



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
February 27, 2020 3:00 PM

Committee Members	Agenda Items
<p>Mary Beth Branch, Chair</p> <p>John Mead, Vice-Chair</p> <p>Mark Cooley</p> <p>Joan Drabkin</p> <p>Christopher Knapp</p>	<ol style="list-style-type: none">1. Call to Order2. Citizen Comments3. Action Items<ol style="list-style-type: none">A. HL 1-20: 404 NE Irvine Street (Exhibit 1) Historic Resources Inventory Amendment - Deletion4. Committee Member Comments5. Staff Comments6. Adjournment

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

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



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EXHIBIT 1 - STAFF REPORT

DATE: February 27, 2020
TO: Historic Landmark Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: PUBLIC MEETING: HL 1-20 (Historic Resources Inventory Amendment) –
404 NE Irvine Street

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

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

OBJECTIVE/S: Define the unique character through a community process that articulates our core principles

Report in Brief:

This is a quasi-judicial review of a Historic Resources Inventory Amendment land use application to allow for the deletion of the existing historic resource and building located at 404 NE Irvine Street (Tax Lot 2000, Section 21BD, T. 4 S., R. 4 W., W.M.). Any person can file an application to amend the Historic Resources Inventory by either adding a resource, deleting a resource, or changing the level of significance of a resource. Per the McMinnville Municipal Code, the McMinnville Historic Landmarks Committee serves as the decision-making body for the review of any Historic Resources Inventory Amendment request, and has the authority to make all additions, deletions, and changes to the inventory. The applicant, Zachary Geary, Branch Geary, Inc., on behalf of property owner Gerald Legard, is requesting the deletion of the existing historic resource from the Historic Resources Inventory. The Historic Resources Inventory Amendment request is subject to the review process described in Section 17.65.030 of the McMinnville Municipal Code (MMC). The Historic Landmarks Committee will make a final decision on the application, subject to appeal as described in Section 17.65.080 of the MMC.

Background:

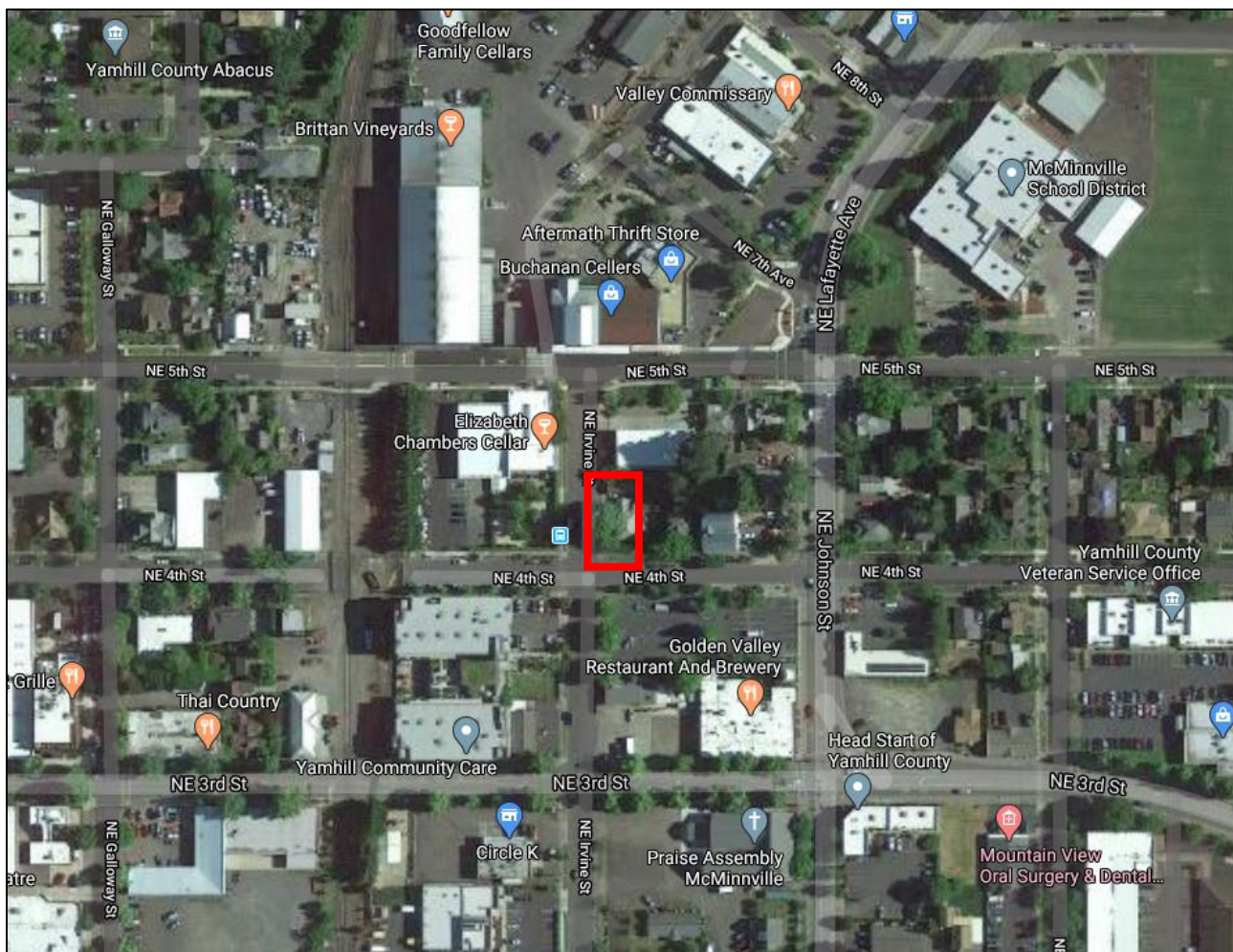
The subject property is located at 404 NE Irvine Street. The property described as Lot 5, Block 17, Rowlands Addition. The property is also identified as Tax Lot 2000, Section 21BD, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 1-20

Attachment B: HL 1-20 Application Materials

Attachment C: Appendix 4 and Appendix 5 of Historic Resources Inventory Report

Figure 1. Vicinity Map

The existing building on the subject property is listed on the Historic Resources Inventory as an Environmental historic resource (resource number D800).

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 D800) for the subject property. The survey photo of the building is dated as 1980. 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 “Statement of Historical Significance and Property Description” states the following:

“A one story medium hip roof structure with cornerboards and beveled wood siding; a single central interior chimney. All windows are corniced and double hung sash with plain mouldings.

The off center east entrance has a door with side lights; the door is corniced with plain moulding and has a projecting one bay pediment porch with plain barge board and a semi-circular arch. It is supported by wood pillars on a small wooden porch. The foundation is concrete. There is an attached low gable extension on the north which appears to be an original small separate apartment. There is also a small hip roof extension on the northeast corner. There is a detached beveled wooden garage.”

Attachments:

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Attachment B: HL 1-20 Application Materials

Attachment C: Appendix 4 and Appendix 5 of Historic Resources Inventory Report

An image of the historic resource from the time of the survey in 1980 is provided below:



An image of the historic resource as it exists today, as provided by the applicant in their application materials, is provided below:

Attachments:

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**Discussion:**

Decisions and/or recommendations for approval of the land use application 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 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 is a decision document that provides the staff-suggested Findings of Fact and Conclusionary Findings for the land-use application. This document outlines the legal findings on whether or not the 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 a deletion of a historic resource from the Historic Resources Inventory in Section 17.65.030(F) of the MMC require the Historic Landmarks Committee to base each decision on the following criteria:

1. The resource has lost the qualities for which it was originally recognized; or
2. Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing; or
3. The Building Official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.

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 Document. The Decision Document includes 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.

Attachments:

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The applicable review criteria in Section 17.65.030(F) only require that one of the three criteria be satisfied in order for the Historic Landmarks Committee to approve the request. While only one of the three criteria is required to be satisfied, the applicant has provided arguments for two of the criteria, both that the resource has lost the qualities for which it was originally recognized and that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing. Staff will provide an analysis and recommendation for both of those criteria below.

Applicant Findings – Criteria 17.65.030(F)(1)

The applicant has provided findings and is arguing that the structure has lost the qualities for which it was originally recognized, based on the fact that the resource has undergone little to no maintenance and that many of the features described in the Historic Resources Inventory survey sheet have been removed or deteriorated to the point that they are not able to be restored. Some of the primary features of the building that are described in the Historic Resources Inventory survey sheet include the beveled wood siding, double hung windows and mouldings, entry door with side lights and moulding, and a projecting covered porch with wood pillars and arch over the entrance. The survey sheet also describes two smaller structures that are attached to the north and northeast sides of the main structure.

The applicant has provided evidence that the beveled wood siding has been improperly installed or repaired in many locations on the structure, leading to moisture intrusion and rot, and in other places has been penetrated for mechanical or plumbing systems. The double hung windows exist in some places, but appear to have moisture damage and rot. Glass within some windows has been removed, and other windows have been replaced or boarded up. One of the main features of the structure described in the survey sheet was the front porch with wood pillars and archway over the entrance. The front porch foundation is a mixture of concrete block and plywood, and has sunk into the ground resulting in the front porch sagging away from the house. The curved arch over the front porch entrance has been removed, as has the original front door. The two attached structures, which were not described in great detail in the survey sheet, have pier block foundations that have not provided moisture protection for the structures.

While the applicant has provided evidence that many features of the existing structure are in poor condition, staff does not believe that a majority of the features have been “lost” as is specifically required by the applicable review criteria. The applicant has shown that some qualities that were listed in the Historic Resources Inventory sheet have been lost, including the “semi-circular arch” within the projecting pediment porch, the original door, and potentially some windows that are boarded up. However, most of the other qualities and features for which the historic resource was originally recognized still remain, even though some or all of the features may be in poor condition. The hip roof structure, cornerboards, beveled siding, and chimney all still remain on the structure. Windows remain in most places, and the exterior cornice and moulding around the windows is still in place. The east entrance is still located off center, and the door may have been replaced but the side lights and the exterior moulding around the door and side lights still remain. The other extensions and detached structures also still remain, although potentially in poor condition.

For this reason, staff does not believe that this criteria is satisfied, which is reflected in the decision document attached to this staff report.

Staff would note that the resource is not classified as a “historic landmark”, as those are defined in Section 17.06.060 of the MMC as being only “Distinctive” and “Significant” historic resources. Based on the classification as an “Environmental” historic resource, Section 17.65.040(A) of the MMC would not require a Certificate of Approval for any exterior alteration of the structure. Therefore, the structure could be

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altered without any application or consideration of the historic preservation exterior alteration review criteria (which include the Secretary of the Interior Standards) in Section 17.65.060 of the MMC. The applicant has stated that they believe that many of the structure's exterior materials could not be repaired based on their condition. Given that there is no requirement that the existing materials be retained and restored, those materials could be completely removed and replaced, which would result in the further loss of what does remain of any of the original qualities that resulted in the structure being recognized as a historic resource.

Applicant Findings – Criteria 17.65.030(F)(2)

The applicant has also provided an argument that the resource did not fully satisfy the criteria for recognition as a historic resource because the resource was not evaluated against all of the criteria for designating a historic resource at the time of the development of the Historic Resources Inventory. The applicant has also argued that even if the structure was evaluated against the criteria for recognition as a historic resource, it would not currently satisfy those criteria.

Description of Original Historic Resources Inventory Evaluation Process

The applicant summarizes the process that was followed during the survey of properties and the creation of the Historic Resources Inventory in their application narrative. To ensure that the Historic Landmarks Committee is familiar with the process referenced by the applicant, a description of the development of the Historic Resources Inventory is described below.

The Historic Resources Inventory is the result of survey work that was completed in the 1980s. Structures more than 50 years old within the City of McMinnville were surveyed during multiple periods between 1980 and 1984. Following the survey work, the Historic Landmarks Committee examined the survey forms that were completed and completed two stages of evaluation of structures that were surveyed. The first stage resulted in the grouping of resources into four classes. The process followed in the first stage of evaluation is described in Appendix 4 of the Historic Resources Inventory report as follows:

“In general, resources given the highest scores were considered to be important due to historical association or architectural integrity, uniqueness, or quality. These resources were titled “significant resources”. The resources which received average scores were classified as “contributory resources” and were considered to enhance the overall historic character of a neighborhood or the City. The removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville. The third, or lowest class included resources which did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources. These resources were called “environmental resources”.

The staff added an additional class for those “significant” resources which were outstanding for architectural or historic reasons and potentially worthy of nomination to National Register of Historic Places. The historic resources in their highest class were titled “distinctive resources”.

After the resources were classified into the four classes described above, a second stage of evaluation occurred, again as described in Appendix 4 of the Historic Resources Inventory report as follows:

“In the second stage of evaluation, the resources in the top three classes (i.e. distinctive, significant, and contributory) were given scores by the staff based on how well the resources met established criteria. Points were given in four categories of criteria as follows: History – up to three points; Style – up to three points; Integrity – up to two points; Environment – up to two points. Up to two bonus points were awarded if unique circumstances affected a resource's total score. The criteria and evaluation process are described below.

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1. History. The resource is associated with significant past events, persons, organizations, trends, or values which were important on a 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 type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designed 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 alteration, if any. [...]
4. Environment. The resource contributes to the character or continuity of the street or neighborhood. [...]

After the points were awarded for each of the categories of criteria, the scores were totaled. Resources were classified as follows:

“Distinctive Resources” – 9 or 10 points;
“Significant Resources” – 7 or 8 points;
“Contributory Resources” – 5 or 6 points;
“Environmental Resources” – Less than 5 points.”

The applicant also references Appendix 5 of the Historic Resources Inventory report. Appendix 5 includes the scoring results of each structure against the criteria used in the second phase of evaluation described above and in Appendix 4. No scores are provided in Appendix 5 for “D” or “Environmental” resources, which shows in more detail that only the top three classes of resource from the first stage of evaluation were scored during the second stage of evaluation.

Both Appendix 4 and Appendix 5 of the Historic Resources Inventory report are attached to this staff report for reference.

Findings Related to Evaluation of Resource at the Time of Designation

The applicant notes that the structure in question was determined to be an Environmental resource during the first stage of evaluation. This shows that the structure was not found to be significant enough by the Historic Landmarks Committee at that time to move it along to the process that scored structures against the criteria used in the second stage of evaluation. The applicant also notes that those structures that were classified as “Contributory” resources during the first stage of evaluation were classified as such because the “removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville”. The applicant argues that all structures that were classified below the Contributory level “would be able to be considered and qualify for deletion without having a deleterious effect” on the quality of historic continuity in McMinnville.

Staff would note that the above statement within the findings provided by the applicant would set a significant precedent in the designation of all Environmental resources, and would establish a precedent that all Environmental resources qualify for removal from the Historic Resources Inventory. While the language referenced by the applicant does come from the Historic Resources Inventory report, it is included in Appendix 4 in the description of Contributory resources, and states that the removal of Contributory resources would have a “deleterious effect” on the quality of historic continuity experienced in McMinnville. Staff does not believe that this should be officially interpreted in such a way as that all resources below the Contributory classification could be removed from the Historic Resources Inventory. The removal of an Environmental resource could still have an impact on the historic continuity of the city,

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but perhaps not a “deleterious”, or significantly damaging, effect as would be the case if the resource was of a higher classification.

Therefore, staff believes that the process in the McMinnville Municipal Code for the consideration of any addition, change, or deletion from the Historic Resources Inventory must be followed for each individual request, and that the applicable review criteria be applied to and considered with each individual historic resource and request. Language related to this is included in the City findings portion of the Decision Document attached to this staff report. Any other interpretation or treatment of Environmental resources on a broader scale should be discussed by the Historic Landmarks Committee outside of any particular application request, if there is interest in doing so.

Findings Related to Evaluation of Resource at the Present Time

The review criteria requires the applicant to show that “the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing”. Staff would note that it is difficult to show that the resource did not satisfy the criteria for recognition as a historic resource at the time of listing, since thorough evidence is not available to make that determination. Also, as described in more detail above, the Historic Landmarks Committee at that time did decide to include the resource in the Environmental classification based on the information that was available to them at that time. While that didn’t include the second stage of evaluation that scored the resource against the four categories of criteria, the Historic Landmarks Committee did take action to designate the resource (and all other Environmental resources). Therefore, staff believes that, if the Historic Landmarks Committee were to approve the removal of the resource from the inventory, the analysis of whether the resource no longer satisfies the criteria for recognition is most applicable.

The applicant has provided arguments that the structure does not meet those criteria today. In particular, the applicant notes that the factors influencing the Integrity and Environment criteria have changed since the time of designation. At the time of the survey, the resource was listed as both “Good” and “Fair”. The “Fair” designation was the second to worst designation possible for the structure. There is not any noticeable deterioration or loss of integrity of the structure in the survey sheet’s photo from 1980. However, some of the original design elements have been lost, including the “semi-circular arch” within the projecting pediment porch, the original door, and potentially some windows that are boarded up (Integrity criteria). The applicant has also argued that the location of the structure is within a neighborhood that is “changing in character” and that the structure no longer “contributes to the character or continuity of the street or neighborhood” as described in the criteria (Environment criteria). There has been redevelopment on the same block as the structure in question, which is not in any style or form that is compatible with a historic single family development pattern, including the Buchanan Cellers retail store north of the site and another mixed use building east of the site on the corner of 4th Street and Johnson Street.

The applicant also notes that there is no evidence in the 1980 survey sheet that the resource is associated with significant past events, persons, organizations, trends, or values that were important on a city, county, state, or national level (History criteria). The 1980 survey sheet also does not describe the resource as being representative of a particular style of type of construction, and as noted by the applicant, the survey sheet repeatedly lists some of the architectural features of the structure as “plain”. Some of the styles of architecture and style that are described further in the description of the “Style/Design” criteria that were used to identify other historic resources included “bungalow”, “rural vernacular”, “Queen Anne”, and “Italianate”, and none of these styles were included in the description of the structure in the 1980 survey sheet (Style/Design criteria). Staff did also review other Historic Resources Inventory sheets, and found other building styles were commonly identified including “revival”, “farmhouse”, and “colonial”. Staff also found that many Historic Resources Inventory sheets, primarily those for Distinctive (A) and Significant (B) resources, do have references to a particular building style.

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Again, the Historic Resources Inventory sheet for the subject resource does not include any description of any of these building styles.

Based on these findings by the applicant, the Historic Landmarks Committee could find that the historic resource does not meet the criteria for recognition today.

Staff would note that the evaluation provided by the applicant of the historic resource against the recognition review criteria would create a precedent in how other Environmental historic resources may be evaluated in the future. For example, if the fact that the Historic Resources Inventory sheet does not list any particular style of building is found to not satisfy the Style/Design criteria, the same rationale would apply to other Environmental resource descriptions in other Historic Resources Inventory sheets. However, as with any request being reviewed by the Historic Landmarks Committee, each request will be unique based on the resource in question and the level of integrity, location/environment, etc., and will be evaluated against the applicable review criteria at the time any future application is submitted.

Commission Options:

- 1) Close the public meeting and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public meeting to a specific date and time.
- 3) Close the public meeting and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation:

Staff generally finds that the applicant's arguments and findings could be found by the Historic Landmarks Committee to satisfy one of the applicable review criteria. Staff does not believe that the criteria related to the loss of qualities for which the resource was originally recognized is being achieved, based on the fact that many of the features still remain, albeit potentially in poor condition (as documented thoroughly by the applicant). Staff does believe that the Historic Landmarks Committee could find that the historic resource could be found to not satisfy the criteria for recognition if evaluated against those criteria today.

If the Historic Landmarks Committee finds that the applicable criteria have not been addressed by the applicant, the Committee may continue the application to allow the applicant to provide additional information or findings, or may deny the application. A denial of the application would require that findings for denial be provided by the Committee on the record, with a motion that staff prepare a decision document for denial based on those findings.

If the Historic Landmarks Committee finds that the applicant has provided adequate findings for the criteria related to the resource not satisfying the criteria for recognition today, staff recommends that the Committee approve the application with the findings of fact provided in the Decision Document attached to this staff report. A recommended motion for the approval of the land-use application is provided below:

MOTION FOR THE APPROVAL OF HL 1-20:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE

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APPROVE HL 1-20, BASED ON THE FINDINGS OF FACT PROVIDED IN THE DECISION DOCUMENT.

If the Committee does not find that applicable criteria have been addressed by the applicant, staff recommends that the Committee continue the application to a future Historic Landmarks Committee meeting to allow the applicant to provide additional information or findings. A recommended motion for the continuation of the application is provided below:

MOTION FOR THE CONTINUATION OF HL 1-20:

BASED ON THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE FINDS THAT ADDITIONAL INFORMATION (AS DISCUSSED ON THE RECORD) IS NECESSARY, AND CONTINUES HL 1-20 TO A COMMITTEE MEETING ON MARCH 26, 2020 AT 3:00 PM.

CD

Attachments:

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Attachment C: Appendix 4 and Appendix 5 of Historic Resources Inventory Report



CITY OF MCMINNVILLE
PLANNING DEPARTMENT
231 NE FIFTH STREET
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DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE DELETION OF THE HISTORIC RESOURCE AT 404 NE IRVINE STREET FROM THE HISTORIC RESOURCES INVENTORY

DOCKET: HL 1-20 (Historic Resources Inventory Amendment)

REQUEST: The applicant has submitted a written request to delete and remove an existing historic resource from the McMinnville Historic Resources Inventory. The historic resource is a residential building that is listed on the McMinnville Historic Resources Inventory as an Environmental resource (Resource Number D800).

LOCATION: 404 NE Irvine Street. The property described as Lot 5, Block 17, Rowlands Addition. The property is also identified as Tax Lot 2000, Section 21BD, T. 4 S., R. 4 W., W.M.

ZONING: C-3 (General Commercial)

APPLICANT: Zachary Geary, Branch Geary, Inc., on behalf of property owner Gerald Legard

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: January 28, 2020

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: February 27, 2020, 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) through 17.65.030(F) of the McMinnville Municipal Code. More specifically, the only criteria applicable to a deletion of a resource from the Historic Resources Inventory are in Section 17.65.030(F). 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 and **APPROVES** the Historic Resources Inventory Amendment (HL 1-20).

RECOMMENDATION: APPROVAL

Historic Landmarks Committee: _____
Mary Beth Branch, Chair

Date:

Planning Department: _____
Heather Richards, Planning Director

Date:

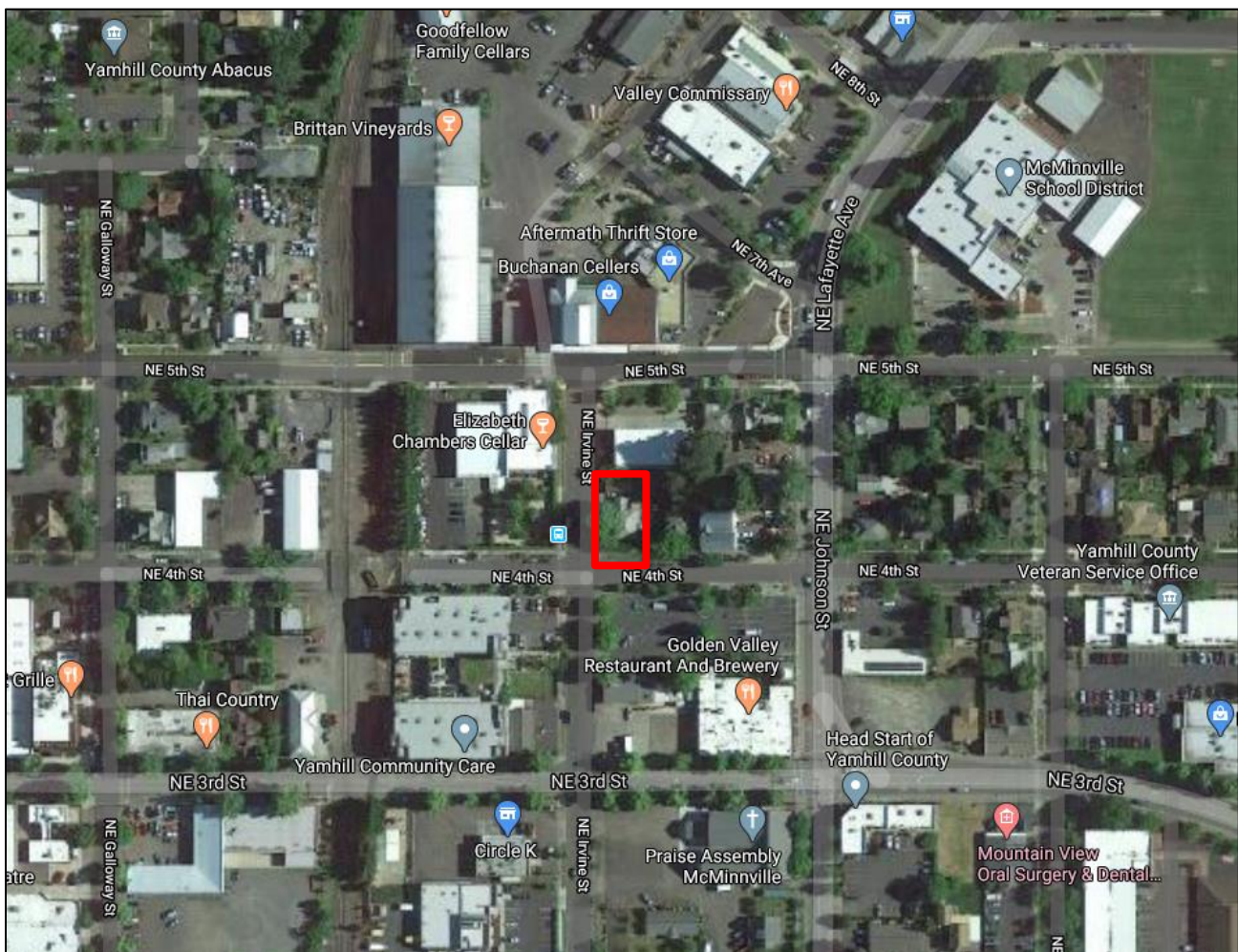
I. APPLICATION SUMMARY:

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 under consideration. Staff has found the information provided to accurately reflect the current land use request 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 404 NE Irvine Street. The property described as Lot 5, Block 17, Rowlands Addition. The property is also identified as Tax Lot 2000, Section 21BD, 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 is listed on the Historic Resources Inventory as an Environmental historic resource (resource number D800).

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

Attachments :

Attachment 1 – Application and Attachments

sheet (resource number D800) for the subject property. The survey photo of the building is dated as 1980. 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 “Statement of Historical Significance and Property Description” states the following:

“A one story medium hip roof structure with cornerboards and beveled wood siding; a single central interior chimney. All windows are corniced and double hung sash with plain mouldings.

The off center east entrance has a door with side lights; the door is corniced with plain moulding and has a projecting one bay pediment porch with plain barge board and a semi-circular arch. It is supported by wood pillars on a small wooden porch. The foundation is concrete. There is an attached low gable extension on the north which appears to be an original small separate apartment. There is also a small hip roof extension on the northeast corner. There is a detached beveled wooden garage.”

An image of the historic resource from the time of the survey in 1980 is provided below:



An image of the historic resource as it exists today, as provided by the applicant in their application materials, is provided below:



Summary of Criteria & Issues

The application (HL 1-20) is subject to Historic Resources Inventory Amendment review criteria in Section 17.65.030(C) through 17.65.030(F) of the McMinnville Municipal Code. More specifically, because the request is to delete the historic resource from the Historic Resources Inventory, the only criteria applicable to a deletion of a resource from the Historic Resources Inventory are in Section 17.65.030(F). 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 in Section 17.65.030(F) of the McMinnville Municipal Code, require the Historic Landmarks Committee to base each decision on the following criteria:

- F. Except as provided in Section 17.65.030 (E), the Historic Landmarks Committee shall base each decision regarding deletions from the inventory on the following criteria:
 - 1. The resource has lost the qualities for which it was originally recognized; or
 - 2. Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing; or
 - 3. The Building Official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.

The applicant has provided findings to support the request for the deletion of the historic resource from the Historic Resources Inventory. These will be discussed in detail in Section VII (Conclusionary Findings) below.

Attachments :

Attachment 1 – Application and Attachments

II. CONDITIONS:

None.

III. ATTACHMENTS:

1. HL 1-20 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

No building permit necessary, based on the new ruling from Salem, however, a plumbing permit will be necessary for capping any sewer(s). Permitting for asbestos and lead is not handled by the City and up to the building owner to ensure compliance with the applicable regulation.

- McMinnville Fire Department

We have no issues with this request.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date of the Historic Landmarks Committee public meeting on February 27, 2020, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Zachary Geary, Branch Geary, Inc., on behalf of property owner Gerald Legard, submitted the Historic Resources Inventory Amendment application (HL 1-20) on January 7, 2020. The applicant submitted a revised application narrative on January 22, 2020.
2. The application was deemed complete on January 28, 2020. Based on that date, the 120 day land use decision time limit expires on May 27, 2020.
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 February 27, 2020 Historic Landmarks Committee public meeting 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 February 6, 2020.
5. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public meeting.
6. On February 27, 2020, the Historic Landmarks Committee held a duly noticed public meeting to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 404 NE Irvine Street. The property described as Lot 5, Block 17, Rowlands Addition. The property is also identified as Tax Lot 2000, Section 21BD, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 6,000 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** Northeast Gateway Planned Development Overlay District (Ordinance 4971)
6. **Current Use:** Single Family Residential
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number D800.
 - b. **Other:** None
8. **Other Features:** The site is developed with a single family residential structure. There site is generally flat. The only significant or distinguishing natural features associated with this property are a few large trees located in the front yard on the property.

Attachments :

Attachment 1 – Application and Attachments

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 Irvine Street on the west and NE 4th Street on the south, which are both identified as local streets in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for local streets as 50 feet. The right-of-way widths adjacent to the subject site on both sides are 60 feet. While there is no specific development associated with this land use application, there will be no right-of-way dedication required during the course of development of the property.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a deletion of a historic resource from the Historic Resources Inventory are specified in Section 17.65.030(F) 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.

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: None.

FINDING: NOT SATISFIED. The focus of the comprehensive plan goal and the purpose of the Historic Preservation chapter are to restore and preserve structures that have special historical or architectural significance. A removal of a historic resource from the Historic Resources Inventory clearly does not meet that intent. The Historic Landmarks Committee, after reviewing the testimony and materials provided by the applicant, found that other criteria for the consideration of the deletion of the resource were being satisfied. Those will be described in more detail 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 meeting 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 meeting(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: None.

FINDING: SATISFIED. The applicant, who is representing the property owner, filed an application and request for approval of the removal of the historic resource from the Historic Resources Inventory. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

- 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;
 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.

APPLICANT’S RESPONSE: None.

FINDING: NOT APPLICABLE. The request is for a deletion of the historic resource from the Historic Resources Inventory. The request is not an addition or change to the inventory, so therefore, these criteria are not applicable.

- E. The Historic Landmarks Committee must remove a historic resource from the inventory if the designation was imposed on the property and the owner at the time of designation:
- a. Has retained ownership since the time of designation; and
 - b. Can demonstrate that the owner objected to the designation on the public record; or

- c. Was not provided an opportunity to object to the designation; and
- d. Requests that the Historic Landmarks Committee remove the resource from the inventory.

APPLICANT'S RESPONSE: None.

FINDING: NOT APPLICABLE. The applicant, who is representing the property owner, did not request the removal based on the designation being imposed on the property and the owner. The application narrative also states that the current owner purchased the property in August 2019, and therefore has not retained ownership since the time of designation.

- F. Except as provided in Section 17.65.030 (E), the Historic Landmarks Committee shall base each decision regarding deletions from the inventory on the following criteria:
 - a. The resource has lost the qualities for which it was originally recognized; or

APPLICANT'S RESPONSE: The resource has undergone little to no maintenance or upkeep to keep the structure healthy. Even the banal qualities outlined in the resource inventory sheet have deteriorated and dilapidated to the point that it no longer even “creates the background or context for the more significant resources”. Many, if not all, of the lost qualities of this home, as simple and plain as they were, are irrevocable. There is no path of restoration to get the siding to original quality.

Additional Applicant Findings: Investigation of the property leads to a current assessment to the condition to contain many items of varying degree of severity, all to illustrate the long-term neglect of the house which leads it to have lost the qualities for which it was originally recognized. The “detached apartment” listed in the report appears to not have a continuous concrete foundation but a pier block and framed foundation with little to keep water and animals out and contains no original quality. The front porch’s floor has fallen in to grave disrepair, with a cobbled-together floor of wood, plywood, and shingles – all sitting on a mess of concrete block, which is not original to the structure. In addition, the roof and structure of the entry porch are sagging away from the house. Lost is the palladian (or catenary arch) that adorned the entry. The siding, an old cedar bevel, has many instances of over and under-driven fasteners that now remain exposed and uncaulked, leading to signs of moisture intrusion and rot. The siding has buckled in and out, with some pieces simply having fallen off. Odd work through the ages shows at areas of the siding where butt-joints meet in the field and don not line up horizontally. Trim and fascia is coming apart, if not already missing altogether, and has lost the qualities for which it was originally recognized. Windows have been painted over, boarded up, smashed, sashes disappeared, and unkept. There seems to be a room addition of unknown date in the rear of the house that has concrete pier block foundation, with little to no moisture prevention. Little to no overhang provides no relief or protection from the weather. HVAC vents have been periodically inserted into the siding. The original door itself is no longer present. The original garage door to the garage doesn’t appear to be the same as the current garage door. There is a ~4” hole in the wall from the interior to the exterior. The chimney is no longer in use, as evidenced by the bag over the chimney at the top and the lack of any accessibility inside the house.

FINDING: NOT SATISFIED. The City does not find that this criteria is satisfied. The applicant’s findings clearly describe that many of the features and qualities of the historic resource are in poor condition due to lack of maintenance over time. However, the applicant has not described that most of the qualities for which the resource was originally recognized have been lost, as is specifically required by the criteria. Qualities that were listed in the Historic Resources Inventory that have been lost, based on the findings and photographic evidence provided by the applicant, include the “semi-circular arch” within the projecting pediment porch, the original door, and potentially some windows that are boarded up. However, most of the other qualities and features for which the historic resource was originally recognized still remain, even though some

or all of the features may be in poor condition. The hip roof structure, cornerboards, beveled siding, and chimney all still remain on the structure. Windows remain in most places, and the exterior cornice and moulding around the windows is still in place. The east entrance is still located off center, and the door may have been replaced but the side lights and the exterior moulding around the door and side lights still remain. The other extensions and detached structures also still remain, although potentially in poor condition.

- b. Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing; or

APPLICANT’S RESPONSE: The scoring process for Historic Resources went through a two-step evaluation to list and rank properties. The first step was to get everything available on the list to evaluate, the second was to assign values and scores to each of the units. The scored properties all made their way to Appendix 5, the compendium and ranking of all scored properties. The property 404 NE Irvine, Resource number D800, does not appear listed anywhere, indicating it either wasn’t worthy of a score or it scored so low it wasn’t worth reporting. The house has no distinctive architectural significance to contribute to the character and story of McMinnville and seem to have only arrived on the list for its construction date and no longer satisfies the criteria for recognition as a historic resource. Because the property was never scored within the guidelines for recognition and classification ranking, it can also be surmised that the property never satisfied the original criteria for recognition as a historic resource at the time of the original survey. If you were to score this home today it would fail to meet the merits of a landmark. The home has no strengths in any category used to tally the scored homes. History: other than its date of construction, 1925, the home has no historical significance. Style/design: the home is attributed no particular architectural style, and no significant craftsmanship or details (in fact it lists plain several times). Integrity: the condition of the home on the assessment is marked as “fair”, the next-to-worse designation available. Environment: the neighborhood was and is “changing in character”, moving away from the roots of this house and no longer “contributes to the character or continuity of the street or neighborhood” (quotes from Appendix 4, Page 3, under description of 4. environment).

Additional Applicant Findings: The structure residing at 404 NE Irvine was, according to the Historic Resources Survey sheet, constructed in 1925. It was rated as “Environmental”, and assigned a resource number of D800, as part of the Historic Resource Evaluation process via survey on July 31, 1980 by Gary and Beth Westford. Following the survey, the house was identified for the process outlined in Appendix 4, underwent a two-step evaluation process, then assigned a designation. The house was never evaluated or scored in the point scoring process.

From Appendix A:

“In general, resources given the highest scores were considered to be important due to historical association or architectural integrity, uniqueness, or quality. These resources were titled “significant resources”. The resources which received average scores were classified as “contributory resources” and were considered to enhance the overall historic character of a neighborhood or the City. The removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville. The third, or lowest class included resources which did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources. These resources were called “environmental resources”. The staff added an additional class for those “significant” resources which were outstanding for architectural or historic reasons and potentially worthy of nomination to National Register of Historic Places. The historic resources in their highest class were titled “distinctive resources”.

Following the above methodology, the structure located at 404 NE Irvine was assigned to “Environmental resources” and thusly was not “important due to historical association or architectural integrity, uniqueness, or quality” (Significant Resource), nor was it “considered to enhance the overall historic character of a neighborhood or the City” (Contributory Resource), or was not “outstanding for architectural or historic reasons and potentially worthy of nomination to National Register of Historic Places” (Distinctive Resource). If “the removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville” of all properties scored as Contributory has been established, then all those below would be able to be considered and qualify for deletion without deleterious effect.

According to the Historic Resources Survey report for 404 NE Irvine, the house is:

“A one story medium hip roof structure with corner boards and beveled wood siding; a single central interior chimney. All windows are corniced and are double hung sash with plain mouldings. The off center east entrance has a door with side lights; the door is corniced with plain moulding and has a projecting one bay pediment porch with plain barge board and a semi-circular arch. It is supported by wood pillars on a small wooden porch. The foundation is concrete. There is an attached low gable extension on the north which appears to be an original small separate apartment. There is also a small hip roof extension on the northeast corner. There is a detached beveled wooden garage.”

The description of the house includes nothing of architectural note or significance, indicating little to no importance, other than the date of its construction, 1925. The word “plain” appears multiple times. On the second page of the survey, the home was indicated to be both “B. Good” as well as “C. Fair”, under the “C. Fair” category it was additionally checked that “3. Missing material in small area. roof”, indicating this “Fair” condition is a more accurate condition at the time of the survey.

FINDING: SATISFIED. The City concurs with portions of the applicant’s findings, but clarifies that the City does not find that all resources that were classified below a Contributory resource are considered or qualified for deletion from the Historic Resources Inventory. The City finds that the removal of an Environmental resource could still have an impact on the historic continuity of the city, but perhaps not a “deleterious”, or significantly damaging, effect as would be the case if the resource was of a higher classification. The City finds that the process within the McMinnville Municipal Code for the consideration of any addition, change, or deletion from the Historic Resources Inventory must be followed for each individual request, and that the applicable review criteria must be applied to and considered with each individual historic resource and request to determine whether the change or removal meets the criteria.

The City also clarifies the applicant’s description of the Historic Resources Inventory evaluation process, and clarifies that the structure was designated as an “Environmental” resource during the first stage of evaluation described in Appendix 4 of the Historic Landmarks Committee. Therefore, the structure was not included in the second stage of evaluation that used more specific criteria to score and evaluate most structures that are currently designated on the Historic Resources Inventory. More specifically, the second stage of evaluation is described in Appendix 4 of the Historic Resources Inventory report as follows:

“In the second stage of evaluation, the resources in the top three classes (i.e. distinctive, significant, and contributory) were given scores by the staff based on how well the resources met established criteria. Points were given in four categories of criteria as follows: History – up to three points; Style – up to three points; Integrity – up to two points; Environment – up to two points. Up to two bonus points were awarded if unique

circumstances affected a resource's total score. The criteria and evaluation process are described below.

1. History. The resource is associated with significant past events, persons, organizations, trends, or values which were important on a 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 type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designed 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 alteration, if any. [...]
4. Environment. The resource contributes to the character or continuity of the street or neighborhood. [...]

After the points were awarded for each of the categories of criteria, the scores were totaled. Resources were classified as follows:

“Distinctive Resources” – 9 or 10 points;
“Significant Resources” – 7 or 8 points;
“Contributory Resources” – 5 or 6 points;
“Environmental Resources” – Less than 5 points.”

The City does not find that the fact that the resource was not included in the second stage of evaluation means that the resource did not satisfy the criteria for recognition as a historic resource at the time of listing. The Historic Landmarks Committee at the time of recognition did decide to include the subject resource in the Environmental classification based on the information that was available to them at that time. While that didn't include the second stage of evaluation that scored the resource against the four categories of criteria, the Historic Landmarks Committee did take action to designate the resource (and all other Environmental resources). Without any other evidence available or provided by the applicant, the City does not find that the resource did not satisfy the criteria for recognition as a historic resource at the time of listing.

The applicant's findings did evaluate the structure as it exists today against the criteria that are described in Appendix 4 of the Historic Resources Inventory report and listed above.

The City does find and concurs with the applicant that the structure no longer satisfies the criteria for recognition today. In particular, the applicant notes that the factors influencing the Integrity and Environment criteria have changed. At the time of the survey, the resource was listed as both “Good” and “Fair”. The “Fair” designation was the second to worst designation possible for the structure. There is not any noticeable deterioration or loss of integrity of the structure in the survey sheet's photo from 1980. However, as described in more detail in the applicant's findings for Section 17.65.030(F)(1) above, some of the original design elements have been lost, including the “semi-circular arch” within the projecting pediment porch, the original door, and potentially some windows that are boarded up (Integrity criteria). The applicant has also argued that the location of the structure is within a neighborhood that is “changing in character” and that the structure no longer “contributes to the character or continuity of the street or neighborhood” as described in the criteria. There has been redevelopment on the same block as the structure in question, which is not in any style or form that is compatible with a historic single family development pattern, including the Buchanan Cellers retail store north of the site and another

mixed use building east of the site on the corner of 4th Street and Johnson Street (Environment criteria).

The applicant argues that there is no evidence in the 1980 survey sheet that the resource is associated with significant past events, persons, organizations, trends, or values that were important on a city, county, state, or national level (History criteria). The applicant also argues that the 1980 survey sheet also does not describe the resource as being representative of a particular style of type of construction, and as noted by the applicant, the survey sheet repeatedly lists some of the architectural features of the structure as “plain”. Some of the styles of architecture and style that are described further in the description of the “Style/Design” criteria that were used to identify other historic resources included “bungalow”, “rural vernacular”, “Queen Anne”, and “Italianate”. Other building styles are referenced in other Historic Resources Inventory sheets including “revival”, “farmhouse”, and “colonial” descriptions of building style or type. Many Historic Resources Inventory sheets, primarily those for Distinctive and Significant resources, do have references to a particular building style. None of these styles were included in the description of the structure at 404 NE Irvine Street in the 1980 survey sheet (Style/Design criteria).

- c. The Building Official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.

APPLICANT’S RESPONSE: Does not apply in this case.

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

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. Prior to the Historic Landmarks Committee meeting on February 27, 2020, notification of the application and the time and place of the Historic Landmarks Committee was provided to property owners within 300 feet of the historic resource under consideration. Copies of the notification materials are on file with the McMinnville Planning Department.

CD

Attachment B

BRANCH
GEARY_{INC.}Branch Geary, Inc.
128 NW 8th Street
McMinnville, Oregon 97128

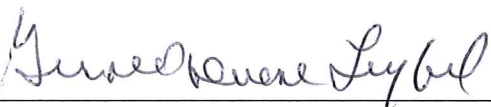
RECEIVED


JAN. 07 2019

COMMUNITY DEVELOPMENT
CENTERProperty Owner
Gerald Duane Legard
223 21st Street
McMinnville, Oregon 97128Attn: Planning Department Staff
City of McMinnville Planning Department
Community Development Center
231 NE Fifth Street
McMinnville, Oregon 97128Property
404 NE Irvine Street
McMinnville, Oregon 97128Applicant
Zachary Dean Geary
Branch Geary, Inc.
128 NW 8th Street
McMinnville, Oregon 97128
zack@branchgeary.com

I, Gerald Duane Legard, give authorization to the referenced applicant to represent the request to remove the property, 404 NE Irvine Street, McMinnville, Oregon, from the Historic Resources Inventory. Please direct all future requests for information and correspondence to the applicant.

Thank you.



Gerald Duane Legard | Property Owner

Date

Branch Geary Inc.
CCB# 229259
128 NW 8th Street
January 7, 2020

Historic Resources Inventory Amendment

This application narrative is submitted to request the removal of the structure located at 404 NE Irvine Street, McMinnville, OR 97128, from the McMinnville Historic Resources Inventory, per the process described in Section 17.65.030 and 17.65.030(F) of the McMinnville Municipal Code.

The structure residing at 404 NE Irvine was, according to the Historic Resources Survey sheet, constructed in 1925. It was rated as “Environmental”, and assigned a resource number of D800, as part of the Historic Resource Evaluation process via survey on July 31, 1980 by Gary and Beth Westford. Following the survey, the house was identified for the process outlined in Appendix 4, underwent a two-step evaluation process, then assigned a designation. The house was never evaluated or scored in the point scoring process.

From Appendix A:

“In general, resources given the highest scores were considered to be important due to historical association or architectural integrity, uniqueness, or quality. These resources were titled “significant resources”. The resources which received average scores were classified as “contributory resources” and were considered to enhance the overall historic character of a neighborhood or the City. The removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville. The third, or lowest class included resources which did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources. These resources were called “environmental resources”. The staff added an additional class for those “significant” resources which were outstanding for architectural or historic reasons and potentially worthy of nomination to National Register of Historic Places. The historic resources in their highest class were titled “distinctive resources”.

Following the above methodology, the structure located at 404 NE Irvine was assigned to “Environmental resources” and thusly was not “important due to historical association or architectural integrity, uniqueness, or quality” (Significant Resource), nor was it “considered to enhance the overall historic character of a neighborhood or the City” (Contributory Resource), or was not “outstanding for architectural or historic reasons and potentially worthy of nomination to National Register of Historic Places” (Distinctive Resource). If “the removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville” of all properties scored as Contributory has been established, then all those below would be able to be considered and qualify for deletion without deleterious effect.

According to the Historic Resources Survey report for 404 NE Irvine, the house is:

“A one story medium hip roof structure with corner boards and beveled wood siding; a single central interior chimney. All windows are corniced and are double hung sash with plain mouldings. The off center east entrance has a door with side lights; the door is corniced with plain moulding and has a projecting one bay pediment porch with plain barge board and a semi-circular arch. It is supported by wood pillars on a small wooden porch. The foundation is concrete. There is an attached low gable extension on the north which appears to be an original small separate apartment. There is also a small hip roof extension on the northeast corner. There is a detached beveled wooden garage.”

The description of the house includes nothing of architectural note or significance, indicating little to no importance, other than the date of it’s construction, 1925. The word “plain” appears multiple times. On the second page of the survey, the home was indicated to be both “B. Good” as well as “C. Fair”, under the “C. Fair” category it was additionally checked that “3. Missing material in small area. roof”, indicating this “Fair” condition is a more accurate condition at the time of the survey.

Our client, Gerald Duane Legard purchased the property in August 2019. Investigation of the property leads to a current assessment to the condition to contain many items of varying degree of severity, all to illustrate the long-term neglect of the house which leads it to have lost the qualities for which it was originally recognized. The “detached apartment” listed in the report appears to not have a continuous concrete foundation but a pier block and framed foundation with little to keep water and animals out and contains no original quality. The front porch’s floor has fallen in to grave disrepair, with a cobbled-together floor of wood, plywood, and shingles - all

sitting on a mess of concrete block, which is not original to the structure. In addition, the roof and structure of the entry porch are sagging away from the house. Lost is the palladian (or catenary arch) that adorned the entry. The siding, an old cedar bevel, has many instances of over and under-driven fasteners that now remain exposed and uncaulked, leading to signs of moisture intrusion and rot. The siding has buckled in and out, with some pieces simply having fallen off. Odd work through the ages shows at areas of the siding where butt-joints meet in the field and don not line up horizontally. Trim and fascia is coming apart, if not already missing altogether, and has lost the qualities for which it was originally recognized. Windows have been painted over, boarded up, smashed, sashes disappeared, and unkept. There seems to be a room addition of unknown date in the rear of the house that has concrete pier block foundation, with little to no moisture prevention. Little to no overhang provides no relief or protection from the weather. HVAC vents have been periodically inserted into the siding. The original door itself is no longer present. The original garage door to the garage doesn't appear to be the same as the current garage door. There is a ~4" hole in the wall from the interior to the exterior. The chimney is no longer in use, as evidenced by the bag over the chimney at the top and the lack of any accessibility inside the house.

McMinnville Municipal Code 17.65.030(F) states:

“Except as provided in subsection E of this section, the Historic Landmarks Committee shall base each decision regarding deletions from the inventory on the following criteria:

1. The resource has lost the qualities for which it was originally recognized; or
2. Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing; or
3. the building official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.”

In response to 17.65.030(f)1, the resource has undergone little to no maintenance or upkeep to keep the structure healthy. Even the banal qualities outlined in the resource inventory sheet have deteriorated and dilapidated to the point that it no longer even “creates the background or context for the more significant resources”. Many, if not all, of the lost qualities of this home, as simple and plain as they were, are irrevocable. There is no path of restoration to get the siding to original quality.

In response to 12.65.030(f)2, the scoring process for Historic Resources went through a two-step evaluation to list and rank properties. The first step was to get everything available on the list to evaluate, the second was to assign values and scores to each of the units. The scored properties all made their way to Appendix 5, the compendium and ranking of all scored properties. The property 404 NE Irvine, Resource number D800, does not appear listed anywhere, indicating it either wasn't worthy of a score or it scored so low it wasn't worth reporting. The house has no distinctive architectural significance to contribute to the character and story of McMinnville and seem to have only arrived on the list for its construction date and no longer satisfies the criteria for recognition as a historic resource. Because the property was never scored within the guidelines for recognition and classification ranking, it can also be surmised that the property never satisfied the original criteria for recognition as a historic resource at the time of the original survey. If you were to score this home today it would fail to meet the merits of a landmark. The home has no strengths in any category used to tally the scored homes. History: other than its date of construction, 1925, the home has no historical significance. Style/design: the home is attributed no particular architectural style, and no significant craftsmanship or details (in fact it lists plain several times). Integrity: the condition of the home on the assessment is marked as "fair", the next-to-worse designation available. Environment: the neighborhood was and is "changing in character", moving away from the roots of this house and no longer "contributes to the character or continuity of the street or neighborhood" (quotes from Appendix 4, Page 3, under description of 4. environment).

17.65.030(f)3 does not apply in this case.

The concluding statement of Appendix 4 states, "the methodology used for the evaluation of McMinnville's historic resources allows the inventory to be updated and reevaluated." It continues to add, "the inventory is not error free; some resources may be improperly evaluated and recorded. If errors are discovered the process allows the inventory to be corrected and the resources to be reevaluated." We request the committee reevaluate 404 NE Irvine and recognize that the structure does not satisfy the criteria for recognition as a historic resource - that it was never significant enough to score, nor is it now significant enough to keep on the inventory.

Thank you.

Photos of 404 NE Irvine Street



Exterior from 4th and Irvine

Exterior from Irvine

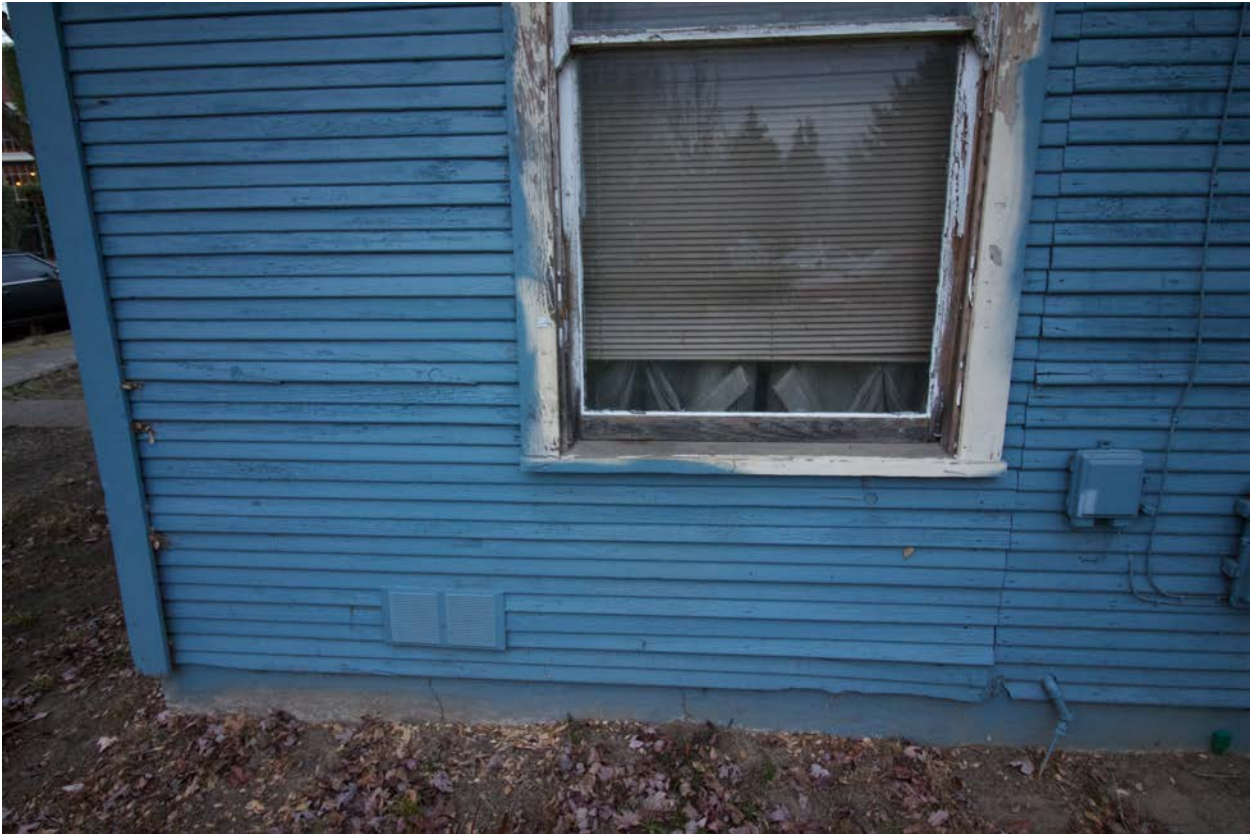




South side of house

Current porch condition (West entry to Irvine)





South side of house (window decay and siding butt-joint exposed)

East side, no foundation, siding bowing out, boarded windows





Window deterioration, missing glass, siding offset, untreated insulation holes

“Apartment” on North end of house





Siding falling off

Siding falling off





East side of garage

Close-up at exposed butt joint and misaligned siding





Large hole through house at East wall

Butt joint and misaligned siding at East wall





Sagging, unoriginal porch



Replaced front door

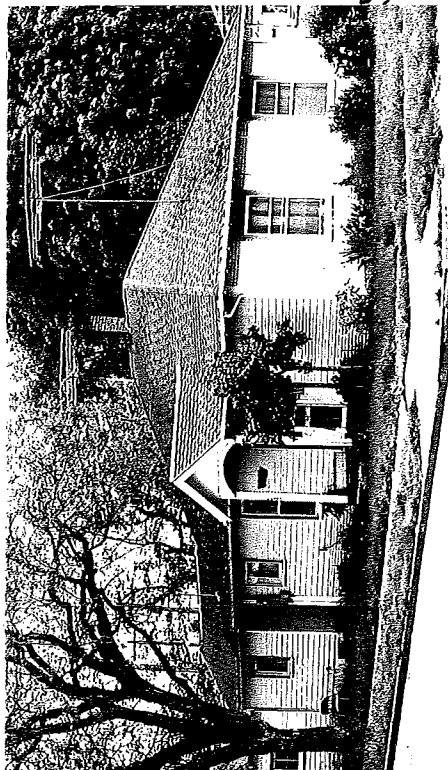


Boarded-up window



Covered chimney

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 18.19 Aerial Map K-10
Block 17 Lot 5
Addition Rowland's
Tax Lot 1421 BD 2000
Address 404 N. Irvine
Common Name -
Historic Name -
Present Owner Charles and Alma Talmadge
Present Use Residence
Original Use Residence
Builder or Architect unknown
Outbuildings Detached garage
Date of Construction c. 1925
-Condition Assessment on Reverse Side-

Statement of historical significance and description of property:

A one story medium hip roof structure with cornerboards and beveled wood siding; a single central interior chimney. All windows are corniced and are double hung sash with plain mouldings. The off center east entrance has a door with side lights; the door is corniced with plain moulding and has a projecting one bay pediment porch with plain barge board and a semi-circular arch. It is supported by wood pillars on a small wooden porch. The foundation is concrete. There is an attached low gable extension on the north which appears to be an original small separate apartment. There is also a small hip roof extension on the northeast corner. There is a detached beveled wooden garage.

Secondary Resource No. 380

Condition of structure:

_____ A Excellent

 x B Good

- _____ 1. Slight damage to porch steps.
- _____ 2. Small cracks in walls, chimneys.
- _____ 3. Broken gutters or downspouts.
- _____ 4. In need of paint.

 x C Fair

- _____ 1. Holes in walls.
- _____ 2. Open cracks.
- x 3. Missing material in small area. roof
- _____ 4. Rotten sills or frames.
- _____ 5. Deep wear on stairs.
- _____ 6. Poor or no foundation.

_____ D Poor

- _____ 1. Sagging walls or roof.
- _____ 2. Holes, open cracks, missing material over large areas.
- _____ 3. Unrepaired storm or fire damage.

Recorded by Gary and Beth Westford Date July 31, 1980

Sources Consulted:

APPENDIX 4

Historic Resource Evaluation Methodology

The City's 1983 Historic Resource Inventory involved two stages of resource evaluations. The initial stage established a preliminary inventory and the second stage finalized the inventory. This report describes the evaluation process.

Stage 1 Evaluation -

The City of McMinnville Historic Landmarks Committee was actively involved in the first stage of the evaluation process. The committee examined historic resource survey forms and ranked the resources on a scale of one to three considering general historic and stylistic criteria included in the Washington County and City of Portland historic resource inventories. The staff then totalled the scores and grouped the resource forms into classes according to score. When the committee's individual scores for a resource deviated widely, the committee met as a group and the resource was reevaluated.

In general, resources given the highest scores were considered to be important due to historical association or architectural integrity, uniqueness, or quality. These resources were titled "significant resources". The resources which received average scores were classified as "contributory resources" and were considered to enhance the overall historic character of a neighborhood or the City. The removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville. The third, or lowest class included resources which did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources. These resources were called "environmental resources".

The staff added an additional class for those "significant" resources which were outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places. The historic resources in this highest class were titled "distinctive resources".

Stage 2 Evaluation -

In the second stage of evaluation, the resources in the top three classes (i.e. distinctive, significant, and contributory) were given scores by the staff based on how well the resources met established criteria. Points were given in four categories of criteria as follows: History - up to three points; Style - up to three points; Integrity - up to two points; Environment - up to two points. Up to two bonus points were awarded if unique circumstances affected a resource's total score. The criteria and the evaluation process are described below.

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

Points were given as follows: two points - pre-1900; one point - 1900 to 1930; zero points - post 1930; one to two points were awarded if historical information was provided.

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 designed or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance.

The initial step in rating the stylistic quality of resources was to establish benchmarks. All resources which were considered either distinctive or significant during the first stage of evaluation were grouped according to style. This gave the staff a basis for evaluating lesser structures.

If a structure was clearly an exceptional example of a style, it was awarded three points. If a structure had interesting stylistic details, it was generally awarded two points. Lesser structures received one point. Zero points were awarded if the style was unrecognizable or destroyed.

Factors affecting style points varied by the style of the structure. Some examples follow.

Extra points were awarded for the bungalow style if the structure had detailed window treatment, carved brackets, side lights around the entry door, or an interesting rhythm to the roof line. The scores for rural vernacular houses were enhanced if the houses had elements of Queen Anne detailing such as colored lights in the doors or windows and decorative details surrounding the porch. Italianate homes with detailed brackets and segmental window openings generally received higher scores than homes without such features. Queen Anne house which exhibited multiple roof surfaces, turrets, and decorative shingles or wall materials were awarded higher scores.

Commercial structures received better stylistic scores if they were a fine example of a style, (e.g. Classic Revival or Italianate) or if they displayed intricate cornices or brick designs. Public and semi-public buildings often were given greater scores based on the renown of the architect, designer, or builder.

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

If a structure appears from the street to be relatively unaltered, it was generally awarded two points for integrity. Only one point was given if a structure had undergone alteration which appeared reversible (e.g. the partial enclosure of a porch, the addition of compatible aluminum or vinyl siding, or the replacement of a window with a new but compatible window).

If extensive alteration had occurred or if alterations appeared grotesque and effectively destroyed a structure's style, no points were awarded. An example of such an alteration might include the replacement of double hung 6 over 6 windows with new metal framed windows or a large picture window.

Another common alteration which could ruin the integrity of a structure is the addition of incompatible siding material (e.g. the replacement of narrow horizontal cedar siding with wide aluminum siding and a brick facade).

In general, the scores for the integrity of commercial buildings were more liberally awarded. If a structure maintained an impressive cornice line or other distinctive feature after undergoing a storefront alteration, one to two points were awarded for integrity. If a residential structure had been altered to the same degree, it is unlikely that more than one point would have been awarded.

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

If a structure was located in a neighborhood with other similar structures, it was awarded two points for its contribution to the environment. If a structure did not contribute to the neighborhood environment because the neighborhood was changing in character (e.g. commercial growth along Adams and Baker), a structure was generally given only one point.

5. Bonus. Bonus points were awarded for a variety of reasons. For example, some buildings were given extra points for their fine detailing and others were awarded a bonus if their location or neighborhood was considered unique. Bonus points usually resulted in a resource being ranked in a higher category. The points were applied specifically for that purpose in situations where it was known that the Historic Landmarks Committee felt additional research was needed.

Totals -

After the points were awarded for each of the categories of criteria, the scores were totalled. Resources were classified as follows:

"Distinctive Resources" - 9 or 10 points;
"Significant Resources" - 7 or 8 points;
"Contributory Resources" - 5 or 6 points;
"Environmental Resources" - Less than 5 points.

The score sheets and a list of the changes resulting from the stage two evaluations are included in Appendix 5.

Conclusion -

The methodology used for the evaluation of McMinnville's historic resources allows the inventory to be updated and reevaluated. If a change is needed or a resource has been incorrectly evaluated, the resource can be reevaluated using the four categories of criteria. This scoring system provides justification for resource rankings and gives property owners an understanding of how resources are evaluated.

The final inventory should be considered a working document and part of an ongoing process. As new information is collected about a resource that in-

formation will be added to the inventory. The inventory is not error free; some resources may be improperly evaluated and recorded. If errors are discovered, the process allows the inventory to be corrected and the resources to be reevaluated.

The city's historic preservation program has only just begun. The inventory is the early step in the process where resources are identified and evaluated. A new preservation ordinance designed to protect significant resources is the present need. Hopefully, the ordinance will be followed by the establishment of a downtown historic district and the development of preservation incentives such as low cost rehabilitation loans. These projects will help to preserve the city's character and beauty and will provide a visual record of McMinnville's past. The historic resources inventory provides a strong base for the development of these projects and the city's preservation program.

APPENDIX 5

HISTORIC RESOURCE EVALUATION SCORE SHEETS

H = History S = Style I= Integrity E= Environment

#	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
A 90	3	3	1	2	1	10	-Historic flume
A110	3	3	2	2		10	
A149	3	3	1	2		9	
A150	3	2	2	2		9	
A237	3	3	2	1	1	10	-Very ornate Queen Anne
A251	3	3	1	1	1	9	-Oregon's first Jr. High
A266	3	2	2	2		9	
A280	3	3	2	2		10	
A281	3	3	2	2		10	
A282	3	2	2	2		9	
A285	3	3	1	2		9	
A301	1	3	2	2	1	9	-Massive, detailed porch posts
A317	3	3	2	1		9	
A354	3	2	2	2		9	
A355	3	3	2	2		10	
A356	3	3	2	2		10	
A360	3	2	1	2	1	9	-Historic neighborhood
A377	3	3	2	2		10	
A378	3	3	1	2		9	
A396	2	3	2	2		9	
A398	2	3	2	2		9	
A400	3	3	2	2		10	
A402	3	3	2	1	1	10	-Very ornate Queen Anne
A408	3	3	2	2		10	
A438	3	3	1	2		9	
A439	3	3	1	2		9	
A440	3	3	1	2		9	
A441	3	3	2	1		9	
A442	3	3	2	2		10	
A445	3	3	2	2		10	
A446	2	3	2	2		9	
A450	3	2	1	2	1	9	-Elaborate cornice
A452	3	2	2	2		9	
A457	3	3	1	2		9	
A459	3	3	2	2		10	
A467	3	3	2	2		10	
A475	3	3	1	2		9	
A476	3	3	2	2		10	
A503.1	3	3	2	2		10	
A513	3	3	2	2		10	
A543	3	3	2	2		10	
A548	3	3	2	2		10	
A554	3	3	2	2		10	
A589	3	3	1	1	1	9	-Observatory
A668	2	3	2	2		9	

Appendix 5, Page 2

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
A723	3	3	2	2		10	
A724	2	3	2	2		9	
A728	3	3	2	2		10	
A750	3	3	1	2		9	
A763	1	3	2	2	1	9	-Ornate home/Historic neighborhood
A772	2	3	2	2		9	
A796	3	3	2	2		10	
A809	3	3	2	2		10	
A834	3	3	2	2		10	
A835	3	3	1	2		9	
A839	3	3	2	2		10	
A849	3	2	1	2	1	9	-W.T. Newby house
A853	3	3	2	2		10	
A866	3	3	2	2		10	
A868	3	3	1	2		9	
A874	3	3	2	2		10	
A889	3	3	2	2		10	
A893	3	3	2	2		10	
A946	3	3	2	2		10	
A958	3	3	2	2		10	
A986	3	3	2	2		10	
A994	3	3	2	2		10	
A1007	3	2	2	2		9	
A1058	3	3	2	2		10	

B10	2	3	1	2		8	
B24	2	3	1	2		8	
B32	2	3	2	1		8	
B50	1	3	2	2		8	
B54	1	3	2	2		8	
B56	2	2	1	2		7	
B61	2	2	1	2		7	
B73	1	2	2	2		7	
B84	1	3	2	2		8	
B94	1	2	2	2		7	
B108	1	3	2	2		8	
B109	3	2	1	2		8	
B112	1	1	2	2	1	7	-Neighborhood
B113	1	2	2	2		7	
B115	2	3	1	2		8	
B139	2	2	2	2		8	
B142	2	2	2	2		8	
B155	2	2	2	2		8	
B156	2	2	2	2		8	
B162	2	2	2	1		7	
B165	2	2	1	2		7	
B203	1	3	2	2		8	
B212	2	2	2	2		8	
B239	1	2	2	2		7	

Appendix 5, Page 3

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B240	1	3	2	2		8	
B243	1	2	2	2		7	
B245	2		2	2	1	7	-W.B. Smith playground
B246	2	2	1	2		7	
B256	1	2	2	2		7	
B265	1	2	2	2		7	
B270	1	3	2	2		8	
B274	2	2	2	2		8	
B283	1	2	2	2		7	
B289	0	3	2	2		7	
B292	1	2	2	2		7	
B296	1	3	2	2		8	
B300	1	3	1	1		8	
B306	3	1	2	2		8	
B307	1	2	2	2		7	
B325	2	1	1	1	2	7	-Add'l research needed
B329	2	1	1	1	2	7	-Add'l research needed
B332	1	3	2	1		7	
B333	1	2	2	1		7	
B343	1	3	1	2		7	
B350	2	2	2	2		8	
B352	3	1	1	2		7	
B357	1	3	2	2		8	
B358	2	2	2	2		8	
B358.1	1	3	2	2		8	
B361	2	3	1	2		8	
B365	3	1	1	2		7	
B371	1	2	2	2		7	
B375	2	1	2	2		7	
B376	1	3	2	2		8	
B384	2	2	2	2		8	
B386	3	1	2	2		8	
B388	3	1	2	2		8	
B389	1	2	2	2		7	
B390	1	2	2	2		7	
B397	2	2	1	1	1	7	-Rolled roof
B399	3	1	1	2	1	8	-Soper fountain
B403	3	1	1	1	1	7	-Dielschneider house
B411	1	3	2	1		7	
B419	1	2	2	2		7	
B420	1	2	2	2		7	
B421	1	2	2	2		7	
B422	3	2	1	2		8	
B427	3		2	2		7	
B430	2	3	2	1		8	
B431	2	2	1	2		7	
B432	2	2	1	2		7	
B436	1	3	2	2		8	
B449	3	2	1	2		8	
B451	2	2	2	2		8	
B455	2	2	2	2		8	

Appendix 5, Page 4

#	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B456	2	2	1	2		7	
B465	3	2	1	2		8	
B468	2	2	2	2		8	
B470	3	2	1	2		8	
B471	2	2	2	2		8	
B474.1	1	2	1	2	1	7	-Federal style/good detail
B482	2	2	1	2		7	
B486	3	2	1	2		8	
B489	2	2	1	2		7	
B490	2	2	1	2		7	
B490.1	1	1	2	2	1	7	-Interesting details/Elk
B491	2	2	1	2		7	and carrara glass
B491.1	2	2	1	2		7	
B492	1	2	2	2		7	
B498	2	2	2	2		8	
B502	1	3	1	2		7	
B503	1	3	2	2		8	
B504	1	3	2	2		8	
B506	1	3	1	2	1	8	-Art Deco details
B508	3	2	2	1		8	
B511	1	2	2	2		7	
B524	2	2	2	2		8	
B531	2	2	2	2		8	
B539	2	2	1	2		7	
B540	3	2	1	2		8	
B546	1	2	2	2		7	
B549	1	2	2	2		7	
B551	1	2	2	2		7	
B553	3	2	2	1		8	-Site of Cozine blacksmith
B557	3	2	1	2		8	shop
B558	1	1	2	2	1	7	-Important site
B561	1	2	1	2	1	7	-Brick details
B562	0	2	2	2	1	7	-Location on quad
B565	1	2	2	2		7	
B566	0	2	2	2	1	7	-Location on quad
B567	0	2	2	2	1	7	-Location on quad
B568	2	2	2	2		8	
B569	2	2	2	2		8	
B574	3	2	1	2		8	
B576	2	3	1	2		8	
B578	1	2	2	2		7	
B598	2	2	1	2		7	
B620	1	3	2	2		8	
B629	1	3	2	2		7	
B637	1	2	2	2		6	
B639	0	2	2	2	1	7	-Window details
B651	2	2	2	2		8	
B662	2	1	2	2	1	7	-Add'l research needed
B692	1	2	2	2		7	
B718	2	2	1	2		7	
B719	2	3	1	2		8	

Appendix 5, Page 5

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B721	2	3	1	2		8	
B726	1	3	2	2		8	
B736	2	2	2	2		8	
B743	1	3	2	2		8	
B745	1	2	2	2		7	
B746	2	2	2	2		8	
B747	2	2	2	2		8	
B749	1	2	2	2		7	
B751	2	2	2	2		8	
B761	2	2	2	2		8	
B764	1	2	2	2		7	
B765	1	2	2	2		7	
B766	2	1	1	2	1	7	-Location
B767	1	2	2	2		7	
B768	2	2	1	2		7	
B769	2	1	2	2		7	
B788	1	3	2	2		8	
B816	2	2	2	2		8	
B822	2	2	2	2		8	
B830	2	1	2	1	1	7	-Add'l research needed
B836	1	2	2	2		7	
B841	2	2	2	2		8	
B846	2	2	1	2		7	
B852	1	2	2	2		7	
B855	2	2	1	1		7	
B865	2	2	1	2		7	
B867	1	2	1	2	1	7	-Neighborhood
B869	3	1	0	2	1	7	-Wright house
B870	2	2	2	2		8	
B872	2	2	1	2		7	
B881	2	2	2	2		8	
B882	2	2	2	2		8	
B884	1	2	2	2		7	
B885	1	3	2	2		8	
B886	2	2	2	2		8	
B888	3	2	2	1		8	
B890	1	2	2	2		7	
B891	3	3	0	1		7	
B896	2	2	2	2		8	
B900	2	2	2	2		8	
B903	1	2	2	2		7	
B905	2	2	2	2		8	
B911	1	2	2	2		7	
B935	1	2	2	2		7	
B964	2	1	2	2		7	
B970	3	0	2	2	1	8	-Original site of Water and Light facility
B981	2	1	1	1		7	
B993	2	2	2	2		8	
B995	2	2	2	2		8	
B1024	2	2	2	2		8	
B1032	1	2	2	1	1	7	-Nice siting

Appendix 5, Page 6

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B1044	1	3	2	2		8	
B1077	2	2	2	2		8	
B1083	1	2	2	2		7	
B1116	3	1	1	1	1	7	-Historic cemetery
B1125	2	2	2	1		7	
B1129	1	3	2	2		8	
B1139	3	2	2	1		8	
B1146	2	2	2	1		7	

C1	1	2	1	2		6	
C5	2	2	0	1		5	
C19	0	2	2	2		6	
C25	1	1	2	2		6	
C33	1	2	1	2		6	
C36	2	2	0	2		6	
C37	2	1	1	2		6	
C39	1	1	2	2		6	
C43	2	1	1	2		6	
C45	0	2	2	2		6	
C46	1	1	2	2		6	
C49	1	1	1	2		5	
C51	0	2	2	2		6	
C55	1	1	2	2		6	
C65	1	1	1	2		5	
C66	1	1	2	2		6	
C67	1	1	2	2		6	
C71	2	1	1	2		6	
C72	1	1	2	2		6	
C78	1	2	1	2		6	
C82	2	1	1	2		6	
C83	1	1	2	2		6	
C84	1	1	2	2		6	
C85	1	1	2	2		6	
C87	1	2	1	2		6	
C88	1	1	1	2		5	
C89	1	1	2	2		6	
C93	2	1	1	1		5	
C95	2	1	1	2		6	
C96	2	1	1	2		6	
C103	2	1	1	1		5	
C104	1	1	2	2		6	
C118	1	1	2	2		6	
C121	2	1	1	2		6	
C128	2	1	1	2		6	
C130	2	1	1	2		6	
C133	1	1	2	2		6	
C136	1	1	2	2		6	
C140	1	1	2	2		6	
C143	1	1	1	2		5	

Appendix 5, Page 7

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C144	1	1	2	2		6	
C145	1	1	2	2		6	
C152	2	1	1	1		5	
C159	2	1	1	2		6	
C160	2	1	1	2		6	
C163	2	2	0	1		5	
C164	1	1	2	2		6	
C167	1	1	2	1		5	
C174	1	1	2	2		6	
C175	1	1	2	2		6	
C177	0	2	1	2		5	
C185	0	2	2	2		6	
C199	1	1	2	2		6	
C202	1	1	1	2		5	
C206	1	1	1	2		5	
C207	2	1	2	1		6	
C213	2	1	1	2		6	
C219	1	1	1	2		5	
C220	1	2	1	2		6	
C221	1	1	2	2		6	
C223	1	1	1	2		5	
C230	2	2	1	1		6	
C231	0	3	2	1		6	
C242	1	1	1	2		5	
C244	1	1	1	2		5	
C247	1	1	2	2		6	
C248	1	1	1	2		5	
C254	2	1	1	2		6	
C258	0	2	1	2		5	
C260	1	1	2	2		6	
C263	1	1	2	2		6	
C264	1	1	1	2		5	
C271	1	1	1	2		5	
C272	1	1	2	2		6	
C273	1	2	1	2		6	
C275	1	1	2	2		6	
C276	1	1	2	2		6	
C284	0	2	2	2		6	
C286	0	2	2	2		6	
C287	1	1	2	2		6	
C288	1	2	1	2		6	
C295	1	1	2	2		6	
C298	1	2	1	2		6	
C299	1	1	2	2		6	
C302	1	2	1	2		6	
C303	1	1	1	2		5	
C304	2	1	1	2		6	
C310	2	2	0	2		6	
C314	1	1	2	2		6	
C316	1	1	2	2		6	
C318	1	1	2	1		5	

Appendix 5, Page 8

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C320	1	1	2	1		5	
C322	1	1	2	1		5	
C324	1	1	2	1		5	
C328	1	2	1	1		5	
C331	1	1	2	1		5	
C334	1	1	2	1		5	
C337	1	2	1	2		6	
C338	1	1	1	2		5	
C339	1	2	1	1		5	
C340	1	1	1	2		5	
C341	1	1	2	1		5	
C342	1	2	1	2		6	
C344	1	2	1	2		6	
C346	1	1	2	1		5	
C347	1	2	2	1		6	
C348	2	1	1	2		6	
C349	1	1	1	2		5	
C351	0	2	2	2		6	
C357	1	1	2	2		6	
C362	1	1	2	2		6	
C363	1	2	1	2		6	
C364	1	1	2	2		6	
C366	1	1	2	2		6	
C368	1	1	1	2		5	
C369	1	1	2	2		6	
C370	1	1	2	2		6	
C373	1	1	2	2		6	
C374	1	1	1	2		5	
C383	1	2	1	2		6	
C385	1	2	1	2		6	
C387	1	1	1	2		5	
C391	1	1	2	2		6	
C392	1	1	2	2		6	
C393	1	1	2	2		6	
C394	1	1	1	2		5	
C395	1	2	1	2		6	
C397.1	0	2	1	2		5	
C405	2	1	2	1		6	
C406	2	2	1	1		6	
C409	1	2	1	2		6	
C414	1	1	2	1		5	
C418	2	1	1	1		5	
C423	2	1	2	1		6	
C424	1	1	2	1		5	
C426	1	2	2	1		6	
C433	1	1	2	2		6	
C434	1	1	2	2		6	
C435	1	1	1	2		5	
C443	1	1	2	2		6	
C444	1	1	2	2		6	
C447	2	1	1	2		6	

Appendix 5, Page 9

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C448	2	1	0	2		5	
C454	2	1	1	2		6	
C469	2	1	1	2		6	
C472	1	1	2	2		6	
C473	1	2	1	2		6	
C474	1	1	2	2		6	
C483	1	2	1	2		6	
C485	1	1	1	2		5	
C488	1	2	1	2		6	
C494	1	1	2	1		5	
C497	1	1	1	2		5	
C499	2	1	1	2		6	
C500	1	1	1	2		5	
C505	1	1	2	1		5	
C509	1	1	2	1		5	
C510	1	1	2	1		5	
C512	1	1	2	1		5	
C515	1	1	2	1		5	
C516	1	1	1	2		5	
C518	1	1	1	2		5	
C528	0	2	2	2		6	
C532	1	1	2	2		6	
C533	2	1	1	2		6	
C535	1	1	1	2		5	
C537	0	1	2	2		5	
C538	1	1	1	2		5	
C544	0	1	2	2		5	
C550	0	2	2	2		6	
C552	0	2	2	2		6	
C559	0	1	2	2		5	
C560	0	1	2	2		5	
C562	0	2	2	2		6	
C564	0	1	2	2		5	
C565	0	1	2	2		5	
C572	2	1	1	2		6	
C575	1	1	2	2		6	
C577	1	1	1	2		5	
C586	1	1	1	2		5	
C593	1	1	2	2		6	
C599	0	2	2	1		5	
C604	1	2	1	1		5	
C617	1	1	2	2		6	
C618	1	1	1	2		5	
C621	1	1	1	2		5	
C622	1	1	1	2		5	
C623	1	1	2	2		6	
C624	1	1	2	2		6	
C627	1	1	2	2		6	
C628	2	2	0	2		6	
C630	1	1	1	2		5	
C631	0	2	1	2		5	

Appendix 5, Page 10

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C632	1	1	2	2		6	
C633	1	1	1	2		5	
C634	1	1	2	2		6	
C641	1	1	2	2		6	
C642	1	1	1	2		5	
C643	1	1	1	2		5	
C646	0	2	2	2		6	
C648	0	1	2	2		5	
C656	1	1	1	2		5	
C660	1	1	2	2		6	
C663	0	2	2	2		6	
C681	1	1	1	2		5	
C691	2	1	1	2		6	
C698	1	1	2	2		6	
C711	1	1	2	2		6	
C712	1	1	1	2		5	
C727	1	1	1	2		5	
C729	2	1	1	2		6	
C730	0	1	2	2		5	
C731	1	1	1	2		5	
C732	2	1	1	2		6	
C736	1	1	1	2		5	
C737	1	1	1	2		5	
C744	1	1	2	2		6	
C748	1	1	2	2		6	
C752	1	1	2	2		6	
C755	1	1	2	2		6	
C762	1	1	1	2		5	
C773	1	1	1	2		5	
C776	2	1	1	2		6	
C787	1	2	2	1		6	
C789	1	1	2	2		6	
C798	1	1	2	1		5	
C799	3	1	1	1		6	
C804	1	1	1	2		5	
C806	2	1	1	2		6	
C814	1	1	1	2		5	
C817	1	1	1	2		5	
C820	1	1	1	2		5	
C821	1	1	2	2		6	
C823	1	1	2	2		6	
C824	1	1	1	1		5	
C832	2	1	2	1		6	
C833	1	2	1	1		5	
C838	2	1	0	2		5	
C843	1	1	2	2		6	
C845	1	2	1	1		5	
C847	1	1	2	2		6	
C850	1	1	1	2		5	
C859	1	1	2	2		6	
C860	1	1	1	2		5	

Appendix 5, Page 11

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C861	1	1	1	2		5	
C866	1	1	1	2		5	
C875	1	1	2	2		6	
C877	1	1	1	2		5	
C879	1	1	2	2		6	
C887	2	1	1	2		6	
C892	1	1	1	2		5	
C897	1	1	2	2		6	
C902	1	1	2	2		6	
C908	1	1	2	2		6	
C909	2	1	1	2		6	
C910	2	1	1	1		5	
C914	1	1	2	2		6	
C918	2	1	1	1		5	
C921	1	1	1	2		5	
C930	1	1	2	2		6	
C932	1	2	0	2		5	
C934	2	1	2	1		6	
C947	2	1	1	2		6	
C948	1	1	1	2		5	
C952	1	1	2	2		6	
C953	2	1	1	2		6	
C954	1	1	1	2		5	
C955	2	1	1	2		6	
C957	1	1	2	1		5	
C959	2	1	1	2		6	
C961	2	1	1	2		6	
C963	1	1	2	2		6	
C969	2	1	0	2		5	
C1005	0	2	2	2		6	
C1009	1	1	1	2		5	
C1016	1	1	2	1		5	
C1029	1	1	2	1		5	
C1030	2	1	2	1		6	
C1031	1	1	2	1		5	
C1036	2	1	1	1		5	
C1039	2	1	1	1		5	
C1045	1	2	2	1		6	
C1051	1	1	1	2		5	
C1056	1	1	2	1		5	
C1071	1	1	2	2		6	
C1079	1	1	2	2		6	
C1081	2	1	1	1		5	
C1085	2	1	1	1		5	
C1090	1	1	2	2		6	
C1100	2	1	1	1		5	
C1101	1	2	2	1		5	
C1104	0	1	2	2		5	
C1107	2	1	1	2		5	
C1112	2	2	1	1		6	
C1132	1	1	2	1		5	

Appendix 5, Page 12

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C1136	1	2	1	2		6	
C1140	2	1	2	1		6	
C1142	1	1	2	1		6	
C1144	2	1	1	1		5	

CHANGES TO THE HISTORIC RESOURCES INVENTORY
AFTER STAGE 2 EVALUATIONS

<u>A to B</u>	<u>B to A</u>	<u>B to C</u>	<u>C to B</u>	<u>C to D</u>	<u>D to C</u>	<u>Torn Down</u>
430	150	230	61	186	104	458
449	285	286	73	236	133	1040
456	301	310	112	267	140	797
471	317	339	113	326	143	408
506	354	383	156	413	152	
508	359	383	212	437	163	
553	360	405	239	462	206	
743	452	406	243	478	219	
761	750	409	307	541	223	
891	868	423	390	563	244	
970		483	637	567.1	248	
1116		488	935	570	303	
		528	1083	571	341	
		628		601	346	
		691		612	349	
		799		857	364	
				876	374	
				931	394	
				937	414	
				938	418	
				972	447	
				974	448	
				976	485	
				1020	497	
				1041	515	
				1084	516	
				1087	533	
				1088	634	
				1091	641	
				1096	642	
				1097	643	
				1098	681	
				1118	711	
				1119	729	
				1120	732	
				1124	773	
				1133	817	
				1134	820	
				1138	838	
				1143	859	
					861	
					866.1	
					887	
					910	
					918	
					948	
					954	
					1051	
					1144	