3022 VanAtta, M. G. Residence
1011 VanAtta, E. C. Residence
9411 VanHorn, S. C. Residence
8311 VanOsdel, Prof. E. B. Residence
4221 VanOsdel, T. L. Residence
2023 Vaughn, A. S. Residence
5612 Vinton, W. T. Residence
14-15 ~~Voltmer, C. W.~~ R. F. D. No. 1

6421 Wack, L. A. Residence
8320 Wade, R. M. & Co. Hardware and Implements
26-51 Wallace, D. A. R. F. D. No. 4
31-51 Wallace, E. R. R. F. D. No. 1

1911, Taff, Chas; Wade R. M. & Co.

Do Not Forget to Pay Rentals by the 10th of Each Month

4-4 Woods, Mel R. F. D. No. 4
2022 Woodward, N. Residence
8412 Woolworth, Mrs. E. C. Residence
6021 Wortman, Frank Residence
3513 Wortman, Ralph J. Residence
9220 Wortman, John Residence
5720 Wright, W. S. Plumbing
8313 Wright, W. S. Residence
4810 Wright, P. P. Confectionery
2622 Wright, P. P. Residence
1320 Wright, Dr. G. S. Dentist
9212 Wright, Elsie Residence
1812 Wright, Earl Residence
1022 Wright, C. E. Residence
2212 Wright, B. F. Residence

9721 *Yates R. H. Y.*
7020 Yamhill Hotel Office
1220 Yamhill County Abstract Co. Office
7010 Yamhill Development Co. Office
8011 Young, W. H. Residence



1911, Wortman, Frank, Ralph, and John

E			
Farm	27X51	Earhart, G. F.	R. F. D.
Farm	17X52	Eberhard, Wm. F.	R. F. D.
Farm	22X52	Eborall, John	R. F. D.
Farm	23X4	Eborall, William	R. F. D.
White	4211	Eckman, J. G.	Res.
White	4623	Eggleston, Henry	Res.
Red	8911	Eichel, H.	Res.
City	15X4	Eithelgeorge, M. L.	R. F. D.
Red	1611	Elberton Hotel	Office
White	9822	Elks Lodge	Lodge Room
White	9821	Elks Lodge and Club Rooms	Club Rooms
Red	6011	Elliott, George	Res.
Farm	20X5	Elliss, J. P.	R. F. D.
White	5022	Ellwell, L. C.	Res.
White	2521	Essley, Frank	Res.
White	4321	Essley, Ed	Res.
Red	9312	Evans, G. W.	Res.
Red	6623	Evans, R.	Res.
Red	9522	Evans, Lee	Res.
Farm	27X3	Evenden, Walter	R. F. D.

F			
1913 White	1413	Fairbanks, M.	Res.
White	7511	Farmers Feed Shed	A. R. White, Prop.
Red	8312	Farnham, J. L.	Res.
White	2022	Farnsworth, E. D.	Res.
Red	9911	Fasching, Dr. D. J.	Osteopathic Physician
Blue	4021	Feary, W. H.	Res.
Red	3121	Feeley, D. W.	Restaurant
Red	8921	Feeley, D. W.	Res.
White	5221	Fender, W. S.	Res.
Red	1021	Fenton, F. W.	Attorney at Law
White	3521	Fenton, F. W.	Res.
White	9811	Fern Restaurant, The	J. N. Ingram
White	3922	Fields, Rev. D. Lester	Res.
White	5223	Finck, Leonard	Res.
Farm	17X53	Finlayson, D.	R. F. D.
Farm	33X151	Finlayson, Jack	R. F. D.

See W. T. Macy for Pianos

1913, Evans, G.W.

Red	3	First National Bank	Office
Red	7723	Fitzhugh, Mrs. E. A.	Res.
White	4411	Fleming, C. H.	Res.
White	1823	Fletcher, J. L.	Res.
Farm	33X51	Fletcher, J. Henry	R. F. D.
Farm	28X4	Fletcher, Lee	R. F. D.
Farm	34X3	Force, W. Z.	R. F. D.
Farm	14X61	Ford, August	R. F. D.
Red	8423	Foskett, Rev. H. B.	Res.
White	5822	Foster, H. Z.	Res.
Farm	3X5	Foster, S. C.	R. F. D.
Red	8723	Frazier, E. W.	Res.
White	3321	Frisbie, Allie	Res.
Farm	38X1	Fronk, John	R. F. D.
Farm	33X53	Fruit, C. M.	R. F. D.
Red	7713	Fuller, Mrs. Jennie	Res.
Blue	3011	Fuller, W. H.	Res.
White	5511	Fuller, L. H.	Res.
Farm	8X54	Funk, John	R. F. D.

G			
White	3421	Gabriel, Roy W.	Res.
Farm	26X54	Gabriel, Henry	R. F. D.
Farm	16X5	Gaines, A. W.	R. F. D.
Farm	31X3	Galloway, Judge Wm.	R. F. D.
White	3711	Gardner, Prof. E. S.	Res.
White	2113	Garrison, F. M.	Res.
Farm	21X3	Garrison, W. J.	R. F. D.
White	4412	Gault, Mrs. Julia	Res.
Red	7222	Gaunt, Frank	Res.
White	5512	Gaunt, H. C.	Res.
Blue	5022	Gaunt, Gus	Res.
White	5421	Gibson, J. H.	Res.
Red	9721	Gilson, Geo. R.	Res.
Farm	17X3	Gilson, A. L.	Res.
Farm	31X53	Glover, C. H.	R. F. D.
Farm	17X26	Godbey, J. B.	R. F. D.
White	2723	Goldner, Mrs. G. A.	R. F. D.
White	4122	Gortner, M. U.	Res.

See W. T. Macy for Pianos

1913, Fletcher, J. L.

Blue	8	HOME TELEPHONE CO.	Supt. Office
Red	6922	Honnold, Mrs. J. M.	Res.
Farm	37X61	Honnold, Chas.	R. F. D.
White	9621	Hopfield, L. S.	Insurance
Red	8721	Hopfield, L. S.	Res.
White	3323	Hoskins, Cecil J.	Res.
White	9	Houck Milling Co.	Flour Mill
White	2912	Houck, Will.	Res.
Red	5411	Houck & Hinshaw.	Feed Shed
Red	9911	Houck, Wesley	Res.
White	1321	Houser, S. P.	Res.
Farm	3X25	Houser, Fred	R. F. D.
White	5523	Hubbard, John	Res.
White	3923	Huddle, R. M.	Res.
Farm	8X51	Hulac, Frank	R. F. D.
White	3512	Hutchins, L. S.	Res.
Farm	33X16	Hutchins, Will	R. F. D.

I

White	6011	Ice Plant	Office
White	9811	Ingram, J. N.	The Fern Restaurant
White	8321	I. O. O. F.	Lodge Room
White	6	Irvine Cash Store	Grocery
Red	6422	Irvine, Jesse	Res.
Farm	22X45	Irvine, F. F.	R. F. D.

J

Red	7422	Jacobs, C. C.	Res.
Farm	37X3	Jacobson, C. N.	R. F. D.
Farm	27X51	Jacobson, N. C.	R. F. D.
Red	7	Jameson, Evans & Co.	Hardware and Impls.
Red	7821	Jameson, Mrs. A. L.	Res.
White	8812	Jeffries, J. H.	Res.
Red	3021	Jensen Studio	Photo Gallery
Red	7112	Johnson, Mrs. Vina	Res.
Farm	37X51	Johnson, Rev. C.	R. F. D.
Farm	8X3	Jones, Alfred	R. F. D.
White	6721	Jones & Flagg	Surveyors
Farm	18X53	Jones, J. W.	R. F. D.
White	3111	Jones, Rev. H. Wyse	Res.
Red	8021	Jones, G. W.	Res.
Red	7123	Jones, Tom	Res.

See W. T. Macy for Pianos

1913, Jameson, Evans & Co.

Red	7	Jameson & Evans	Hardware & Impls.
White	2922	Jameson, Mrs. A. L.	Res.
White	5512	Jefferies, J. H.	Res.
Red	3021	Jensen Studio	Photo Gallery
Farm	37X51	Johnson, Rev. C.	R. F. D.
White	9221	Johnson, M.	Tailor
Red	7112	Johnson, Mrs. Vina	Res.
Farm	8X3	Jones, Alfred	R. F. D.
White	11	Jones & Flagg	Surveyors
Red	5421	Jones Grocery	Grocery
Red	8021	Jones, G. W.	Res.
White	3111	Jones, H. Wyse	Res.
Farm	18X53	Jones, J. W.	R. F. D.
Farm	16X52	Jones, Sim	R. F. D.
Red	7123	Jones, Tom	Res.
Farm	21X51	Jones, Frank	R. F. D.
Red	8722	Joplin, R. P.	Res.

K

Blue	5323	Kadderly, E. N.	Res.
Farm	17X45	Kaufman Bros.	R. F. D.
White	5513	Kaufman, Mrs. Geo.	Res.
Red	7813	Keene, Aden	Res.
Red	3311	Kelley, Louis	Livery & Auto
White	3722	Kendall, M. H.	Res.
White	7921	Kennedy, B. S.	Chicken Hatchery
Farm	13X51	Kenyon, M. F.	R. F. D.
Farm	39X4	Kenzler, F. W.	R. F. D.
Red	9223	Keyte, W. A.	Res.

•:•: HARDWARE •:•:

The Most Reliable and the Largest Line of Hardware and Implements on the West Side

Smith-DeHaven Hdw. Co.

1914, Jameson & Evans

See J. A. Sharp for The Wiley B. Allen Pianos

Dr. H. L. Toney, Dentist

Wright Building
Phone Red 3211

18 If uncertain as to number wanted, call for "Information"

Red	2721	Hop, Quong.....	Cal
White	9621	Hopfield, L. S.....	Insuranc
White	5412	Hoskins, H. M.....	Re
Red	8721	Hopfield, L. S.....	Re
Blue	6	Hospital,	Mrs. Warre
Blue	5422	Howell, Mrs. Ella.....	Re
White	9	Houck Milling Co.....	Flour M
White	2912	Houck, Will.....	Re
Red	5411	Houck & Ballard.....	Feed Sh
Red	9911	Houck, Wesley.....	Re
Farm	3x25	Houser, Fred.....	R. F. (F
Blue	3321	Houser, Fred.....	Re
White	4912	Hubbard, Jno.....	Re
White	3923	Huddle, R. M.....	Re
Farm	8x51	Hulac, Frank.....	R. F. (F
Blue	1223	Hunter, L. L.....	Re
White	3512	Hutchins, L. S.....	Re
Farm	33x16	Hutchins, Will.....	R. F. (E

PHONE YOUR DRUG ORDERS TO

HENDRICKS DRUG COMPANY

I

Red	16	ICE CO., McMinnville.....	Offic
White	8321	I. O. O. F.....	Lodge Roo
White	6	Irvine Cash Store.....	Groce
Red	6422	Irvine, J. T.....	Re
Farm	22x45	Irvine, Frank F.....	R. F. (F

PRESCRIPTIONS CAREFULLY FILLED BY

HENDRICKS DRUG COMPANY

J

Red	7422	Jacobs, C. C.....	Re
Farm	37x3	Jacobson, C. N.....	R. F. (F
Farm	27x52	Jacobson, N. C.....	R. F. (F
Red	7	Jameson & Evans.....	Hardware & Implem
White	2922	Jameson, Mrs. A. L.....	Re
White	5512	Jeffery, J. H.....	Re
Red	3021	Jenson's Studio.....	Photo Galle

See W. T. Macy for Pianos

1914 (December), Jameson & Evans

See J. A. Sharp for Wiley B. Allen Pianos

Dr. H. L. Toney, Dentist

Wright Building
Phone Red 3211

12 When wanting any information from the Office, call for "Information"

White	3313	Draper Mrs. T.....	Res.
White	2221	Duncan, S. S.....	Res.
White	2123	Duncan, W. L.....	Res.

PHONE YOUR DRUG ORDERS TO

HENDRICKS DRUG COMPANY

E

Farm	27x51	Earhart, G. F.....	R. F. D.
Farm	17x52	Eberhard, Wm. F.....	R. F. D.
Farm	22x52	Eborall, Jno.....	R. F. D.
Farm	23x4	Eborall, Wm.....	R. F. D.
White	4623	Eccleston, Henry.....	Res.
White	4211	Eckman, J. G.....	Res.
White	4011	Eggleston, Jno. W.....	Res.
Blue	2013	Ehrlick, L. Y.....	Res.
Blue	3421	Eithelgeorge, M. L.....	Res.
Red	8911	Eichel, H.....	Res.
Red	4111	Elberton Hotel.....	Office
White	9821	Elks Lodge and Club Rooms.....	Elks Bl'd'g.
Red	6011	Elliott, Geo.....	Res.
Red	6811	Episcopal Vicarage.....	Rev. A. W. Griffin
White	4321	Essley, Ed.....	Res.
White	2521	Essley, Frank.....	Res.
Red	7	Evans, G W.....	Hardware and Implements
Blue	3221	Evans, G. W.....	Res.
Red	9522	Evans, Lee.....	Res.
Red	6623	Evans, R.....	Res.
Farm	27x3	Evenden, Walter.....	R. F. D.

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CONTRACTOR AND BUILDER

Estimates furnished on all classes of buildings without cost

285 North L St.

Phone White 1721

1914, Evans, G. W. Hardware and Implements

The History of 608 and 618 NE Third Street, McMinnville, OR B-17

White	2521	Essley, Frank	Res.
Blue	3221	Evans, G. W.	Res.
Red	9522	Evans, Lee	Res.
Red	6623	Evans, R.	Res.
Farm	27X3	Evenden, Walter	R. F. D.

F

White	1913	Fairbanks, M.	Res.
White	7511	Farmers' Feed Shed	A. R. White
Red	8312	Farnham, J. L.	Res.
White	2022	Farnsworth, E. D.	Res.
Blue	4021	Feary, W. H.	Res.
Red	8921	Feeley, D. W.	Res.
White	5221	Fender, W. S.	Res.
Red	2121	Fenton, Frank	Attorney at Law
White	3521	Fenton, Frank	Res.
White	3922	Fields, Rev. D. Lester	Res.
White	5222	Fink, A. Leroy	Res.
White	5223	Fink, Leonard	Res.
Farm	17X53	Finlayson, D.	R. F. D.
Farm	33X151	Finlayson, Jack	R. F. D.
Red	3	First National Bank	Office
White	4713	Fitzhugh, Mrs. E.	Res.
White	4411	Fleming, Chas. H.	Res.
Farm	33X51	Fletcher, Henry	R. F. D.
Red	9521	Fletcher, J. B.	Res.
White	1823	Fletcher, J. L.	Res.
Farm	28X4	Fletcher, Lee	R. F. D.
Farm	34X3	Force, W. Z.	R. F. D.
Red	3621	Ford Auto Co.	Auto Garage
Farm	14X61	Ford, August	R. F. D.
Red	8423	Foskett, Rev. H. B.	Res.
White	5822	Foster, H. Z.	Res.
Farm	3X5	Foster, S. C.	R. F. D.
Red	8723	Frazier, E. W.	Res.
White	3321	Frisbie, Allie	Res.
Farm	13X25	Frisbie, F. A.	R. F. D.
Farm	38X1	Fronk, John	R. F. D.
White	3312	Frost, A. L.	Res.

See W. T. Macy for Pianos

1914, Evans, G. W.; Fletcher, J. L

Red	9613	Spencer, M. V.	Res.
Farm	36X25	Spencer, Weldon	R. F. D.
Blue	2221	Standard Electric Co.	Office
Red	9011	Standard Oil Co.	W. E. Bales
Red	3321	Standard Soda Works	Office
City	9X1	Star Milling Co.	Flour Mill
Red	9722	Stater, W. J.	Res.
Red	6811	St. Barnabas Vicarage	Res.
Farm	40X3	Steel, Alex.	R. F. D.
City	15X53	Stephens, H. E.	Res.
Red	8522	Stewart, Mrs. Elzina	Res.
Farm	20X52	Stewart, W. C.	R. F. D.
White	5313	Stewartson, J. R.	Res.
Red	6613	Stivers, Rev. E. V.	Res.
White	2811	St. James Rectory	Res.
Red	8512	Stone, C. E.	Res.
White	3322	Stone, L. B.	Res.
White	3022	Stone, M. B.	Res.
Red	6123	Stout, Dave	Res.
White	2223	Stout, E. J.	Res.
Farm	34X1	Stout, Frank	R. F. D.
Farm	34X52	Stout, Melvin	R. F. D.
Farm	33X15	Sully, Guy	R. F. D.
White	3222	Stroup, Wm.	Res.
Red	6711	Sully, Mrs. Fidelia	Res.
Farm	15X61	Swift, Geo. J.	R. F. D.
Blue	3012	Swigert, W. F.	Res.

T

Red	8322	Taff, Chas.	Res.
White	5112	Talbot, Ed S.	Res.
City	5X3	Taylor, E. H.	Res.
White	3112	Taylor, W. V.	Res.
Red	3711	Telephone Register	Business Office
Red	3121	Terry Bros.	Restaurant
Red	2921	Theonli	Millinery
Red	7013	Thornton, P. E.	Res.
White	8311	Tilbury & Son	Furniture and Undertaking
Blue	5011	Tilbury, C.	Res.

See W. T. Macy for Pianos

1914, Taff, Chas; Standard Electric

W

Red	6913	Wack, L. A.	Res.
White	4621	Walker, Miss Clara	Res.
Farm	11X25	Wallick, L. E.	R. F. D.
Farm	26X51	Wallace, Mrs. Emily	R. F. D.
Farm	31X51	Wallace, E. R.	R. F. D.
Farm	34X15	Wallace, F. W.	R. F. D.
Blue	3123	Wallace, Prof. J. S.	Res.
Red	6412	Walters, H. E.	Res.
Farm	14X63	Warfield, W. H.	R. F. D.
Blue	6	Warren, Mrs. Bertha	Hospital
White	4612	Warren, T. J.	Res.
Red	6911	Warren, W. L.	Res.
White	3823	Webster, Mrs. H. A.	Res.
Blue	2011	Webster, Mrs. J. L.	Res.
Farm	26X61	Weed, Miss Helen	R. F. D.
White	2311	Weeks, L. B.	Res.
White	3	Wells Fargo Co.	F. A. Mead
Farm	11X53	Wess, Mrs. W.	R. F. D.
Red	2421	Westerfield & Stone	Printers
Red	6212	Westerfield, A. B.	Res.
Red	9221	Wheeler, D. E.	Res.
Red	6122	Wherry, J. L.	Res.
City	5X4	Whitcomb, Geo.	Res.
White	7511	White, A. R.	General Delivery
White	18X61	White, A. C.	R. F. D.
Farm	32X4	White, Chas.	R. F. D.
Farm	38X4	White, E. H.	R. F. D.
Farm	27X25	White, F. W.	R. F. D.
Farm	11X62	White, T. A.	R. F. D.
Red	8323	White, Harry	Res.
Red	5121	Wiesner, J. G.	Cigar Factory
Red	7321	Wiesner, J. G.	Res.
Blue	2312	Wilcox, Wm.	Res.
White	1822	Wilkins, Mrs. John	Res.
Red	4721	Wilkins, Dr. J. H.	Osteopath
Red	2311	Williams, Dr. Chas.	Phys. and Surg.
Red	7611	Williams, Dr. Chas.	Res.

See W. T. Macy for Pianos

1914, Wheeler, D. E.

McMinnville Plumbing & Heating Company

Roofing and Sheet Metal Work Agents
for Red Jacket Pumps and Grey Engines
M. S. MILLER, Proprietor

PHONE BLUE 2211

544 THIRD STREET

Classified Directory

AUTOS AND GARAGES

Red 2621 Roscoe, J. S., D St. bet. 2d and 3d.
Red 4121 Turner, Russell P., cor. 3d and F Sts.
Red 5621 Wagner, Joe, 619 Third St.

ATTORNEYS

Red 5251 Conner, R. L., McMinnville Nat. Bank Building.
Red 2521 Dodson & Kendall, First Nat. Bank Bldg.
Red 2121 Panton, F. W., Union Block.
Red 3521 Kluke, R. A., First Nat. Bank Bldg.
White 9421 Ramsey, Lange & Nott, U. S. National Bank Building.
Red 2911 Miller, H. O., McMinnville Nat. Bank Building.
Red 18 McCain, Vinton & Burdett, First National Bank Building.
Red 2911 Taff, Chas. J., McMinnville Nat. Bank Building.

NATIONAL BANKS

Red 2 First National Third and D.
Red 2 McMinnville National Third and D.
Red 1 United States National Third and E.

BARBERS AND BATHS

Red 5111 Maloney's, 442 Third St.

BLACKSMITHS

White 6111 Boyd, Alex., Fourth and B Streets.
Red 7429 Severance, A. W., 592 B Street.

BOOKS AND STATIONERY

White 6411 Ashbury's Book Store, 526 Third St.
Red 5511 Hembree's Book Store, 218 Third Street

CLEANING AND PRESSING

White 8321 The Modern, W. B. Ruggles, 946 2d St.

CHURCHES

Adventist—B and Lincoln St.
Baptist—Fifth and C, Rev. J. B. Champion, pastor.
Christian—First and D, Rev. E. V. Stivers, pastor.
Christian Science—Mardis Hall.
Evangelical—D and Cedar, Rev. V. Urbino, pastor.
Methodist—Fourth and F, Rev. D. L. Fields, pastor.
Nazarene—Fifth and D.

Presbyterian—Fourth and D, Rev. A. N. Thompson, D. D., pastor.
St. Barnabas (Episcopal)—First and D, Rev. E. H. Clark, rector.
St. James, (Catholic)—Fourth and K, Father Black.

GENTS FURNISHINGS

Red 3011 Hanahan-Wheeler Clo. Co., 403 Third St.
Blue 5 Nayberger, D. M., 235-243 Third St.
White 14 Sissons New Way Clothes Shop, 422 2d.

DEPARTMENT STORES

Blue 7 Nayberger, D. M., 235-243 Third St.
White 6211 Nott & Son, 522 Third St.
Red 15 Smith & Wilson, 406 Third St.

DENTISTS

White 8211 Cummins, E. E., Mardis Block.
Red 5911 Lewis, Leroy, McMinnville Nat. Bank Building.
Red 8211 Toney, H. L., Wright Building.
Red 2111 Wisecarver, W. J., Union Block.
White 6211 Wright, G. S., Wright Block.

DRUGS

Red 4121 Hendricks Drug Co., Hotel Elberton Bldg.
White 2 Peery Drug Co., 401 Third St.
Red 5511 Rogers Bros. Druggists, 235 Third St.

ELECTRICAL SUPPLIES

White 9311 Rummel, Geo., D St. bet. 3d and 4th.
Blue 2221 Standard Electric Co., 416 Third St.

FURNITURE AND UNDERTAKING

Red 9 Macy, W. T., 333 Third St.
White 8311 Tibbary & Son, 521 Third St.

GROCERIES

White 7 Cameron & Calloway, 441 Third St.
White 8 Christensen Bros., Third and B Sts.
White 5 Logan's Grocery, 314 Third St.
White 4 Murton, C. C. & Co., 545 Third St.

HARDWARE AND IMPLEMENTS

Red 7 Jameson-Evans Co., 549 Third St.

Geo. Rummel, Electrical Supplies

AGENCY EDISON MAZDA LAMPS
STORAGE BATTERIES CHARGED

D Street Near Third

Phone White 9311

1915, Taff, Chas, J. Attorney; Standard Electric at
616 3rd St.; Jameson - Evans Co. at 519 3rd St.

SMITH & WILSON

McMINNVILLE, OREGON

Dry Goods, Shoes and Groceries

ICE AND COLD STORAGE

Red 16 McMinnville Ice Co., 743 First St.

LUMBER AND BUILDING MATERIAL

White 19 Crescent Lumber & Supply Co., 604 Park
 Red 11 McMinnville Planing Mill, 511 Third.

MEAT MARKETS

Red 18 McMinnville Meat Co., 451 Third St.
 Red 10 New Meat Market, 236 Third St.
 Red 5 Olds Packing Plant, Fourth and D Sts.

NEWSPAPERS AND PRINTING PLANTS

Red 5521 News-Reporter, 202 South D St.
 Red 5723 Pacific Baptist, 146 E Street.
 Red 4711 Telephone Register Pub. Co., 138 Second.
 Red 7421 Westerfield & Stone, 315 D Street.

OSTEOPATHIC PHYSICIANS

White 7721 Pasching, Dr. D. J., Mardis Block.
 White 9411 Young, Dr. D. D., U. S. National Bank Building.

PHYSICIANS AND SURGEONS

Blue 10 Brown, Dr. Edgar H., Masonic Bldg.
 Red 2511 Cook, Dr. J. H., First Nat. Bank Bldg.
 Red 2521 Folgers, Dr. F. F., Union Block.
 Red 2521 Goucher, Dr. E. E., McMinnville Nat. Bank Building.

White 8221 Michaux, Dr. J. C., Mardis Bldg.
 Red 2311 Williams, Dr. C. L., Union Block.
 Red 2811 Wood, Dr. J. T., McMinnville Nat. Bank Building.
 White 9611 Young, Dr. D. D., U. S. Nat. Bank Bldg.

PIANOS

Red 9 Macy, W. T., 533 Third Street.

PLUMBERS

Blue 2211 McMinnville Heating and Plumbing Co.
 M. S. Miller, Prop., 514 Third St.

SCHOOLS

McMinnville College, South end of City.
 Lincoln High and Junior High.
 Columbus and Cook.
 Catholic School.

TRANSFERS AND BAGGAGE

Red 8 City Transfer, Third and I Sts.
 White 9311 Pearson's Auto Delivery, D St. bet. Third and Fourth Sts.

VETERINARY SURGEON

Red 5411 Hanson, Dr. Peter, 218 Fourth St.

WOOD SAWS

Blue 3012 Garner, W. C., 835 Park Ave.
 Blue 5621 Harris, J. H., 614 Park Ave.
 White 1723 Brown, E. J., Cor. Ninth and J Sts.

W. T. MACY

PIANOS

Victor and Columbia Talking Machines

1915, McMinnville Plumbing; M. S. Miller

Home Telephone

DIRECTORY

McMinnville, Oregon

Dr. Leroy Lewis, President
 A. M. Peery, Vice President
 Mrs. Olive Lewis, Secretary
 John Wortman, Treasurer
 E. C. Wilson, Superintendent
 Mrs. Jessie Powell, Bookkeeper

DIRECTORS

H. J. Nott
 Ivan L. Daniel
 J. G. Scott
 Dr. Leroy Lewis

Dr. J. H. Cook
 W. H. Fletcher
 W. T. Vinton
 A. M. Peery

John Wortman

Long Distance Service to all Points over
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1915, Directory Cover
 John Wortman; W. H. Fletcher

ROGERS BROTHERS FOR DRUGS

220068 Prescriptions on File—Ask Your Doctor

PHONE RED 3511

338 THIRD STREET

Please Call by Number Only

Blue 3221 Evans, G W, Cor Crawford Ave and St. Johns
Red 6623 Evans, R, 104 Mill St
Farm 27x3 Evenden, Walter, R F D No 2

F

White 7511 Farmer's Feed Shed, A. B. White, Cor Third and J Sts
Red 8323 Farnham, J L, 454 Fifth St
White 2022 Farnsworth, E D, South Villard St
White 7721 FASCHING, Dr. D. J., OSTEOPATHIC PHYSICIAN, Mardis Bldg.
White 5813 Fasching, Dr. D J, Cor Cedar & Laurel Sts
Red 3311 Fashion Stable, Stow & Son, Cor 4th and E Sts
Red 8921 Feely, D W, 1059 First St
Red 2321 Fellows, Dr F F, Homeopathic, Union Block
Red 9811 Fellows, Dr F F, Brockwood Hill
White 5221 Fenton, W S, 1230 St Johns St
Red 2121 Fenton, F W, Attorney-at-Law, Union Block
White 3521 Fenton, F W, Cor First and E St
White 3922 Field, Rev D Lester, ~~Cor Spruce & H Sts~~

White 5222 Fink, A Leroy, 496 Crawford Ave
White 5223 Fink, Leonard, 1556 St. Johns St
Blue 4012 Finley, Ed, D and Ninth St
Farm 17x53 Finlayson, D, R F D No 2
Farm 33x151 Finlayson, Jack, R F D No 2
Red 3 First Nat'l Bank, Cor Third & D Sts
Blue 3323 Fisher, Geo., 515 Cedar St
Farm 40x25 Fisher, R G, R F D No 2
Red 7722 Fitching, Mrs E, 311 Lincoln St
White 4411 Fleming, Chas E, 604 Second St
Farm 33x51 Fletcher, Henry, R F D No 2
Red 9521 Fletcher, J B, Brook St
White 1823 Fletcher, J L, 648 E St South
Farm 28x4 Fletcher, Lee, R F D No 2
Farm 34x3 Forcé, W E, R F D Carlton
Red 3621 Ford Auto Garage, Cor Fourth & G St
Red 8423 Foskett, Rev H B, 721 South B St
White 5822 Foster, R H, Cor Third and B Sts
Farm 3x5 Foster, S G, R F D No 4
White 8521 Francisco, Carl, Merchant Tailor, 427 Third St
Red 8723 Frazier, E W, Cor Spruce & H Sts
Red 9723 Frerichs, Wm E, College Side West

White 3321 Frisbie, Allie, 427 North D St
Farm 38x1 Frank, John, R F D No 4
Farm 33x53 Fruit, G M, R F D No 2
Red 7713 Fuller, Mrs Jennie, 158 Fifth St
White 2213 Fuller, L W, 705 Alder St
Farm 8x54 Funk, John, R F D No 3

G

Blue 2523 Gabriel, Mrs Mary, 105 Balm St
White 3421 Gabriel, Roy, 311 North E St
Farm 16x4 Gaines, A W, R F D No 4
Farm 31x3 Galloway, Wm, R F D No 4
White 3711 Gardiner, Prof E S, 425 North E St
Blue 3012 Garner, W G, 555 Park St
White 5011 Garrison, Mrs A J, Cor Buckeye and F St
White 2113 Garrison, F M, Brockwood Hill
Farm 21x3 Garrison, W J, R F D No 1
White 4412 Gault, Mrs Julia, Cor G & Second St
Red 7113 Gaunt, Mrs H C, Cor 4th & D St
Blue 5022 Gaunt, Mrs Jennie, Cor 4th & F Sts
Red 9121 Glard, F W, 235 Lafayette Ave
White 5421 Gibson, J H, 304 Lincoln St
Farm 17x3 Gilson, A L, R F D No 2
Red 9721 Gilson, Geo E, College Side West
Farm 31x61 Glover, C M, R F D No 4
Farm 33x515 Godbey, J B, R F D No 2
White 2723 Gouldner, Mrs G A, 407 Mill St
White 4122 Gortner, M W, 294 North G St
Red 2321 Goucher, Dr. E. E., Physician and Surgeon, McMinnville Nat. Bank Bldg.
White 5711 Goucher, Dr. E. E., Cor. 1st & D Sts
White 3212 Gundy, Miss Hattie, 306 Pine St
Red 7012 Grambo, Mrs. E., Cor. Mill St. and Saylor Ave.
Red 7322 Grams, Mrs. Anna, Cor. Lincoln and Grant Street.
Red 2411 Gray Bros, Feed Store, 319 South C St
Red 8711 Gray, W Y, 534 North D St
Blue 3121 Griffin, Emma A, 550 So. D St.
Farm 18x25 Greenlaw, F, R F D No 4
Farm 36x1 Grenfell, J M, R F D No 4
Farm 36x51 Grenfell, Steven, R F D No 4
Farm 31x52 Grossen, John, R F D No 1
Farm 24x35 Grossen, Sam, R F D No 3
Red 7523 Grimes, Mrs Ellen, 538 South G St
White 2412 Grover, R H, 1202 South B St
Blue 4121 Gruber, L & M, 325 Laurel St

Residence, Red 9421

Office, White 9611

DR. D. D. YOUNG, Osteopathic Physician

U. S. National Bank Building

EYE — EAR — NOSE — THROAT

1915, Evans, G. W.; Fletcher, J.L.

W. T. MACY

PIANOS

Victor and Columbia Talking Machines

All Tolls Charged against Telephone from which they originate.

White 4912 Hubbard, John, 245 North D St
White 3923 Huddle, R M, Cor Sixth & E Sts
Blue 3412 Hug, Geo. W, Brockwood Hill
Farm 8x51 Hulse, Frank, R F D No 3
Red 7413 Hunter, L L, 715 Grant St
Blue 5121 Hunnaker, Rev A J, Cor D & Ninth St
Blue 2313 Hunnaker, F W, Brockwood Hill
Farm 33x16 Hutchins, Will, R F D No 2

I

Red 16 ICE PLANT, H. J. PEARSON, Mgr, 715 First St.
Farm 14x5 Ingram, M A, R F D No 4
White 8321 I O O F, Lodge Room, Cor 3rd & F Sts
Red 6422 Irvine, Jesse, 331 North D St
Farm 22x45 Irvine, Frank F, R F D No 1

J

Red 7422 Jacobs, C C, 725 Grant St
Farm 37x3 Jacobson, C M, R F D No 2
Farm 27x52 Jacobson, N C, R F D No 2
Red 7 JAMESON-EVANS CO., HARDWARE and IMPLEMENTS, 519 Third St.
White 2922 Jameson, A L, 311 Cooper St
Red 4521 Jeffries, H, Auto Service, 716 2nd St
Red 6013 Jeffries, H, 316 East Spruce
White 5512 Jeffery, J M, 533 Elm St
Red 3021 Jensen's Studio, Union Bldg.
White 4022 Johnson, A J, 146 Fourth St
Farm 37x51 Johnson, Rev G, R F D No 1
Red 7112 Johnson, Mrs Vina, 568 Fourth St
Farm 8x3 Jones, Alfred, R F D No 2
Red 5421 Jones Cash Grocery, 406 South B St
Red 2921 Jones, Mrs Emma E, 161 First St
Farm 21x51 Jones, Frank, R F D No 1
Red 6621 Jones, Mrs J H, North City Park
Farm 18x53 Jones, J W, R F D No 4
White 11 Jones, R W, Civil Engineer, City Hall
White 2311 Jones, R W, 723 North G St
Blue 2421 Junior High School, Cor 11th & C Sts
White 1041 Justice, H., Cor First and Railroad Sts

K

Blue 5321 Kaddery, E W, Brockwood Hill
Farm 17x45 Kaufman Bros, R F D No 2
Farm 28x53 Kaufman, Geo W, R F D No 2

Red 7813 Keen, Aden, Maple St, bet E and F
Red 2521 Kendall, M H, Attorney-at-Law, First National Bank Bldg.
White 3722 Kendall, M H, Cor G and Cedar Sts
Farm 24x51 Kenyon, M F, R F D No 3
Farm 39x4 Kenner, F W, R F D No 2
Red 5211 Key, W A, Hop Beyer, McMinnville National Bank Bldg.
Red 9223 Key, W A, 436 ~~Kasson~~ *St. John*
Blue 4322 Kigore, ~~Chas E~~ *St. John*
Farm 29x15 Kigore, J V, R F D No 4
Blue 2023 King, Ed, 544 North 4 St.
Farm 8x15 Kingery, A L, R F D No 3
Red 8122 Kingery, Mrs D B, 534 South C St
Farm 18x44 Kirsch, John, R F D No 3
Red 3521 Kliza, B A, Attorney-at-Law, First National Bank Bldg.
Red 7521 Kliza, B A, Cor 19th and G St
Red 3411 K F Hall, 312 Third St
Farm 24x5 Krieger, Peter, R F D No 4
Farm 32x1 Kuns, Chas, R F D No 2

L

Farm 29x53 Lambert, Mrs E, R F D No 4
White 2111 Lambright, Isaac, Brockwood Hill
Red 8011 Lanefield, Lynn, 121 West First St
White 9421 Lange, L E, Attorney-at-Law, 178 National Bank Bldg.
Blue 5313 Lange, L E, College Side, West
White 1623 Latonette, Mrs W H, 404 First St
White 9211 Laughlin, Elton & Braly, Merchandise, 716 Third St
Red 8321 Laughlin, L O, 126 South D St
Farm 28x25 Lawson, G W, R F D No 2
Farm 8x52 Lebold, Fred, R F D No 2
Red 6313 Leedom, Hal E, 635 Pine St
Red 9813 Leever, Mrs Leta, College Side West
Red 8612 Leighton, A H, 319 Mill St
White 3513 Leland, A H, 707 First St
Farm 40x54 Lewis, A O, R F D No 2
Red 5911 LEWIS DR. LEROY, DENTIST, McMinnville National Bank Bldg
Blue 2411 Lincoln High School, Principal and Supt, Cor North C and 9th St
White 1821 Linden, Edgar, 433 South B St
Farm 14x53 Lindsey, Lee, R F D No 4
White 4121 Link, W S, Cor G and Buckeye St
Blue 2012 Loban, E M, Cor I and Balm St
Farm 16x52 Loban, Roy, R F D No 4
Red 8123 Logan, Frank, 219 Lincoln St

A. W. SEVERANCE

GENERAL BLACKSMITHING

AUTO SPRINGS A SPECIALTY

502 South B Street
Phone White 7411

1915, Jameson - Evans Co. Hardware and Imple-
ments; Jameson, A. L.

OUR LINES

And They Are Strong Ones:

Monarch Malleable Ranges
 Cole's Original Air-Tight Wood Heaters
 Cols's Hot-Blast Coal Stoves
 O. V. B. Tools and Cutlery
 Acme Tires and Tubes
 Perfection Oil Heaters
 Spalding Sporting Goods
 W. P. Fuller's Paints and Oils
 Valvoline Oils and Greases
 Winchester, Remington, ^{all make} Guns
 Western Ammunition
 P. & O. Implements and
 Vehicles

SURELY one of these lines will fill your wants.

GIVE US A CALL

JAMESON-EVANS CO., ALWAYS AT
 YOUR SERVICE

MEN

TRADE AT SISSON'S

IT PAYS

\$15.00 = SUITS AND OVERCOATS = \$15.00

They are the Regular \$18.00 and \$20.00 kind

YOU SAVE \$3.00 TO \$5.00

THE BEST \$1.00 SHIRT IN TOWN
MUNSING UNION SUITS \$1.00

I SELL EVERYTHING FOR MEN BUT SHOES

SISSON'S NEW-WAY CLOTHES SHOP

PHONE WHITE 14

McMINNVILLE

1915, Jameson-Evan's Co. Advertisement

W. T. MACY

"VICTOR" AND "COLUMBIA" TALKING MACHINES
 PIANOS

All Tolls Charged against Telephone from which they originate.

Farm 5851	Mulac, Frank, R F D No 2	Red 7813	Keen, Aden, Maple St, bet E and F
Red 7413	Munter, L L, 713 Grant St	Red 2521	Kendall, M H, Attorney-at-Law, First National Bank Bldg
Blue 5121	Munsaker, Rev A J, Cor D & Ninth St	White 3722	Kendall, M H, Cor G and Cedar Sts
Blue 2313	Munsaker, F W, Brookwood Hill	Farm 24x51	Kenyon, M F, R F D No 3
Farm 33x16	Mutchins, Will, R F D No 2	Farm 39x4	Kenzie, F W, R F D No 3
I			
Red 16	ICE PLANT, H. J. PEARSON, Mgr. 743 First St	Red 9223	Keyt, W A, Hop Buyer, McMinville National Bank Bldg
Farm 14x5	Ingram, M A, R F D No 4	Red 29x15	Kilgore, J V, R F D No 4
White 8321	I O O F, Lodge Room, Cor 3rd & F Sts	Farm 8x15	Kingery, A L, R F D No 3
Red 6422	Irvine, Jesse, 537 North D St	Red 8122	Kingery, Mrs D B, 534 South C St
Farm 22x45	Irvine, Frank F, R F D No 1	Farm 13x54	Kirsch, John, R F D No 3
J			
White 1722	Jackson, F A, North H and 9th Sts	Red 3521	Kilke, B A, Attorney-at-Law, First National Bank Bldg
Red 7422	Jacobs, C C, 725 Grant St	Red 7521	Kilke, B A, Cor Fifth and G St
Farm 37x3	Jacobson, C N, R F D No 2	Red 3411	K P Hall, 215 Third St
Farm 27x52	Jacobson, N C, R F D No 2	Farm 24x5	Kriegler, Peter, R F D No 3
Red 7	JAMESON-EVANS CO. HARDWARE and IMPLEMENTS, 519 Third St.	Farm 32x1	Kuna, Chas, R F D No 2
L			
White 2922	Jameson, A L, 531 Cooper St	Farm 29x53	Lambert, Mrs E, R F D No 4
Red 4521	Jeffries, H, Auto Service, 746 3rd St	White 2111	Lambright, Isaac, Brookwood Hill
Red 6013	Jeffries, H, 316 East Spruce	Red 8011	Lane, Lynn, 121 West First St
White 5512	Jeffery, J H, 533 Elm St	White 9421	Lange, L E, Attorney-at-Law, U S National Bank Bldg
Red 3021	Jensen's Studio, Union Bk	Blue 5313	Lange, L E, College Side, West 416 Third St
White 4022	Johansen, A J, 746 Fourth St	White 9211	Laughlin, Sitton & Braly, Merchandise
Farm 37x51	Johnson, Rev G, R F D No 1	Red 8321	Laughlin, L G, 436 South D St
Red 7112	Johnson, Mrs Vina, 303 Fourth St	Farm 28x25	Lawson, G W, R F D No 2
Farm 6x3	Jones, Alfred, R F D No 3	Farm 8x52	Lebold, Fred, R F D No 3
Red 5421	Jones Cash Grocery, 406 South B St	Red 6313	Leedom, Hal E, 635 Pine St
Red 8021	Jones, Mrs Emma E, 101 First St	Red 9813	Leever, Mrs Lota, College Side West
Farm 21x51	Jones, Frank, R F D No 1	Red 8612	Leighton, A H, 519 Mill St
Red 6621	Jones, Mrs J H, North City Park	White 3513	Leland, A H, 707 First St
Farm 18x53	Jones, J W, R F D No 4	Farm 40x54	Lewis, A C, R F D No 2
White 11	Jones, B W, Civil Engineer, City Hall	Red 5911	LEWIS Dr. LEROY, DENTIST, McMinville National Bank Bldg
White 2311	Jones, R W, 423 North G St	Red 5912	Lewis, Dr Leroy, 111 C St
Farm 31x3	Jones, W E, R F D No 4	Blue 2411	Lincoln High School, Principal and Supr, Cor North C and 3rd St
White 5411	Jones, B W, 5111 South C St	White 1821	Linden, Edgar, 623 South E St
Blue 2421	Junior High School, Cor 11th & C Sts	Farm 14x53	Lindsey, Lee, R F D No 4
K			
Farm 17x45	Kaufman Bros, R F D No 2	White 4121	Link, W S, Cor G and Buckeye St
Farm 28x53	Kaufman, Geo W, R F D No 2	Blue 2012	Loban, E M, Cor I and Balm St
L			
Farm 16x52	Loban, Roy, R F D No 4	Farm 8123	Logan, Frank, 219 Lincoln St
Red 7512	Logan, Wm, Cor Sixth and G St		

A. W. SEVERANCE

GENERAL BLACKSMITHING

AUTO SPRINGS A SPECIALTY

502 South B Street

Phone White 7411

1916, Jameson-Evans Hardware; Jameson, A. L.

W. T. Macy *Victor and Columbia*
PIANOS *Talking Machines*

Farm 15 X 25

STANDARD ELECTRIC CO.

Electrical Supplies, Wiring and Fixtures

M. H. McGuire, Prop.

Phone Blue 2221

Classified Directory

CITY OFFICERS

Mayor—G. W. Evans.
Recorder—A. C. Chandler.
Councilmen: G. W. Henderson, O. D. Scott, H. G. Ivins, G. A. Goodrich, J. H. Gibson, G. B. Barham, Jr.
Chief of Police: Leo Peters, Night.
Street Commissioner—George Elliott.
Fire Chief: Bert Lohm.
Water and Light Commissioner: G. W. Evans, W. R. Link, A. M. Perry, G. G. Shirley.
Water Superintendent—W. J. Brower.
Light Superintendent—F. E. Thornton.
Council Meets—First Tuesday of each month.
Water and Light Commission Meets—First Monday of each month.

COUNTY OFFICERS

Clerk—Chas. E. Wilson.
Sheriff—W. G. Henderson.
Recorder—H. E. Maloney.
Treasurer—Alvin L. Adams.
Assessor—Martin Miller.
Surveyor—Henry W. Herring.
Coroner—C. Tibbitts.
District Attorney—R. L. Connor.
County Judge—J. B. Dodson.
County Commissioners—W. R. Link, Wm. Gooding.
Supt. of Schools—E. B. Dodson.
Health Officer—Dr. E. H. Brown.
County Agent—M. E. Brown.
Circuit Judge—Harry R. Bell. Court meets March, September and December.

AUTOS AND GARAGES

White 8121 Ivins, Albert.
Red 5021 Ford Auto Garage, Cor 4th and G Sts.
Blue 111 Prosser Bros., 111 E St.
Red 2021 Brown, J. E., D St. bet. 3d and 4d.
Red 4021 Turner, Russell P., cor. 3d and F Sts.
Red 5021 Wagner, Joe, 419 Third St.
Blue 15 Yonahli Auto Co., 215-217 Fourth St.

ATTORNEYS

White 3711 Burdett, Jas. E., Masonic Bldg.
Red 5021 Connor, R. L., McMinnville Nat. Bank Bldg.
Red 2121 Fenton, F. W., Union Block.
Blue 15 Holmes, Frank, U. S. National Bank Bldg.
Red 4021 Kline, H. A., First Nat. Bank Bldg.
Red 5021 Ramsey, Louisa & Staff, U. S. Nat. Bank Bldg.
Red 18 McCaff, & Vinton First National.
Red 5011 Scott, Earl A., U. S. Bank Bldg.
Black Building.
Red 4021 Taff, Chas. J., First Nat. Bank Bldg.
Building.

NATIONAL BANKS

Red 3 First National, Third and D.
Red 2 McMinnville National, Third and D.
Red 4 United States National, Third and E.

Red 5021 Doc's Barber Shop.
Red 5021 Maloney's, 442 Third St.

BARBERS AND BATHS

White 5111 Boyd, Alex, Fourth and B Streets.
White 7411 Holland, J. W., South B Street.
Red 2111 Scott, G. J., 4th St.

BLACKSMITHS

White 5111 Boyd, Alex, Fourth and B Streets.
White 7411 Holland, J. W., South B Street.
Red 2111 Scott, G. J., 4th St.

BOOKS AND STATIONERY

White 4411 Ashbury's Book Store, 328 Third St.
Red 5111 Bromberg & Jackson, Book Store, 313 1st Street.

CLEANING AND PRESSING

Red 5021 Economy, Cor 2nd and D Sts.
White 2111 McMinnville Cleaners & Dyers, W. A. Rhewalter, Prop.

CHURCHES

Adventist—E and Lincoln St.
Baptist—Fifth and C. Rev. J. B. Champion, pastor.
Christian—First and D. Rev. J. N. McConnell, pastor.
Christian Science—Cor. D and Pine Street.
Evangelical—D and Cedar.
Methodist—Fourth and F. Rev. D. L. Finkle, pastor.
Nazarene—Fifth and D.
Presbyterian—Fourth and D Sts.
St. Barnabas (Episcopal)—First and D. Rev. E. H. Clark, pastor.
St. James (Catholic)—Fourth and K. Father Black.

GENTS FURNISHINGS

Red 5021 Hamblin-Wheeler Clo. Co., 403 Third St.
Blue 7 Naylor, D. M., 215-243 Third St.
Red 15 Smith & Benson, 404 Third St.

DEPARTMENT STORES

White 3011 Langdon & Son, 4th Third St.
Blue 7 Naylor, D. M., 215-243 Third St.
White 4111 O'Connell, W. L., 322 Third St.
Red 15 Smith & Benson, 404 Third St.

W. T. MACY

"VICTOR" AND "COLUMBIA" TALKING MACHINES
PIANOS

All Tolls Charged against Telephone from which they originate.

Red 16 ICE PLANT, H. J. PEARSON, Mgr.
745 Third St.

Red 2011 Imperial Theater, Cor 4th and G Sts.
Farm 1005 Ingram, M. A., R. F. D. No. 4.
White 8021 I. O. O. F. Lodge Mason, Cor 3rd and F Sts.
Red 4022 Irvine, Jess, 327 North D St.
Farm 220-45 Irvine, Frank F., R. F. D. No. 1.

Red 7422 Jacobs, O. G., 724 Grand St.
Farm 3703 Jacobson, O. M., R. F. D. No. 2.
Farm 3703 Jacobson, M. G., R. F. D. No. 2.
White 4022 Jacobs, Mrs. M. E., 614 Second St.
White 5022 Johnson, Myron W., 104 Cedar St.

Red 7 JAMESON HARDWARE CO., 519 Third St.

White 2022 Johnson, A. B., 101 Cooper St.
Red 2211 Jeffries, M. Auto Service, 722 3rd St.
White 5012 Jeffery, J. M., 135 Elm St.
Farm 2003 Johnson, A. B., R. F. D. No. 2.
White 4041 Johnson, J. A., R. F. D. No. 2.
White 4113 Johnson, Mrs. Wm., 110 North G St.

Farm 202 John, Alfred, R. F. D. No. 3.
Red 4021 Jones Cash Grocery, 404 North B St.
Farm 2101 Jones, Frank, R. F. D. No. 2.
Farm 2705 Jones, M. F., R. F. D. No. 2.
Farm 1003 Jones, J. W., R. F. D. No. 4.
White 11 Jones, H. W., Civil Engineer, Masonic Building.

Blue 2421 Junior High School, Cor 11th and C Sts.

K

Blue 5025 Kaderly, H. M., College Side West.
Farm 17005 Kaufman Bros., R. F. D. No. 3.
Blue 5011 Kaufman, Robert, Star Mill Bldg.
Red 7013 Kern, Adam, Maple St. bet. E and F.
White 5013 Kelley, W. J., Star Mill Bldg.
White 7121 Kendall, M. M., Attorney-at-Law, 215 North B St.

White 3722 Kendall, M. M., Cor G and Cedar Sts.
Farm 20051 Kenney, M. F., R. F. D. No. 2.
Farm 3004 Kesler, F. W., R. F. D. No. 2.
Farm 10051 Kilgore, J. R., R. F. D. No. 4.
Farm 20051 Kilgore, J. V., R. F. D. No. 4.
Farm 8015 Kilgore, A. L., R. F. D. No. 2.
Red 8122 Kinney, Mrs. D. B., 534 South C St.
Red 5712 Knappe, R. F., 749 Second St.

Farm 3703 Kirsch, Jas., R. F. D. No. 3.
Red 4021 Kline, H. A., Attorney-at-Law, First National Bank Bldg.
Red 7021 Kline, H. A., Cor Fifth and G St.
Farm 2101 Knappe, R. F., R. F. D. No. 2.
Red 3415 K. F. Hall, 211 Third St.
White 11 Knight, F. L., Masonic Bldg.
Farm 2405 Kramer, Peter, R. F. D. No. 1.
Farm 2201 Kline, Chas., R. F. D. No. 2.
White 5013 Kline, Mrs. E. E., Cor Cedar & Laurel Sts.

L

Farm 20051 Lambert, Mrs. E. R., R. F. D. No. 4.
White 2111 Lambright, Isaac, Brookwood Hill.
Red 5011 Landonford, Lynn, 121 West First St.
Red 4112 Landon, Mrs. Frank, 314 Spruce St.
Red 2011 Lange, E. R., Attorney-at-Law, U. S. National Bank Bldg.

Blue 5311 Lange, E. R., College Side, West.
White 5211 Langdon & Son, Merchandise, 416 Third Street.
Farm 1204 Langdon, Mrs. F. M., R. F. D. No. 1.
Red 4021 Langdon, E. O., 416 South D St.
Blue 4021 Lawrence, G. W., Star Mill Bldg.
Farm 20025 Lawson, G. W., R. F. D. No. 2.
Farm 8052 Lebold, Fred, R. F. D. No. 1.
Red 5013 Lebold, Hal M., 416 First St.
Red 5013 Lebold, Hal M., College Side West.
Red 1052 Leighton, A. M., 119 Main St.
White 3513 Leland, A. M., 747 First St.
Farm 40044 Lewis, A. C., R. F. D. No. 2.

Red 5011 LEWIS DR. LEROY, DENTIST, McMinnville National Bank Bldg.
Red 5012 Lewis, Dr. Leroy, 111 C St.
Blue 2411 Lincoln High School, Principal and Bldg., Cor North C and 5th St.
Farm 1021 Linton, Edgar, 412 South B St.
Farm 10051 Lindsey, Lee, R. F. D. No. 4.
White 4121 Link, W. R., Cor G and Duckeye St.
Red 8021 Livingston, D. M., Cor 1st and H Sts.
Blue 2012 Lohm, E. M., Cor 1st and B Sts.
Red 6123 Logan, Frank, 219 Lincoln St.

White 5 LOGAN, Wm. GROCERIES, 314 4d St.
Red 7012 Logan, Wm., Cor Sixth and G St.
Farm 1201 Longmeyer, D. B., Grand Haven Dist.
Red 4211 Loney, J. W., 302 North G St.

OSBORN'S STORE

The "Mina Taylor Dresses" are designed with the most pains taking care. We are sole agents for these unusual garments. Full stock to select from.

1917, G. W. Evans, Mayor and Water & Light Commissioner;
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Taff, Charles J., Attorney
Hamblin - Wheeler, Gents Furnishings

W. T. MACY

"VICTOR" AND "COLUMBIA" TALKING MACHINES
PIANOS

1917, Jameson Hardware at 519 3rd St.

CHRISTENSEN BROTHERS

GROCERIES AND GENERAL MERCHANDISE
GOODS DELIVERED TO ALL PARTS OF THE CITY

PHONE WHITE 8

COR. THIRD AND B STREETS

Our Subscribers will confer a favor by reporting Trouble.

Red 4011 Conny Treasurer, Court House
Red 7111 Courtmanche, L. A., 332 4th St.
Farm 344 Cox, G. H., R F D No 1
Red 5121 Cozy Coffee House, Third St
Farm 3545 Craine, Mrs Edith, R F D No 4
White 5312 Crater, O E, 542 Third St
White 4223 Crawford, S D, 406 G St, North

White 10 CRESCENT LUMBER & SUPPLY
COMPANY, 504 Park Ave.

Farm 33x26 Cresswell, J I, R F D No 1
Red 6018 Crowley, Miss Carlotta, 608 North E St
Farm 33x64 Cruikshank, Jas, R F D No 2
Farm 14x45 Cuo, Peter, R F D No 4
White 3813 Culver, T. D., 712 South B St
White 4921 Cummins, Dr. E. E., Cor. B & Buckeye.
Farm 34x4 Cummins, H. L., R R D Carlton
Blue 2723 Curry, Miss Mabel, Cor First and C Sts

D

Red 6321 Daniels, Chas F, 334 North E St
City 9x1 Daniel, Ivan, Manager Star Mill
City 9x3 Daniel, Ivan, Res. Star Mill Side
Farm 22x3 Daniels, John, R F D No 1

White 7623 Davenport, Mrs Jessa, College Side So
Red 6612 David, E G, 122 Mill St
Red 3611 Davidson, Nils, Plumber, 704 Third St

White 4613 Davidson, Nils, 444 Second St
Blue 2513 Davidson, W L, 205 Balm St

Red 8523 Davis, L T, Cor Adams and Lincoln Sts
Farm 37x1 Davis, L T, R F D No 3

Red 8712 Davis, Mrs Rosa, 535 North G Street.
Blue 5223 Davis, Mrs Villa, 315 Crawford Ave.

Farm 20x5 Day, S A, R F D No 1
Red 6 DeHaven & Son Hardware Co., Corner
Third and C Streets.

Red 6723 DeHaven, Glen, 331 Maple St
Red 6621 DeHaven, Wm, North City Park

Farm 12x5 DeKashnaut, L, R F D No 1
White 9211 Devall & Peterson, Lunch Counter,
428 and 430 Third St

Red 7113 DeVall Rooming House, Cor 4th and
D Sts

Farm 27x35 Dell, Adam, R F D No 2
White 4413 Dennis, Mrs M A, Cor 2nd & D St.

Red 6913 Dennis, V E, 636 First St.
Farm 39x52 Dennis, V E, Paving Plant, R F D No 4

Farm 36x3 Denniston, W F, R F D No 4

Blue 4221 Derby, D C, 1040 Railroad Ave
Red 8023 Derby, J A, 109 First St, West

Farm 26x52 Derby, Jas, R F D No 4
Farm 29x51 Derby, W F, R F D No 4

Farm 28x51 Derr, Tilghman, R F D No 2
Red 7621 Dielschneider, Francis, cor D & Pine St

White 4911 Dielschneider, Wm, 210 North C St
Red 6521 Dielschneider Bros., Jewelers & Optic-
ians, 317 Third St

Blue 5421 Dinsdale, J E, Cor. First & B Sts
Farm 34x53 Dix, Mrs Edith, R F D Carlton

White 9221 Doc's Barber Shop, 422 Third St.
Blue 5321 Dodson, Mrs. J. B., College Side, West

Farm 10x53 Donnelly, Wm, R F D No 2
Farm 31x15 Donnelson, Thos, R F D No 4

Blue 2221 Dorsey, J. P., Real Estate and Insur-
ance, 714 Third St.
White 4221 Dorsey, J F, 505 Pine St.

Blue 3323 Douple, Mrs Addie, 515 Cedar St.
Blue 3223 Dow, S S, Cor. Crawford Ave & St
John St

White 5522 Draper, Miss Addie, 107 Spruce St
Farm 16x3 Draper, Roy, R F D No 4

White 3313 Draper, Mrs T, 505 Alder St
White 4611 Duerst, Mrs Anna, 616 Second St.

Blue 2123 Duncan, S B, 624 North F St

E

Farm 27x51 Earhart, G F, R F D No 2
Farm 17x52 Eberhard, Wm F, R F D No 2

Farm 22x52 Eborall, John, R F D No 1
Farm 23x4 Eborall, Wm, R F D Carlton

Red 5611 Eccleston Apartment House, 629 Third
St
White 4211 Eckman, J G, Editor Telephone Regis-
ter, 333 North G St.

White 8221 Economy Cleaners & Dyers, 311 3d St.
Blue 3112 Edmunds, Mrs O E, 929 South B St.

Blue 2523 Ehrlich, H F, 505 Yamhill St
Farm 13x5 Ehrlich, L Y, R F D No 3.

White 5321 Eichel, Henry, 919 Second St.
Red 4111 Elberton Hotel, Cor Third & E St

Red 3911 Elite Millinery, 329 Third & E St
White 9821 Elks Lodge and Club Rooms, 3rd St

Red 6011 Elliott, George, 407 Spruce St
Farm 37x25 Estes, O G, R F D No 4

White 7612 Evans, E G, Brick Mason, Collegedale
Farm 27x3 Evenden, Walter, R F D No 2

Red 7221 Exide Service Station, J B Klatt

ROGERS BROTHERS FOR DRUGS

220068 Prescriptions on File—Ask Your Doctor

PHONE RED 12

338 THIRD STREET

All Tolls Charged against Telephone from which they originate.

Blue 3221 Hutchins, H E, Southe Adams
Red 9523 Hutchens, Omar, Brockwood Hill
Farm 33x16 Hutchins, Will, R F D No 2
Blue 2522 Hutchcroft, J. W., 105 Balm St

I

Red 16 Ice Plant
Farm 14x5 Ingram, M A, R F D No 4

White 8321 I O O F, Lodge Room, Cor 3rd & F Sts
Red 6422 Irvine, Jesse, 537 North D St

Farm 22x45 Irvine, Frank F, R F D No 1

J

White 6411 Jackson, Mary A, The Music Shop
526 Third St

White 3123 Jackson, Paul, 912 Grant St.
Red 7422 Jacobs, C O, 726 Grant St.

Farm 27x52 Jacobson, N C, R F D No 2
White 5422 Jacobson, Andrew, 535 South C St

White 32x3 Jameson, Harper H., 205 N. B St.

Red 7 JAMESON HARDWARE CO., 904
Third St.

White 2922 Jamson, A L, 531 Cooper St
Blue 4323 Jaquith, J A, 930 Fourth St.

Blue 2211 Jeffries, H., Auto Service, 722 3rd St.
712 3rd St

White 5512 Jeffery, J H, 533 Elm St
Red 6311 Johnson, Albert, 524 Pine St.

Farm 8x3 Jones, Alfred, R F D No 3
Red 5421 Jones Cash Grocery, 406 South B St

White 3822 Jones, A J, 745 So B St.
Farm 36x52 Jones, C S, R F D No 4.

Farm 21x51 Jones, Frank, R F D No 1
Farm 27x25 Jones, M F, R F D No 2

Farm 18x53 Jones, J W, R F D No 4
White 9721 Jones, E. W., Civil Engineer, Masonic
Building

Red 8213 Jones, E W, 824 South B Street.
Farm 15x25 Jones, Mrs. W. E., McDonald Lane

Blue 2421 Junior High School, Cor 11th & C Sts

K

Blue 5323 Kaderly, E N, College Side West
Farm 17x45 Kaufman Bros, R F D No 1

White 3225 Keith, S B, 115 Pine St
Blue 2311 Kelley, N. F., Star Mill Side

White 5913 Kelley, W J, Star Mill Side
Red 6413 Kelly, W E, West Spruce St.

White 3712 Kelley, Mrs Hannah, 504 North G St.
White 2923 Kelly, Clyde, 931 Fifth St

Red 5211 Kendall, M H, Attorney-at-Law, 215
North D St

White 3722 Kendall, M H, Cor G and Cedar Sts

Red 8412 Kennedy, S. A. D., 701 North B St

Farm 24x51 Kenyon, M T, R F D No 2

Farm 39x4 Kessler, F W, R F D No 3

Farm 26x3 Ketch, J L, R F D No 4

Red 3921 Keyt, E O, Elgin Six, 337 Third St

Farm 29x15 Kilgore, D. L., R F D No 4

Farm 8x15 Kingery, A L, R F D No 3

Red 8122 Kingery, Mrs D B, 534 South C St

Farm 37x51 Kirsch, Jno, R F D No 1

Farm 10x3 Kirts, L R, R F D No 2

Red 4121 Klinks, B A, Attorney-at-Law, First
National Bank Bldg

Red 7521 Klinks, B A, Cor Fifth and G St

Farm 21x1 Klingsenger, L, R F D No 1

Red 3411 K F Hall, 312 Third St

White 11 Knight, J I, Masonic Bldg

Blue 4012 Knight, J I, Cor First & D Sts

Blue 2521 Knowles, L M, 832 Yamhill St

Blue 4012 Konzelman, C F, North McMinnville

Red 8013 Koph, Chas, Cor. First & B Sts

White 2 Korinek, Dr C J, Veterinary, 101 3rd St

White 4122 Korinek, Dr C J, 596 Second St

Farm 24x5 Krieger, Peter, R F D No 1

Farm 32x1 Kuns, Chas, R F D No 2

L

Farm 29x53 Lambert, T W, R F D No 4

Farm 16x4 Lambert, T W, R F D No 4

Blue 2811 Lambright, Isaac, Brockwood Hill

Blue 3123 Lancefield, Lynn, 758 South B St

Farm 14x25 Landis, W., R F D No 4

Red 2611 Lange, L E, Attorney-at-Law, U S
National Bank Bldg

Blue 5313 Lange, L E, College Side, West

Farm 37x3 Latimer, J E, R F D No 4

Blue 4521 Lawrence, F S, Star Mill Side

Farm 14x3 Lawrence, Frank, R F D 4

Farm 28x25 Lawson, G W, R F D No 3

Farm 8x52 Lebold, Fred, R F D No 3

Red 8612 Leighton, A H, 119 Mill St

Farm 40x54 Lewis, A C, R F D No 2

Red 5911 LEWIS, DR. LEROY, DENTIST,
McMinnville Bank Bldg

Red 5912 Lewis, Dr Leroy, 111 C St

Farm 32x15 Liljequist, W J, R F D No 2

Blue 2411 Lincoln High School, Cor C and 9th Sts

White 4623 Linden, Edgar, Fenton Bldg

Farm 14x53 Lindsey, Lee, R F D No 4

Blue 4191 Link, W S, Cor G and Buckeye St

White 8923 Livingston, D H, Cor 1st and H Sts

Red 3821 Logan, Mrs Dorothy, 219 Lincoln St

Red 7512 Logan, Wm., Cor. Sixth and G Sts

1919, E. G. Evans, brick mason; No G, W, Evans
listed

1919, Jameson Hardware at 904 3rd St., corner of
3rd and Cooper St.; Jameson, A. L. residence at 531
Cooper St.

Cor. 2nd and B St.
Phone Red 5721

BLINKINSOPP & WATTS—Auto Repairing
 Ignition and Carburetion
Specialists

Battery Charging
Inspection and Water Free

Long Distance Charges must be Paid at end of Each Month.

White 9121 McGuire, Electric Co, 616 3d St	Blue 3023 Neal, C. H., 205 Depot St
Red 7912 McGuire, M. H., Prop., Standard Electric Co., 139 No B St	Farm 12x25 Needham, T. A., R F D No 1
Red 8521 McMinnville Auto Service, Chas. H. Breeding, Prop.	White 17 Nestle Food Co, Railroad St
White 7912 McMinnville College, Treasurer and Registrar's office.	Red 10 New Meat Market, 230 Third St
White 7921 McMinnville College, President's Off., College Building	Blue 5821 News Reporter, 209 South D St
Blue 6 McMinnville Hospital, Mrs. Edna P. Burlingham, South B St	Blue 2922 Newton, A. L., 1134 East Second St
White 5212 McKee, C. H., 1313 St Johns St	Farm 7x25 Neumann, C. W., Riverside
Red 7923 McKinnon, A. C., 166 A St North	Red 7712 Nissen, Miss Anna, 651 South E St
	Farm 37x4 Nissen, J., Route 3
White 7311 McMinnville Cleaning & Dye Works, W. A. Showalter, 435 3rd St.	Farm 24x4 Nissen, L. P., R F D No 3
White 6521 McMinnville Creamery, Pederson Bros., 208 1 St	Blue 4211 Noll, J. E., 738 Shady St
	Red 9712 Norgard, A., College Side West
White 9311 McMinnville Electrical Co., Geo. Rummel, Prop., D bet. 3d & 4th	Red 8421 Northrup, Prof. E., 912 South B St
	Blue 2221 Nott, H. J., Real Estate and Insurance, 714 Third St
Red 4111 McMinnville Land Co, Cor 3rd and B St	White 4112 Nott, H. J., 205 North G St
White 6511 McMinnville Machine Shop, Henderson & Son, Cor 2nd & 1 St	Blue 2221 Nott & Dorsey, 714 Third St
Red 19 McMinnville Meat Co, 431 Third St	Red 2611 Nott, Earl A., Attorney-at-Law, U S National Bank Bldg
Red 3 McMinnville National Bank, Cor 3rd & D St	Red 7821 Nott, Earl A., 235 North G St
Red 11 McMinnville Planing Mill, 811 3rd St	Farm 3x3 Noyes, F. B., R F D No 4
Red 5 McMinnville Garage, 215-17 Fourth St	Red 22 Olds & Lewis Realty Co
Red 7711 McPhillips, Arthur, 635 South E St	
Farm 13x3 McPhillips, Miss Lottie, R F D No 3	
	O
	Farm 18x4 Odell, Frank W., R F D No 4
	Farm 21x25 Odell, W. J., R F D No 1
	White 8321 Odd Fellows Hall, Cor 3rd and F St
	White 7711 Olds, A. E., Mardis Bldg
	Red 9813 Olson, J. T., College Side West
	Blue 2321 Olson, Mrs. Addie, Star Mill Side
	Red 7913 O'Neil, T. E., Cor 1st & B Sts
	Red 5311 Oregon Fire Relief Ass'n, 244 Third St
	White 6421 OSBORN, W. L., Gen Merchandise, 522 Third St
	Red 7121 Osborn, W. L., 407 South C St
	Farm 8x45 Owens, Harold, R F D No 3.
	P
Blue 7 NAYBERGER, D. M. MERCHANDISE 235-243 Third St	White 5521 Palfrey, H., 231 Spruce St
White 4813 Nayberger, D. M., Cor C & Buckeye St	Farm 33x3 Palmer, M. A., R F D No 2
Red 8522 Nayberger, Jos., Second St	Red 7011 Parker, O. B., 403 Yamhill St
Blue 5413 Nelson, J. M., 129 North A St	Red 9111 Parker, Geo., 136 North J St
Red 9713 Nelson, Ole, College Side West	Blue 3322 Parsons, Tom, 415 Cedar St
Red 8411 Newell, John, 601 South B St	Red 6511 Paul, Mrs. W. T., North City Park
	White 2422 Payne, Prof. Geo. W., 1120 South B St
	White 8421 Pearson & Peters, Furniture, W O W Bldg

CITY TRANSFER CO

1919, McGuire Electric 616 3rd St.; McGuire, M. H. Prop. Standard Electric

DENTISTS
 Red 5911 Lewis, Leroy, McMinnville Nat. Bank Building.
 Red 3211 Toney, H. L., Wright Building.
 White 6621 Wiscarver, W. J., Union Block.
 White 6211 Wright, G. S., Wright Block.

DRUGS
 White 2 Peery Drug Co., 401 Third St.
 Red 12 Rogers Bros. Druggists, 338 Third St.
 White 16 Shirley & Parsons, Hotel Elberton Bldg.

ELECTRICAL SUPPLIES
 White 5211 Willard Service Station, Geo. E. Rummel, Prop., D St. Between Third and Fourth.
 White 9311 Rummel, Geo., D St. bet. 3d and 4th.
 White 3121 McGuire Electric Co., M. H. McGuire, Proprietor, 616 Third Street.

FURNITURE AND UNDERTAKING
 Red 9 Hollingsworth & Dow, 333 Third St.
 White 5211 Hodson, O. O., 304 Third St.
 White 5311 Tilbury & Son, 527 Third St.
 White 8421 Pearson & Peters, W. O. W. Bldg.

GROCERIES
 White 5 Callaway, C. R., 314 Third St.
 White 7 Cameron Grocery, 441 Third St.
 White 8 Christensen Bros., Third and B Sts.
 Red 4211 Jones Cash Grocery
 White 6 Peterson, J. P., Cor Second and B Sts.
 Red 4211 Trent & Co., Fourth & B Sts.
 White 6911 Gilbert, J. C., I. O. O. F. Bldg.

HARDWARE AND IMPLEMENTS
 White 5211 Hodson, O. O., 304 Third St.
 Red 6 DeHaven & Son, Cor 3rd and D Sts.
 Red 7 Jameson Hardware Co., 519 Third St.
 Red 20 Smith-Courtemanche, 217 Third St.

LUMBER AND BUILDING MATERIAL
 White 10 Crescent Lumber & Supply Co., 564 Park.
 Red 11 McMinnville Planing Mill, 811 Third.

MEAT MARKETS
 Red 19 McMinnville Meat Co., 431 Third St.
 Red 10 New Meat Market, 230 Third St.

NEWSPAPERS AND PRINTING PLANTS
 Red 5521 News-Reporter, 209 South D St.
 Red 3711 Telephone Register Pub. Co., 135 Second.
 Blue 20 Westerfield & Stone, 315 C Street.

CHIROPRACTIC PHYSICIAN
 Red 21 Hoffman, Dr. W. G., Chiropractor, Cor. Fourth and F. Streets.

OSTEOPATHIC PHYSICIANS
 White 9611 Collinge, Dr. Maud, U. S. Nat'l Bank

PHYSICIANS AND SURGEONS
 Blue 14 Cook, Dr. J. H., First National Bank Bldg.
 White 14 Goucher, Dr. E. E., McMinnville Nat. Bank Bldg.
 Blue 10 Michaux, Dr. J. C., Masonic Bldg. 3 3
 White 5611 Williams, Dr. Chas. L., Union Block
 Blue 4611 Wood, Dr. J. T., Fletcher Bldg.
 Blue 11 Harendrick, Dr. W. H., McMinnville Bank Bldg.
 Blue 12 Lott, Dr. W. H., McMinnville Bank Bldg.

PLUMBERS
 Red 5611 Davidson, Nils, 704 3rd St.
 White 6711 Brigham, C. M., 544 Third St.

SCHOOLS
 McMinnville College, South end of City.
 Lincoln High and Junior High.
 Columbus and Cook.
 Catholic School.

TRANSFERS AND BAGGAGE
 Red 8 City Transfer, Second and E St.

VETERINARY SURGEONS
 White 6121 Mylne, Dr. R. C., 425 South B St.
 Red 5411 Robison, Dr. L. C., 208 Fourth St.
 White 2 Korinek, Dr. C. J., Third St.

WOOD SAWS
 Blue 3021 Harris, J. R., 614 Park Ave.
 White 5913 Kelley, J. W., Star Mill Side
 Red 9113 Messenger, A. J., 415 Lafayette Ave.

NOTICE
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 If your name, initials or street and number are not correct do not blame the Telephone Company, but immediately phone to the chief operator and she will see that they appear correct in the next issue which will be published quarterly.

1919, McGuire Electric at 616 3rd St.; Standard Electric; Jameson Hardware at 519 3rd St.

DENTISTS

Red 5911 Lewis, Leroy, McMinnville Nat. Bank Building.
 Red 5211 Toney, H. L., Wright Building.
 White 6221 Wisecarver, W. J., Union Block.
 White 6211 Wright, G. S., Wright Block.

DRUGS

White 2 Peery Drug Co., 401 Third St.
 Red 12 Rogers Bros. Druggists, 238 Third St.
 White 16 Shirley & Parsons, Hotel Elberton Bldg.

ELECTRICAL SUPPLIES

White 5811 Willard Service Station, Geo. E. Rummel, Prop., D St. Between Third and Fourth.
 White 5811 Rummel, Geo., D St. bet. 3d and 4th.
 White 5121 McGuire Electric Co., M. H. McGuire, Proprietor, 616 Third Street.

FURNITURE AND UNDERTAKING

Red 9 Hollingsworth & Dow, 333 Third St.
 White 5321 Hodson, O. O., 304 Third St.
 White 5311 Tilbury & Son, 527 Third St.
 White 8421 Pearson & Peters, W. O. W. Bldg.

GROCERIES

White 5 Callaway, C. R., 314 Third St.
 White 7 Cameron Grocery, 441 Third St.
 White 8 Christensen Bros., Third and B Sts.
 Red 5421 Jones Cash Grocery
 White 6 Peterson, J. P., Cor Second and B Sts.
 Red 4211 Trent & Co., Fourth & B Sts.
 White 6911 Gilbert, J. C., L. O. O. F. Bldg.

HARDWARE AND IMPLEMENTS

White 5321 Hodson, O. O., 304 Third St.
 Red 6 DeHaven & Son, Cor 3rd and D Sts.
 Red 7 Jameson Hardware Co., 619 Third St.
 Red 20 Smith-Courtemanche, 217 Third Sts.

LUMBER AND BUILDING MATERIAL

White 10 Crescent Lumber & Supply Co., 504 Park.
 Red 11 McMinnville Planing Mill, 511 Third.

MEAT MARKETS

Red 19 McMinnville Meat Co., 421 Third St.
 Red 10 New Meat Market, 120 Third St.

NEWSPAPERS AND PRINTING PLANTS

Red 5521 News-Reporter, 209 South D St.
 Red 3711 Telephone Register Pub. Co., 135 Second.
 Blue 20 Westerfield & Stone, 315 C Street.

CHIROPRACTIC PHYSICIAN

Red 21 Hoffman, Dr. W. G., Chiropactor, Cor. Fourth and F. Streets.

OSTEOPATHIC PHYSICIANS

White 9611 Collings, Dr. Mand. U. S. Nat'l Bank

PHYSICIANS AND SURGEONS

Blue 14 Cook, Dr. J. H., First National Bank Bldg.
 White 14 Goucher, Dr. E. E., McMinnville Nat. Bank Bldg.
 Blue 19 Michaux, Dr. J. C., Masonic Bldg. 3 3
 White 6511 Williams, Dr. Chas. L., Union Block
 Blue 4611 Wood, Dr. J. T., Fletcher Bldg.
 Blue 11 Barndrick, Dr. W. H., McMinnville Bank Bldg.
 Blue 12 Lott, Dr. W. H., McMinnville Bank Bldg.

PLUMBERS

Red 3611 Davidson, Nile, 764 3rd St.
 White 6711 Brigham, C. M., 514 Third St.

SCHOOLS

McMinnville College, South end of City.
 Lincoln High and Junior High.
 Columbus and Cook.
 Catholic School.

TRANSFERS AND BAGGAGE

Red 8 City Transfer, Second and E St.

VETERINARY SURGEONS

White 6121 Mylne, Dr. R. C., 435 South B St.
 Red 5611 Robison, Dr. I. C., 208 Fourth St.
 White 2 Korinek, Dr. C. J., Third St.

WOOD SAWS

Blue 3621 Harris, J. R., 614 Park Ave.
 White 5913 Kelley, J. W., Star Mill Side
 Red 9113 Messenger, A. J., 415 Lafayette Ave.

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1919, McGuire Electric at 616 3rd St.; Jameson Hardware at 519 3rd St.; H. L. Toney, Dentist

Geo. Rummel, Electrical Supplies

WILLARD SERVICE STATION
 STORAGE BATTERIES CHARGED
 AND REPAIRED

Willard
 D Street Near Third

Our Subscribers will confer a favor by reporting Trouble.

TELEPHONE REGISTER PUB. CO.
 135 "E" Street

Red 3711 Telephone Register Pub. Co., 135 "E" Street

Farm 28x53 Tharp, Mart, R F D 2.
Red 2921 Theonli Millinery, Third St
Farm 12x51 Thomasen, Mrs P C, R F D No 1
Red 6412 Thornton, P E, 205 Spruce St.
Red 8713 Tibbets, E H, Cor. F & Spruce Sts

White 9311 TILBURY & SON, Furniture & Undertaking, 527 Third St

Blue 5011 Tilbury, O, Fourth St
Blue 4712 Tilbury, O, Cor 5th and G Sts
Farm 18x25 Tippet, A O, R F D No 4
Blue 4023 Titus, Prof S D, 10th & No E St.
Red 6622 Todd, J E, North City Park
Red 3211 Toney, Dr H L, Dentist, 3rd and D Sts
White 3511 Toney, Dr H L, Cor F and First Sts
White 4123 Toney, W M, 206 North F St.
White 3113 Trawin, Rev Chas L, 901 Grant St

Red 4211 TRENT & CO, GROCERIES, Cor. 4th and B Sts.

Farm 7x51 Trent, Wm, Riverside
Farm 21x4 Troshan, J S, R F D No 1
Red 9711 Triplett, L A, College Side West
Red 3421 Trullinger's Studio, K P Bldg
Farm 8x151 Tucker, Bert, R F D No 4
Red 6022 Turner, D H, 601 North E St
Red 7712 Turner, Mrs Mary, 661 South E St
Red 4421 Turner & Christensen, Garage, 3rd & F Sts.
Blue 3523 Tustin, C S, 332 North D St.
Farm 40x35 Tustin, C S, R F D No 2

U

Blue 18 Union Meat Company, South D St.
Blue 3821 Union Oil Co, Harry Bowlen, Agt., Lafayette Ave.
White 4412 Ungerman, R. P., Cor. G and 2d Sts.
Red 4 U S National Bank, 445 Third St

V

Farm 20x4 Valle, Mrs M P, R F D No 1
White 2312 Van Atta, W O, 422 North E St

Red 7511 Vanderpool, James, Cor 4th and G Sts
White 5022 Van Fossen, A J, 137 N G St.
Blue 5221 VanOsdel, Prof. E B, 241 Crawford Ave
Blue 2812 Varney, Prof G B, Brookwood Hill
Blue 4823 Vaughn, A S, South Villard St.
Red 8221 Vernon, Mrs Minnie, South B St
White 6121 Veterinary Hospital, Dr E C Mylne, 125 South B St
Farm 3x15 Vincent, George, R F D No 4
Red 18 Vinton, W T, Attorney-at-Law, First Nat'l Bank Bldg
White 5612 Vinton, W T, 331 Yamhill St
Red 3621 Volmer, Edw, R F D No 1
Red 3621 Vulcanizer & Tire Shop, A E Beugli, 316 Third St

W

White 3421 Wack, L A, 314 North F St
Red 3721 Wagner, Joe, Garage, 131 No E St
Blue 3211 Wakeman, A M, 1208 St Johns St
White 4621 Walker, Miss Clara, 627 Second St
Farm 20x51 Wallace, Mrs Emily, R F D No 4
Farm 31x51 Wallace, E B, R F D No 1
Farm 15x15 Wallace, F W, Apples, Grand Haven
Farm 11x25 Wallick, L E, R F D No. 4
Farm 40x52 Wandle, W M, Route 2
White 4612 Warren, Thos J, 602 Second St
Red 6911 Warren, W L, 604 First St
Red 5321 Warren, W. L., Insurance, Cor. 3rd and C St
White 3211 Watkins, L H, 128 West Pine St
White 8121 Watkins & Mitchell, Garage, Cor. 3rd and B Sts.
Red 6112 Watts, C E, north of High School
Farm 29x52 Webb, W M, Route 4
Blue 5211 Webster, Mrs Ella, 355 Crawford Ave
Blue 2611 Webster, Mrs Sarah, North I and 9th
Farm 26x61 Weed, Miss Helen, R F D No 4
Farm 11x53 Wess, Mrs W, R F D No 3
Farm 13x61 Wester, C W, R F D No 3
Blue 20 Westerfield & Stone, Job Printers, 315 317 C Street
Red 6212 Westerfield, A B, 407 Maple St
Farm 10x61 Wetrich, D A, R F D 2
Red 9221 Wheeler, D E, Cor Fourth and F Sts
Red 6122 Wherry, S L, 631 North C St

933 North K. Street

W. E. LUTHER, Contractor and Builder
 McMinnville, OREGON

Phone White 3612

1919, Wheeler; No listing for R. M. Wade; H. L. Toney

ROGERS BROTHERS FOR DRUGS

220068 Prescriptions on File—Ask Your Doctor

PHONE RED 12

338 THIRD STREET

All Tolls Charged against Telephone from which they originate.

Red 7012 Holmes, Frank, 425 Yamhill St.	White 6723 Jameson, A. L., Fletcher Apts.
Red 5911 HOME TELEPHONE CO, Pres & Mgr	Blue 4323 Jaquith, J. A., 920 Fourth St.
Blue 9 HOME TELEPHONE CO, Managers Office	Blue 2211 Jeffery, H., Auto Service, 722 3d St.
Blue 8 HOME TELEPHONE CO, Supt Office	White 5512 Jeffery, J. M., 553 Elm St.
Farm 37x61 Monnold, Chas, R F D No 1	Blue 2523 Jennings, Wm, 724 Yamhill St.
White 4622 Monnold, Mrs J M, Cor 2d & G Sts	Farm 28x52 Jensen, J. T., R F D No 2
Red 2811 Hopfield, L S, General Insurance, Wright Bldg	White 4021 Jewell, W. B., 1244 R R Ave.
Red 8721 Hopfield, L S, 605 No G St.	Red 9511 Jones, A. S., 552 Brooks St.
White 20 Houck, Wm, U S Bank Bldg	Farm 8x3 Jones, Alfred, R F D No 2
White 2912 Houck, Will, 629 Cooper St	White 3321 Jones, Mrs. Anna, 437 Alder St.
Farm 3x25 Hauser, Fred, R F D No 4	White 3822 Jones, A. J., 745 So B St.
White 3912 Howell, Mrs Ella, Cor. E & Fourth St	Farm 36x52 Jones, C. S., R F D No 4.
Red 9112 Hubbard, J. E., Lafayette Ave.	White 5411 Jones, Mrs. Edith, 525 So. C St.
Farm 12x52 Huddle, Mrs Fannie M, R F D No 1	Farm 21x51 Jones, Frank, R F D No 1
White 3011 Huddle, E. M., 502 4th St	Farm 27x25 Jones, H. P., R F D No 2
White 7721 Hug, Geo W, Ofc Mardis Bldg.	White 9721 Jones, E. W., Civil Engineer, Masonic Building
Red 8613 Hug, Geo W, 227 No C St.	Red 8213 Jones, E. W., 824 South B Street
Farm 8x51 Hulac, Frank, R F D No 3	Red 3921 JONES, SANFORD, GROCERIES & Meats, 327 Third St.
Blue 5121 Hunsaker, Rev A J, Cor D & Ninth St	
Blue 2313 Hunsaker, F W, Brockwood Hill	Farm 15x25 Jones, Mrs. W. L., McDonald Lane
Blue 2821 Huss, Miss Julia, Brockwood Hill	Farm 1x15 Jones, Ward, R F D No 4.
Blue 3221 Hutchins, H. E., Southe Adams	Blue 2421 Junior High School, Cor 11th & C Sts.
Red 9823 Hutchens, Omar, Brockwood Hill	
Farm 33x16 Hutchins, Will, R F D No 2	
Blue 2522 Hutchcroft, J. W., 105 Balm St	

I

Red 1611 Ice Plant, 745 First St.
Farm 14x5 Ingram, M. A., R F D No 4
Farm 12x25 Inskip, O. W., R F D 1.
White 8321 I O O F, Lodge Room, Cor 3rd & F Sts
White 4 Irvine's Grocery, I. O. O. F. Bldg.
Blue 3613 Irvine, Jesse, 537 No. D St.
Farm 22x45 Irvine, Frank F, R F D No 1

J

White 6411 Jackson, Mary A, The Music Shop 525 Third St
White 3123 Jackson, Paul, 912 Grant St.
Red 7422 Jacobs, O G, 725 Grant St
Farm 27x52 Jacobson, M O, R F D No 2
White 5422 Jacobson, Andrew, 535 South C St
White 4823 Jamison, Harper N., 205 No. B St.
Red 7 JAMESON HARDWARE CO., 904 Third St.

OSBORN'S STORE

IS AGENT FOR

"Athens" Underwear, Warner's Corsets, Mina Taylor Dresses and Buster Brown shoes. No better goods made at any price. Entire satisfaction guaranteed at this store which is "a little ahead."

Warner's
Real-Proof
Corsets

1920, January. Jameson Hardware Co.
904 Third Street
Jameson, A.L., Fletcher Apts.

Phone Red 5721

Second and B Streets

Chevrolet Sales and Service

Gordan Motor Car Company

Long Distance Charges must be Paid at end of Each Month.

White 5111 Mardis, J. B., 130 A St	Farm 28x15 Moore, E. S., R F D No 2.	White 7321 MORRIS, DR. HENRY, OPTOMETRIST, 415 Third St
White 13 Marie, S. H., Green House, 102 Maple St, West	White 4313 Moore, Prof B. U., 543 North E St.	Farm 13x25 Morris, M. L., R F D No 1
Red 5622 Marie, Miss M. A., 215 No. B St.	Farm 40x45 Morehouse, F. B., R F D 2	Farm 5621 Mortensen, M. F., Cor. 9th and N. L St.
Blue 2911 Mark, Miss S., 1305 East St	White 2512 Morgan, Rev. D. Loyd, 324 No. E St.	Farm 16x25 Montell, Mrs Mary J, R F D No 4
Farm 28x3 Martin, Chester, R F D No 2	Farm 37x53 Morgan, C W, R F D No 3	Farm 29x4 Muhs, Mrs. A., R. F. D. No. 4
Farm 28x61 Martin, I M, R F D No 2	Blue 4811 Morgan, Mrs Moore, 846 Story St	Farm 13x51 Muhs, Fred, R F D No 1.
Blue 2122 Martin, Geo E, Mgr Telephone Register, 705 North E St	Farm 12x62 Morgan, S. T., R F D No 1	Blue 5023 Mulkey, L. D., 624 4th St.
Farm 37x45 Martin, M O, R F D No 4		Farm 13x4 Mulkey, Chester, R F D No 3
Farm 40x52 Martin, L. W., R F D No 2.		Farm 3x52 Murray, Earl, R F D No. 2.
Red 2911 Masonic Hall, Cor Third and C Sts		Farm 16x51 Murray, Jas, R F D No 4
Farm 27x16 Matty, Joseph, R F D No 2		Farm 8x515 Murray, L. W, R F D No 3
White 4923 Maxwell, Mrs. H. A., 213 Buckeye St		Farm 8x35 Murray, O. L, R F D No 4
White 5521 Mead, Mrs. Alice, 593 North D St.		Blue 4123 Muzzey, A. A., 235 Laurel St.
White 5423 Mead, F. A., 722 Adam St		ed 7313 Myers, A. E., 326 Lincoln St
Blue 3611 Meresse, Edgar, 306 Spruce Street.		White 6121 Mylne, Dr. E. C, Veterinary Hospital, 415 3d, South
Red 9113 Messenger, J. A., 415 Lafayette Ave.		Red 7022 Mylne, Dr. E. C, Cor Pine & Yamhill St
Farm 28x1 Messenger, J. W, R F D No 2		Blue 2713 McCall, D. W., 325 First St.
Red 4321 Messner, W. A., 210 Third St		White 5511 McCall, D. W., 325 First St
White 3911 Methodist Church, Cor 4th & 5th Sts.		Blue 2814 McCaskey, E. T., 425 Balm St.
Blue 10 Michaux, Dr J. C, Physician & Surgeon, Masonic Bldg.		White 7614 McCaskey, Miss La Versa, College Side, West
Blue 4921 Michaux, Dr J. C, Cor Second & J St		Farm 40x5 McCaskey, C. W, R F D 2.
Farm 7x5 Miller, D. F., Riverside		Farm 29x35 McCaskey, Sam, R F D No 4
Farm 8x3 Miller, H. H., R F D No. 2		Red 7823 McDermott, Cal, 725 Maple St
Farm 8x5 Miller, H. H., R F D No 3		Red 8324 McDermott, J. J., 434 Fifth St
Blue 4422 Miller, H. O, Brockwood Hill		Blue 4113 McDonald, H. B., 405 North B St.
White 3122 Miller, L. A., 837 Grant St		Blue 3822 McDonald, Robert, R B McDonald Lane
Blue 4912 Miller, Roy, 126 J Street.		Red 7023 McDonald, L. E., Cor. Pine & Yamhill.
White 3412 Miller, Martin, 326 North G St		Blue 4111 McGarran, E. E., 105 Pine St.
Red 15 MILLER MERCANTILE COMPANY, 466 Third Street		Farm 36x35 McFarland, George, R F D No 4
Blue 5111 Miller, M. H., Cor North F and Ash St		Farm 8x53 McFarquhar, James, R F D No 1
Blue 2112 Miller, Miss Bessie, East Balm St		White 9121 McGuire, ELECTRIC CO, 616 3d St
Red 6713 Miller, W. C, 231 North D St		Red 7912 McGuire, M. H., Prop., Standard Electric Co., 129 No. B St.
Blue 5613 Miller, Elizabeth, 553 No G St		White 7912 McMinnville College, Treasurer and Registrar's office.
Blue 4522 Milne, G. W., Star Mill Side		White 7921 McMinnville College, President's Off, College Building
Blue 5122 Milnes, Mrs John, Cor Ash and D St		
Red 5721 MITCHELL SERVICE STATION, 297 So. B St.		
Farm 28x4 Mixer, E. G., R F D No 4		
Red 7911 Mitchell, Chas, 167 South B St		
Farm 36x3 Mochettaz, D. G., R F D No. 4.		
Farm 40x4 Mos, Ernest, R F D No 2		
Red 6613 Montgomery, Mrs E. W., 216 W 1st St		
Farm 32x35 Moore, I. T., R F D No 2		

CITY TRANSFER CO.

General Transfer Business
Long Distance Trips a Specialty

Auto Truck

Cor. 2nd and E. Streets
PHONE RED 8

1920, McGuire Electric at 616 (618) 3rd St.; McGuire, M. H.

McMINNVILLE CITY DIRECTORY

FLETCHER, ALMON S., farmer, Laura M. King Add—O
 FLETCHER, H. L., farmer, Nellie, R D 2, 2 boys, 1 girl—O
 FLETCHER, JAMES L., farmer, Sarah, 648 So E, 1 boy,
 1 girl—O
 FLETCHER, W. W., Mgr Nestles Food Co., Perle, Fenton
 Apts
 FLETCHER, JOHN, retired farmer, Brooks St—O
 FLETCHER, MRS. CLARA, hskpr, 1001 Nor 1—O
 FLOWERS—See Classified
 FLINT, L. L., plasterer, Delia, Johnson St, 1 girl, 1 boy—R
 FLINT, ETHEL, hskpr, Johnson St
 FLINT, LUCILE, hskpr, Johnson St
 FLINT, RAYMOND, plasterer, Johnson St
 FLOWERS—See Classified
 FOLSOM, E. P., orchardist, Annie, 1110 Harrison—R
 FOLSOM, MARY, clerk, 1110 Harrison
 FORD, ALVIN A., St. Joe orchards, Central Rooms
 FORD, ALMOND, Arcade Apts
 FORD, EPHRAIM E., retired, 682 So E
 FORD SALES & SERVICE STATION, Briedwell & Tilbury,
 Cor. 4th & G
 FOSTER, H. Z., retired, Edith, 508 Nor B—O
 FOSTER, CHARLES, watch repairer, 508 Nor B
 FOWLER, FLOYD, salesman, 333 Nor G
 FRANK, CHAS., farmer, Clara, R R D 2—O
 FRANKLIN, ESTHER, hskpr, 206 Nor F
 FRENCH, Z. A. & SON, Feed & Seed Store, 203 D St
 FRENCH, ZADOK A., feed store, Mary C., Cleveland Ave—O
 FRERICH, WM. R., college Prof., Carrie F. Brockwood,
 2 boys, 1 girl, Handley St—O
 FRISBIE, NATHAN W., poultryman, Ethel, 12th, 2 girls—O
 FRISBIE, JAS. E., student, 12th St
 FRISBIE, ALBERT L., mechanic, Genevieve A. 328 Cedar
 St, 1 boy—O
 FRISBIE, JAMES A., carpenter, Flora M. 427 Nor D
 FRISBY, MRS. F. A., hskpr, 533 So F—O
 FULGHAM, ELIAS E. W., farmer, Clara, Nor Mill Extd
 FULGHAM, LOLA, hskpr, Nor Mill Extd
 FULGHAM, MARY, stenog., O. F. R. A. Nor Mill Extd
 FULLER, FRED H., condenser, Alice, 103 1st & C, 2 girls—R
 FULLER, JUNE, clerk First Nat Bank, 103 1st & C
 FULLER, FRANK, farmer, 103 1st
 FULLER, SIDNEY, nurseryman, 103 1st
 FULLER, E. W., carpenter, 508 5th
 FULLER, WAYNE, auto mechanic, Ethel, 420 3d
 FULLERTON, WILHELMINA, student, 734 So B
 FOX, ALFRED, lumberman, Ada, 904 Nor 1—O
 FOX, VERNAL, student, 904 Nor 1

EXTRA QUALITY—Canned Goods, Breakfast Cereals, Fruits
 and Vegetables. Hams and Bacon, can be bought at
 Cameron's Grocery White 7

Laughlin Bros. Poultry Farm

S. C. White Leghorns and Imperial Pekin Ducks, Hatching Eggs, Day

1922, Fletcher, James

McMINNVILLE CITY DIRECTORY

HYDER, H. M., planer, Grace, Harrison St, 3 girls—O
 I
 IMPERIAL THEATER, 440 4th
 INGALLS, MILLIE, hskpr, 833 Yamhill
 INGALLS, MAUDE, student, 833 Yamhill
 INGRAM, DELIA, student, 901 Grant
 INSKIP, O. W., book-keeper, Dora E., Cleveland St.,
 2 girls—O
 INSKIP, N. G., laborer, Hazel, 116 2nd, 1 boy—R
 INSURANCE—See Classified
 IRETON, L. F., truck driver, Mabel L. 739 Alder, 1 boy,
 1 girl—R
 IRVIN, IVAN E., clerk O. F. R. A., 920 5th
 IRVINE'S GROCERY, J. T. Irvine, Oddfellows Bldg
 IRVINE, JESSE T., grocer, Dotha, 537 Nor D, 1 girl—O
 IRVINE, LAVELLE L., student, 537 Nor D
 ISAAC, DANIEL, student, 220 5th
 ISAAC, MICHAEL, student, Hotel Yamhill
 J
 JACKSON, REIN, teacher, 331 Ash
 JACKSON, FRANK A., condenser, 522 Park Ave—R
 JACOBS, C. C., insurance, U. S. Nat. Bank Bldg
 JACOBS, C. C., insurance, Dollie, 725 Grant, 1 girl—O
 JACOBSEN, ANDY, auto dealer, Eva, 406 4th—R
 JAMESON HARDWARE CO., Corp., A. L. Jameson, Pres.,
 Cor 3d & F
 JAMESON, A. L., hwdr dealer, Myrtle, Fletcher Apts
 JAMESON, GEO., hwdr, Fletcher Apts
 JAMISON, HARPER N., bookstore, Essie, 205 Nor B—R
 JAQUET, ALICE, student, 809 So B
 JAQUETH, MISS J. A., hskpr, 930 4th—O
 JARRETT'S GROCERY, 145 3d
 JARRETT, J. T., grocer, Katherine, 303 1st, 1 girl, 1 boy—R
 JARRETT, G. M., salesman, Marietta, 407 So C, 1 girl—R
 JARRETT, R. W., grocer, 303 1st
 JEFFERIES, G. E. (Father) K St Extd
 JEFFERIES, ALFRED, electrical engineer, Stella, K St
 Extd, 2 boys—O
 JEFFERIES, E. P., restaurant, Rachel E., 902 1st—R
 JEFFERY, JAS. H., mason, Margaret A. 635 Alder, 1 boy—R
 JEFFERY, JESSIE M., student, 635 Alder
 JENKINS, CHAS., student, 1330 St. John
 JENNINGS, WM., retired, JOSEPHINE, 724 Yamhill—O
 JEWELL, WILLARD R., college teacher, Jessie N., So St.
 John, 2 boys—O
 JEWETT, J. H., retired farmer, Caroline M., 228 Nor B—O

LADDS FUNERAL HOME

Chapel
 Phone
BLUE
 5

Call White 8
JARRETT'S GROCERY

1922, Jameson Hardware Co.; Jameson, A. L.;
 Jameson, Geo., hrdwr dealer, Fletcher Apts.

McMINNVILLE CITY DIRECTORY

TAMIESIE, J. C., dentist, Vera, 436 G & Cedar, 2 girls—O
 TATE, ROY, teacher, 331 Ash
 TAYLOR, OSCAR E., farmer, Alice A., Sheridan Road
 TAYLOR, STANLEY, fence dealer, Estella M., Crawford
 Ave, 4 girls, 1 boy—R
 TAYLOR, ED H., deputy assessor, Margaret E., R D 2—O
 TAYLOR, HAROLD, hwdr, R D 2
 TAYLOR, J. S., wagonmaker, Park Ave & Clay—R
 TAYLOR, W. A., railway conductor, Nora E., 412 Nor G,

1922, Harold Taylor, Hardware RD2

McMINNVILLE CITY DIRECTORY

GORDON BAKER, GROCER

Phone White 5

The Best in Groceries

MILLEDGE, GWEN, student, Nor E
 MILLER & DAVIDSON, plumbers, 320 So G
 MILLER, IRENE, student, Sheridan Road
 MILLER, HOWARD, electric store, Edna, 229 E 1st—R
 MILLER, WALTER C., farmer, Lelah B., 231 Nor D—O
 MILLER, THELMA, student, 231 Nor D
 MILLER, VERL, student, 231 Nor D
 MILLER, ELLA E., hskpr, 937 Balm, 1 girl—O
 MILLER, LAMBERT D., with telephone Co., 937 Balm
 MILLER, W. W., farmer, Etta, Lafayette Ave Nor
 MILLER, CLAYTON, farmer, Lafayette Ave N
 MILLER, HARRY, farmer, Lafayette Ave N
 MILLER, RUSH, student, Lafayette Ave N
 MILLER, DONALD, student, Lafayette Ave N
 MILLER, MORRIS, plumber, Dorothy, 642 3d, 1 girl—R
 MILLER, IDA, student, 837 Grant
 MILLER, FLOYD, student, 837 Grant
 MILLER, LEROY A., traveling salesman, Lena, 837 Grant,
 1 boy—O
 MILLER, D. F., retired, Kate E., Brooks St—R
 MILLER, M. H., cranberry raiser, Louise, 305 Nor F—O
 MILLER, LAURA, nurse, 805 Nor F
 MILLER, DWIGHT, carpenter, 805 Nor F
 MILLER, A. R., optometrist, Zella, 629 Spruce—O
 MILLER MERCANTILE CO., Corp., 410 3d
 MILLER SHOE SHINE PARLORS, J. E. Spencer, 440 3d
 MILNE, G. W., real estate, Laura C., Baker St—O
 MILNE, BERYL, student, Baker St
 MILNE, RALPH, student, Baker St
 MILTON, KATHLEEN, student, 335 Ash & D
 MILTON, MARGARET, student, 335 Ash
 MILTON, MRS. FLORENCE, hskpr, 335 Ash—O
 MITCHELL, CHAS. A., auto dealer, Ellen, 107 B—O
 MITCHELL, LORA, student, 107 B
 MITCHELL, J. L., stage driver, McMinnville to Eugene,
 717 3d
 MOFFAT, THOS., janitor, Isabel S., 884 6th—O
 MOFFAT, AGNES, student, 884 6th
 MOFFAT, LOIS, student, 884 6th
 MONTGOMERY, MRS. R. W., music teacher, 216 W 1st—O
 MONTGOMERY, DOROTHY, modiste, 216 W 1st
 MONTGOMERY, ARCH E., laundry driver, Mabel, 235
 Balm, 2 boys—O
 MOO, JACK, janitor & cook Elks Club
 MOORE, EDENE, student, 328 Crawford
 MOORE, B. F., carpenter, Ida H., 909 So Adams—O
 MOORE, FRANCES A., student, 909 Adams
 MOOSE HALL, 205 B

PEARSON & PETERS
 The Home Outfitters
 McMinnville

1922, Miller; Dwight, Morris, and Howard,
 Electrician

RAINBOW THEATER

Always the Best of Photoplays

PHONE RED 7913

All Tests charged against Telephone from which they originate.	
10	TELEPHONE REGISTER PUB. CO.
Adger, T. C. & Co., 24 W. 1st	Red-5212
Adams, J. H., 1st N. 1st	Red-5223
Adams, J. H., 1st N. 1st	Red-5214
Adams, J. H., 1st N. 1st	Red-5215
Adams, J. H., 1st N. 1st	Red-5216
Adams, J. H., 1st N. 1st	Red-5217
Adams, J. H., 1st N. 1st	Red-5218
Adams, J. H., 1st N. 1st	Red-5219
Adams, J. H., 1st N. 1st	Red-5220
Adams, J. H., 1st N. 1st	Red-5221
Adams, J. H., 1st N. 1st	Red-5222
Adams, J. H., 1st N. 1st	Red-5223
Adams, J. H., 1st N. 1st	Red-5224
Adams, J. H., 1st N. 1st	Red-5225
Adams, J. H., 1st N. 1st	Red-5226
Adams, J. H., 1st N. 1st	Red-5227
Adams, J. H., 1st N. 1st	Red-5228
Adams, J. H., 1st N. 1st	Red-5229
Adams, J. H., 1st N. 1st	Red-5230
Adams, J. H., 1st N. 1st	Red-5231
Adams, J. H., 1st N. 1st	Red-5232
Adams, J. H., 1st N. 1st	Red-5233
Adams, J. H., 1st N. 1st	Red-5234
Adams, J. H., 1st N. 1st	Red-5235
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Adams, J. H., 1st N. 1st	Red-5250
Adams, J. H., 1st N. 1st	Red-5251
Adams, J. H., 1st N. 1st	Red-5252
Adams, J. H., 1st N. 1st	Red-5253
Adams, J. H., 1st N. 1st	Red-5254
Adams, J. H., 1st N. 1st	Red-5255
Adams, J. H., 1st N. 1st	Red-5256
Adams, J. H., 1st N. 1st	Red-5257
Adams, J. H., 1st N. 1st	Red-5258
Adams, J. H., 1st N. 1st	Red-5259
Adams, J. H., 1st N. 1st	Red-5260
Adams, J. H., 1st N. 1st	Red-5261
Adams, J. H., 1st N. 1st	Red-5262
Adams, J. H., 1st N. 1st	Red-5263
Adams, J. H., 1st N. 1st	Red-5264
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Adams, J. H., 1st N. 1st	Red-5278
Adams, J. H., 1st N. 1st	Red-5279
Adams, J. H., 1st N. 1st	Red-5280
Adams, J. H., 1st N. 1st	Red-5281
Adams, J. H., 1st N. 1st	Red-5282
Adams, J. H., 1st N. 1st	Red-5283
Adams, J. H., 1st N. 1st	Red-5284
Adams, J. H., 1st N. 1st	Red-5285
Adams, J. H., 1st N. 1st	Red-5286
Adams, J. H., 1st N. 1st	Red-5287
Adams, J. H., 1st N. 1st	Red-5288
Adams, J. H., 1st N. 1st	Red-5289
Adams, J. H., 1st N. 1st	Red-5290
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Adams, J. H., 1st N. 1st	Red-5292
Adams, J. H., 1st N. 1st	Red-5293
Adams, J. H., 1st N. 1st	Red-5294
Adams, J. H., 1st N. 1st	Red-5295
Adams, J. H., 1st N. 1st	Red-5296
Adams, J. H., 1st N. 1st	Red-5297
Adams, J. H., 1st N. 1st	Red-5298
Adams, J. H., 1st N. 1st	Red-5299
Adams, J. H., 1st N. 1st	Red-5300

KIMBALL'S ICE CREAM made by McMinnville Ice Co.
 Handled by all Local Dealers

1922, Toney, Dr. H. L.
 Taff, Chas J.

Appendix C - Persons of Interest

Rotary Club of McMinnville Charter Members

McMinnville Water & Light Commission

Sarah A. and James L. Fletcher

The McGuire Years: 1920-1957

William Carothers Hagerty

A. L. Jameson

The Millers

Ethan Dale

Howard Taylor

Hubert Lee Toney

Jacob Seitter

Charles J. Taff

Willamina Williams

CHARTER MEMBERS

<u>SIGNED UP</u>	<u>NAME</u>	<u>CLASSIFICATION</u>
4/21/21	Dr. W. H. "Hal" Barendrick	Physician — General Practice
4/21/21	Omar Newton Bittner	Education—School Supt., District #40
4/21/21	James E. Burdett	Lawyer
4/21/21	Alexander Wm. "Bill" Cameron	Retail—Groceries
4/21/21	Matt F. Corrigan	Banking—First National Bank
4/21/21	Francis A. Dielschneider	Retail—Jewelry
4/21/21	Simon S. "Stoney" Dow	Furniture Dealer
4/21/21	Harvey T. Fleishauer	Florist
● 4/21/21	William C. "Bill" Hagerty	Insurance—Fire (Ore. Fire Relief Assn.)
4/21/21	Wm. S. "Bill" Houck	Grain & Feed Broker (Also, City Mayor)
4/21/21	Del R. Livengood	Agent/Manager—So. Pacific R. R. Co.
4/21/21	William T. "Bill" Macy	Undertaker
4/21/21	John T. Maloney	Shoe Dealer (Maloney Shoe Co.)
● 4/21/21	Milton H. "Milt" McGuire	Electric-City —Supt. & McGuire Elect.
4/21/21	Irl S. "Mac" McSherry	Newspaper Man—Telephone Register
4/21/21	Edgar "Ed" Meresse	Newspaper Man—The News Reporter
● 4/21/21	Howard F. Miller	Retail—Mgr. McGuire Electric Co.
4/21/21	Wm. L. "Bill" Osborn	Retail—Proprietor/Osborn's Dry Goods
4/21/21	Thomas R. "Tom" Parsons	Druggist—Mgr. Shirley-Parson's Drug Co.
4/21/21	George C. Sardam	Lumber Dealer-Crescent Lumber & Supply
4/21/21	W. Eugene "Gene" Shirey	Pastor—First Presbyterian Church
4/21/21	Dr. Wm. R. "Bill" Stryker	Osteopath
4/21/21	Dr. Joseph C. "Joe" Tamiesie	Dentist
4/21/21	Robert L. Walker	Insurance—Life/Mgr. Oregon Life Ins. Co.
● 4/21/21	Del E. Wheeler	Clothier-Mgr/HamblinWheeler Clothing Co.

ALMOST CHARTER MEMBERS

6/3/21	Elijah "Lige" Corbett	Farmer (Later, County Clerk)
7/18/21	Dr. Albert R. "Bert" Miller	Optometry
8/3/21	Harper Jamison	Retail — Stationery Store

NOTE: Twenty-five members were needed to obtain a charter. "Lige" had attended pre-organizational meetings, but did not sign up April 21, and his induction into the club was delayed until after the charter presentation, May 25, 1921.

McMinnville Water & Light Commissioners
1912-Present

● Oliver E. Vanoose	Served 1909
● G. W. Evans	Served 1917
W.S. Link	Served 1912 Served 1913, 1914, 1915, 1916 Served 1917, 1918, 1919, 1920 Served 1921, 1922, 1923, 1924 Served 1925, 1926, 1927, 1928 Served 1929, 1930, 1931, 1932 Served 1933, 1934, 1935, 1936 Served 1937, 1938, 1939, 1940 Served 1941, 1942, 1943, 1944 Served 1945, 1946 Died September 24, 1946, Louis Cartemanche, Jr. appointed
A.M. Perry	Served 1915, 1916, 1917, 1918 Served 1919
M.F. Corrigan	Served 1919, 1920, 1921, 1922 Served 1923, 1924, Gilbert L. Tilbury appointed
Wm. F. Dielschneider	Served 1917, 1918, 1919, 1920 Served 1921, 1922, 1923, 1924 Served 1925, 1926, 1927, 1928 Served 1929, 1930, 1931, 1932 Served 1933, 1934, 1935, 1936 Served 1937 Resigned Dec. 1937, R.H. Windishar appointed
● H.L. Toney	Served 1918 Served 1919, 1920, 1921, 1922 Served 1923, 1924, 1925, 1926 Served 1927, 1928, 1929, 1930 Served 1931, 1932, 1933, 1934 Served 1935, 1936, 1937, 1938 Served 1939, 1940, 1941, 1942 Served 1943, 1944, 1945, 1946 Died March 4, 1946, Glen S. Macy appointed
Gilbert L. Tilbury	Appointed December 1924 to fill term of M.F. Corrigan, which expires December 1927. Served Dec. 1924, 1925, 1926, 1927 Served 1928, 1929, 1930, 1931 Served 1932, 1933, 1934, 1935 Served 1936, 1937, 1938, 1939 Served 1940, 1941, 1942, 1943 Served 1944, 1945, 1946, 1947 Served 1948, 1949, 1950, 1951 Served 1952, 1953, 1954, 1955 Resigned November 1955, Harold E. Davis appointed
R.H. Windishar	Appointed December 1937. Served to December 1938, when he took office of Mayor. Appointed Glen Rowell Appointed January 1951 to replace W.H. Barendrick Served 1951, 1952, 1953, 1954 Served 1955, 1956, 1957, 1958 Served 1959, 1960, 1961, 1962 Resigned Jan. 3, 1963

McMinnville Water & Light Commissioners
1912-Present

Glen Rowell	Appointed December 1938, to fill term of R.H. Windishar, which expired December 1941. Served 1939, 1940, 1941 Served 1942, 1943, 1944, 1945 Served 1946, 1947, 1948, 1949 Served 1950, 1951, 1952, 1953 Served 1954, 1955, 1956, 1957 Served 1958, 1959, 1960, 1961 Served 1962 Resigned Jan. 3, 1963
Glen S. Macy	Appointed April 1946, to fill term of H.L. Toney, which expired December 1946. Served 1946 Served 1947, 1948, 1949, 1950 Died May 21, 1950, W.H. Barendrick appointed
Louis Courtemanche, Jr.	Appointed October 1946 to fill term of Walter S. Link, which expired December 1948. Served 1949, 1950, 1951, 1952 Served 1953, 1954, 1955, 1956 Served 1957, 1958 Resigned September 8, 1958, as he moved from city. Appointed L.F. Ramsey
W.H. Barendrick	Appointed May 1950, to fill the term of Glen Macy, which expired December 31, 1950. Served May-December 1950. Became Mayor in January 1951. Appointed R.H. Windishar
Harold E. Davis	Appointed January 1956 to fill term of Gilbert L. Tilbury which expired (Dec. 1955). Served 1956, 1957, 1958, 1959 Served 1960, 1961, 1962 Resigned January 3, 1963.
L.F. Ramsey	Appointed September 1958 to fill term of Louis Courtemanche, Jr. which expired December 1960. Served Sept. 1958, 1959 Resigned 1959, when he became Mayor. Appointed Forest O. Garrigus
Forest O. Garrigus	Appointed 1959 to fill unexpired term of L.F. Ramsey which expired Dec. 1960. Served 1960 Served 1961, 1962 Resigned January 3, 1963.
Harold Taylor	Appointed January 1963 to serve one year. Re-appointed 1964 Served 1964, 1965, 1966, 1967 Resigned October 31, 1967 due to ill health. Appointed William R. Bergreen
Charles Davison	Appointed January 1963 to serve two years. Served 1963, 1964 Reappointed and Served 1965, 1966, 1967, to Feb. 1968 Resigned Feb. 1968 due to business responsibilities. Appointed Don F. Kizer
Waldo Sears	Appointed January 1963 to serve three years. Served 1963, 1964, 1965 Served 1966, 1967, 1968, 1969 Served 1970, 1971, 1972, 1973 Resigned December 31, 1973 (when term expired) Appointed James Osborne

Sarah A. and James L. Fletcher

Sarah A. Fletcher and her husband, James L. Fletcher, appear to have been a couple interested in the development of McMinnville. James L. Fletcher has been credited with the building of 618 and 608. However Sarah Fletcher appears to have taken the lead in real estate dealings. It was she alone who, in 1909, signed for the \$3,900 purchase of Lot 4 and the west half or Lot 3 of Block 10, of Rowlands Addition, a property two blocks north east of 608 and 618. In 1910, she is listed as the sole purchaser of four blocks the First Addition of McMinnville College, for \$6,000, and in 1911 a quit claim deed for lots 3 and 4 of Rowland Addition, and in 1908 purchase of Lots 2 and 7 of Block 20 of the John's Addition to McMinnville. (52/123)

The couple is listed in a 1917 quit claim deed of the alley behind 608 and 618 as "Sarah A. Fletcher and J.L. Fletcher, her husband". They are also listed that way on another quit claim deed for a public road right-of-way across a parcel of rural property they owned in 1911.

In the 1909 directory, J.L. Fletcher was listed as living at 506 North F Street and a business partner of Harry Wheeler in the Standard Electric Company. In the 1922 directory, J.L. Fletcher is identified as a farmer, living with his wife Sarah, their son and daughter on a large lot overlooking the creek at the end south of E Street. In 1911, the couple sold the eastern half of Lot 3, Block 6 for \$1,000 to T.A. White, who is listed in the 1914 directory as a farmer living outside of McMinnville. James Fletcher also sold the Standard Electric Co to Oliver E. Vanoose, a McMinnville Water and Light commissioner in 1911, perhaps to help pay for the construction of 618.

In 1936, widowed Sarah Fletcher sold the western ½ of lot 3, all of lot 4, with both buildings, plus any interest in the 10 foot wide alley to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney for \$10,000 with the intent that the property be shared equally between the couples. The buyers assumed the mortgage in favor of the First Federal Savings and Loan Association of McMinnville.

Sarah Fletcher was born in Tennessee in 1868, three years after the Civil War. She lived through The Great War, lost her husband, and in 1936 lost the buildings at 608 and 618, survived the Great Depression. The 1940 census found her at age 72, a house keeper for Charles J. Taff, a 67 year old real estate attorney both living at "739 First Baker," in McMinnville.

Or find other results in the [1940 census](#) for
Sarah Fletcher

1940 Census

Age	72, born abt 1868
Birthplace	Tennessee
Gender	Female
Race	White
Home in 1940	739 First Baker McMinnville, Yamhill, Oregon
Household Members	
Housekeeper	Sarah Fletcher
Head	Charles J Taff
	Age
	72
	67

www.ancestry.com

The McGuire Years: 1920-1957

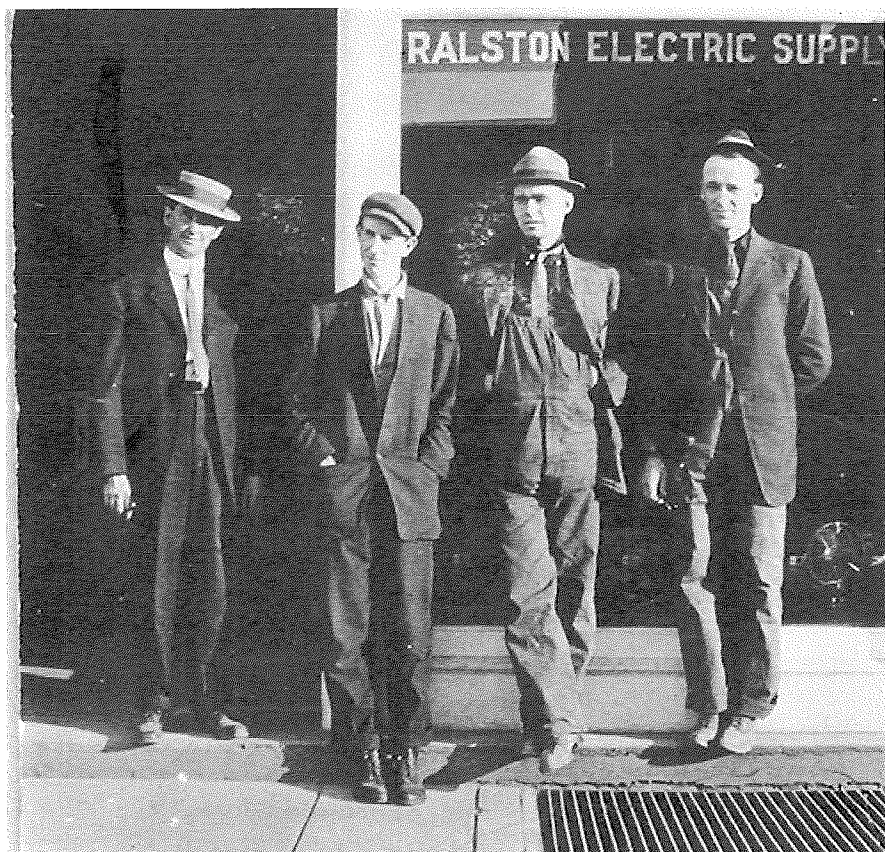
The early years of the McMinnville Water and Light Department (MW&L) have been characterized as a time “in which the Water and Light Commission was establishing its patterns of operation by a variety of experiments in organization and management.” During the few years before 1920, using electricity for cooking and heating water was encouraged by the Commission; consumers paid a flat monthly rate for this service instead of the metered rate charged for electric lighting. In early 1920, however, electrical rates increased, most likely because of the shortage of timber and its skyrocketing costs. A consumer would pay \$9 for 100 KWH; \$16 for 200 KWH; and \$31 for 500 KWH. Both commercial and residential power users were charged the same rate, and all power usage; cooking, lighting and water heating, was metered. Water for both commercial and residential users was still billed on a flat rate.

This was the era in which the Water and Light Commission employed Milton H. McGuire. Born in Maine in 1887, McGuire came to Oregon with his parents, completing high school in Albany. After graduating he stayed in Albany and was employed at Ralston Electric Company as an office boy. As the years passed he worked his way up to foreman of the construction crews, remaining in that position during his last five years with the company.

McGuire was quoted as saying, “This was the best schooling I ever had. My work took me to all parts of the Northwest, from southern Oregon into Washington, and I had to meet many problems and solve them of my own accord.” This experience prepared McGuire for the future that lay ahead.

Moving to McMinnville to start his own business in 1913, McGuire purchased the Standard Electric Company from O.E. Vanoose. Seven years later he was appointed to the position of superintendent of the electric division of MW&L, “as a man likely to conduct that system on an economical and efficient basis.” He sold his business to Howard Miller and went to work, tackling the division’s problems eagerly. After his appointment, the electric division showed immediate gains; new systems were installed and improvements were made which sent the division into an almost prosperous trend. In 1928 “Milt” was named as manager of the electric and power divisions, and caused the municipal utility to be recognized nationally. Eventually, he was recognized as one of the nation’s outstanding utility managers, guiding the development of MW&L through its expansion to a time when it became a major producer of electric energy and an “important particip(ant) in the Northwest power pool served by public and private utilities and the Bonneville Power Administration.

Source: McMinnville Water and Light Website



Above: McGuire, third from left



Above: Milton McGuire

Bottom: McGuire, far right



William Carothers Hagerty

William Carothers Hagerty apparently represented the Oregon Fire Relief Association founded in McMinnville in 1894, and now called Oregon Mutual Insurance. He also represented the Hardware Dealers Mutual Fire Association of Pennsylvania, and the National Hardware Dealers Mutual Fire Insurance Company of Huntington, PA.

Oregon. Oregon Fire Relief Association, McMinnville. Oregon.	Aurora. W. C. Hagerty, McMinnville.
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FOREIGN MUTUAL FIRE ASSOCIATIONS AND COMPANIES, JUNE 1, 1921

Name of company and location	Attorney in fact
Central Manufacturers Mutual Insurance Co., Van Wert, Ohio.	H. M. Grant, Chamber of Commerce, Portland.
Fitchburg Mutual Fire Insurance Co., Fitchburg, Mass.	F. I. Finley, Board of Trade, Portland.
Grain Dealers National Mutual Fire Insurance Co., Indianapolis, Ind.	Insurance Commissioner, Salem.
Hardware Dealers Mutual Fire Association of Pennsylvania, Huntingdon, Pa.	W. C. Hagerty, McMinnville.
Indiana Lumbermen's Mutual Insurance Co., Indianapolis, Ind.	Insurance Commissioner, Salem.
Lumbermen's Mutual Insurance Co., Mansfield, Ohio.	J. H. Constantine, 810 Board of Trade, Portland.
Lumber Mutual Fire Insurance Co., Boston, Mass.	F. I. Finley, Board of Trade, Portland.
Michigan Millers Mutual Fire Insurance Co., Lansing, Mich.	H. M. Grant, Chamber of Commerce, Portland.
Mill Owners Mutual Fire Insurance Co. of Iowa, Des Moines, Iowa.	F. I. Finley, Board of Trade, Portland.
Millers Mutual Fire Insurance Association, Alton, Illinois.	H. M. Grant, Chamber of Commerce, Portland.
Millers National Insurance Co., 125 W. Jackson Blvd., Chicago, Illinois.	H. M. Grant, Chamber of Commerce, Portland.
Minnesota Implement Mutual Fire Insurance Co., Owatonna, Minn.	F. I. Finley, Board of Trade, Portland.
National Hardware Dealers Mutual Fire Insurance Co., Huntingdon, Pa.	W. C. Hagerty, McMinnville.
Northwestern Mutual Fire Association, Central Bldg., Seattle, Wash.	F. I. Finley, Board of Trade, Portland.
Ohio Millers Mutual Fire Insurance Co., Canton, Ohio.	H. M. Grant, Chamber of Commerce, Portland.
Pennsylvania Lumbermen's Mutual Fire Insurance Co., Philadelphia, Pa.	F. I. Finley, Board of Trade, Portland.
Pennsylvania Millers Mutual Fire Insurance Co., Wilkes-Barre, Pa.	Insurance Commissioner, Salem.

Jameson Elected Fourth Time

"THE best yet," they said, was the Sixteenth Annual Convention, Oregon Retail Hardware & Implement Dealers' Association in Portland, January 24-27, 1922.

A. L. Jameson, of McMinnville, was re-elected president, for his fourth consecutive term. His friends jokingly offered to elect him for life, but Jameson has put a vast amount of "pep" and ability into the work, which encouraged his constituents to press the office upon him again.

There was a good attendance, interesting addresses and worth-while discussions.

The first address was on "The Rise and Fall of Prices," by Dale Strong, publisher of *The New West Trade*. This was similar to the address on the same subject by Mr. Strong at the Pacific Northwest convention the preceding week, and referred to in the report of that convention published in NATIONAL HARDWARE BULLETIN for February.

In his annual address, President Jameson reviewed the progress of civilization, the realization of men in all lines of activity that they cannot play the game alone, and the benefits of organization. He reminded them that those that followed the counsels of the last convention as to cautious buying should have found their ways "eased" materially in the last year; and emphasized strong points in the program of this convention.

TOOZE ON TAXATION

OREGON OFFICERS

President—A. L. Jameson, McMinnville.

Vice-President—W. W. Baldwin, Klamath Falls.

Secretary—E. E. Lucas, Spokane, Wash.

Directors—A. C. Hubbard, Medford; W. E. Craven, Independence; B. A. Kendall, Redmond; O. G. Sapper, Hermiston; G. W. Hyatt, Enterprise; Emil Piel, Ashland; J. G. Bennett, Vancouver, Wash.; F. M. Sexton, The Dalles; E. P. Lewis, Marshfield.

Gorby, Cyclone Fence Company, Waukegan, Ill. He said by way of preface:

"The purpose of a convention is to give wider publicity to successful merchandising methods. Remember, the more you put into your association, or into this convention, the more you get out of it. Some of the worst leaks about a hardware and implement store, or any store, are (1) poor records (use the system offered by your National Association); (2) lack of efficient advertising; (3) poor clerks; (4) lack of organized cooperation within your store and between you and other merchants; and (5) lack of vision, see a bigger store—new possibilities for business and profit. There is an organization of women in Nebraska with the slogan that every time the man gets something to lessen

and economic law to the extent of about \$5,000,000,000 in the reaction. The farmers have suffered severely and should get all the consideration and assistance to which they are fairly entitled. But they are not the only ones. Labor has suffered a loss of fully \$6,000,000,000 in lower wages and unemployment. This makes a total loss of \$11,000,000,000 in production—a loss in buying power of that amount. But having lost that much in production there must have been a corresponding loss in distribution, that is, by merchants, but we haven't seen merchants running to congress for aid, special consideration or favors. Merchants, too, have had their troubles, have lost many billions of dollars, but all they want is justice, the maintenance of an open field of competitive business service, without unnecessary interference by government.

"Much of the suspicion and misjudging of business is due to lack of information. Why do 75 to 80% of merchants fail? One reason is because many people engage in merchandising without experience and with no idea of the costs. We should quit talking about gross profit. There is no such thing. Out of every sale, besides the cost, there must be a deduction for expense; only the rest is profit. We are going to have supplemental arithmetics in Washington schools that will figure merchandise percentage problems correctly. And prosperity is returning. Of the nine billions of gold in the world, we have



A. L. JAMESON
McMinnville, President

The Millers

Three Millers listed in the McMinnville directories are also of interest. They could have been parts of a family that also contained a local merchant and an Optometrist.

Dwight Miller was a carpenter credited by earlier research as the designer and builder of 608. He appears first living at 253 La Fayette Av. in 1909, and then in 1922, at 805 North F street.

Morris S. Miller owned McMinnville Plumbing in 1916, and later sold that company to R.B. Mount who occupied 618 in 1923.

Harold Miller was an electrician who managed the McGuire Electric Company, (formerly Standard Electric Company), for Milton McGuire when McGuire joined McMinnville Water & Light in 1920. Miller purchased that company from McGuire in 1923, and renamed it Miller Electric.

By [Starla Pointer](#) • Staff Writer • May 29, 2015 

Death takes downtown hardware man



Ethan Dale

Longtime downtown hardware store owner Ethan Dale died Tuesday, May 26, in McMinnville. He was 91.

A memorial service will be held at 11 a.m. Monday, June 1, at First Presbyterian Church in McMinnville. Private interment will be conducted at the Masonic Cemetery under the direction of Macy & Son Funeral Directors.

Dale and his wife, the late Jean Taylor Dale, owned and operated Taylor-Dale Hardware at Third and Ford streets from 1961 until the store closed in the late 1990s. Before joining her father and uncle in the McMinnville business, they owned and operated Carlton Hardware from 1951 to 1961.

The former hardware store building in McMinnville is still marked with the Taylor-Dale name. People remember it as an old-fashioned business in the best sense of the word, with Dale and his staff helping customers find just the right fit.

Harold Taylor

Harold A. Taylor in the 1940 Census

First Name: Harold
Middle Name: A.
Last Name: Taylor
Age at Time of Census: 43
Gender: Male
Race: White
Ethnicity: American

Est. Birth Year: 1897
Birth Location: Oregon [Map](#)

Enumeration District: 36-25
Residence: McMinnville, Election Precinct 19
North McMinnville, Yamhill, OR
[Map](#)

Relationship to Head of Household: Head

Other People in Household:

- [Gertrude Taylor](#)
37 yrs, Female
- [Helen Taylor](#)
15 yrs, Female
- [Ernest Taylor](#)
10 yrs, Male
- [Karen Taylor](#)
0 yrs, Female
- [Margaret Taylor](#)
78 yrs, Female
- [Sarah Justiss](#)
26 yrs, Female
- [Helen Lyns](#)
68 yrs, Female

Marital Status: Married

Language: English



Taylor Park

Once the site of a McMinnville Water and Light power substation, the .30 acre Taylor Park property at the corner of Brockwood and Fellows Streets was donated for park use by Water and Light with the stipulation that the park be named for former W & L Commissioner Harold Taylor. This small mini-park offers a picnic table, swing-set and park benches and is a popular site for neighborhood tots and those seeking a shady lunch spot. No restroom. On-street parking only. Dogs must remain leashed; Dogs prohibited in playground areas. Renovated in 2003.

Taylor Park
900 SW Brockwood Ave
McMinnville, OR 97128

Herbert Lee Toney

21 Dec 1878 – 03 Mar 1946

BIRTH 21 Dec 1878
McMinnville, Yamhill County, Oregon

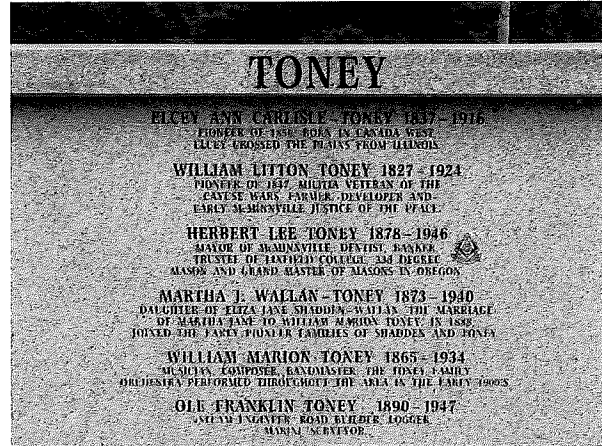
DEATH 3 Mar 1946 (aged 67)
McMinnville, Yamhill County, Oregon

BURIAL Masonic Cemetery
McMinnville, Yamhill County, Oregon

MEMORIAL ID 84750177

The Telephone Register, McMinnville,
Oregon, Thursday, March 7, 1946

DEATH CALLS CIVIC LEADER HERE SUNDAY



Final rites were conducted Wednesday for Dr. Herbert Lee Toney, 67, McMinnville civic, educational and fraternal leader, who died unexpectedly Sunday at his residence here. Rev. W. Everett Henry conducted the services in Macy's chapel which were followed by burial in the Masonic cemetery.

Dr. Toney, a life-long resident of McMinnville, was president manager of the First Federal Savings and Loan association, alumni representative on the board of trustees of Linfield college and had been a member of the McMinnville water and light commission since 1918.

Mayor of McMinnville in 1917 and 1918, Dr. Toney was a past president of the chamber of commerce and an outstanding leader of state-wide savings and loan association organizations. He was affiliated with the Baptist church. He was a past exalted ruler of the McMinnville Elks lodge and past treasurer of the State Elks association.

A thirty-third degree Mason, he was past High Priest of Taylor chapter No. 16, Royal Arch Masons, past Grand High Priest of the Royal Arch Masons of Oregon and past Venerable Master of Oregon lodge of Perfection, Scottish Rites Masons, Portland. He received his Blue Lodge degree in December 1903 and completed all degrees of American Masonry before taking his initial Scottish Rite degrees in May 1937.

Among other fraternal posts held by Dr. Toney were: past master of Union Masonic lodge, No. 43, past patron of Knowles chapter No. 12, OES, member of the Red Cross of Constantine, past Grand Commander of the Grand Commandry of Knights Templar of Oregon. He organized the Delta Commandry of Knights Templars of McMinnville.

Dr. Toney was born in McMinnville on Dec. 21, 1878, the son of William L. and Elsie Carlile Toney and married Pearl Grover in 1904. Surviving are the widow and two daughters, Virginia Kenyon of McMinnville and Margaret Larkin of Klamath Falls; a sister, Mrs. Spencer Foster of McMinnville and four grandchildren

Herbert Lee Toney (continued)

Herbert Lee Toney was a dentist turned banker. He was president of the First Federal Savings and Loan Association, Mayor of McMinnville 1917-1918, a member and leader of both the McMinnville Elks Lodge, and Masons, and a McMinnville Water & Light commissioner from 1918 to 1938. Toney was also the secretary of the First Federal Loan and Savings Bank of McMinnville Oregon, along with its president, Frank Wortman. That bank was chartered in 1911. He and Haggerty were also confederates in the American Savings and Loan Association, or the American Corporation. Either through dentistry or insurance sales or both, they seemed well positioned to pick up distressed properties during the Great Depression. Acting as two couples, they obtained 608 and 618. The American Savings and Loan Association obtained the East half of Lot 3 with its building through a forced sheriff's sale in 1935, from T. A. White's widow and other heirs, for \$7,300. This was one of several properties they obtained in that manner.

Lot 4 and the reunited halves of Lot 3, were sold by Haggerty's widow and Toney's heirs to the Taylor-Dale Hardware Company in 1964 for \$13,500.

1903 **HERBERT LEE TONEY**, '03d, McMinnville, Oregon, civic, educational and fraternal leader, died unexpectedly, March 3, 1946, at his residence. A lifelong resident of McMinnville, he was President-Manager of the First Federal Savings and Loan Association, alumni representative on the Board of Trustees of Linfield College and had been a member of the McMinnville water and light commission since 1918. Dr. Toney was born at McMinnville, December 21, 1878, and was educated at Linfield College before entering the University of Michigan. He practiced dentistry both in Dallas and in McMinnville, and after retiring from his profession he became interested in the First National Bank of McMinnville and later with the Savings and Loan Association. He was Mayor of McMinnville from 1917 to 1918. He took an active interest in Masonry, and was a past worshipful master of Union Lodge, A. F. & M. of that city, past patron of Knowles chapter, Order of Eastern Star, and a 33rd degree Mason. He organized Delta commandery in McMinnville and was a member of the Red Cross of Constantine, among many other organizations. Dr. Toney was married to Pearl Grover in 1904, and she survives him, with two daughters and three grandchildren.

Jacob Seitter



Jacob Seitter, Proprietor of the McMinnville Brick and Tile Factory which is listed in the 1904 and 1923 directories, may have supplied some of the brick for 608.

McMinnville Brick and Tile Factory manufactured 350,000 brick in 1946, compared to the Columbia Brick Works which produced 17,500,000 brick from their two plants in the Portland area. However the McMinnville Factory produced 540,000 feet of clay drain tile, more than twice the amount of its nearest competitor.

It is possible that the solid red brick, and the foundation drain tile for the Taylor-Dale building were both produced at the McMinnville Brick and Tile Factory. However the mostly cored, buff colored brick may have come from the Williamina Clay Products factory. Williamina may have been the only factory in Oregon making that color at the time, and the buff colored brick differs from the red in that it is cored.

McMinnville Brick and Tile Factory (19)

Yamhill County

Owners and operators: Mr. S. B. Nicoll and Son, McMinnville, Oregon.

Location and area:

The plant is located near the southeast city limits of McMinnville, beside the Southern Pacific tracks, at the north edge of the NW1/4 sec. 28, T. 4 S., R. 4 W. One pit is located 1 mile east on the west bank of the Yamhill River; another is also on the bank of the river about half a mile south of the first pit; and a third site is located just southwest of the center of sec. 28 in an open field. The terrace surface upon which the plant and pits are located lies at an elevation varying from 125 to 150 feet. There are 12 acres in the plant area, and 15 acres farther east and south on which the clay pits are located.

History and production:

The plant was established in 1888 by Jacob Seitters, and is thus one of the oldest in Oregon. During the last few years of World War II the plant was not in operation. It started again in June 1946; during the remainder of that year, it burned 40 kilns, averaging from 20,000 to 25,000 brick or brick-equivalent per kiln. Actual production ran about 40 percent red rug brick and 60 percent drain tile, the latter being mostly 4-inch, although some other sizes (5, 6, 7, 8, 10, and 12-inch) were made. The products were a light red in color, unless given a heavy firing.

Development:

At the time the plant was visited (January 1947), the original clay pit, located north and east of the plant, had been dug over an area of several acres to a depth of 5 to 8 feet, and was no longer in use. The second pit farther east was 10 to 14 feet deep on the edge of the main terrace, and covered about half an acre. The pit farther south was about the same depth, but less than 50 feet across. The new pit site south of the plant had not yet been opened up.

Geology:

The remarkably level Dayton Prairie, which lies north of the Amity Hills at an elevation averaging about 155 feet, is incised to a depth of 75 feet by the meandering course of the Yamhill River, which lies in a narrow canyon, with occasional terrace areas at about 110 feet. This Dayton surface, according to the map,* is composed in its upper elevations of Amity silt loam, the remainder being Willamette silt loam. In the clay pits, bands about 6 inches thick of plastic silty clay alternate with much less plastic fine micaceous silt. A few small granite erratics have been found in the pit. The deposit is clearly water laid, probably of upper Pleistocene age, and was deposited in the "Willamette Sound" during flooding of the valley.

Equipment and process:

Clay is excavated with a 3/8-yard Bucyrus-Erie shovel and trucked to the plant. The clay is delivered to a granulator pug mill on the upper level, then dropped to a vertical Brandeis- Brawer brick machine. The former is run by a 40-h.p. motor, the latter by a separate 75-h.p. motor. The wire brick cutter is hand operated; there are several tile cutters for the different sizes.

* Soil survey of Yamhill County, Oregon: U.S. Dept. Agr., Bur. Soils, 1920.

Brick are loaded on pallets and carried by means of 3-wheeled trucks to the lower level of the air drier. Tile are either taken by wheelbarrow to the lower levels of the 3 driers, or lifted by chain elevator to the upper floor or the sheds. The driers consist of the main shed, 35 by 110 feet; a smaller shed parallel to it 25 by 100 feet; and a shed 30 by 40 feet, the second floor of which extends out over the machine room. Ramps extend to the upper floor of the sheds. The lower floor of the main shed is partitioned off so that it can be heated by waste heat drawn by 2 blowers from the kilns.

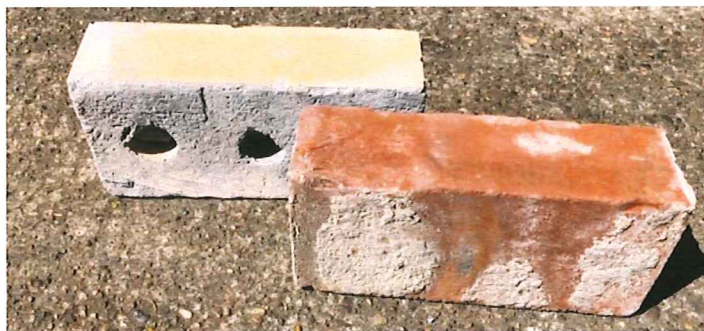


Figure C-1: Buff and red colored brick

Brick and tile are moved from the driers by hand truck and wheelbarrow to the kilns, which consist of 2 downdraft beehives, and 1 double-chambered kiln 40 feet square. Each kiln requires about 1.5 cords of slabwood for water smoking, and then is fired with oil burners using about 11,000 gallons of oil per firing. One of the beehives has 6 burner ports; the other 9. The square kiln has 3 ports at the ends of each chamber, 12 in all, of which only 6 are used for oil firing. An oil pump keeps the heavy oil in circulation from the 71,000-gallon storage tank. The total firing cycle amounts to about 1 week.

Brick are removed from the kilns and stacked with a Hyster lift truck and pallets; tile are removed by wheelbarrow and stacked by hand. An 80 by 300-foot building for storage and machine shop is also a part of the plant, five men are employed.

Brick and Clay Record, Windsor and Kenfield, 1902

"The new brick plant of Jacob Seitter & Son at McMinnville Ore. is now running order and the work of turning out bricks has been commenced. The new brick-making machine has the capacity of 40,000 bricks per day.

Brick and Clay Record, Windsor and Kenfield (January 1902)

Historic Dayton Church Turned Restaurant

Jacob Seitter, a Civil War veteran from Ohio who started a brickyard shortly after his arrival in Dayton in 1875...By 1888 Seitter was living in McMinnville where he owned and operated the McMinnville Brick & Tile Factory. His bricks built many of the early McMinnville buildings including the former Yamhill County Courthouse, and McMinnville College, now Pioneer Hall, which was the first permanent building of the Baptist institution that would become Linfield College.

Haverkate, Kelly. "Historic Dayton Church Turned Restaurant is an Adaptive Reuse Success Story", Restore Oregon (January 2015)

Ancestry.com


Jacob "Jake" [Seitters Jr.](#)

Born 31 Jan 1844 in Plymouth Township, Richland, Ohio, United States 

Son of [Jacob John Seitter Sr.](#) and [Christina Catherine \(Albright\) Seitter](#)


ANCESTORS 

Brother of [William Seitter](#), [Catharine Christine \(Seitter\) Streit](#), [Mary J. Seitter](#), [Magdalena Seitter](#), [George Seitter](#), [John Seitter](#), [Caroline Seitter](#), [Charles Seitter](#) and [Edward T. Seitter](#)

Husband of [Edith Amelia \(Snyder\) Seitters](#) — married 22 Dec 1866 in (Norwalk), Huron County, Ohio 

Father of [Mary Lena \(Seitters\) Baxter](#), [Carl Soloman Seitters](#), [Randal Reuben Seitters](#), [Edith Gertrude \(Seitters\) McDonald](#), [Ethel Ione \(Seitters\) Pine](#), [Christa C. Seitters](#) and [Lenora Seitters](#)

DESCENDANTS 

Died 9 May 1933 in McMinnville, Yamhill, Oregon, United States 

Results of Testing Oregon Brick and Tile Clays

A good brick and tile clay should have not more than 7 percent firing shrinkage and 7 percent drying shrinkage. It should not bloat, check, warp, or show scumming (uneven surface bleaching). The color should be even. Tables 2 and 3, which follow, show the relative physical properties of some of the Oregon clays that were tested by the Department. Table 2 shows results of tests on clays from commercial plants. Table 3 shows results of similar tests on raw clays of various grades from new localities. These tabulations represent only a small fraction of the total number of clay samples tested by the Department during the study.

Table 2.
Results of Tests Made on Oregon Commercial Clays from 16 Producers

Index Map no.	Name of plant	Clay no.	Water of plasticity [*]	Drying [*]	Shrinkage		Fired color	
					1800°±	2100°±	1800°±	2100°±
7	Albany Brick & Tile Co.	C-125	30.5%	7.5%	10.7%	11.3%	Dark red	Dark red
11	Sylvan Brick Co.	C-57	22.8	5.3	1.1	6.7	Red	Brown
10	Columbia Brick Works	C-105	23.2	6.9	2.7	3.6	Red	Dark red
1	Corvallis Brick & Tile	C-127	35.0	9.9	7.0	8.3	Red	Dark red
9	Donald Brick & Tile Co.	C-109	23.7	6.4	4.5	6.1	Red	Dark red
16	Forest Grove Clay Products Co.	C-107	23.0	5.3	6.1	6.9	Dark red	Dark red
19	McMinnville Brick & Tile Factory	C-116	32.1	8.7	3.4	8.2	Brick red	Dark red
3	Molalla Brick & Tile	C-111	18.5	7.5	5.2	6.7	Dark red	Dark red
13	Monmouth Brick & Tile	C-112 113	35.7	8.7	2.2	11.0	Brick red	Dark choc.
2	Monroe Brick & Tile	C-126	31.9	7.5	8.1	9.4	Choc. red	Dark "
4	Needy Brick & Tile Co.	C-110	29.3	8.7	3.5	4.4	Brick red	Dark red
17	O. K. Brickyard	C-187	32.6	5.9	6.4	8.5	Red brown	Red brown
8	Oregon Clay Products	C-76	28.1	6.4	1.1	4.4	Brick red	----
18	Scholls Tile Co.	C-106	19.0	9.3	3.5	4.3	Dark red	Dark red
14	Tillamook Clay Works	C-124	46.0	13.6	7.3	7.3	Light red	Red
20	Willamina Clay Products (red brick)	C-114	28.0	6.4	2.2	6.8	Brick red	Choc. red
	(fire clay)	C-115	23.0	3.1	4.1	6.3	White	Yellow
	(black clay)	C-48	36.8	6.4	6.0	9.3	Gray	Gray

* Average of 2 samples.

Jacob Seitter, McMinnville, McMinnville Brick and Tile



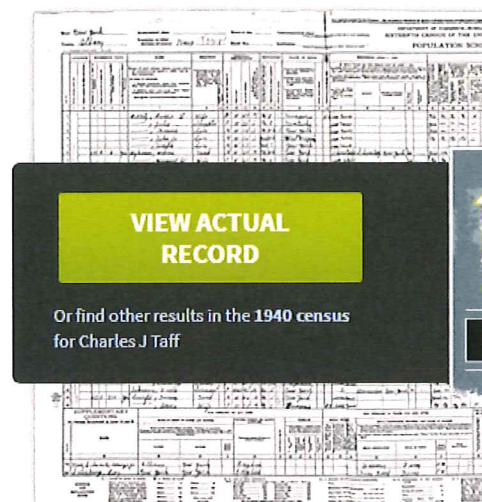
Charles J. Taff

Residence and office, McMinnville, Oregon. Born November 2, 1872, in Benton County, Arkansas. Son of George G. and Susan (Downing) Taff. Married December 31, 1899 to Irene Rummell. Attended the public schools of Illinois, and after his removal to Oregon, in 1887, the public schools of McMinnville, Oregon. Read law in the office of W. T. Vinton, McNMinville, and was admitted to the bar at Salem in 1896. Commenced the practice of law at Salem and continues to date. Was member of the Oregon NationalGuard for four years. Republican.

Source: "History of the Bench and Bar of Oregon" Historical Publishing Company, Portland, OR (1910)

Charles J Taff in the 1940 Census

Age	67, born abt 1873	
Birthplace	Arkansas	
Gender	Male	
Race	White	
Home in 1940	739 First Baker McMinnville, Yamhill, Oregon	
Household Members		Age
Housekeeper	Sarah Fletcher	72
Head	Charles J Taff	67



Not the Charles J Taff you were looking for? [View more results from the 1940 Census.](#)

This snapshot of Charles J Taff's life was captured by the 1940 U.S. Census. Charles J Taff was born about 1873. In 1940, he was 67 years old and lived in McMinnville, Oregon.

Source: www.ancestry.com

Williamina Williams

Williamina, Yamhill County. The community of Williamina was named for Williamina Creek, and the stream was named for Mrs. Williamina Williams, who is said to have been the first white woman to ride a horse across it. Some written reminiscences of Enos C. Williams are on file at the Oregon Historical Society. He says that Mrs. Williams was born in 1817 in Ohio and was married to James Maley in March, 1837, apparently in Illinois. Mrs. Maley came to Oregon in 1845 with her husband and her stepdaughter and in the spring of 1846 the Maley family and a man named Burden went prospecting for land on which to settle. They found a stream flowing into South Yamhill River in the foothills of the Coast Range and named it in compliment to Mrs. Maley. Maley died in 1847 and on February 24, 1848, Enos C. Williams and Williamina Maley were married, probably in Polk County. They settled on the land on which the town of Amity was built. They were much respected citizens of Amity and are buried at the old churchyard at that place. Williamina post office was established May 29, 1855, with James Brown first postmaster. The office was on the Brown claim about a mile east of the present town of Williamina. On January 1, 1863, Jeremiah Lamson became postmaster and the office was moved to his claim nearly two miles west of the Brown place. Brown had the office again on March 24, 1865. On April 4, 1866, the office was moved to and the name was changed to Sheridan, with Thomas N. Faulconer postmaster and there it has been ever since. This shift left Williamina Creek without a post office, and on August 29, 1878, a new office was established with the name Williamina and with Jackson Monroe postmaster. From December, 1880, to March, 1891, Williamina post office was operated just over the line in Polk County.

Oregon Geographic Names, Lewis McArthur

"Warranty Deed"

This Indenture with the said Enos C. Williams and William Williams in the consideration of said parties have bargained and sold to bargain, sell and convey unto James McLeane, John Conner, J. B. Leche, A. C. Garrison, Trustees of the Methodist Episcopal Church to hold said property for said Church and their successors in office, the following described premises, to wit: being and lying in the County of Yamhill O.S. in S5B, R24 N. being the north half of Block number 6, in the Town Plot of Corvallis is surveyed by J. H. Garrison for J. B. Leche, containing one acre by measurement, being where said Church now stands.

Appendix D - Property Transfer Documents:
1911, 1932, 1939, 1947, 1994
Yamhill County Clerk

To have and to hold the said premises, with their appurtenances, unto the said Trustees, their successors and their heirs and assigns forever. And we the said E. C. Williams and William Williams, Will

Date	Type	Book/Page	Information	Page Number
9 March 1858	Warrenty Deed	E/283	Francis Fletcher et.al. to Amity Methodest Episopal Church, Enos & Willamina Williams trustees, North 1/2 of Block 6, in the Town Plat of Amity, "....where said church now stands." \$250.00	D-3
3 August 1905	Warrenty Deed	46/253	James Fletcher by Executor of will, to Ralph Wortman, South half of Lot 4, Block 17, of Original Town Plat of McMinnville, \$865.00	D-10
3 August 1905	Warrenty Deed	46/255	James Fletcher by Executor of will, to James L. Fletcher, Lot 3, Block 17 of the Original Plat of McMinnville, Oregon, \$560.00	D-11
5 August 1905	Warrenty Deed	48/71	James L. Fletcher to, Cora Fletcher Lot 3, Block 17 of the Original Town Plat of McMinnville, \$560.00	D-12
4 February 1909	Warrenty Deed	55/205	Sarah Estes to, Sarah Fletcher, Lot 4 and west 1/2 of Lot 3, Block 10, Rowlands Addition to the town of McMinnville, \$3,900.00	D-13
1 August 1910	Warrenty Deed	59/3	Bewley to, Sarah A. Fletcher, Lots 13, 14, 15, 16 or First Addition of McMinnville College; plus 4 acres(+ -) another described tract; plus 4.5 acres (+ -) \$6,000.00	D-14
3 March 1911	Quitclaim Deed	59/615	Sarah A. Fletcher and James L. Fletcher her husband and 8 others to The General Public, 40 foot wide road right-of-way in Yamhill and Polk counties.	D-15
19 June 1911	Quitclaim Deed	59/571	Oregon and California Railroad Company to, Sarah A. Fletcher Lots 3 and 4 Rowlands Addition to the City of McMinnville. \$1.00 (It is not known how of when the Fletchers aquired Lots 3 and 4, Block 6, of Rowlands Addition to the City of McMinnville)	D-16
6 July 1911	Warrenty Deed	61/189	J. L Fetcher and Sarah A. Fletcher to, T. A. White, east 1/2 of lot 3, Block 6, Rowlands Addition to the City of McMinnville, \$1,000.00.	D-17
1 March 1917	Dedication	72/302	Sarah A. Fletcher and J. L. Fletcher, her husband, to The Public and abuting property owners N 10 feet of lots 5 and 6, Block 6, Rowlands Addition for an alleyway. \$25 paid by T.A. White	D-19
22 September 1936	Warrenty Deed	111/583	Sarah A. Fletcher, widow to W.C. Hagerty and LiLa W. Hagerty, husband and wife, and H. L. Toney and Pearl Toney, husband and wife, Lot 4 and west 1/2 Lot 3, and north 10 feet of Lot 5 and west 1/2 of Lot 6, Block 6 Rowlands Addition. \$10,000.	D-21
7 April 1937	Warrenty Deed	112/385	Ollie M. White, widow of T. A. White, et. al. by Sheriff to, American Savings and Loan Association of McMinnville, (American Corporation, messrs. Hagerty and Toney), West 1/2 of lot 3, Block 6, of Rowlands Addition. \$7,317.94	D-22
1 August 1944	Warrenty Deed	125/101	American Corporation to Lila Hagerty, widow 1/2 share and H. L. Toney and Pearl 1/2 share, EAST 1/2 Lot 3 Rowlands Addition. \$4,300.00 (H. L. Toney was Secretary of American Corporation)	D-23
27 April 1946	Indenture	134/816	Lila W. Hagerty, widow, and Pearl G. Toney, widow to William and Huldah Martin right of passage over 10 foot alleyway in exchange for Martin paving alleyway in in concrete to a minimum depth of 6" and protecting drainage from buildings on Lots, 4 and west 1/2 lot 3.	D-24
18 September 1964	Warrenty Deed	40/491	Heirs of Toney and Lila Hagerty, to Taylor-Dale Hardware Co. both halves of Lot 3 and Lot 4, plus north 10 feet of Lots 5 and 6, Block 6, Rowlands Addition. \$13,500	D-26
31 May 1967	Right-of-way Grant	60/413	Taylor-Dale Hardware Co. (Etha Dale) to City of McMinnville, Dedicates for roadway purposes North 10 feet of Lots 5 and 6, Block 6 of Rowland Addition. \$1.00	D-28
6 February 1987	Quitclaim	216/2232	Quitclaim Martins to Gallery Players, Lots 5 and 6 Block 6, Rowlands Addition	D-29
13 April 1994	Warranty Deed	307/0521	Taylor-Dale Hardware Co. to Paul and Cindy Dale, East half of Lot 3, Block 6, Rowlands Addition. \$75,000	D-31

delivered in presence of Sarah J. Newby
of C. J. Leurgan
Wm. B. Morse

Sealed
5/28/82

In witness whereof
Territory of Oregon
County of Yamhill ss.

Personally appeared before me F. C. Griffith, a Justice
of the Peace in and for the County and
Territory aforesaid, John J. & Sarah J. Newby
whose names is attached as grantor to
the foregoing instrument of writing, who
is personally known to me, and who acknowl-
edged the signing and sealing of the same
to be their free act and deed, and Sarah
J. Newby wife of Wm. J. Newby was by me
examined separately and apart from her
said husband, and acknowledged the sign-
ing and sealing her free act and deed
without fear or compulsion of her husband
the 25th day of April 1888.

F. C. Griffith, Justice of the Peace

Recorded April 27th at One O'Clock
P.M. A.D. 1888-

J. W. Leurgan
Clerk

This Indenture witnesseth, that we, Enos C. Williams, and Williamina Williams his wife, for the consideration of one hundred dollars to us paid have bargained and sold, and by these presents do bargain, sell and convey, unto Jesse Eaton, James McLeane, Wm. Odell, Francis Tucker, Mathew Connor, J. Belcher, A. C. Garrison, Trustees of the Methodist Episcopal Church to hold said property for said Church and their successors in office, the following described premises, to wit: Being and lying in the County of Hamhill Co. S. in S. B. N. 4 N. being the north half of Block number 6, in the Town Plot of Arvity as surveyed by J. H. Garrison for J. B. Walling, containing one acre by measurement, being where said Church now stands.

To have and to hold the said premises, with their appurtenances, unto the said Trustees, their successors and their heirs and assigns forever. And we the said E. C. Williams and Williamina Williams his wife, do hereby covenant to and with the said Trustees & their successors, their heirs and assigns, that we

County of Hamilton Co. S. in S. B. 104 N. being
the north half of Block number 6, in the
Town Plot of Issing is surveyed by S.
10. & assigned for J. B. Walling. containing
one acre by measurement, being where
said Church now stands.

To have and to hold the said premises,
with their appurtenances, unto the
said Trustees, their successors and their
heirs and assigns forever. And we the
said E. C. Williams and Williamina Will-
iams his wife do hereby consent to
and with the said Trustees & their suc-
cessors, their heirs and assigns, that we
are the owners in fee simple of said
premises, that they are free from all
incumbrances; and that we will warrant
and defend the same against from
all lawful claims whatsoever.

Witness our hands and seals this 9th day of
March, A.D. 1858.

Witness: Enos C. Williams Seal
J. C. Harrison & Williamina Williams Seal
Gabriel Walling

(over)

DEED VOL. 1
Territory of Oregon
County of Linn
§ 02.

On the ninth day of March A.D. 1858 before the undersigned, a Justice of the Peace in said County, came the above Cass C. Williams and Williamina Williams his wife who are known by me to be the identical persons described in, and who executed the foregoing conveyance, and acknowledged that they had executed the same, and the said Williamina his wife on an examination, separate and apart from her husband, acknowledged that she executed the same freely and without fear or compulsion from any one.

W. C. Harrison
Justice of the Peace
in Linn County, Oregon

Witness my hand and seal this 18th day of April 1858 at 2 o'clock P.M.

J. W. Lewis
Recorder

Witness my hand and seal this 18th day of April 1858 at 2 o'clock P.M.

her husband, acknowledged that she
executed the same freely and without
fear or compulsion from any one.

Witnessed
James M. Day of Yamhill County

Witnessed April 2nd 1858 at 2
o'clock P.M.

J. Wheeler
Recorder

Yamhill County Oregon Territory
April 23rd A.D. 1858.
Now all men by these presents
that we, James M. Day of Yamhill
County and Sarah his wife in con-
sideration of the sum of two hundred
and fifty dollars (\$250.00) to us in hand
paid by Wm. Wood of aforementioned Coun-
ty and Territory, the receipt whereof we
do hereby acknowledge, have bargained, sold,
and quit-claimed, and by these presents
do bargain, sell and quit-claim unto
the said Wm. Wood and to his heirs
and assigns forever, all our and

each of our right, title and interest, estate
claim and demand, both at law and in
equity, And as well in possession, as in
expectancy of, in and to all that certain piece
or parcel of land, that belonged to the heirs
of (my Wood deceased) and it being and
lying in the south half of section thirty three
193, Township 5, Range 6 west. and in the
County of Yamhill, Or. with all and sin-
gular the hereditaments and appurtenances
or thereto belonging.

In witness whereof we have hereunto
set our hands and seals the day and
year first above written.

Given and delivered: James W. Hady (att'd)
in presence of us Sarah Hady (att'd)
W. A. Kobern
William Hady

County of Oregon
County of Yamhill

On this 23rd
day of April, A.D. 1858, before me per-
sonally known James W. Hady and Sarah
his wife to me known to be the individuals
who executed the within.

set our hands and seals the day and
year first above written -
Sealed and delivered: James W. Day and
Sarah Day ^{his wife}
in presence of us
W. A. Coburn
William Day

Testimony of Oregon
County of Garbino ^{Wm}

On this 28th
day of April A.D. 1858 before me
John W. Day and Sarah
his wife to me known to be the individuals
described in and who executed the within
instrument, and acknowledged that they
executed the same - and the said Sarah acknow-
ledged on a private examination
made apart from her husband that she
executed the said instrument freely and
without any coercion or compulsion of her said
husband.

Attest my position of the Recorder
in & for said County

Recorded April 27th A.D. 1858 at
3 o'clock P.M.

J. W. Day

Recorder

416/253

W.H.Fletcher, executor.-to- Ralph Wortman. -- S.2 of Lot 4, Blk. 17, McMinnville.

WHEREAS, on the 5th day of June, 1905, the County Court of Yamhill County, State of Oregon, in the matter of the last will and testament, of James Fletcher, deceased, made an order licensing and directing the undersigned executor of the said last will and testament to sell the hereinafter described real property of said estate, which said order is duly entered of record at page 216 of Vol. 19 of the Journal of the said Court.

WHEREAS on the 17th day of July, 1905 the undersigned executor did in pursuance of the said order of said Court sell to Ralph Wortman the said real property for the sum of \$305.00, the same being the highest and best price that could be realized therefor.

WHEREAS, on the 2nd day of August, 1905 the County Court of Yamhill County, State of Oregon did duly make an order of said Court confirming the said sale and directing the said executor to convey the same to Ralph Wortman in consideration of the sum of \$365.00 which order is entered of record in Vol. 19, Page 236 of the Journal of said Court.

Now Therefore, I, W.H.Fletcher, as executor of the last will and testament of James Fletcher, deceased, for and in consideration of the order aforesaid, and of the payment of the sum of \$365.00 duly paid by the said Ralph Wortman, have bargained, sold and conveyed, and do hereby bargain, sell and convey to the said Ralph Wortman the following described real property, to-wit:-
The South half of Lot No. 4, Block No. 17, Original Town Plat of McMinnville, Oregon.

TO HAVE AND TO HOLD the above described premises unto the said Ralph Wortman, his heirs and assigns forever.

In Witness Whereof, he has hereunto set his hand and seal this 3rd day of August, A.D. 1905.

Done in the presence of

Una Linden.

W.T.Vinton.

W.H.Fletcher.
Executor of the last will and
testament of James Fletcher, decd.

State of Oregon.) ss On this, the 3rd day of August, A.D.1905, personally came
County of Yamhill.) before me, a Notary Public in and for said County, the within named W.H.Fletcher, to
me personally known to be the identical person described in and who executed the with-
in instrument, and acknowledged to me that as executor of the last will and testament
of James Fletcher, deceased, he executed the same freely for the uses and purposes
therein named as such executor.

Witness my hand and seal this 3rd day of August, A.D.1905. W.T.Vinton.
(Notary Seal.) Notary Public in and for Oregon.

recorded August 2, 1905 at 3:45 P.M.

D.H.Turner, Recorder of Conveyances.

By Carrie J. Turner Deputy.

James Fletcher, By Exec.-to- James L.Fletcher. -- Lot 3, Block 17, Original Town, McMinnville.

WHEREAS, on the 5th day of June, 1905, the County Court of Yamhill County, State of Oregon, in the matter of the last will and testament of James Fletcher, deceased, made an order licensing and directing the undersigned executor of the said last will and testament to sell the hereinafter described real property of said estate, which said order is duly entered of record at page 216 of Vol. 19 of the Journal of the said Court.

WHEREAS, on the 17th day of July, 1905 the undersigned executor did in pursuance of the said order of said Court sell to James L.Fletcher the said real property for the sum of \$560.00, the same being the highest and best price that could be realized therefor.

WHEREAS, on the 2 day of Aug. 1905, the County Court of Yamhill County, State of Oregon, did duly make an order of said Court, confirming the said sale and directing the said executor to convey the same to James L.Fletcher in consideration of the sum of \$560.00, which order is entered of record in Vol. 19, Page 236 of the Journal of said Court.

NOW THEREFORE, I W.H.Fletcher, as executor of the last will and testament of James Fletcher, deceased, for and in consideration of the order aforesaid, and of the payment of the sum of \$560.00 duly paid by the said James L.Fletcher, have bargained, sold and conveyed, and do hereby bargain, sell and convey to the said James L.Fletcher the following described real property, to-wit:-

Lot No. 3, Block 17, Original Town Plat of McMinnville, Oregon.

TO HAVE AND TO HOLD the above described premises unto the said James L.Fletcher, his heirs and assigns forever.

In witness Whereof, he has hereunto set his hand and seal this 3rd day of August,

A.D.1905.

Done in the presence of

Una Linden.

W.T.Vinton.

W.H.Fletcher.

Executor of the last will

and testament of James Fletcher, dec'd.

State of Oregon.)
County of Yamhill.) s On this the 3rd day of August A.D.1905, personally came before me, a Notary Public in and for said County, the within named W.H.Fletcher, to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that as executor of the last will and testament of James Fletcher deceased, he executed the same freely for the uses and purposes therein named as such executor.

Witness my hand and seal this 3rd day of August 1905.

W.T.Vinton.

(Notary Seal.)

Notary Public in and for Oregon.

Recorded August 5, 1905 at 2:30 P.M.

D.H.Turner, Recorder of Conveyances.

By Carrie B. Turner Deputy.

48/71

Warranty Deed

James L. Fletcher
to
Lora Fletcher

Filed for Record this 15th day of August A. D. 1905
at 2 o'clock # minutes P M
J. H. Dummer
Recorder of Conveyances.

By Deputy.

This Indenture Witnesseth, That James L. Fletcher

for the consideration of the sum of Five Hundred Sixty Dollars,
to have paid, has bargained and sold, and by these presents do bargain, sell and convey unto
Lora Fletcher the following described premises, to-wit:

Lot No. 3, Block 17, Original Town Plat of McMinnville Yamhill Co.
Oregon

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said
Lora Fletcher her heirs and assigns forever

And the said James L. Fletcher do hereby
covenant to and with the said Lora Fletcher, her heirs and assigns, that he is
the owner in fee simple of said premises; that they are free from all incumbrances, and that he will warrant and defend
the same from all lawful claims whatsoever

In Witness Whereof, he has hereunto set his hand - and seal this 15th day of
August A. D. 1905

DONE IN THE PRESENCE OF

James McLean

James L. Fletcher (Seal)
(Sign)

Warranty Deed

E. Eales and Sarah Eales
to
Sarah U. Fletcher

Filed for Record this 23rd day of Feb. 55/205 205th
at 4 o'clock minutes 1st M.,
A.D. 1909

H. S. McCann,
Notary Public for Oregon.
By John E. Cameron, Deputy.

This Indenture Witnesseth, That E. Eales

and Sarah Eales
his wife, for the consideration of the sum of Three Thousand Nine Hundred Dollars,
to them paid, have bargained and sold, and by these presents do bargain, sell and convey unto Sarah U. Fletcher
the following described premises, to-wit:

Lot numbered Four (4) and the west half of lot numbered Three (3)
which numbered Four (4) in Portland's Addition to the town of
McMinnville, County of Yamhill, State of Oregon

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said

Sarah U. Fletcher, her heirs and assigns, forever.
and the said E. Eales and Sarah Eales do hereby
covenant to and with the said Sarah U. Fletcher, her heirs and
assigns, that they the owners in fee simple of said premises; that they are free from all incumbrances, and that they will
warrant and defend the same from all lawful claims whatsoever.

In Witness Whereof, We have hereunto set our hand and seal: this 4th day of
February A.D. 1909.

DONE IN THE PRESENCE OF

E. Eales
Sarah Eales

(SEAL)
E. Eales, (SEAL);
Sarah Eales, (SEAL);
(SEAL)

ACKNOWLEDGMENT

STATE OF OREGON.

County of Yamhill ss.

On this, the 4th day of February, A.D. 1909, personally came before me, a Notary Public in and for said
County, the within named E. Eales and
Sarah Eales his wife, to me personally known to be the identical persons described in, and who
executed the within instrument, and acknowledged to me that they executed the same freely, for the uses and purposes therein named.

TNESS my hand and seal this 4th day of February A.D. 1909

H. S. McCann,
Notary Public for Oregon.

Repr.

(SEAL)

D-2

THIS INDENTURE WITNESSETH, That We, Roswell L. Bewley, and Anna R. Bewley, his wife, for the consideration of the sum of Six Thousand (\$6000.00) Dollars to us paid, have bargained and sold and by these presents do bargain, sell and convey unto Sarah A. Fletcher, the following described premises, to wit: Lots Numbered Thirteen, Fourteen, Fifteen and Sixteen of the First Addition of McMinnville, College, to the Town or City of McMinnville, in the County of Yamhill and State of Oregon, as same are shown upon the plat thereof now of record in the County Records office of said County. Also following real premises to wit: Commencing at a point on the East line of said Lot Numbered Thirteen, (13) above named, and on the South line of the Donation Land Claim of William T. Newby, and wife in said Yamhill County, Oregon; Thence South 78 degrees East along the South line of said Donation Land Claim Five Hundred and Twenty Nine, (529) feet; Thence South 293.70 feet to South line of said "First Addition of McMinnville College" above named; Thence North 78 degrees West along South line of said Addition 460. feet to a point due South of place of beginning; Thence running North 308 feet along the West line of Fractional Lot No. 4, of said Addition to the place of beginning, so as to include the whole of said Fractional Lot No. 4, and all of Lots Five, Six and Seven of "First Addition of McMinnville College" to the Town or City of McMinnville" above named, and containing Four acres more or less. Also following premises, to wit: Beginning at a point Ten chains South 78 degrees East from the South West corner of a tract or parcel of land donated and deeded to the McMinnville College or Baptist College of McMinnville Oregon by Samuel Cozine and wife, situated in said City of McMinnville; Thence running South 3.10 chains more or less to center of Cozine Creek; Thence Northerly down said Creek following center thereof to the intersection of South line of said "First Addition of McMinnville College, above named; Thence North 78 degrees West along South line of said Addition to place of beginning.

Also following premises to wit: Beginning at the South West corner of Lot Numbered Nine (9) in Block Numbered Two, (2) of "Newby's Addition" to the Town or City of McMinnville in said Yamhill County, Oregon, and on East line of Lot Numbered Thirteen, (13) above named; Thence running East 196.00 feet; Thence South 44.00 feet to the South boundary line of Donation Land Claim of William T. Newby and wife, above named; Thence North 78 degrees West along said South line of said Donation Land Claim 202.66 feet to place of beginning, (Savirg and excepting from this conveyance the North Thirty Four, (34) feet off of North side of said Lot Numbered Thirteen above named). Premises hereby conveyed containing 4½ acres, be the same more or less.

TO HAVE AND TO HOLD, the said premises with their appurtenances, unto the said Sarah A. Fletcher, her heirs and assigns forever.

And the said Roswell L. Bewley and Anna R. Bewley, do hereby covenant to and with the said Sarah A. Fletcher, her heirs and assigns, that they are the owners in fee simple of said premises, that they are free from all incumbrances, excepting as to liens for Street Improvements, in the City of McMinnville, which said Liens said Grantee assumes and hereby agrees to pay, and that they will warrant and defend the same from all lawful claims whatsoever, subject to said liens for Street Improvements, which liens said Grantee is to pay.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 1st day of August, A. D. 1910.

Done in the presence of:
Frank W. Penton,
Chas. L. Williams.

Roswell L. Bewley, (Seal)
Anna R. Bewley, (Seal)

KNOW ALL MEN BY THESE PRESENTS: That Sarah A. Fletcher and James L. Fletcher, her husband, McClellan Hubbard and Della C. Hubbard, his wife, E. A. Babcock and Margaret Babcock his wife, Charles Brown, unmarried by M. Wirak, his attorney in fact; J. S. Athey unmarried, James L. Marvin, unmarried, W. S. Branchflower and Cora M. Branchflower his wife and William Branchflower, unmarried, all of lawful age, in consideration of the sum of One Dollar to them paid, and in consideration of mutual benefits to be accrued thereby do hereby remise, release and forever quitclaim unto The General Public all our right, title and interest in and to all that parcel of real estate, situated in the County of Polk and Yamhill, State of Oregon. to-wit:-

A strip of land 40 feet in width being 20 feet in width on each side of the center line hereinafter described, which center line is described as follows, to-wit: Beginning at the Southeast corner of the Donation Land Claim of A. P. Caldwell, No. 40 in Tp. 6 S. R. 4 W. West of the Willamette Meridian in Polk County, Oregon, which corner is 28.75 chains East from the corner to Sections 4, 5, 8 and 9 of the above township and Range and is marked by an iron pin; one inch in diameter; Thence East 31.58 chains to the S. E. corner of Wm. Chrisman estate lands, and the S. W. corner of A. F. Babcock's land, to a stake; Thence North 9.75 chains along line between Chrisman and Babcock's land; Thence N. 66° E. 7.18 9.86 chains to a stake; Thence N. 87½° E. 5.27 chains to a stake; Thence N. 52½° E. 7.18 chains to a stake which is 30 links South of the line between Polk and Yamhill Counties; Thence East 22.24 chains on a line parallel with said County line and 30 links South of the same; Thence N. 53 ¾° East 0.43 chains to the County line, enter Charles Brown land 5.24 chains to a post; Thence S. 72 ¾° E. 7.45 chains to a stake 30 links North of the County line; Thence East 34.65 chains parallel with and 30 links North of County line; Thence N. 51° 23' E. 1.50 chains to a stake; Thence S. 55° 30' E. 1.80 chains to a stake; Thence South 0.25 chains to county line and enter Athey's land 1.60 chains to a stake; Thence S. 43° W. 5.66 chains to a stake; Thence S. 1½° W. 1.00 chains enter J. L. Marvin's land 6.00 chains to a stake; Thence S. 64° 25' E. 3.96 chains to a stake; Thence S. 22° E. 3.50 chains to a stake; Thence S. 57° 20' W. 3.80 chains to a stake; Thence S. 15° E. 1.60 chains to a stake; Thence N. 38° 15' E. 5.00 chains to a stake; Thence N. 31° E. 9.70 chains to a stake; Thence S. 78° 45' East 21.32 chains to a stake and enter W. S. Branchflower's land; Thence S. 62° E. 250 chains to a stake; Thence N. 82° 15' E. 3.00 chains to a stake; Thence S. 73° E. 1.60 chains to a stake; Thence S. 34° 20' E. 3.00 chains to a stake; Thence S. 45° 15' E. 1.60 chains to section line between Sections 2 and 11, enter William Branchflower's land. 2.50 chains to a post 60 links South of said section line, set a post; Thence East 9.80 chains to a point 70 links South of the 4 corner between Sections 2 and 11, which 4 corner is the terminus of said strip of land, and which point is also the Western terminus of a county road known locally as the "Lone Star Road". All of said lands being in said County of Polk and Yamhill, in the State of Oregon.

Said strip of land to be used by the General Public for road purposes.

TO HAVE AND TO HOLD THE SAME, with all the privileges and appurtenances thereunto belonging to said The General Public forever for road purposes as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd. day of March,

1911.

Signed and Sealed in the presence of.

Sarah A. Fletcher (Seal)
James L. Fletcher, (Seal)

(146)

OREGON & CALIFORNIA R. R. CO., TO S. A. FLETCHER. QUIT CLAIM DEED.

THIS DEED WITNESSETH: That the Oregon and California Railroad Company, a Corporation duly organized and existing under and by virtue of the Laws of the State of Oregon, party of the First Part, for the consideration of the sum of One Dollar, to it paid by Sarah A. Fletcher of McMinnville, Oregon, party of the second part, has bargained, sold and quitclaimed, and by these presents does bargain, sell and quitclaim unto the said Sarah A. Fletcher the following described real premises, to wit: All of Lots Numbered Three (3) and Four (4) in Block Numbered Six (6) in Rowlands Addition to the City of McMinnville in the County of Yamhill and State of Oregon, as same are designated upon the duly recorded plat of said Addition now of record in the County Records office of said Yamhill County, Oregon.

To Have and to Hold the said premises, with their appurtenances, unto the said Sarah A. Fletcher, her heirs and assigns forever.

In witness Whereof, the said party of the First Part has caused its name to be hereunto subscribed and its Corporate seal to be hereunto affixed by its Vice President and Secretary on this the 19th. day of June A. D. 1911.

Executed in presence of
J. P. Sutherland
L. F. Steel

Oregon and California Railroad Company
By J. P. O'Brien,
Vice President,
Oregon And California Railroad Company
BY W. W. Cotton,
Secretary,

Seal of
(Oregon & California R. R.)
(Co.)

STATE OF OREGON,
County of Multnomah:

On this 19th. day of June A. D. 1911 before me appeared J. P. O'Brien to me personally known who being duly sworn, did say that he is the Vice President of Oregon and California Railroad Company, and before me appeared W. W. Cotton, to me personally known, who being duly sworn, did say that he is the Secretary of Oregon and California Railroad Company; and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; that each of said officers acknowledged said instrument to be the free act and deed of said corporation.

I, TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal, the day and year first above written.

L. F. Steel,
Notary Public for Oregon,

(Notary Seal)

Recorded July 10th. 1911 at 9.45 A. M.

H. J. Maloney Recorder of Conveyances,

59/571

Warranty Deed

Filed for Record this 6 day of July A. D. 1911

Sarah A. Fletcher et. vir.
to
J. A. White

at 4 o'clock 15 minutes P. M.

H. S. Maloney
Recorder of Conveyances.

By _____ Deputy.

(2105)

This Indenture Witnesseth, That

U. J. L. Fletcher

and Sarah A. Fletcher

his wife, for the consideration of the sum of One Thousand & \$1000.00 Dollars,

to no paid, have bargained and sold and by these presents do bargain, sell and convey unto

J. A. White

the following described premises, to-wit:

The East half $\frac{1}{2}$ of Lot Numbered Three (3) in Block Numbered Six (6) in Rowlands' Addition to the City of McMinnville, in the County of Yamhill and State of Oregon as same is designated upon the duly recorded Plat of said Rowlands' Addition to the City of McMinnville now of record in the County Recorder's office of said County. The premises hereby conveyed being a strip of land Thirty (30) feet wide off of the East side of said Lot Numbered Three (3) above named.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said

J. A. White

his heirs and assigns, forever.

And the said J. L. Fletcher and Sarah A. Fletcher

do hereby

covenant to and with the said

J. A. White

his heirs and

assigns, that They are the owners in fee simple of said premises; that they are free from all incumbrances

and that They will warrant and defend the same from all lawful claims whatsoever.

In Witness Whereof,

U

have hereunto set

my

hand and sealed this

3rd

day of

July

A. D. 1911

DONE IN THE PRESENCE OF

Frank W. Dutton

W. P. Slater

J. L. Fletcher

Sarah A. Fletcher

[SEAL]

[SEAL]

[SEAL]

[SEAL]

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said _____

_____ *J. A. White* his heirs and assigns, forever.

And the said *J. L. Fletcher and Sarah A. Fletcher* do hereby
covenant to and with the said *J. A. White* his heirs and
assigns, that *they are* the owners in fee simple of said premises; that they are free from all incumbrances

and that *they* will warrant and defend the same from all lawful claims whatsoever.

In Witness Whereof, *We* have hereunto set our hand and seal this *3rd* day of

July A. D. 191*1*.

DONE IN THE PRESENCE OF

Frank W. Denton
W. J. Slater

J. L. Fletcher [SEAL]
Sarah A. Fletcher [SEAL]
[SEAL]

ACKNOWLEDGMENT

STATE OF OREGON,

County of *Yamhill* ss.

On this, the *3rd* day of *July* A. D. 191*1*, personally came before me, a Notary Public in and for said

County and State, the within named *J. L. Fletcher* and

Sarah A. Fletcher his wife, to me personally known to be the identical persons described in and who

executed the within instrument, and acknowledged to me that *they* executed the same freely for the uses and purposes therein named.

~~and the said~~ ~~acknowledged to me that he executed the same freely as~~

~~voluntarily~~

WITNESS my hand and notarial seal this *3rd* day of *July* A. D. 191*1*.

[SEAL]

Frank W. Denton
Notary Public for Oregon.

COUNTY OF MULTNOMAH) SS.
THIS CERTIFIES, That on this 18th. day of November A.D. 1916, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Mary Savage, who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same as her free act and deed, for the uses and purposes therein expressed.
IN TESTIMONY WHEREOF, I have hereunto set my hand and Notary seal the day and year last above written.

(Notary seal)

Francis DuBois, Notary Public in
and for the State of OR. Commission expires
Nov. 26th. 1916.

STATE OF WASHINGTON,)
County of Franklin) SS.

Before me the undersigned Court Commissioner of Franklin County, Washington, personally appeared Edison Savage to me known to be the identical person who signed the foregoing deed and acknowledged that he signed the same as his own free and voluntary act and deed for the uses and purposes therein mentioned this 22nd. day of Nov. 1916.

(Court Commissioners Seal)

C.M. O'Brien, Court Commissioner
Franklin County, Wash.

Recorded March 1, 1917 at 10 A.M.

H. H. Maloney Recorder of Conveyances.

(.7384) SARAH A. FLETCHER ET VIR. TO THE PUBLIC ---DEDICATION OF ALLEY OR ROADWAY

THIS INDENTURE WITNESSETH: That We Sarah A. Fletcher and J.L. Fletcher, her husband, of McMinnville, Oregon, and the owners of the real premises below described, being now desirous of creating and establishing and locating an Alley or Road Way, over and along the said real property so owned by us, and in consideration of the benefits to be derived by us by the establishment of and dedication of said Alley Way or Road Way, and for and in consideration of the sum of Twenty Five (\$25.00) Dollars to us in hand paid by Thomas A. White, the owner of lands abutting upon said proposed Alley Way or Road Way, do hereby locate, establish, create and dedicate for the use and benefit of all real property abutting upon and adjacent to said Alley Way or Road Way, and for the use and benefit of the present owners thereof, and for the use and benefit of their and each of their successors, heirs or assigns, the following Alley Way or Road Way, to-wit:

Beginning at a point on the West boundary line of Block Numbered Six (6) in "Rowlands" Addition to the City of McMinnville, in Yamhill County, State of Oregon, as same is designated upon the plat thereof now of record in the office of the County Recorder of said County, and said point or place of beginning being also at the South West corner of Lot Numbered Four (4) in said Block Numbered Six (6), in said "Rowlands" Addition to the City of McMinnville; Thence running South along West line of said Block Numbered Six (6) above named, Ten (10) feet; thence running East and parallel with the North boundary line of said Block, One Hundred and Twenty (120) feet to the East line of Lot numbered Six in said Block Numbered Six; thence running North along the East line of said lot numbered Six (6) above named, Ten (10) feet to the Northeast corner of said Lot Numbered Six; thence running West following along the South boundary line of Lot Numbered Three (3) and along the South line of Lot Numbered Four (4) in said Block Numbered Six above named, One Hundred Twenty (120) feet to place of beginning, being a strip of land ten feet wide off of the North ends of Lots numbered Five (5) and Six (6) in said Block Numbered Six above named.

It being the intention of the said Sarah A. Fletcher and J.L. Fletcher, to hereby locate establish and create and dedicate said Alley Way or Road Way, as an open Alley Way or Road Way for their use and for the use of the present owners, their grantees, successors, heirs or assigns, of the real property abutting upon or adjacent to said Alley Way or Road Way, forever, which said Alley Way or Road Way shall forever be kept free from and clear of any and all obstructions, of every kind and character, and no rubbish or debris of any kind or character shall be allowed or be permitted to accumulate therein or be allowed to remain therein, and it is hereby expressly agreed and provided, that said Alley Way or Road Way is hereby located, established, created and dedicated as and for and to an open and unobstructed Alley Way or Road Way, for the free use and benefit of the owners of the whole of the West half of said Block Numbered Six, above referred to, their heirs, assigns, tenants, agents employees, grantees, lessees or successors in interest, in of or to said West half of said Block or any portion thereof, and for the use and benefit of the owners of the East

V 72

half of said Block, Numbered Six, above named, whenever the owner or owners or their heirs or assigns shall locate, establish, create and dedicate a like and similar Alley Way or Road Way, over and across said East half of said block, by the continuation of said Alley Way or Road Way to intersect the West line of "B" Street in said City of McMinnville, and said Alley Way or Road Way shall be and is to be for the use and benefit of the Public in general, for and to be used only as an open and unobstructed Alley Way or Road Way, and we hereby forever locate, establish, create and dedicate said Strip of Land to the Public, and to whom it may concern, to be used as and for and to be an Alley Way or Road Way, forever, in the manner and for the uses and purposes, therein above named.

In Witness Whereof, We have hereunto set our hands and seals on this the 1st. day of March 1917.

Executed in presence of
Frank W. Fenton
Chas. L. Williams

Sarah A. Fletcher
J.L. Fletcher

(Seal)
(Seal)

STATE OF OREGON
YAMHILL COUNTY

)
) SS.

This Certifies that on this the 1st. day of March 1917, before me the undersigned a Notary Public in and for said County and State, personally appeared the within named J.L. Fletcher and Sarah A. Fletcher, his wife, to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same for the uses and purposes therein named.

Witness My hand and Seal this the 1st. day of March 1917.

My commission expires December
29th, 1920.

Frank W. Fenton
Notary Public for Oregon

(Notary seal)

Recorded March 1, 1917 at 11:50 A.M.

H. H. Maloney
Recorder of Conveyances.

(7985) ROBERT JENSEN ET. UX. TO BENJAMIN S. AND MELVINA HUNTER ----- WARRANTY DEED.

THIS INDENTURE WITNESSETH, That We, Robert Jensen and Katharina Jensen (husband and wife), for and in consideration of the sum of Fifteen Hundred Dollars, to us paid, have bargained and sold, and by these presents do bargain, sell and convey unto Benjamin S. Hunter and Melvina Hunter (husband and wife) the following premises.

SITUATE LYING AND BEING in the County of Yamhill and State of Oregon, and further and more particularly described as being all of Block Numbered eighteen, in the Townsite of Dundee as platted and recorded in the office of the County Recorder in and for said County and State, containing one and one third acres of land, more or less.

TO HAVE AND TO HOLD the said premises, with all the appurtenances thereunto belonging or in anywise appertaining, unto the said Benjamin S. Hunter and Melvina Hunter, their heirs and assigns forever, and we the said Robert Jensen and Katharina Jensen, do hereby covenant to and with the said Benjamin S. Hunter and Melvina Hunter, their heirs and assigns, that we are the owners in fee simple of said premises, that they are free from all incumbrance, and that we will and our heirs, executors and Administrators shall warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 14th. day of February A.D. 1917.

Done in the presence of
L. F. Hall
Frank Zumwalt

Robert Jensen (Seal)
Katharina Jensen (Seal)

STATE OF OREGON
COUNTY OF YAMHILL

)
) SS.

On this 14th. day of February A.D. 1917, personally appeared before me a Notary Public in and for said County and State, the above named Robert Jensen and Katharina Jensen, his wife, to me personally known to be the identical persons described in. and who executed the

(25478)

SARAH A. FLETCHER TO U. C. HARGETY ET AL

U. DEED

THIS INDENTURE WITNESSETH, THAT SARAH A. FLETCHER, WIDOW AND UNMARRIED FOR THE CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS, TO HER HUSBAND, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES BARGAIN, SELL AND CONVEY UNTO U. C. HARGETY AND LILA V. HARGETY, HUSBAND AND WIFE, AND H. L. TONEY AND PEARL G. TONEY, HUSBAND AND WIFE, THE FOLLOWING DESCRIBED PREMISES, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK NUMBERED SIX (6) IN "ROSLAND'S ADDITION" TO THE SAID CITY OF McMinnville, IN SAID VAN HILL COUNTY, OREGON; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID BLOCK SIX (6) ONE HUNDRED AND TEN (110) FEET; THENCE RUNNING EAST NINETY (90) FEET; THENCE RUNNING NORTH AND PARALLEL WITH THE WEST LINE OF SAID BLOCK ABOVE NAMED, ONE HUNDRED AND TEN (110) FEET TO THE NORTH LINE OF SAID BLOCK SIX (6) ABOVE NAMED; AND THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK SIX ABOVE NAMED NINETY (90) FEET TO THE PLACE OF BEGINNING, THE BULK BEING ALL OF LOT FOUR (4) AND WEST ONE-HALF (1/2) OF LOT THREE (3) AND THE NORTH TEN (10) FEET OF LOT FIVE (5) AND THE NORTH TEN (10) FEET OF THE WEST ONE-HALF (1/2) OF LOT SIX (6) OF SAID BLOCK SIX (6) IN SAID ROSLAND'S ADDITION TO THE CITY OF McMinnville, VAN HILL COUNTY, OREGON, AS PER THE RECORDED PLAT THEREOF NOW ON FILE IN THE OFFICE OF THE COUNTY CLERK OF VAN HILL COUNTY, OREGON.

(IT IS THE INTENTION OF THE GRANTEE THAT THE SAID U. C. HARGETY AND LILA V. HARGETY SHALL TAKE AN UNDIVIDED ONE-HALF INTEREST IN AND TO SAID PROPERTY BY THE ESTATE OF ENTIRETY AND THAT THE SAID H. L. TONEY AND PEARL G. TONEY SHALL HOLD AN UNDIVIDED ONE-HALF INTEREST IN AND TO SAID PROPERTY BY THE ESTATE OF ENTIRETY.)

TO HAVE AND TO HOLD THE SAID PREMISES, WITH THEIR APPURTENANCES, UNTO THE SAID U. C. HARGETY AND LILA V. HARGETY, HUSBAND AND WIFE, AND H. L. TONEY AND PEARL G. TONEY, HUSBAND AND WIFE THEIR HEIRS AND ASSIGNS FOREVER.

AND THE SAID SARAH A. FLETCHER, WIDOW AND UNMARRIED DOES HEREBY COVENANT TO AND WITH THE SAID U. C. HARGETY AND LILA V. HARGETY AND H. L. TONEY AND PEARL G. TONEY, THEIR HEIRS AND ASSIGNS, THAT SHE IS THE OWNER IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL INCUMBRANCES, EXCEPT A MORTGAGE IN FAVOR OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF McMinnville, OREGON WHICH THE SAID GRANTEE ASSUMES; AND THAT SHE WILL WARRANT AND DEFEND THE SAME FROM ALL LAWFUL CLAIMS WHATSOEVER.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THIS 22D DAY OF SEPTEMBER A. D. 1936.

SARAH A. FLETCHER

DONE IN THE PRESENCE OF

L. B. WALSHAM

G. K. KNICKENBOPPER

\$11.00 REVENUE STAMPS CANCELLED. = \$10,000-

ACKNOWLEDGMENT

STATE OF OREGON,) ss.
COUNTY OF VAN HILL,

ON THIS 22D DAY OF SEPTEMBER, A. D. 1936, PERSONALLY CAME BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN-NAMED SARAH A. FLETCHER, WIDOW AND UNMARRIED, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY FOR THE USES AND PURPOSES THEREIN NAMED.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF 22ND SEPTEMBER A. D. 1936.

(NOTARY SEAL)

G. K. KNICKENBOPPER
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES FEB. 22, 1938

FILED SEPT. 22 1936 AT 4:00 P. M.
E. P. YAMING, COUNTY CLERK
BY EVA H. DODD, DEPUTY
RECORDED BY *L. E. Peterson* DEPUTY

BE IT REMEMBERED, THAT ON THIS 29TH DAY OF MARCH, A. D. 1937, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED M. J. COME AND ELIZABETH COME, HUSBAND AND WIFE, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

(NOTARY SEAL)

GEORGE H. LAYMAN
NOTARY PUBLIC FOR OREGON.
MY COMMISSION EXPIRES FEB. 3, 1939.

FILED APRIL 7, 1937 AT 8:50 A.M.
E. F. PERKINS, COUNTY CLERK
BY EVA H. DEBOLT, DEPUTY

7 RECORDED BY Ruth Bissett DEPUTY.

(37602) OLLIE W. WHITE, ET AL BY SHERIFF TO AMERICAN CORPORATION SHERIFF'S DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS HERETOFORE AN EXECUTION WAS ISSUED OUT OF THE CIRCUIT COURT OF THE STATE OF OREGON FOR YAMHILL COUNTY, UPON AND TO ENFORCE A CERTAIN JUDGMENT AND DECREE AND ORDER OF SALE DATED THE 21ST DAY OF AUGUST 1935 AND DULY ENTERED IN THE JOURNAL OF SAID ABOVE NAMED COURT VOLUME 25, PAGE 461 IN FAVOR OF THE AMERICAN SAVINGS AND LOAN ASSOCIATION OF McMinnville, OREGON, A CORPORATION, AND AGAINST OLLIE WHITE, SURVIVING WIDOW OF T. A. WHITE, DECEASED, HARRY W. WHITE AND PEARL WHITE, HIS WIFE, CLEO WHITE FILBINGER AND C. C. FILBINGER, HER HUSBAND, WALTER E. WHITE AND RITA WHITE, HIS WIFE, AND OLLIE WHITE AS ADMINISTRATRIX OF THE ESTATE OF T. A. WHITE DECEASED, WHICH EXECUTION IS DATED THE 21ST DAY OF AUGUST 1935 AND BY ME RECEIVED ON THE 21ST DAY OF AUGUST 1935. I DID UNDER AND PURSUANT TO THE COMMANDS OF SAID EXECUTION AND AFTER DULY ADVERTISING THE PREMISES DESCRIBED THEREIN AND HEREAFTER DESCRIBED FOR SALE SELL SAID PREMISES TO SAID THE AMERICAN SAVINGS AND LOAN ASSOCIATION OF McMinnville, OREGON, A CORPORATION FOR THE SUM OF \$7,317.94.

AND WHEREAS, THEREAFTER ON THE 2ND DAY OF OCTOBER 1935 AN ORDER WAS DULY MADE IN THE ABOVE NAMED CIRCUIT COURT DULY CONFIRMING SAID SALE, WHICH ORDER IS DULY ENTERED IN JOURNAL NUMBER 25, PAGE 424 OF SAID COURT.

AND WHEREAS, UPON THE SALE OF SAID PREMISES A CERTIFICATE OF SALE WAS ISSUED BY THE UNDERSIGNED AS SHERIFF OF YAMHILL COUNTY, OREGON, UNTO THE AMERICAN SAVINGS AND LOAN ASSOCIATION OF McMinnville, OREGON, A CORPORATION.

AND WHEREAS, MORE THAN ONE YEAR HAS NOW ELAPSED AND EXPIRED SINCE THE DATE OF SAID SALE AND NO REDEMPTION OF SAID PREMISES HAS BEEN MADE,

AND WHEREAS SAID CERTIFICATE OF SALE WAS DULY ASSIGNED UNTO AMERICAN CORPORATION, A CORPORATION OF McMinnville, OREGON, WHICH ASSIGNMENT AND CERTIFICATE OF SALE WERE DULY RECORDED IN THE RECORDS OF DEEDS FOR YAMHILL COUNTY, OREGON, ON THE 24TH DAY OF MARCH 1937 IN VOLUME 112 ON PAGE 334,

AND WHEREAS, SAID CERTIFICATE OF SALE TOGETHER WITH SAID ASSIGNMENT HAS BEEN SURRENDERED TO ME AS SUCH SHERIFF,

NOW THEREFORE, I G. W. LANNING AS SHERIFF OF YAMHILL COUNTY, OREGON, FOR AND IN CONSIDERATION OF THE PAYMENT OF THE SAID PURCHASE PRICE AND OF THE PREMISES HAVE AND BY THESE PRESENTS DO BARGAIN, SELL, AND CONVEY UNTO AMERICAN CORPORATION, A CORPORATION OF McMinnville, OREGON, AND ITS SUCCESSORS AND ASSIGNS FOREVER ALL THE RIGHT, TITLE, INTEREST, AND ESTATE WHICH THE SAID ABOVE NAMED DEFENDANTS AND EACH OF THEM HAD ON THE 30TH DAY OF SEPTEMBER 1924 OR HAVE SINCE ACQUIRED IN AND TO SAID REAL PREMISES DESCRIBED IN SAID DECREE AND EXECUTION AND HEREIN DESCRIBED AS FOLLOWS:

THE EAST HALF OF LOT N. 3 IN BLOCK No. 6 "ROWLANDS ADDITION" TO THE CITY OF McMinnville, IN THE COUNTY OF YAMHILL, STATE OF OREGON AS SAME IS DESIGNATED UPON THE DULY RECORDED PLAT OF SAID "ROWLANDS ADDITION" TO THE CITY OF McMinnville NOW OF RECORD IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, THE SAID PREMISES HERETO CONVEYED BEING A STRIP OF LAND THIRTY FEET WIDE OFF OF THE EAST SIDE OF SAID LOT No. 3 ABOVE NAMED.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING. TO HAVE AND TO HOLD THE SAID PREMISES, WITH THE APPURTENANCES, UNTO SAID AMERICAN CORPORATION, A CORPORATION OF McMinnville, OREGON AND ITS SUCCESSORS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS THE 7 DAY OF APRIL 1937.

\$7.50 REVENUE
STAMPS CANCELLED

G. W. LANNING. (SEAL)
AS SHERIFF OF YAMHILL COUNTY, OREGON.

STATE OF OREGON)
COUNTY OF YAMHILL) ss.

ON THIS 7 DAY OF APRIL 1937 BEFORE ME, A NOTARY PUBLIC FOR OREGON PERSONALLY CAME THE WITHIN NAMED G. W. LANNING AS SHERIFF OF YAMHILL COUNTY, STATE OF OREGON, PERSONALLY KNOWN TO ME TO BE THE OFFICER DESCRIBED IN AND WHO AS SUCH SHERIFF EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES THEREIN DESCRIBED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 7 DAY OF APRIL 1937.

(NOTARY SEAL)

FRANK HOLMES
NOTARY PUBLIC FOR OREGON.
MY COMMISSION EXPIRES JAN. 23, 1940

FILED APRIL 7, 1937 AT 9:40 A.M.
E. F. PERKINS, COUNTY CLERK
BY RUTH BISSETT, DEPUTY

7 RECORDED BY Ruth Bissett DEPUTY.

(37603) F. W. HAMILTON, ET AL BY SHERIFF TO AMERICAN CORPORATION SHERIFF'S DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS HERETOFORE AN EXECUTION WAS ISSUED OUT OF THE CIRCUIT COURT OF THE STATE OF OREGON FOR YAMHILL COUNTY, UPON AND TO ENFORCE A CERTAIN JUDGMENT AND DECREE AND ORDER OF SALE DATED THE 14TH DAY OF NOVEMBER 1935 AND DULY ENTERED IN THE JOURNAL OF SAID ABOVE NAMED COURT VOLUME 25, PAGE 457 IN FAVOR OF AMERICAN SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND AGAINST F. W. HAMILTON AND PEARL W. HAMILTON, HIS WIFE, T. S. SUTTON, AND UENA SUTTON, HIS WIFE, CITY OF NEWBERG, A MUNICIPAL CORPORATION OF YAMHILL COUNTY, OREGON, WHICH EXECUTION IS DATED THE 14TH DAY OF NOVEMBER 1935 AND BY ME RECEIVED ON THE 14TH DAY OF NOVEMBER 1935. I DID UNDER

In testimony whereof, I have hereunto set my hand and affixed my official seal this, the day and year first in this, my certificate, written.

(Notarial Seal)

Filed July 31, 1944 at 4:29 p. m.
John Herring, Jr., County Clerk
By Edith Schuman Deputy

Joseph Haley
Notary Public
District of Columbia
United States of America
My commission expires March 31, 1947

Recorded by Mary Vintery Deputy

(25329)

AMERICAN CORPORATION TO LILA W. HAGERTY ET AL

CORP. W. DEED

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN CORPORATION a corporation duly organized and incorporated under the laws of the State of Oregon in consideration of FOUR THOUSAND THREE HUNDRED AND NO/100 Dollars to it paid by Lila W. Hagerty, surviving widow of W. C. Hagerty, deceased, and H. L. Toney and Pearl G. Toney, husband and wife, does hereby grant, bargain, sell and convey to said Lila W. Hagerty, surviving widow of W. C. Hagerty, deceased, and H. L. Toney and Pearl G. Toney, husband and wife their heirs and assigns forever, the following described parcel of real estate, situate, lying and being in the County of Yamhill and State of Oregon, to-wit:

The East half of Lot No. 3 in Block No. 6 "Rowlands Addition" to the City of McMinnville, in the County of Yamhill, State of Oregon as same is designated upon the duly recorded plat of said "Rowlands Addition" to the City of McMinnville now of record in the County Recorder's office of said County, the said premises hereby conveyed being a strip of land thirty feet wide off of the East side of said Lot No. 3 above named.

(It is the intention of the grantees that the said Lila W. Hagerty, surviving widow of W. C. Hagerty, deceased, shall take an undivided one-half interest in and to said property and that the said H. L. Toney and Pearl G. Toney shall hold an undivided one-half interest in and to said property by an estate of entirety.) Together with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and also all its estate, right, title and interest, at law and equity, therein or thereto.

TO HAVE AND TO HOLD the same to the said Lila W. Hagerty, surviving widow of W. C. Hagerty, deceased, and H. L. Toney and Pearl G. Toney, husband and wife, their heirs and assigns forever. And the said AMERICAN CORPORATION, a corporation, does covenant with the said grantees and their legal representatives forever, that the said real estate is free from all incumbrances, and that it will and its successors shall, WARRANT AND DEFEND the same to the said Lila W. Hagerty, surviving widow of W. C. Hagerty, deceased, and H. L. Toney and Pearl G. Toney, husband and wife, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, American Corporation, a corporation pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and its Secretary and its corporate Seal to be hereunto affixed this 26th day of July A. D. 1944.

Signed, sealed and delivered
in the presence of _____

(Corporate Seal)

\$5.95 Revenue
stamps cancelled

AMERICAN CORPORATION

By Kelton B. Peery President

By H. L. Toney Secretary

STATE OF OREGON)
County of Yamhill)
188

On this the 26th day of July A. D. 1944, personally came before me, a Notary Public, in and for said County and State, the within-named Kelton B. Peery President, and H. L. Toney Secretary of AMERICAN CORPORATION a corporation, organized under the laws of the State of Oregon to me personally known, who being first duly sworn, did each for himself say that he the said Kelton B. Peery is the President, and the said H. L. Toney is the Secretary of AMERICAN CORPORATION and that the Seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors. and the said Kelton B. Peery President and H. L. Toney Secretary of said AMERICAN

INDENTURE made this 27th day of April, 1946, between Lila W. Hagerty, a widow, and Pearl G. Toney, a widow, hereinafter referred to as the grantors, and William M. Martin and Hulda Martin, husband and wife, hereinafter referred to as the grantees.

Whereas, grantors are the owners in fee simple of the following described premises, to wit:

all of Lot 4 and the West one half of Lot 3 and the North 10 feet of Lot 5 and the West one half of Lot 6 of Block Number 6 in "Rowland's Addition to the City of McMinnville, in Yamhill County, Oregon, and

Whereas, the grantees are the owners in fee simple of an adjoining parcel of land lying to the South of the tract above described, and

Whereas the grantees are desirous of obtaining an easement and right of way for the passage of vehicles over the South ten feet of the tract above described owned by the grantors herein, and

Whereas, grantors have agreed to grant unto grantees said easement and right of way in consideration of the grantees promise and undertaking to pave with concrete the parcel of said above described premises over which said easement and right of way is to be granted:

Now this indenture witnesseth that, in consideration of the covenants and conditions on the part of the grantees to be kept and performed, the grantors hereby release and forever quit claim unto the grantees, their heirs and assigns a right of easement and passage over the South 10 feet of the real premises hereinabove described and owned by the grantors, the grantors reserving the right of passage and easement in common with grantees, and the grantees, their heirs and assigns, shall hereafter have and enjoy said right of passage and easement in common with the grantors herein.

Grantees covenant and agree to pave said South ten feet of the tract above described with concrete paving in a good workmanlike manner, said concrete to be laid to a depth of at least six inches, to protect all drains from the building owned by grantors and situated on the premises above described from damage from passing vehicles, to maintain right of way and passage way in good condition, and to so construct said concrete paving to afford proper surface drainage of water away from grantors' said building.

This grant is upon the express condition that grantees faithfully comply with and perform all conditions and covenants herein contained on their part to be performed and observed, and in the event any of said conditions or covenants be broken on the part of grantees, all right and interest of grantors in said premises shall

cease and determine without any requirement of entry or other act on the part of grantors.

IN WITNESS WHEREOF, grantors have hereunto set their hands and affixed their seals this 27th day of April, 1946.

Lila W. Hagerty (SEAL)

Pearl G. Toney (SEAL)

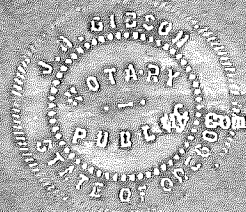
STATE OF OREGON

County of Yamhill

ss

On this 27th day of April, 1946, personally came before me a Notary Public, in and for said County and State, the within named Lila W. Hagerty, a widow, and Pearl G. Toney, a widow, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely for the uses and purposes therein named.

WITNESS my hand and Notarial Seal this 27th day of April, 1946.



Notary Public for Oregon

Commission expires Dec 8 1948

FILED

MAY 7 1946

10:50 o'clock P.M.
Notary Public
Notary Public

VOL. 40 PAGE 491

KNOW ALL MEN BY THESE PRESENTS, That MARGARET TONEY LARKIN and CHARLES B. LARKIN, her husband; LILA W. HAGERTY, a widow and unmarried; VIRGINIA TONEY KENYON, now VIRGINIA TONEY KENYON BAIN, a widow and unmarried, hereinafter called the grantor, in consideration of TEN AND NO/100THS Dollars to grantor paid by TAYLOR-DALE HARDWARE CO., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Yamhill and State of Oregon, described as follows, to-wit:



121 85
I.R.S.

The East half of Lot 3 in Block 6 of Rowland's Addition to McMinnville in Yamhill County, Oregon, EXCEPT the East half of the concrete wall along the East side thereof conveyed to Russell A. Newman by deed recorded November 5, 1945 in Book 131, page 439, Deed Records.

ALSO: Lot 4; the West half of Lot 3 and the North 10 feet of Lots 5 and 6 of Block 6 of Rowland's Addition to McMinnville in Yamhill County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises free from all encumbrances, EXCEPT 1964-65 real property taxes; ALSO EXCEPT right, title and interest of Thomas A. White, adjoining property owners and the public in the North 10 feet of Lots 5 and 6 by virtue of an easement granted Thomas A. White and adjoining property owners by deed recorded March 1, 1917 in Book 72, page 302, Deed Records. Said deed contains the following provision: "We hereby forever locate, establish, create and dedicate said strip of land to the public to be used as and for an alleyway." ALSO EXCEPT easement across the North 10 feet of Lots 5 and 6 granted to William Martin and Huldah Martin by deed from Lila W. Hagerty, et al., recorded May 4, 1946 in Book 134, page 816, Deed Records, and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 18th day of September, 1964.



Lila W. Hagerty (SEAL)

Virginia Toney Kenyon Bain (SEAL)

Margaret Toney Larkin (SEAL)

Charles B Larkin (SEAL)



STATE OF OREGON)
County of Yamhill)

VOL 40 PAGE 492

ss.

Personally appeared the above named LILA W. HAGERTY, a widow and unmarried; and VIRGINIA TONEY KENYON, now VIRGINIA TONEY KENYON BAIN, a widow and unmarried, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary J. Davies
NOTARY PUBLIC FOR OREGON

My Commission expires: March 26, 1967

STATE OF OREGON)
County of Klamath)

ss.

Personally appeared the above named MARGARET TONEY LARKIN and CHARLES B. LARKIN, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

J. W. Van Doren
NOTARY PUBLIC FOR OREGON

My Commission expires: NOTARY PUBLIC FOR OREGON
My Commission Expires Jan. 20, 1968

STATE OF OREGON, -

County of Yamhill, -

77219

I, JACK BEELER, County Clerk in and for said County and State, do hereby certify that the within Instrument of Writing was received and has been by me duly recorded on Page _____ of Volume _____ of the Records of Deeds for said County, on this 30 day of September, A. D. 1964, at 2:56 o'clock, P.M.

In testimony whereof, I have hereto subscribed my name and affixed my Official Seal.

JACK BEELER, County Clerk

By Alice Sherrill
Deputy

KNOW ALL MEN BY THESE PRESENTS, That Taylor-Dale Hardware Company, an
Oregon corporation, Grantor
 in consideration of One Dollar, and other valuable consideration, to Grantor paid by The City of McMinnville,
 a municipal corporation of the State of Oregon, Grantee, does hereby grant, convey and dedicate to the said
 Grantee, as and for street and roadway purposes the following described real premises, to-wit:

Two North 10 feet of lots 5 and 6, Block 6, Rowlands Addition to McMinnville,
 Yamhill County, Oregon.

STATE OF OREGON

County of Yamhill,

) ss.

88365

I, JACK BEELER, County Clerk in and for said County and State,
 do hereby certify that the within instrument of Writing was
 received and has been by me duly recorded on Page 473 of Volume
60 of the Records of Yamhill County, said County, on the
31st day of May, A.D. 1962. At McMinnville, Oregon,
5th day of May, A.D. 1962, I have signed and
 my seal and official stamp.

JACK BEELER, County Clerk

By Charles C. Cott
Deputy

TO HAVE AND TO HOLD the above described and granted premises unto The City of McMinnville, a
 municipal corporation of the State of Oregon, its successors and assigns as a street and roadway forever.

And the grantor hereby covenants that grantor is lawfully seized in fee simple of the above described
 premises, free from all encumbrances, and that grantor will and grantor's heirs and assigns shall warrant
 and defend the above granted premises and every part or parcel thereof against the lawful claims of any
 persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this

day of

19

March1962

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Oregon, County of Yamhill

) ss.

Month

1st

Day

Year

Personally appeared the above named

and acknowledged the foregoing

instrument to be voluntary act and deed.

Before me:

(SEAL)

Notary Public for

My commission expires

STATE OF OregonCounty of Yamhill

) ss.

Month

14

Day

1962

Year

Before me, the undersigned officer, personally appeared Ethan Dalewho acknowledged himself to be the President

of

Taylor-Dale Hardware Co.

a corporation, and that he

as such President being authorized so to do, executed the foregoing instrument for
 the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

STREET DEED

Notary Public for Oregon

My commission expires

1987 OCT -2 PM 2:23

F216P2232

FORM 10, 6-16-81 (REVISED 1-1-82) STATUTORY FORM, Judicial Council of Oregon

NOT TO BE FILLED IN BY THE COUNTY CLERK, OR BY THE CLERK OF THE DISTRICT COURT

QUITCLAIM DEED—STATUTORY FORM
 INDIVIDUAL GRANTOR
 HELEN G. MARTIN, WILLIAM R. MARTIN and JOYCE M. SMITH
 Grantor.
 releases and quitclaims to GALLERY PLAYERS OF OREGON, INC.
 Greater, all right, title and interest in and to the following described
 real property situated in Yamhill County, Oregon, to-wit:

Lots 5 and 6, Block 6, ROWLAND'S ADDITION, to the City of McMinnville,
 Yamhill County, Oregon.

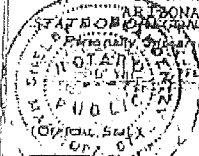
IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

The true consideration for this conveyance is \$ None. (Here comply with the requirements of ORS 93.030)
 This deed is given for the purpose of clearing title.

Dated this 6th day of February, 1987

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

HELEN G. MARTIN
 WILLIAM R. MARTIN
 JOYCE M. SMITH



STATE OF OREGON, County of Haricopa, In presence of and the above named HELEN G. MARTIN, February 19 87

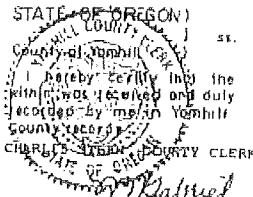
and acknowledged the foregoing instrument to be a voluntary act and deed

Before me, Notary Public for Oregon, my commission expires:

QUITCLAIM DEED
 HELEN G. MARTIN, et al
 GALLERY PLAYERS OF OREGON, INC.

Also recording refers to:
 GALLERY PLAYERS OF OREGON, INC.

Until a change is reflected, all tax statements shall be sent to the following address:
 GALLERY PLAYERS OF OREGON, INC.
 P.O. Box 245
 McMinnville, OR 97128



958
 08377

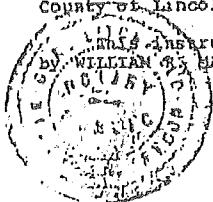
County filed.
 By Deputy

10-2-87

1987 OCT -2 PM 2:23

F216P2233

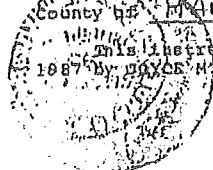
STATE OF OREGON,) ss.
County of Lincoln.)



This instrument was acknowledged before me on February 6, 1987
by WILLIAM B. MARTIN.

H. K. Rutherford
Notary Public for Oregon
My Commission Expires: 6/16/90

STATE OF HAWAII,) ss.
County of MAUI.)



This instrument was acknowledged before me on February 13,
1987 by ROYCE M. SMITH.

Norman Davis
Notary Public for State of Hawaii L.S.
My Commission Expires: 3/15/87

10-2-87

1994 APR 14 PM 3:53

F307P0521

WARRANTY DEED

608 - NE 3rd ✓
618 - NE 3rd
607 NE 3rd

Taylor-Dale Hardware Co. Inc., a Oregon corporation, hereinafter called the grantor, does hereby grant, sell and convey unto Paul D. Dale and Cindy L. Dale, husband and wife, hereinafter called the grantees, and grantee's heirs, successors and assigns, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging, situated in Yamhill County, Oregon:

The East half of Lot 3 in Block 6 of ROWLAND'S ADDITION to McMinnville in Yamhill County, Oregon, EXCEPT the East half of the concrete wall along the East side thereof conveyed to Russell A. Newman by Deed recorded November 5, 1945 in Book 131, Page 439, Deed Records.

Said grantor hereby covenants that grantor is lawfully seized in fee simple of the above described property, free of all encumbrances except those of record - and that grantor will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$75,000.00 as paid by an accommodator pursuant to an IRC 1031 exchange.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

In Witness Whereof, the undersigned officer or other person duly authorized and acting on behalf of said corporate grantor executed this instrument,
DATED April 13, 1994

Taylor-Dale Hardware Co., Inc.

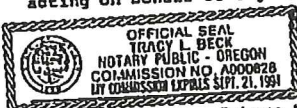
Ethan A. Dale
by: Ethan A. Dale, CEO

Jeffery E. Dale
by: Jeffery E. Dale, President

Helen Jean Dale
by: Helen Jean Dale, Secretary

State Of Oregon, County Of Yamhill

The foregoing instrument was acknowledged on April 13, 1994 by Ethan A. Dale, CEO, Jeffery E. Dale, President and Helen Jean Dale, Secretary acting on behalf of Taylor-Dale Hardware Co., Inc.



Before me

Tracy L. Beck
Notary Public for Oregon
Expires 9-21-94

RESERVED FOR RECORDS'S USE

After Recording - Return to:
Paul D. Dale
Cindy L. Dale
738 Michelbook Lane
McMinnville, OR 97128

Forward Tax Statements To:
Paul D. Dale
Cindy L. Dale
738 Michelbook Lane
McMinnville, OR 97128

INDEXED
STATE OF OREGON
COUNTY OF YAMHILL

This instrument was recorded by me in the records.

STATE OF OREGON
COUNTY OF YAMHILL

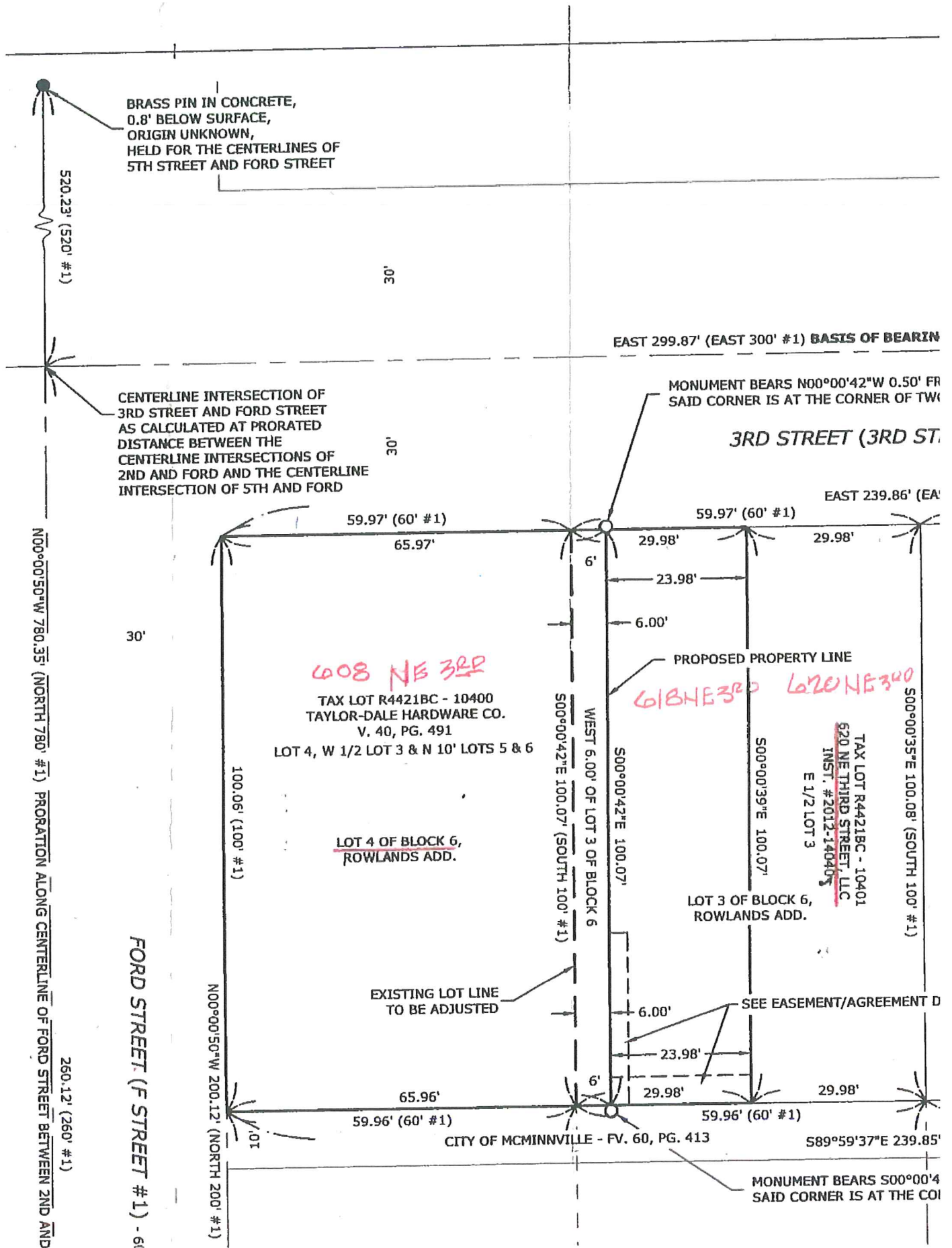
CHARLES STERN,
COUNTY CLERK

006028

500
1000
2000

132894
YAMHILL COUNTY INSTRUMENTS

Appendix E - Yamhil County Assessor's Documents



Ernie Munch

From: Andrea White <whitea@co.yamhill.or.us>
Sent: Thursday, August 23, 2018 2:09 PM
To: Ernie Munch
Subject: Public Information Request
Attachments: Munch Request.xlsx

Good afternoon,

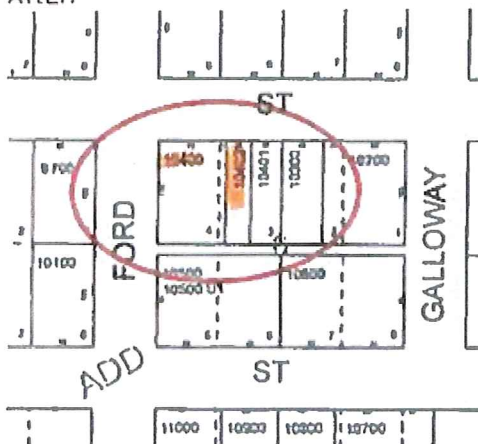
Here is the information from your public information request. Please see the attached spreadsheet for a summary of our findings.

The tax lots with addresses 608 and 618 NE 3rd were one tax lot until 2016. For ease of reference, see the maps from before and after the revision below:

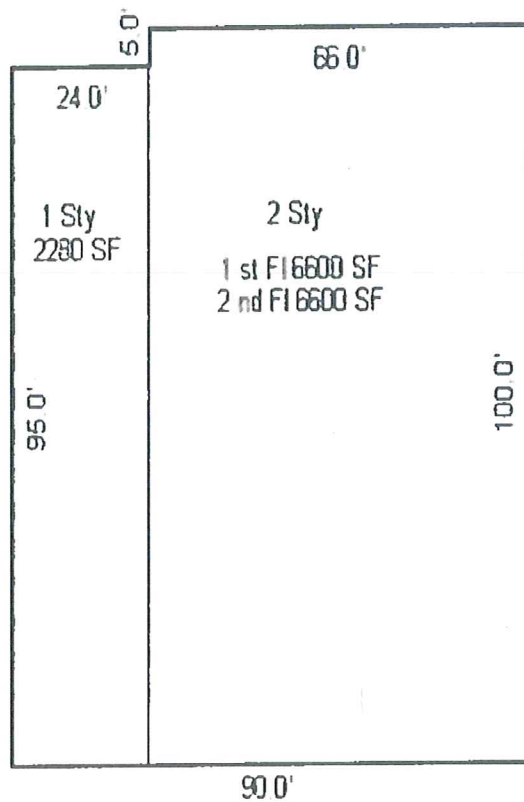
Before: R4421BC 10400



After:



According to our sketch from 2007, the building was built in 1917 and 1926. This sketch was from when the two tax lots were still one tax lot; therefore, the information was applied to both buildings on the attached spreadsheet.



Total floor area above grade 15480 SF
 Unfin bsmt 6600sf
 Blt 1917 & 1926
 Second floor remod 1994

Unfortunately, our system doesn't provide a year built for the tax lot at 624 NE 3rd St, and there is nothing in the assessor's jacket, either.

Please let me know if you have any further questions.

Sincerely,

Andrea White
 Assessment Specialist
 Yamhill County Assessment and Taxation
whitea@co.yamhill.or.us
 (503)434-7521 x 3688



*******CONFIDENTIALITY NOTICE*******

This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-

Ernie Munch

From: John Hockman <hockmanj@co.yamhill.or.us>
Sent: Thursday, November 15, 2018 4:31 PM
To: Ernie Munch
Subject: 3rd Street Buildings

EM,

We have the year built for 620 NE 3rd at 1926 with remodel in 1981. The building has 2,850 SF.

Don't yet have year built for the bead shop (618 NE 3rd). Will let you know if I can find it. Anyway, the building area is 2,280 SF.

John Hockman
Yamhill County Commercial Appraiser
hockmanj@co.yamhill.or.us
503-434-7521 ext.3671

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Address	Tax lot No.	Account No.	Year Built	Year Remodeled	Other notes
608 NE 3rd St	R4421BC 10400	160845	1917/1926	1981/1994	2nd floor remodeled into 5 apartments in 1996.
618 NE 3rd St	R4421BC 10402	561901	1917/1926	1981/1994	This lot was created in 2016 after a partition from R4421BC 10400. Therefore, we don't have info on this lot, but it would be the same information as above.
620 NE 3rd St	R4421BC 10401	495166	1926	1981	
624 NE 3rd St	R4421BC 10300	160836	Unknown		Our records do not give a year built for this property.

Ernie Munch

From: John Hockman <hockmanj@co.yamhill.or.us>
Sent: Monday, November 5, 2018 2:27 PM
To: Ernie Munch
Subject: 608 NE 3rd, McMinnville
Attachments: 20181105142108111.pdf

Mr. Munch,

Attached is a sketch we have on file. Note that at the bottom of the page it shows a year built of 1917, a possible addition or build-out in 1926, and a remodel of the second floor in 1994. Hope it helps.

John Hockman
Yamhill County Commercial Appraiser
hockmanj@co.yamhill.or.us
503-434-7521 ext.3671

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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R4421BC 10400

Parcel No.: 00160845

Property Address: 608 NE 3rd St.

City: McMinnville

County:

State:

ZipCode:

Owner:

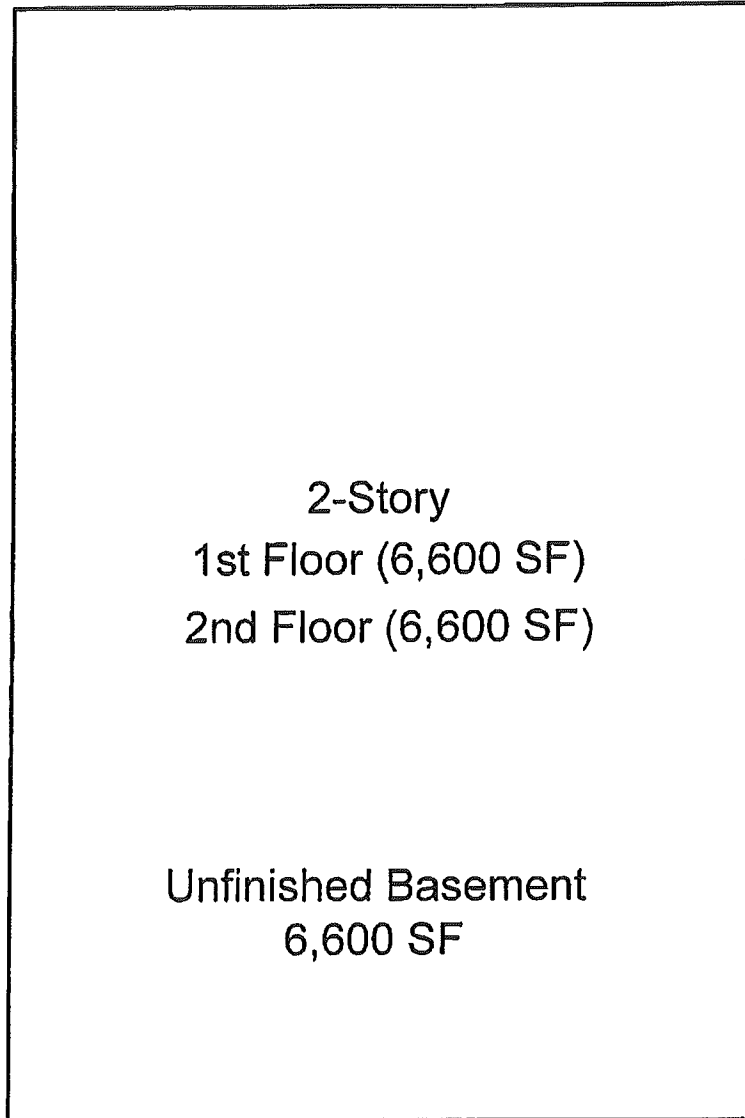
Client: CDT1

Client Address:

Appraiser Name: JH

Inspection Date:

SKETCH



100'

66'

Built 1917/1926
2nd Fl Remodel 1994

© Starcap Marketing, LLC. dba Apex Software

Appendix F - Corrections to the Historical Research and Listings

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 29

DESCRIPTION: This square one-story stucco over concrete building has a facade of horizontally scored stucco above the storefront windows. A shed roof awning extends across the facade. Storefront plate glass windows are framed partially with bronze aluminum and partially with wood. The central entrance has a wood framed glass door and transom. Another entrance at the west end also is wood and glass. The bulkheads on the east end are stucco, and on the west end contemporary face brick has been installed. Steel sash multi-lighted casement windows are located on the east facade. According to the Yamhill County Tax Assessor records, this building was not constructed until 1953.

39a ADDRESS: ^N608 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Taylor Dale Hardware Company
608 E. Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 10400
PLAT: Rowland's Addition LOT: 3 BLOCK: 6
YEAR BUILT: Between 1912-1915 STYLE: Craftsman
ALTERATIONS: 1926 (minor) USE: Commercial

THE BUILDING @
THIS ADDRESS
IS ON TL 4+6-TL 3
IS DESCRIBED
BELOW AND IS OF
PRIMARY SIGNI-
FICANCE.
SEE PAGE 30.

DESCRIPTION: This rectangular red and buff brick two-story building is probably the most intact building in the district. It has five chimney-like projections along the parapet on the Third Street facade and five more along the west facade. There are a corbelled buff colored brick cornice, two corbelled brick beltcourses, and simulated quoins all of contrasting buff colored brick. Brick piers at each end of the Third Street facade extend from cornice through to the ground level and end on a raised cement sill plate. Second floor windows are one over one double-hung wood sash on both facades. The east facade is visible above the neighboring building and is plain red brick which exhibits a painted sign "Jameson Hardware Co. Sporting Goods." The ground floor of the Third Street facade is divided into four bays by four buff brick piers. Wooden transom windows have obscure glass and are multi-paned. There are three storefronts with wood frame plate glass windows and two recessed entrances, one on the east end which leads to the second floor, and one in the center which leads into the hardware store. Original bronze window fasteners connect the plate glass where the windows angle inward towards the doorway. Bulkheads are obscure glass with wood frames and are covered with plywood in two panels flanking the central bay. The Third Street storefront extends around one bay to the west facade. The west facade has six evenly spaced wood frame obscure glass multi-paned windows at the mezzanine level. Each window has projecting buff brick surrounds. There is an original wooden double door and garage door at the south end of the west facade.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 30RM. WADE WAS LOCATED ON NE 3RD BTWN E & F
IN 1910. (COUNTY DIRECTORY)

- ASSUMED SEQUENCE
1. 608 NE 3RD BUILT 1917
 2. 618 NE 3RD BUILT 1920
 3. 620 NE 3RD INFILL 1912-1915

The former Jameson Hardware Building was constructed by J. F. Flecher after 1912 and first occupied by R. H. Wade and Company. Later, Evans and Jameson operated their hardware business in the building. Jameson bought out Evans in 1915, and in 1921, Harold Taylor bought into the business. The four upstairs apartments were occupied by Dr. Wood, the Jamesons, and the librarian, Mrs. Barton. Howard Taylor bought the property in 1932.
IT IS NOW OWNED BY HISTORIC THIRD AND FORD LLC

39b ADDRESS: 608 East Third Street
CLASSIFICATION: Primary Significant Contributing
OWNER: Taylor Dale Hardware Company
608 E. Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 10400
PLAT: Rowland's Addition LOT: 4 BLOCK: 6
YEAR BUILT: 1908 STYLE: Craftsman
ALTERATIONS: 1926, 1981 (moderate) USE: Commercial

DESCRIPTION: This small, rectangular, one-story stucco building has a stepped parapet wall with no ornamentation. There are two storefront bays each with intact wood frame three-light transoms. The easternmost storefront has a wood frame plate glass window with a stucco bulkhead and the westernmost storefront has a wood frame glass door and two wood frame plate glass windows with wood panel bulkheads. Originally, a separate building, this building is now connected internally to the Taylor Dale Hardware store, AND HAS NO EAST OR WEST WALLS.
ATTACHED TO ITS NEIGHBORS,

NOW 618 NE 3RD
THE BUILDING
@ THIS ADDRESS
IS ON LOT 4.
THE DESCRIPTION
BELOW IS APPROPRIATE
FOR 618 NE 3RD
A BUILDING OF
QUESTIONABLE SIGNIF.

39c ADDRESS: 620 East Third Street
CLASSIFICATION: Secondary Significant Contributing
OWNER: Taylor Dale Hardware Company
608 E. Third Street
McMinnville, Oregon 97128
ASSESSOR MAP: 4421 BC TAX LOT: 10400
PLAT: Rowland's Addition LOT: 2 BLOCK: 6
YEAR BUILT: Between 1917-1920 STYLE: Commercial
ALTERATIONS: minor 1920 USE: Commercial

THIS ADDRESS IS
ON THE EAST 1/2 OF
TL 3.

DESCRIPTION: This rectangular one-story stuccoed building has a stepped parapet with a low relief cornice. The transom level has been covered with wood sheathing. Storefront windows and door are wood framed and the bulkheads are stucco. This building is on the same tax lot as the Taylor Dale Hardware store.

NOW
UNCOVERED

BUILDINGS @ 624 & 640 ARE LISTED AS
"NON-CONTRIBUTING"
624 IS ON TL 2
640 IS ON TL 1

lxxvii

Correction to:

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section 7 page 29.

DESCRIPTION: This square one-story stucco over concrete building has a façade of horizontally scored stucco above the storefront windows. A shed roof awning extends across the façade. Storefront plate glass windows are formed partially with bronze aluminum and partially with wood. The central entrance has a wood framed glass door and transom. Another entrance at the west end also is wood and glass. The bulkheads on the east are stucco, and on the west end contemporary face brick has been installed. Steel sash multi-lighted casement windows are located on the east façade. According to the Yamhill County Tax Assessor records, the building was not constructed until 1953.

39a ADDRESS: 620 Northeast Third Street

CLASSIFICATION: Secondary Significance Contributing

OWNER: Taylor Dale Hardware Company

608 E Third Street

McMinnville Oregon 97128

ASSESOR MAP: 4221 BC

TAX LOT: 10400

PLAT: Rowland's Addition

EAST HALF OF LOT: **3** BLOCK: 6

YEAR BUILT: **1926**

STYLE: Craftsman

ALTERATIONS: 1981 (moderate)

USE: Commercial

DESCRIPTION: This small, rectangular, one-story stucco building has a stepped parapet wall with a low relief cornice. The transom level had been covered with wood sheathing, which is now uncovered. Storefront windows and door are wood framed and the bulkheads are stucco. This building is on the same tax lot as the Taylor Dale Hardware store at 618 Northeast Third Street.

39b ADDRESS: **618** Northeast Third Street

CLASSIFICATION: **?**

OWNER: **Histroc 3rd and Ford**

ASSESOR MAP: 4221 BC

TAX LOT: 10400

PLAT: Rowland's Addition

WEST HALF OF LOT: 3 BLOCK: 6

YEAR BUILT: **CA 1928-1948**

STYLE: **DUTCH**

ALTERATIONS:

USE: Commercial

DESCRIPTION: This small, rectangular, one-story stucco building has a stepped parapet wall with no ornamentation. There are two storefront bays each with intact wood frame **single** three-light transoms. The easternmost storefront has a wood frame plate glass window with stucco bulkhead and the westernmost storefront has a wood frame glass door and two wood frame plate glass **doors** with wood **lower rails**. **This structure replaced a 1911 building in the period 1928-**

Correction to:

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

1948. This building was once connected internally to the two story Taylor Dale Hardware store at 608 NE 3rd Street.

Section 7 page 30.

39c ADDRESS: 608 Northeast Third Street
CLASSIFICATION: Primary Significance Contributing
OWNER: Historic 3rd and Ford

ASSESOR MAP: 4421 BC TAX LOT: 10400
PLAT: Rowland's Addition LOT: 4 BLOCK: 6
YEAR BUILT: 1917 - 1919 STYLE: Craftsman
ALTERATIONS: 1926, 1981 (moderate) USE: Commercial

DESCRIPTION: This rectangular red and buff brick two-story building is probably the most intact building in the district. It has five chimney-like projections along the parapet on the Third Street façade and five more along the west façade. There are a corbelled buff colored brick cornice, two corbelled brick beltcourses, and simulated quoins all of the contrasting buff colored brick. Brick piers at each end of the Third Street façade extend from cornice through to the ground level and end on a raised cement sill plate. Second floor windows are one over one double-hung wood sash on both facades. The east façade is visible above the neighboring building and is plain red brick which exhibits a painted sign "Jameson Hardware Co Sporting Goods." The ground floor of the Third Street façade is divided into four bays by four buff brick piers. Wooden transoms have obscure glass and are multi-paned. There are three storefronts with wood frame plate glass window and two recessed entrances, one on the east end which leads to the second floor, and one in the center which leads into the hardware store. Original bronze window fasteners connect the plate glass where the windows angle inward toward the doorway. Bulkheads are obscure wire glass with wood frames and are covered with plywood in two panels flanking the central bay. The Third Street storefront extends around one bay to the west façade. The west façade has six evenly spaced wood frame obscure glass multi-paned windows at the mezzanine level. Each window has projecting buff brick surrounds. There is an original wooden double door and garage door at the south end of the west façade. The former Jameson Hardware Building was constructed by Sarah A. and J. F. Fletcher in 1919 and first occupied by Jameson Hardware. In 1921, Harold Taylor bought into the business. The four upstairs apartments were occupied in the 1920's by Dr. Wood, the Jameson's, and the librarian, Mrs. Barton. Howard Taylor bought the business in 1932. In 1936 Sarah A Fletcher sold the property to the Hagerty's and Toney's. They sold to Taylor -Dale Hardware in 1964. The property was sold to Historic 3rd & Ford in 2016.

Correction to:

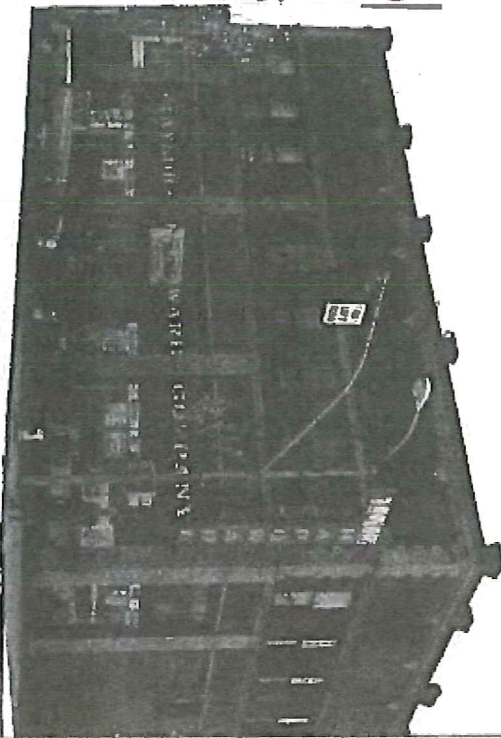
United States Department of the Interior
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National Register of Historic Places

Continuation Sheet

Sarah Fletcher sold the property to the Hagerty's and the Toney's in 1936. Heirs of the Hagerty's and the Toney's sold the property to the Taylor Dale Hardware Co. in 1964. The Taylor Dale Hardware Co. closed its doors in 1993, and in 2016 sold the property to Historic & Ford, LLC, the current owner. Between 1993 and 2016, the building served as a furniture store and dance studio, with apartments above. The current owner is refitting the building for a restaurant on the ground floor and seven vacation rentals on the second floor.

HISTORIC RESOURCES SURVEY
City of McMinnville
Yamhill County, Oregon



Block 6 Lot 3 & 4
 Addition Rowland
 Tax Lot 4421BC 10400
 Address 608 1/2 E. 3rd
 Common Name Taylor-Dale Hardware
 Historic Name Jameson Hardware
 Present Owner Ethan Dale ~~PO Box 757~~
 Present Use Hardware ~~3rd & FORD ST LLC~~
 Original Use Hardware & apartments
 Builder or Architect Carpenter: Dwight Miller
 Outbuildings None
 Date of Construction 1917-1919
 -Condition Assessment on Reverse Side-
 AB66 SPECIAL ASSESSMENT PROGRAM C

Statement of historical significance and description of property:

One of the least-changed building on the main street, this fine square two-story red brick structure retains its original flavor. It is flat-roofed with projecting chimney. Fenestration is quite regular; the second floor has one-over-one double-hung sash windows and the ground floor has storefront windows superimposed by multi-lighted transoms on the facade (facing north) and square multi-lighted fixed windows on the west elevation. One bay on the facade serves as a stairwell opening. Ornament consists of a simple corbelled brick cornice line, two corbelled brick belt courses, piers from the street to the second floor, simulated quoins, on the second story, and raised window labels, all of contrasting buff-colored brick. The legend "Jameson Hardware Co. Sporting Goods" appears on what is visible of the east elevation. The rear elevation is plain painted brick with irregular fenestration.

The building was erected by J. L. Fletcher in ~~1904~~ ¹⁹¹⁷ and occupied by ~~R. V. Wade and Company~~. Subsequently ~~Evans and Jameson operated a Hardware business there. Jameson bought Evans out in about 1915~~ and in 1921, Harold Taylor bought into the business. Four apartments upstairs were occupied in the 1920's by Dr. Wood, the Jamesons, and the librarian, Mrs. Barton. In 1932, Harold Taylor assumed ownership of the business. ~~Today it is in the hands of his son-in-law, Ethan Dale.~~

IT PASTED TO
 AND IS NOW OWNED BY HISTORIC THIRD AND FORD LLC

Primary Resource No. 433

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 11.28 Aerial Map K-11
Block 6 Lot 3 & 4
Addition Rowlands
Tax Lot 4421LG Tax Lot 10400
Address 608 W. 3rd
Common Name ---
Historic Name ---
Present Owner Taylor Dale Hardware Co.
Present Use Storage
Original Use Commercial
Builder or Architect Unknown
Outbuildings none
Date of Construction c. 1900 1928-1948
-Condition Assessment on Reverse Side-

Statement of historical significance and description of property:

This building is a small one story stuccoed commercial structure facing north on Third Street, mid block between Ford and Galloway Streets. The interior shows the rafter supported flat wood roof, ~~and some of the walls toward the back appear to be brick.~~ The facade is two bayed. Three lighted transoms superimpose a triple-leafed door and a large window. A parapet screen wall rises to a modified stepped gable. Originally the building was used for an electrical supplies store, **AND HAD A TALLER AND BETTER PROPORTIONED THREE BAY STOREFRONT. IT WAS REMODELED EXTENSIVELY BETWEEN 1928 AND 1948.**

THE BUILDING'S EAST AND WEST WALLS ARE THOSE OF ITS NEIGHBORS.

THIS BUILDING REPLACES A STRUCTURE BUILT IN 1911.

Primary Resource No. 432

C 866.1

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

A866 Special Assessment Program

One of the least-changed buildings on the main street, this fine square two-story red brick structure retains its original flavor. It is flat-roofed with projecting chimney. Fenestration is quite regular; the second floor has one-over-one double-hung sash windows and the ground floor has storefront windows superimposed by multi-lighted transoms on the façade (facing north) and square multi-lighted fixed windows on the west elevation. One bay on the façade serves as a stairwell opening. Ornament consists of a simple corbelled brick cornice line, two corbelled brick belt courses, piers from the street to the second floor, simulated quoins, on the second story, and raised window labels, all of contrasting buff-colored brick. The legend "Jameson Hardware Co. Sporting Goods" appears on what is visible of the east elevation. The rear elevation is plain painted brick with irregular fenestration.

~~The building was erected by J.L. Fletcher in 1904 and occupied by R.M. Wade and Company. Subsequently Evans and Jameson operated and in 1921, Harold Taylor bought into the business. Four apartments upstairs were occupied in the 1920's by Dr. Wood, the Jameson's, and the librarian, Mrs. Barton. In 1932, Harold Taylor assumed ownership of the business. Today it is in the hands of his son-in-law, Ethan Dale.~~

17PAST TO

~~Hardware~~ 1917-1919

THIS BUILDING IS NOW OWNED BY
HISTORIC 3RD & FORD, LLC

Jameson Hardware

608 NE Third Street

21

Construction Date: 1917

Historic Name: Secondary Significant

Current Business: McMinnville Ballet Studio

Historic Significance: Secondary Significant

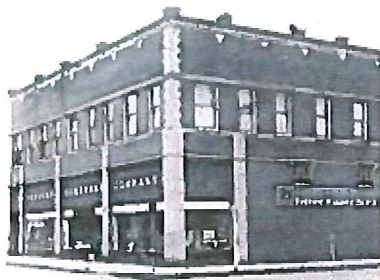
Style of Architecture: Craftsman

The former Jameson Hardware Building was constructed by J.L. Fletcher after 1917 and first occupied by ~~R.M. Wade and Company. Later, Evans and Jameson operated their hardware business in the building. Jameson bought out Evans in 1915 and~~ In 1921, Harold Taylor bought into the business. The four upstairs apartments were occupied by Dr. Wood, the Jameson's, and the librarian, Mrs. Barton. Howard Taylor bought the property in 1932.

Taylor Dale Hardware was in business from 1933-1993.

Currently the building is ~~home to a ballet studio, and there are five~~ apartments on the second floor.

BEING REMODELED AS A
RESTAURANT AND SEVEN
SHORT-TERM



ca. 1950s



2015

Appendix G - Summary of Taylor Dale History Sources

Year	Type	Book/Page	Information
9 March 1858	Warrenty Deed	E/283	Francis Fletcher et.al. to Amity Methodest Episopal Church, Enos & Willamina Williams et.al. trustees, North 1/2 of Block 6, in the Town Plat of Amity, "....where said church now stands." \$250.00
1884	Sanborn		Site not covered
1889			A farm house and barn occupy the Taylor-Dale site. A small farm implements store is across F Street.
1892	Sanborn		R.M. Wade store appears as largest building in town ,60'x210', two contiguous brick buildings on the north side of 3rd Street between E and F Streets.
1902	Sanborn		R.M. Wade docummented at same location
1904	Directory		Wade R M & Co , Horace Lilly Mngr, Hardware, Vehicles and Implements ns 3d bet E and F, (See top lines) Jacob Wortman, Banker C.J Taff Attorney-at-Law
3 August 1905	Warrenty Deed	46/253	James Fletcher by Executor of will, to Ralph Wortman, South half of Lot 4, Block 17, of Original Town Plat of McMinnville, \$865.00
3 August 1905	Warrenty Deed	46/255	James Fletcher by Executor of will, to James L. Fletcher, Lot 3, Block 17 of the Original Plat of McMinnville, Oregon, \$560.00
5 August 1905	Warrenty Deed	48/71	James L. Fletcher to, Cora Fletcher Lot 3, Block 17 of the Original Town Plat of McMinnville, \$560.00
1909	Directory		R.M. Wade is going strong in the same location. J.L. Fletcher and H.O. Wheeler appear as partners in Standard Electric CO. located on 3rd between D and E Streets. Evans, WC Jameson's future partner, Jameson is not listed. O.E. Vanoose is working for City Water & Lightight. Dwight Miller, carpenter, later credited as designer/builder of Taylor-Dale is listed as living on Lafayette Ave. John Wortman, First National Bank of McMinnville McMinnville Brick, Jacob Seitter prop.
4 February 1909	Warrenty Deed	55/205	Sarah Estes to, Sarah Fletcher, Lot 4 and west 1/2 of Lot 3, Block 10, Rowlands Addition to the town of McMinnville, \$3,900.00
1910 July	Directory		J. L Fletcher is now the sole proprieter of Standard Electric Co. R.M. Wade & Co.Hardware and Imps. O. Vanoose residence
1 August 1910	Warrenty Deed	59/3	Bewley to, Sarah A. Fletcher, Lots 13, 14, 15, 16 or First Addition of McMinnville College; plus 4 acres(+ -) another described tract; plus 4.5 acres (+ -) \$6,000.00
1910	Phone Book		Evans, W. C. Fletcher, J. L. and Jameson not listed Millers Taff, Chas; O Vanoose Standard Electric Co, J. Fletcher, Prop. Wade &Co. Hardware and Imps. Wortman, Frank
1911 Oct	Phone Book		Wade R. M. & Co. Hardware and Implements Standard Electric Co. listed Evans, W. C., crossed out. J.L. Fletcher listed Taff, Chas Wortman, Frank, Falph, John
3 March 1911	Quitclaim Deed	59/615	Sarah A. Fletcher and James L. Fletcher her husband and 8 others to The General Public, 40 foot wide road right-of-way in Yamhill and Polk counties.
19 June 1911	Quitclaim Deed	59/571	Oregon and California Railroad Company to, Sarah A. Fletcher Lots 3 and 4 Rowlands Addition to the City of McMinnville. \$1.00 (It is not known how of when the Fletchers aquired Lots 3 and 4, Block 6, of Rowlands Addition to the City of McMinnville)

6 July 1911	Warrenty Deed	61/189	J. L. Fletcher and Sarah A. Fletcher to, T. A. White, east 1/2 of lot 3, Block 6, Rowlands Addition to the City of McMinnville, \$1,000.00.
1912	Sanborn		Site of 618 shows a wood frame, iron clad, "Electric Supply" shop, with 16' high front
1913-1916	Photo		Undated, Assumed suffragettes in July 4th parade. Shows original house on T-D property and west flank of 618 bldg
1913	Phone Book		G.W. Evans; J.L. Fletcher listed Jameson, Evans & Co. Hardware & Impliments listed
1914 June	Phone bk		Jameson & Evans Hardware & Implts. listed Jameson, Mrs. A. L.Res G.W. Evans listed as Hardware Implements J.L. Fletcher listed Standard Electric Co. listed Wheeler D.E. listed Taff, Chas
1915 Oct	Phone bk		JAMESON-EVANS Co., HARDWARE and EQUIPMENTS @ 519 Third St. (btwn E and F) McMinnville Plumbing, Miller M. S. Taff Chas J. Attorney, John Wortman, WH Fletcher , Directors of Home Phone Directory Fletcher, J. L. Standard Electric Co. listed at 616 third Stret Seitter, Jacob
1916 July	Phone bk		JAMESON-EVANS Co., HARDWARE and EQUIPMENTS 519 Third St. <i>(btwn E and F)</i> Taff, Chas J. Abstractor Jameson, A L, 531 Cooper St. M.S. Miller Plumbing and Heating @ 544 Third Street , later McMinnville Plumbing; Dwight Miller , carpenter is missing. Standard Electric Co. listed at 616 Third.
1 March 1917	Dedication	72/302	Sarah A. Fletcher and J. L. Fletcher, her husband, to The Public and abutting property owners N 10 feet of lots 5 and 6, Block 6, Rowlands Addition for an alleyway. \$25 paid by T.A. White
1917 April	Phone Book		Jameson, Harper N, 106 Cedar St Taff, Chas J. Attorney JAMESON HARDWARE CO., 519 Third St. (btwn E and F) Hamblin-Wheeler Clo. Co., Gents Furnishing. Wheeler was Fletcher's partner in Standard Electric Co. Jameson, A L, 531 Cooper St. Standard Electric CO. , M. H. McGuire prop. @ 616 3rd St G.W. Evans Mayor and City Water and Light Commissioner McGuire proprietor of Standard Electric CO, 616 Third St M.S. Miller prop McMinnville Plumbing & Heating, 544 3rd
1917	Photo		Undated excavation of 608 basement and Overland car dealer
1917	Assessors Record		Construction date for 608 .
1918-1920	Photo		Showing front of 608 and 618 with 22' high front. Frank Wortman's car out front.
1918-1920	Photo		Undated, 608 with small portion of 618, early Overland and Deering Machinery sign
1919 Apr	Phone bk		JAMESON HARDWARE CO., 904 Third St. JAMESON HARDWARE CO., 519 Third St. Jameson , A L, residence @ 531 Cooper St GW Evans not listed M.H. McGuire prop. Standard Electric Co, Residence @ N. 139 B St. McGuire Electric Co. 616 3rd Street H. L. Toney, Dentist
1920 Jan	Phone bk		Jameson, A L. Fletcher Apts.

JAMESON HARDWARE CO., 904 Third St.
McGuire Electric Co. @ 616 3rd Street
M.H. McGuire prop. Standard Electric Co, Residence @ N. 139 B St.

1921	Phone book		Miller, Howard, Electrician Miller, M. S., Plumbing McQuire Electric Company @ 413 3rd Street McMinnville Brick and Tile
1922	Directory		JAMESON HARDWARE CO., Corp. , A. L. Jameson Pres. Cor 3d & F. Miller, Morris, Plumber Jameson, A. L. hdwr dealer, Myrtle, Fletcher Apts. Jameson, Geo., hdwr, Fletcher Apts. Miller, Howard, electric store Taylor, Harold, hdwr, R.D. 2 Fletcher, James L. Sarah, 648 So E., 1 boy, 1 girl--0 Miller, Dwight, Carpenter Toney, Dr. H.L. Cor First and F sts
1923	Phone Book		Miller Electric Co., 413 3rd st. Miller, Howard, Electrician Miller Morris Plumber McMinnville Plumbing Co. McMinnville Brick and Tile Company McGuire, M. H. Taff, Chas, 239 Fifth St Toney, Dr.
1926	Advert		Jameson Hardware with drawing of 608 NE 3rd St. "Groceries free delivery in town. We Hurry"
1926	Assessors Record		Possilbe Remodeling of 608
1927	Photo		Detail of arial overview; Shows, original façade of 618, Ten years of wear on 608; New garage at 620.
1928	Sanborn		Shows new garage at 620 Third Street, Original size of 616/618 spaced away from neighboring buildings, with two out buildings and egress stair from second story of 608.
22 September 1936	Warrenty Deed	111/583	Sarah A. Fletcher, widow to W.C. Hagerty and LiLa W. Hagerty, husband and wife, and H. L. Toney and Pearl Toney, husband and wife, Lot 4 and west 1/2 Lot 3, and north 10 feet of Lot 5 and west 1/2 of Lot 6, Block 6 Rowlands Addition. \$10,000.
7 April 1937	Warrenty Deed	112/385	Ollie M. White, widow of T. A. White, et. al. by Sheriff to, American Savings and Loan Association of McMinnville, (American Corporation, messrs. Hagerty and Toney), West 1/2 of lot 3, Block 6, of Rowlands Addition. \$7,317.94
1 August 1944	Warrenty Deed	125/101	American Corporation to Lila Hagerty, widow 1/2 share and H. L. Toney and Pearl 1/2 share, EAST 1/2 Lot 3 Rowlands Addition. \$4,300.00 (H. L. Toney was Secretary of American Corporation)
27 April 1946	Indenture	134/816	Lila W. Hagerty, widow, and Pearl G. Toney, widow to William and Huldah Martin right of passage over 10 foot alleyway in exchange for Martin paving alleyway in in concrete to a minimum depth of 6" and protecting drainage from buildings on Lots, 4 and west 1/2 lot 3.
1948	Sanborn		(See report text)
18 September 1964	Warrenty Deed	40/491	Heirs of Toney and Lila Hagerty, to Taylor-Dale Hardware Co. both halves of Lot 3 and Lot 4, plus north 10 feet of Lots 5 and 6, Block 6, Rowlands Addition. \$13,500
31 May 1967	Right-of-way Grant	60/413	Taylor-Dale Hardware Co. (Etha Dale) to City of McMinnville, Dedicates for roadway purposes North 10 feet of Lots 5 and 6, Block 6 of Rowland Addition. \$1.00
6 February 1987	Quitclaim	216/2232	Quitclaim Martins to Gallery Players, Lots 5 and 6 Block 6, Rowlands Addition
13 April 1994	Warranty Deed	307/0521	Taylor-Dale Hardware Co. to Paul and Cindy Dale, East half of Lot 3, Block 6, Rowlands Addition. \$75,000



A. E. JAMISON
McWiggin President

