



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

www.mcminnvilleoregon.gov

**Historic Landmarks Committee
ZOOM Online Meeting
July 23, 2020 3:00 PM**

*Please note that this meeting will be conducted
Via Zoom meeting software due to the COVID-19 event.*

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/97623350120?pwd=KzhYUUR3a3Z0Smk2Ym5PelJzbW0yUT09>

Zoom Meeting ID: 976 2335 0120

Zoom Meeting Password: 339044

Or you can call in and listen via Zoom: 1-669-900-9128

Committee Members	Agenda Items
Mary Beth Branch, Chair John Mead, Vice-Chair Mark Cooley Joan Drabkin Christopher Knapp	<ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Minutes <ol style="list-style-type: none"> A. February 27, 2020 Meeting Minutes (Exhibit 1) 4. Action Items <ol style="list-style-type: none"> A. HL 2-20: Certificate of Approval for Demolition (Exhibit 2) 207 NE Johnson Street 5. Discussion Items <ol style="list-style-type: none"> A. Continued Review of Downtown Design Standards Chapter (Exhibit 3) 6. Committee Member Comments 7. Staff Comments 8. Adjournment

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

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



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

www.mcminnvilleoregon.gov

EXHIBIT 1 - MINUTES

February 27, 2020
Historic Landmarks Committee
Regular Meeting

3:00 pm
McMinnville Civic Hall
McMinnville, Oregon

Members Present: Mary Beth Branch, Mark Cooley, Christopher Knapp, and John Mead
Members Absent: Joan Drabkin
Staff Present: Chuck Darnell – Senior Planner
Others Present:

1. Call to Order

Chair Branch called the meeting to order at 3:05 p.m.

2. Citizen Comments

None

3. Action Items

A. HL 1-20: 404 NE Irvine Street - Historic Resources Inventory Amendment - Deletion

Chair Branch had two conflicts of interest and recused herself from the process. Her family was the applicant and her business partner was the applicant's representative.

Vice Chair Mead would be facilitating this agenda item. He asked if any Committee member wished to make a disclosure or abstain from participating or voting on this application. There was none. He asked if any Committee member needed to declare any contact prior to this hearing with the applicant, any other party involved in the application, or any other information outside of staff regarding the subject of the application. Vice Chair Mead said he used to work with Mary Beth and Zack.

Senior Planner Darnell presented the staff report. This was a request for a Historic Resources Inventory amendment to delete a resource from the Inventory. The property was located on the corner of 4th and Irvine. It was an environmental resource. He explained the applicable criteria for the deletion. The applicant provided evidence that showed the condition of the structure was in poor quality and deteriorated for lack of maintenance. Some of the features and qualities that were originally recognized when the resource was listed had been lost. These included the semicircular arch that was above the front porch, the front door was replaced with a more modern, traditional looking door, and window components were missing. Not all of the features had been completely lost, however, and staff did not think that criterion had been satisfied. There were a lot of issues with

the foundation of the porch footings and support beams. The applicant noted issues with the beveled wood siding and with the windows where there was rot, deterioration, and missing glass and sashes. While the features were in poor condition they had not been lost. The applicant provided a lot of research into the process that was followed when the inventory was created. Between 1980 and 1984 there was a lot of survey work done of structures that were over 50 years old. The properties were categorized into four classifications which were still used today. The top three categories, distinctive, significant, and contributory, were taken to a second level of evaluation scored against specific criteria. That level of evaluation was more detailed and documented better. This resource was listed as an environmental resource and was not scored during the second level of evaluation. The applicant stated that the removal or alteration of contributory resources would not have a deleterious effect on the quality of historic continuity experienced in McMinnville. If that was followed, all of the resources below that would be considered to qualify for deletion without a damaging effect. Staff was not in agreement with that broad scale statement applying to all environmental resources. It could set a precedent for the removal of all environmental resources and there was intent behind creating these environmental resources. Staff included some findings that the removal of environmental resources could have a negative effect on historic continuity of the neighborhood and the process in the code should be considered for each individual request on a case by case basis. The applicant provided arguments that the resource no longer satisfied the criteria for recognition and compared it to the four criteria that were used at the time it was classified. Those were history, style and design, integrity, and environment. The applicant noted that there was no evidence of the resource being associated with any significant past events, persons, organizations, trends, or values. There was no particular style or type of construction used for this property. There were many times the word plain was used to describe the features. The survey listed the structure as in good and fair condition. Some of the features had been lost, alterations had been made that had impact to the integrity of the structure, and the structure was in poor condition. The neighborhood was changing character from what it was originally and the resource no longer contributed to the character. There was a mixture of development and redevelopment types on this block other than single family dwellings with a mixed use and commercial on the block. Staff thought the application met this criterion and it could be approved based on that.

Zack Geary, representing the applicant, said overall they agreed with staff's findings. They understood the concern regarding setting a precedent and that the purpose of the Committee was to review applications on a case by case basis not make wholesale decisions that would render their ability to make decisions void. Regarding the changing character of the neighborhood, the NE Gateway ordinance established several zones and this was in Zone 1 of those zones. The overall plan for Zone 1 was a mixed use commercial zone which over time would transition into an extension of the downtown with residential or offices used above active ground floor commercial or retail space with a vibrancy consistent with downtown McMinnville. This was an old single family home whose style was becoming rapidly out of place. Because it was an environmental resource, any alterations to the exterior were not governed by the Committee and someone could come along and change the siding, windows, roof, etc.

Mary Beth Branch, representing the applicant, said the environmental classification was a tricky one as some properties were designated because they were in the first stage of the survey and after being surveyed in the second stage were downgraded to environmental. There was a combination of some who were measured to get where they were and the rest were designated because they were more than 50 years old. They did not intend to state that all environmental properties were not deserving of protection. The applicants had a long standing history of love for and investment in historic properties. This was their neighborhood and they felt strongly that there were better things that could be done with this property outside of what it was now.

Committee Member Knapp asked about the future plans for the property. Mr. Geary replied it would be a connection to downtown and the NE Gateway District. There was going to be renovation on the

mill building and this lot would serve as some flex space for that building to get done. It would potentially be combined with other properties to be mixed use, retail residential oriented.

Ms. Branch said the long term plan was that this property combined with the adjacent property would help get the density development that was called for in the NE Gateway plan as well as the required parking. When this house was listed for sale, it was marketed as bare land as the value associated with the property. She showed pictures of the surrounding area and Gateway District.

Vice Chair Mead asked why they chose to apply for a deletion rather than a demolition. Mr. Geary said they had not decided about the removal of the house. This was the best strategy to remove the barrier to future development of the property. Ms. Branch said they had looked at both options and thought the most honest and defensible approach was deletion.

Committee Member Cooley said regarding their statement that the lowest category was not subject to any intervention by the Committee, did they need to be concerned as a Committee that applicants might delete characteristics so the property could be redeveloped. Mr. Geary agreed it was frustrating that things were changed outside of the process when they should go through the process and things that should go through the process did not have to. He thought it should be a discussion of the Committee and more education of the public.

Committee Member Cooley asked how these properties were currently identified when they came in for permits. Senior Planner Darnell said they were identified on the City's online permitting system. A lot of things could happen without a building permit, such as vinyl siding and window replacement. Ms. Branch pointed out that even if it called for a building permit, the HLC would not have authority to weigh in on that decision for environmental resources.

Senior Planner Darnell clarified only the first two level designations required HLC review for an alteration. One of the permit technicians usually caught these types of applications at the counter, but if it wasn't caught, he would identify it when it came to him. People could do window replacement, roofing, and siding without permits.

Committee Member Cooley said even for the other three designations, there was really nothing to prevent the removal of the qualifying characteristics. Ms. Branch said except that they would be breaking the ordinance and there could be a penalty.

Committee Member Knapp asked if there was a penalty for the owner not maintaining the structure and letting it deteriorate. Ms. Branch said there was nothing to address that.

Senior Planner Darnell said it was a gray area in the code that alteration of these two levels of structure did not require any review, except for demolition or change in the inventory.

Committee Member Cooley pointed out the same deletion criteria would apply if this was a higher resource.

There was discussion regarding the future use of the property and how the interior of the home was in poor condition.

Mr. Geary clarified that if this property was scored today it would no longer meet the criteria for preservation.

Ms. Branch reviewed the scoring categories. The property did not meet any of the history criteria, there was no important architect that designed it or anyone important to the history of McMinnville that lived there. The style and design were not of a particular architectural style or construction. The

integrity was listed on the inventory as good and fair, although it was significant that the fair had more detailed information and that it referenced the porch's condition as fair. Regarding the environmental category, it was not in character with the neighborhood and did not contribute to the continuity of the current neighborhood. She did not think it was strong in any of these categories and that was why they had taken this approach for the application.

Senior Planner Darnell said the request was the deletion and clarified that the application only needed to meet one of the criteria.

Committee Member Knapp asked if the application was denied, what would be their next steps. Ms. Branch said they would have to consult with the applicant.

Committee Member Cooley clarified they were not obligated to apply the scoring submitted by the applicant which implied a score of less than five. They could just address the scoring categories as they related to the additional information and criteria. Some of the original characteristics were lost but not enough necessarily for a deletion.

Committee Member Knapp said some of those characteristics would be easy to replace.

There was consensus that the first criterion for a deletion was not met as stated by staff.

Committee Member Cooley said it was not a black and white issue of retaining residential properties in their current use regardless of their condition or underlying zone in all cases. It was more nuanced and they were all struggling with it going forward. There would be opportunities for redevelopment that could enhance the inventory of housing that the Committee might find themselves standing in the way of for the sake of adhering to the ordinance. He did not want to stand in the way of the redevelopment of a property like this to preserve one unit of housing of the size and quality that this one currently was.

Senior Planner Darnell said in general there was a higher density deficiency in the City.

Committee Member Knapp thought the application somewhat met the criteria and somewhat did not. He did not see a lot wrong with the exterior. What was the best use of this space for McMinnville? He did not want to set a precedent either.

Senior Planner Darnell pointed out the redevelopment and eventual use was not part of the criteria. If this was a higher level resource for the same type of application, the Committee would need to apply the criteria and there would likely be completely different findings related to those criteria.

Vice Chair Mead said they needed to focus on the criterion that said the resource no longer satisfied the criteria for recognition as a historic resource and specifically how it ranked in the scoring categories. Did this small, single family dwelling fit the environment of the neighborhood? There were a few other historic houses on the block that would continue to be preserved, but there was also a commercial nature in the neighborhood. The property was zoned to be redeveloped into a commercial space and the applicants were looking at a mixed use commercial use in the future.

Committee Member Knapp thought it had always been in a mixed residential and commercial area.

Senior Planner Darnell said the criterion had two options, either it didn't meet it at the time or it didn't now. Staff included findings that there was not a lot of evidence to go off of to make the determination of whether or not it met the criteria at the time. Staff thought evaluating at its current state was the one that could be achieved. The Committee could consider a continuation for the applicant to submit more evidence.

Committee Member Knapp did not like deleting a house from the inventory not knowing what was going to happen with the property.

There was discussion regarding previous decisions on applications for deletion and demolition in comparison to this application.

There was consensus to use staff's findings for the second criterion and add findings that the photos of the surrounding neighborhood that were provided by the applicant and the long term plan for the NE Gateway District affected how well the listed resource met the environmental criteria.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Committee Member Cooley moved to approve HL 1-20 based on the findings of fact provided in the decision document. The motion was seconded by Committee Member Knapp and passed unanimously.

4. Committee Comments

None

5. Staff Comments

Senior Planner Darnell said NW Vernacular Historic Preservation would be doing the reconnaissance survey work which would begin in March. He explained the areas that would be surveyed. He would send out notices to property owners as well.

6. Adjournment

Chair Branch adjourned the meeting at 4:35 p.m.



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

EXHIBIT 2 - STAFF REPORT

DATE: July 23, 2020
TO: Historic Landmark Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: PUBLIC MEETING: HL 2-20 (Certificate of Approval for Demolition) –
207 NE Johnson 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 Certificate of Approval for Demolition land use application to allow for the demolition of the existing historic resource and building located at 207 NE Johnson Street (Tax Lot 6200, Section 21BD, T. 4 S., R. 4 W., W.M.). The existing building is listed on the McMinnville Historic Resources Inventory as an “Environmental” historic resource - resource number D971. (The City of McMinnville has four classifications for historic resources in descending order, A, B, C and D). Per the McMinnville Municipal Code, the McMinnville Historic Landmarks Committee serves as the decision-making body for the review of any Certificate of Approval for Demolition application. The Certificate of Approval for Demolition request is subject to the review process described in Section 17.65.050 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.

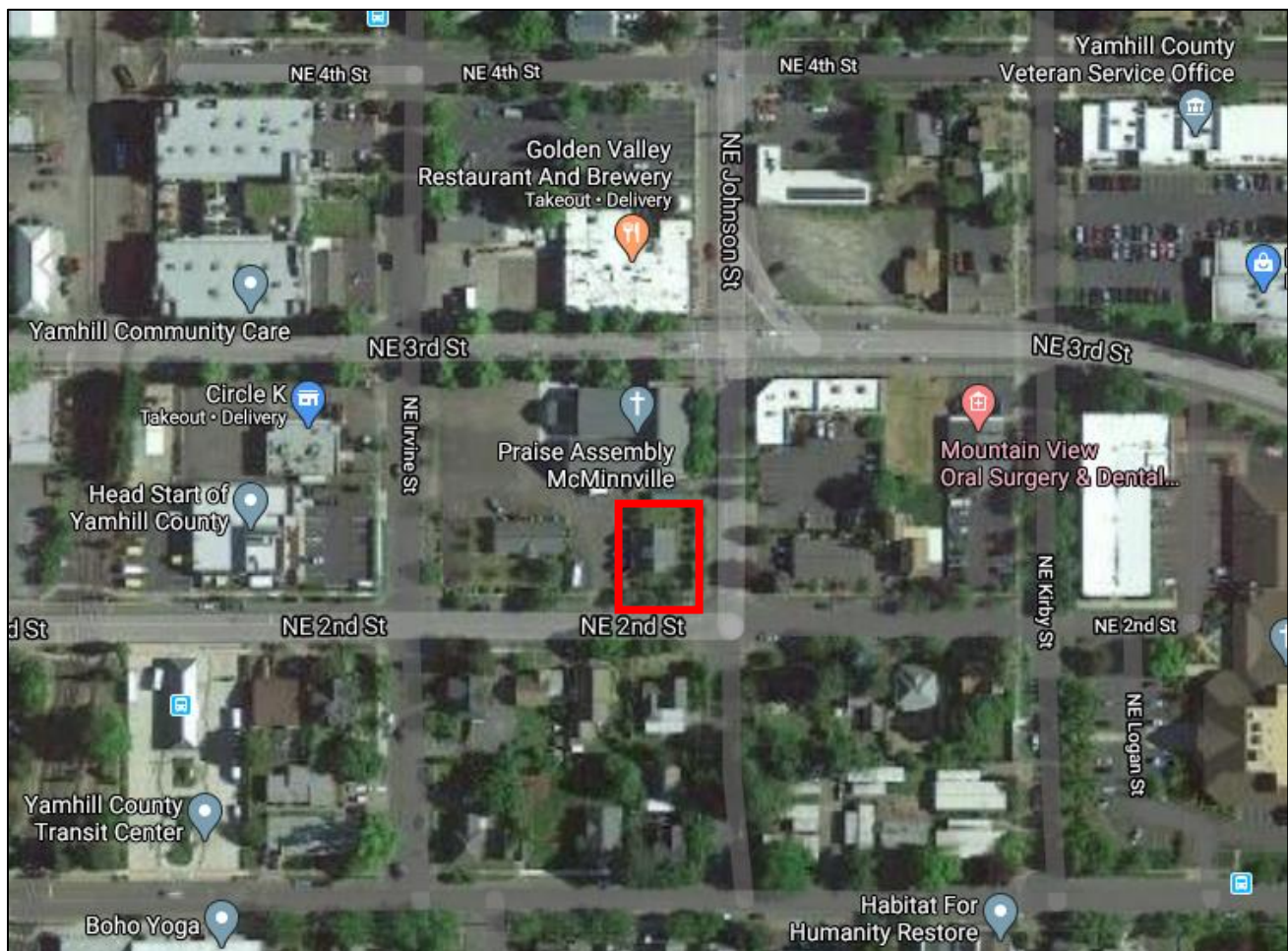
Background:

The subject property is located at 207 NE Johnson Street. The resource is located at the property described as Lot 8, Block 19, Rowland Addition. The property is also identified as a portion of Tax Lot 6200, 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 2-20

Attachment B: HL 2-20 Application Materials

Figure 1. Vicinity Map (Property Lines Approximate)

The existing building on the subject property was listed on the Historic Resources Inventory as an Environmental resource (resource number D971).

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 D971) for the subject property. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The Historic Resources Inventory has since been incorporated into the McMinnville Municipal Code (MMC) through its adoption and reference in MMC Section 17.65.030(A). The “Statement of Historical Significance and Property Description” states the following:

“This is a one and one-half story bungalow (with basement) of weatherboard. Wood frame construction. Most of the windows are double hung sash, one-over-one. The dwelling is rectangular in shape; very plain. The porch seems to be an addition with the north end enclosed. The roof is gable with shed dormer windows.”

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

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials



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



Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

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.

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

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

The applicant has provided 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.

The applicable review criteria in Section 17.65.050(B) only require that the Historic Landmarks Committee base its decision on the applicable review criteria. It is important to note that the proposal is not required to satisfy every one of the review criteria, but that the Historic Landmarks Committee must base its decision on the multiple review criteria. This requires the Historic Landmarks Committee to determine whether each criteria is met, and then weigh those findings against any criteria that are found not to be met.

Summary of Applicant Findings

The applicant has provided findings and is arguing that the historic resource meets multiple review criteria to support the demolition of the historic resource. The applicant's main arguments are related to the significance of the historic resource, the amount of investment required to bring the structure back to an acceptable level to provide an economic use (and the associated financial hardship of that investment), that the preservation would be a deterrent to an improvement program, and that retention would not be in the best interests of a majority of the citizens of the city. The applicant has also provided evidence of the condition of the structure, and is arguing that the structure of the resource is poor.

The applicant provided evidence of a number of issues with the structure, which they believe result in the physical condition of the historic resource being poor. These issues include hazards on the public sidewalk adjacent to the building, porch stairs separating from structure, cracks and shifts in the

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

foundation of the structure, interior water damage and dry rot, and damaged floor joists and support beams in the basement.

The applicant has also argued that the historic resource has little historical significance, primarily based on the level of classification (Environmental) and the fact that it was identified as the lowest possible category during the first stage of evaluation during the original Historic Resources Inventory development. The appendices of the Historic Resources Inventory identify that the historic resource was placed in the lowest category during the first stage of evaluation, and was never scored against the more specific criteria in the second stage of evaluation. The applicant is arguing that the resource was therefore included on the inventory because it was surveyed at the time, but was not included on the inventory for any unique characteristics or history specifically related to the resource. A more detailed description of the Historic Resources Inventory evaluation process is provided below for the Committee's reference and knowledge.

The other primary arguments the applicant has provided relate to the economic use of the structure and the cost of improvements required to address issues with the structure's physical condition. The applicant is arguing that the structure has no economic use currently, due to the condition, and that improvements would be required just to make the structure habitable again at an acceptable level. The applicant provided cost estimates from a licensed contractor for both the demolition and the renovation of the structure, with the renovation being higher at a cost of \$160,000. The applicant has argued that the cost to invest in the renovation is not reasonable based on the economic use that would be achieved after the renovation (use as a residence). The applicant has also argued that the level of investment required would cause a financial hardship to the owner that is not outweighed by the public interest in the resource's preservation. The financial hardship is described as a requirement to invest an amount in the structure's renovation that would exceed the resulting value of the property.

Together with the considerations of reasonableness and financial hardship to maintain the structure, the applicant has provided statements that they intend to construct an affordable housing project with multiple units (14 units) on the subject site, should the demolition of the historic resource be approved. The applicant has argued that the preservation of the historic resource would be a deterrent to this improvement project on the subject site, and that the improvement would be a substantial benefit to the city and the public interest as it would provide additional housing in the city, which is needed, and would increase the value of the subject site. The applicant has argued in their findings for multiple review criteria that the preservation of the existing historic resource is not reasonable when it would prevent the new apartment building project from moving forward.

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"

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

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.

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 included in the applicant’s materials that are attached to this staff report for reference.

Analysis of Review Criteria

Staff does not believe that the applicant’s findings and evidence related to the physical condition of the structure are as strong as other findings provided. The structure does appear to have some issues

Attachments:

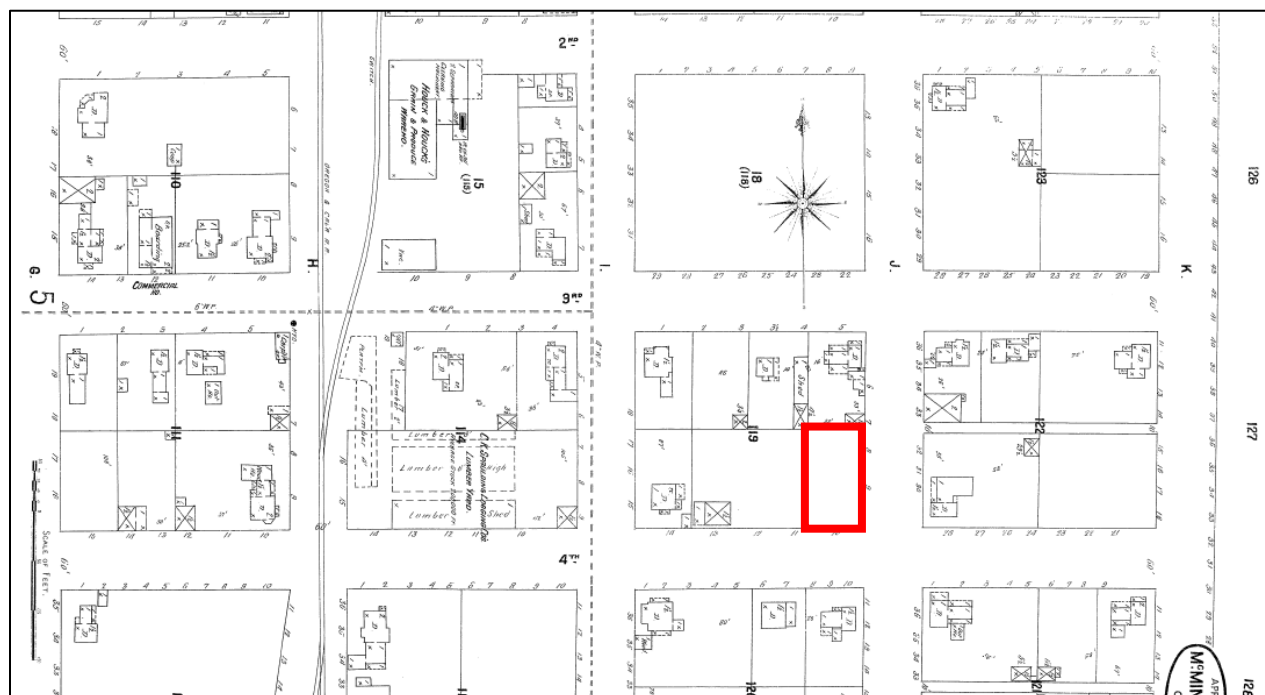
Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

related to its physical condition, primarily in the interior and related to the foundation and structural components of the building. However, there was not much detailed evidence provided for the issues, and no evidence to show that any of the issues related to physical condition of the structure could not be repaired. Some of the issues identified by the applicant are also not specific to the actual historic resource, such as the sidewalk damage adjacent to the property. However, the level of investment proposed by the applicant to renovate the structure would trigger the requirement to improve the sidewalks to current standards (thereby removing any hazards or damaged panels), which could be considered as an additional expense in renovation of the structure.

The applicant's arguments related to the value and significance of the historic resource could be found to be satisfying the applicable review criteria. The Historic Resources Inventory evaluation process described by the applicant shows that the structure in question was not found to be of high historical significance at the time that it was surveyed and added to the Historic Resources Inventory. More specifically, the resource was evaluated as a resource that "did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources". The structure is located on a block that has seen significant change from the historic development pattern, as shown in the Sanborn maps below. The structure is the last historic residential structure on the block, and while residences exist to the south, other adjacent city blocks have been redeveloped with more commercial and institutional development.

1902 Sanborn Map (Sheet 6):

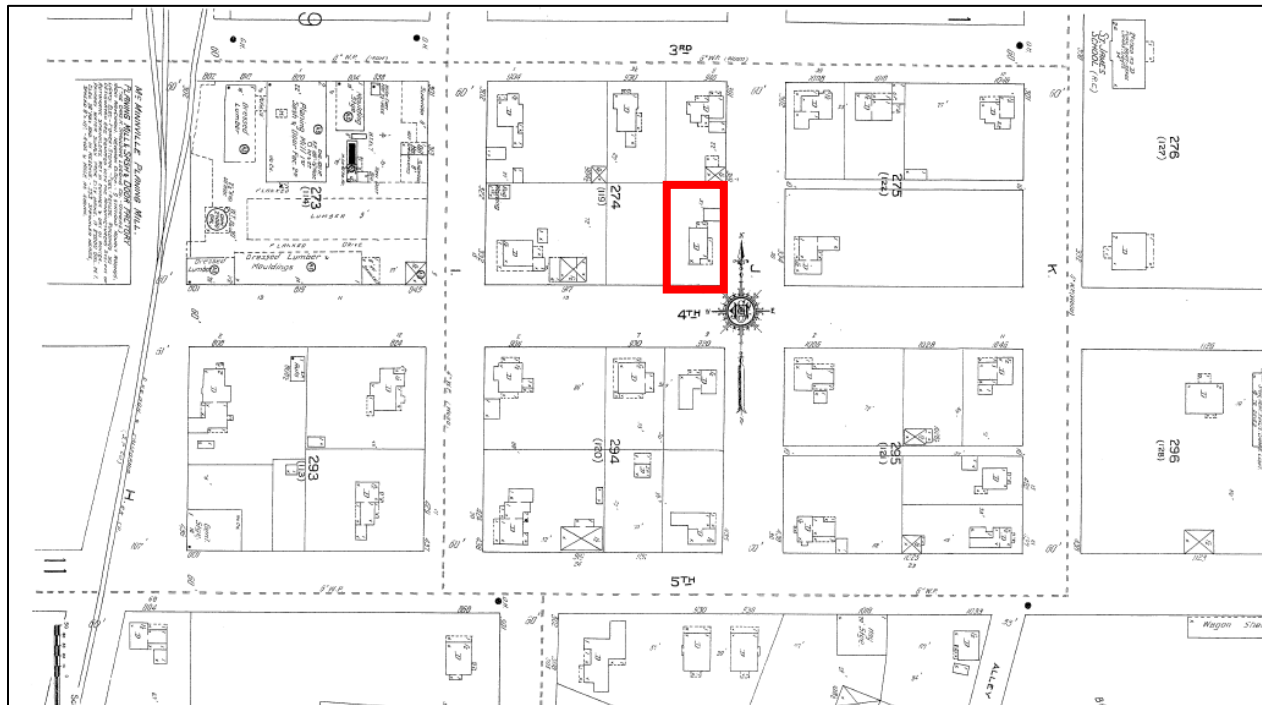


Attachments:

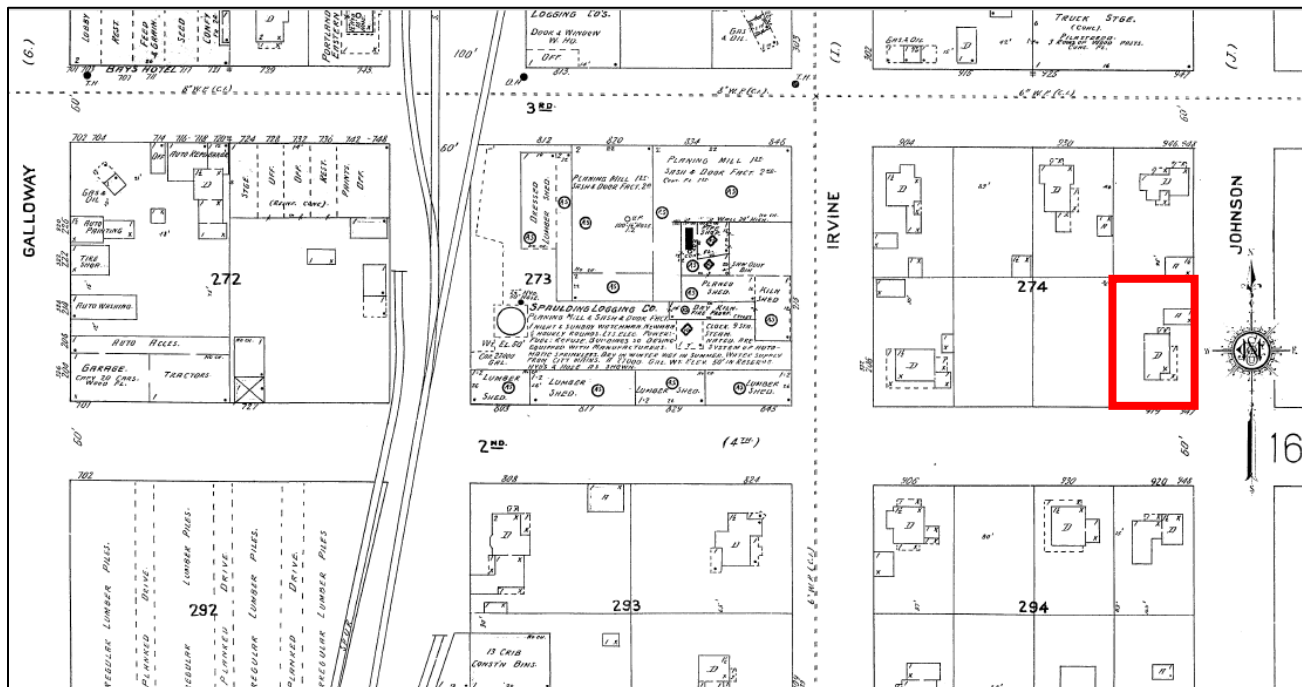
Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

1912 Sanborn Map (Sheet 12):



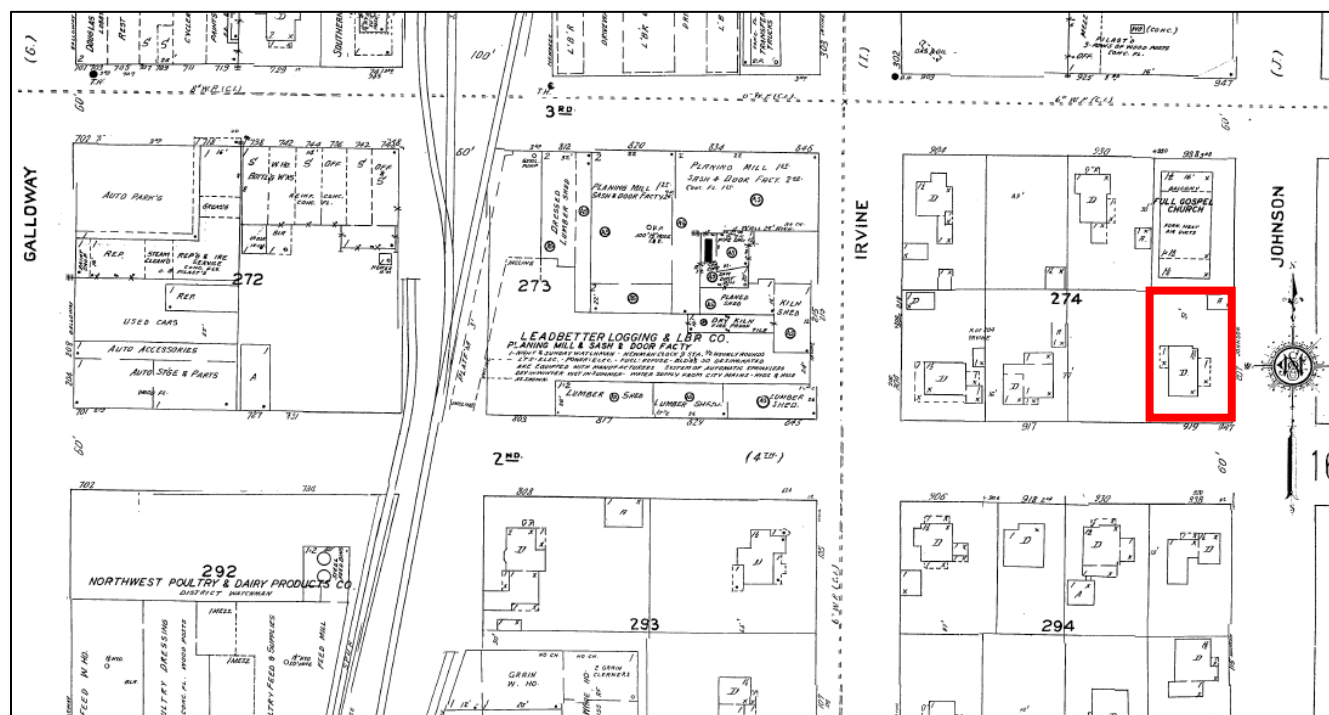
1928 Sanborn Map (Sheet 15):

**Attachments:**

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

1945 Sanborn Map (Sheet 15):



In regards to architectural significance, the existing structure does still retain much of the exterior architectural building form that existed at the time the structure was surveyed. The gable roof and shed dormer windows all still exist. The siding, while weathered, appears to be the original as well. However, all windows and doors appear to have been replaced with more modern materials. In addition, 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 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. Given that there is no requirement that the existing features or materials be retained and restored, interior and exterior renovation, as described in the applicant’s contractor cost estimates, could result in the loss of some of these original features and further diminish the potential significance of the structure.

For these reasons, the historical value and historical significance could be found to not be high enough to warrant a denial of the demolition request.

The applicant has also argued that the preservation of the resource is not reasonable given the economic use (criteria 17.65.050(B)(2)), and that the improvements required to result in the structure having an economic use would cause financial hardship to the owner that would not outweigh the public interest in the resource’s preservation (criteria 17.65.050(B)(7)). The applicant has provided cost estimates from a contractor showing that the renovation of the structure could cost \$160,000, and has argued that this amount is not reasonable to invest in the structure due to its value. The assessed market value of the structure is difficult to determine. The Yamhill County Assessor’s records for the building are grouped together with all of the improvements on the properties under control of the Praise Assembly church, which encompass the entire city block between 3rd and 2nd Streets, and Irvine and Johnson Streets. The market value of buildings on the block include the historic resource in question, as well as the main church building and one other building located on the church’s properties. However, a comparison of a similarly

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

sized residential structure immediately across 2nd Street from the subject historic building shows that a market value for an approximately 2,000 square foot, 2 story residential building is approximately \$127,000. The property at 938 NE 2nd Street was used in this comparison, as a 2,099 square foot residence with 4 bedrooms and 2 baths. The historic resource in question is listed as 2,124 square feet with 3 bedrooms and 2 baths. The Assessor's "Improvement Grade" for the two structures is also similar, at 38 and 35, respectively. These potential valuations could be found to support the applicant's argument that it would cause a financial hardship to restore the structure at an amount in excess of its value.

On recent demolition requests with similar criteria (D classified structures that needs significant rehabilitation investment and is inhibiting future development projects), the Historic Landmarks Committee has included a condition of approval to require that, prior to the demolition, an owner make the structure available for moving to another site. Most recently, the Committee required that the owner make available the amount of funds that they would have spent on demolition of the structure to the party that would move the structure to cover costs associated with the move. The intent behind this requirement is to provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have all or most of the costs of moving the structure covered by the current owner, which would test whether the renovation of the structure is economically reasonable. This would also provide an opportunity for the preservation of the historic resource through an alternative means, which would satisfy review criteria 17.65.050(B)(8).

If the Committee finds that the applicant's arguments for economic use and reasonability of their proposed action satisfy the review criteria, staff would suggest that the same condition of approval be included that has been required of other demolitions, which is to make the structure and funding available for moving and relocation. The Committee could find that, should no party come forward to move and relocate the structure during the 120-day timeframe, the renovation costs are not economically feasible and that the renovations required are not reasonable and do not warrant the preservation of the historic resource.

Finally, the applicant has argued that the retention of the historic resource would be a deterrent to an improvement program that would benefit the City and the public interest, that being the development of an affordable housing apartment building. While staff agrees that an apartment building, whether affordable or market rate, would be of benefit to the City due to the City's housing availability and affordability issues, staff would note that there is no assurance of the project coming to fruition. If the Historic Landmarks Committee finds that the improvement program described by the applicant would satisfy this review criteria (criteria 17.65.050(B)(6)), and that it may be more influential when weighed against other criteria that are not being satisfied, staff would suggest that a condition of approval be included to ensure that the improvement program actually moves forward prior to demolition of the historic resource. Staff would suggest that a condition of approval be included to not allow for the issuance of a demolition permit until building permits for the new building are 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:

Again, in reviewing a request for a demolition of a historic landmark, the Historic Landmarks Committee must base its decision on the criteria described in Section 17.65.050(B) of the McMinnville City Code,

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

and as reviewed in the staff report above. **It is important to note again that the proposal is not required to satisfy every one of the review criteria, but that the Historic Landmarks Committee must base its decision on the multiple review criteria. This requires the Historic Landmarks Committee to determine whether each criteria is met, and then weigh those findings against any criteria that are found not to be met.**

Based on the information provided, staff believes that the applicant has provided findings that could be found to support the demolition request. Staff agrees with the applicant that the historic resource is not of high historical value and historical significance, and that there could be financial hardship in retention of the resource due to the level of renovation that would be required to bring the historic resource back into a reasonable level of economic use. It could also be found that the retention of the resource would be a deterrent to an improvement program of benefit to the City. These criteria, together with a potential requirement to make funds available to someone that would be interested in moving the resource and renovating the structure, could be found by the Historic Landmarks Committee to outweigh the other review criteria that are not being satisfied. By making the resource available for moving, and offering a financial incentive that would cover some or all of the costs of actually moving and taking ownership of the structure, the applicant would be testing and proving whether there was economic use of the resource, whether the necessary renovations were reasonable, whether the value and significance of the structure were high enough to warrant the renovation, and whether there was public interest in the retention of the resource.

If the Historic Landmarks Committee agrees with the applicant's arguments and findings in Sections 17.65.050(B)(3), 17.65.050(B)(4), 17.65.050(B)(6), 17.65.050(B)(7), and 17.65.050(B)(8), staff recommends that the demolition request be approved with conditions. If the Historic Landmarks Committee does decide to approve the request for the demolition of the historic resource, staff is suggesting that a reasonable timeframe be provided by the applicant to offer the resource for moving. A previous precedent for this timeframe on other demolition approvals has been 120 days.

Staff is suggesting that the following conditions of approval be included to provide for additional opportunity to preserve the historic resource:

- 1) That within 20 (twenty) days of notification of the Historic Landmarks Committee's decision, the applicant shall place notice in the "News-Register" advertising that for a period of not less than 120 days, the subject structure will be available for relocation. The applicant will place such notice in a minimum of two editions of the "News-Register". The applicant shall also advertise the availability of the subject structure for relocation in postings on Craigslist, in the McMinnville, Salem, and Portland areas. The applicant shall also notify a minimum of four (4) local real estate agents of the availability of the subject structure for relocation. During the 120-day period following the required advertising, the applicant shall also place a posted notice on both right-of-ways adjacent to the property noticing the offering of structure for relocation. Evidence of the advertisement and the property posting shall be provided to the Planning Department prior to the issuance of the demolition permit for the subject structure.

The City of McMinnville shall not issue a demolition permit for the structure until 120 days from the first day of advertising the subject structure for relocation.

- 2) That the applicant shall make available for the party that may complete the relocation project the dollars the applicant would otherwise expend for the demolition of the resource. The amount made available shall be \$55,000, which is based on the cost estimates for demolition provided in the Certificate of Approval application. The applicant may provide other qualifying bids for the demolition to determine the final amount of funds to be made available, subject to review by the Planning Director or their designee. The terms of the removal and moving agreement shall be subject to review by the Planning Director or their designee.

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

- 3) That the City of McMinnville shall not issue a demolition permit for the historic resource until building permits for an improvement program substantially similar to the project described in the application materials have been submitted to the Building Department.
- 4) That prior to the issuance of the demolition permit for the subject structure, a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure shall be submitted to the Planning Department.

Staff has provided a draft decision document with findings to support a Historic Landmarks Committee decision to approve the demolition with the above conditions.

Alternatively, the Historic Landmarks Committee could make findings to support a decision to deny the demolition request. Staff has provided analysis for each of the applicable review criteria, and the Committee could use some of that analysis to determine and make findings that the demolition of the resource is not warranted. Again, the Historic Landmarks Committee must consider each applicable review criteria, and weigh them against each other. The Committee's decision must be based on the applicable review criteria, but there is no requirement that any particular number of review criteria be satisfied or not satisfied.

In order for the Historic Landmarks Committee to make a decision to deny the demolition request, staff believes that the Committee could make findings that the existing historic resource still retains much of the architectural form and historic details that originally resulted in the structure being listed on the Historic Resources Inventory, showing that the historic resource does still retain historic value and significance (Section 17.65.050(B)(3)). The Committee could also find that with reinvestment the physical condition of the structure could be improved (Section 17.65.050(B)(4)), that with reinvestment the structure would not pose a safety hazard (Section 17.65.050(B)(5)), and that there exists a public interest in the retention of the structure that is in the best interests of the City (Sections 17.65.050(B)(7)) and 17.65.050(B)(8)). The Historic Landmarks Committee would need to find that these criteria outweigh the applicant's arguments that there is no economic use of the resource given the level of investment required, the potential financial hardship that would be incurred by the owner in the retention of the resource, and that the public interest in the retention of the resource overrides the improvement program described by the applicant.

The Historic Landmarks Committee should review the information and arguments provided by the applicant during the public meeting, offer an opportunity for the applicant and the public to provide testimony, and then deliberate and determine whether the review criteria being satisfied by the applicant outweigh those that are not.

MOTION FOR THE APPROVAL OF HL 2-20:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE HL 2-20, 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. Similarly, if the Committee makes findings for the denial of the application, staff would recommend that the Committee continue the application to allow staff to draft an updated Decision Document, based on findings provided by the Committee on the record during the meeting. A recommended motion for the continuation of the application is provided below:

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials

MOTION FOR THE CONTINUATION OF HL 2-20:

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 2-20 TO A COMMITTEE MEETING ON AUGUST 27, 2020 AT 3:00 PM.

CD

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 2-20

Attachment B: HL 2-20 Application Materials



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

503-434-7311

www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF A DEMOLITION OF THE HISTORIC RESOURCE LOCATED AT 207 NE JOHNSON STREET

DOCKET: HL 2-20 (Certificate of Approval for Demolition)

REQUEST: Approval to demolish an existing historic resource and building that is listed on the McMinnville Historic Resources Inventory as an “Environmental” historic resource (resource number D971).

LOCATION: 207 NE Johnson Street. The resource is located at the property described as Lot 8, Block 19, Rowland Addition. The property is also identified as a portion of Tax Lot 6200, Section 21BD, T. 4 S., R. 4 W., W.M.

ZONING: C-3 (General Commercial)

APPLICANT: Joe Pearson, on behalf of property owner Praise Assembly

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: June 24, 2020

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: July 23, 2020, Zoom Online Meeting ID 976 2335 0120

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

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

APPEAL: As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee’s decision may be appealed to the Planning Commission within fifteen (15) days of the date written notice of decision is mailed. The City’s final decision is subject to a 120 day processing timeline, including resolution of any local appeal.

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

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied with conditions and **APPROVES** the Certificate of Approval for Demolition (HL 2-20), subject to the conditions contained in this document.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Historic Landmarks Committee: _____
Mary Beth Branch, Chair

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Attachments :

Attachment 1 – Application and Attachments

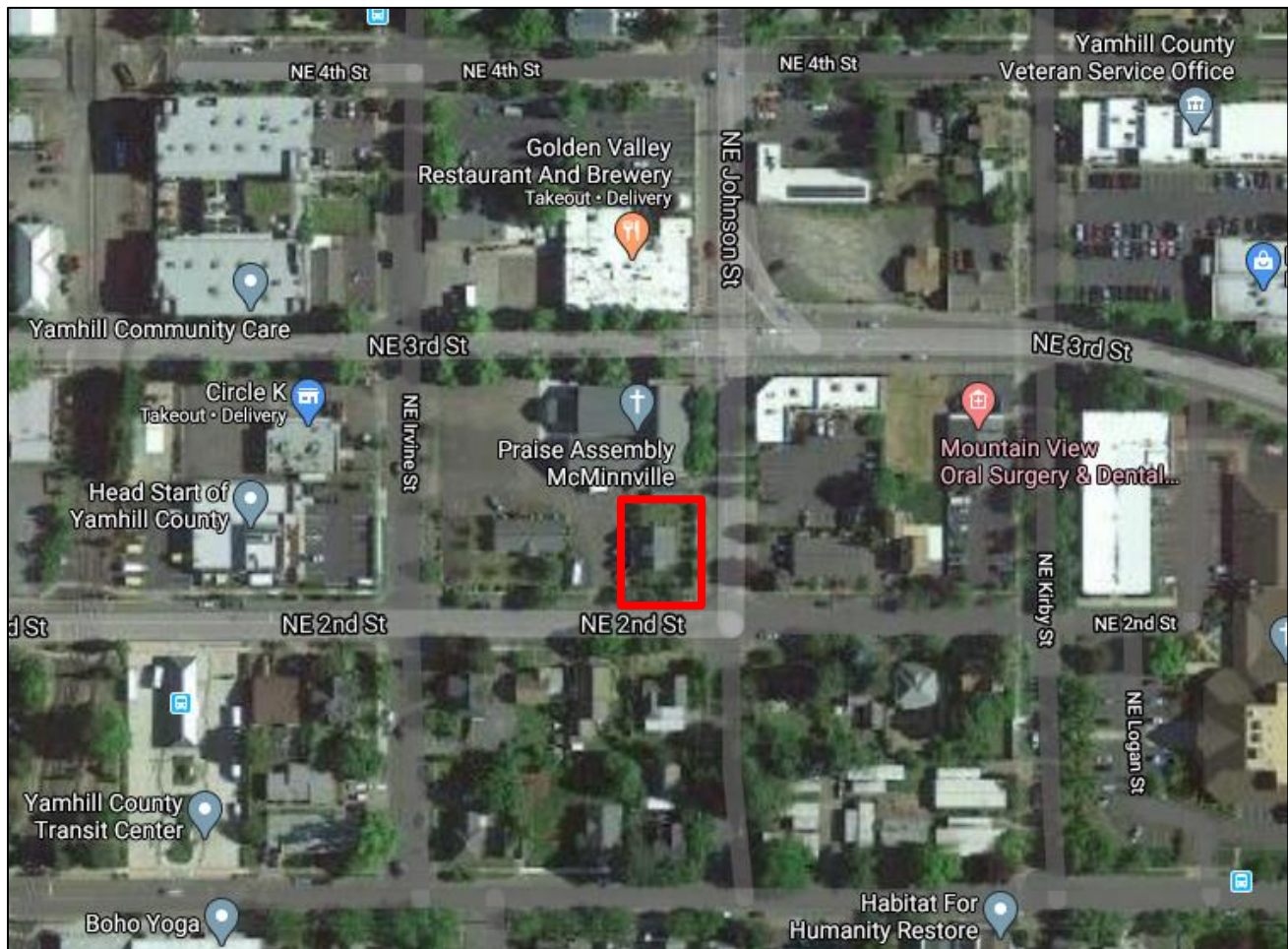
I. APPLICATION SUMMARY:

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

Subject Property & Request

The subject property is located at 207 NE Johnson Street. The resource is located at the property described as Lot 8, Block 19, Rowland Addition. The property is also identified as a portion of Tax Lot 6200, Section 21BD, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map (Property Lines Approximate)



The existing building on the subject property was listed on the Historic Resources Inventory as a Environmental resource (resource number D971). The statement of historical significance and description of the building, as described in the McMinnville Historic Resources Inventory sheet for the subject property prior to the recent Historic Resources Inventory Amendment, is as follows:

This is a one and one-half story bungalow (with basement) of weatherboard. Wood frame construction. Most of the windows are double hung sash, one-over-one. The dwelling is rectangular in shape; very plain. The porch seems to be an addition with the north end enclosed. The roof is gable with shed dormer windows.

Attachments :

Attachment 1 – Application and Attachments

The applicant provided an additional description of the historic resource in the application narrative, which is as follows:

“The structure proposed for demolition is a 2124 sq ft two story, three- bedroom bungalow house with a full unfinished basement. The house was constructed in 1920 as a parsonage for Pastors and their families who served at Full-Gospel Church which later, in the 1950’s became McMinnville Assembly of God and finally Praise Assembly in 2014.”

Photos of the resource at the time of survey in 1980 and photos of the existing exterior of the historic resource, as provided in the application narrative, are provided below. **See 1980 Historic Resources Inventory Photo (Figure 2), East Elevation (Figure 3), and West Elevation (Figure 4) below.**

Figure 2. 1980 Historic Resources Inventory Photo



Figure 3. East Elevation



Figure 4. West Elevation



Background

The property was originally surveyed in 1980, which is the date that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources Inventory sheet (resource number D971) for the subject property. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The Historic Resources Inventory has since been incorporated into the McMinnville Municipal Code (MMC) through its adoption and reference in MMC Section 17.65.030(A).

Summary of Criteria & Issues

The application (HL 2-20) is subject to Certificate of Approval for Demolition review criteria in Section 17.65.050(B) of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

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

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

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

II. CONDITIONS:

1. That within 20 (twenty) days of notification of the Historic Landmarks Committee’s decision, the applicant shall place notice in the “News-Register” advertising that for a period of not less than 120 days, the subject structure will be available for relocation. The applicant will place such notice in a minimum of two editions of the “News-Register”. The applicant shall also advertise the availability of the subject structure for relocation in postings on Craigslist, in the McMinnville, Salem, and Portland areas. The applicant shall also notify a minimum of four (4) local real estate agents of the availability of the subject structure for relocation. During the 120-day period following the required advertising, the applicant shall also place a posted notice on both right-of-ways adjacent to the property noticing the offering of structure for relocation. Evidence of the advertisement and the property posting shall be provided to the Planning Department prior to the issuance of the demolition permit for the subject structure.

The City of McMinnville shall not issue a demolition permit for the structure until 120 days from the first day of advertising the subject structure for relocation.

2. That the applicant shall make available for the party that may complete the relocation project the dollars the applicant would otherwise expend for the demolition of the resource. The amount made available shall be \$55,000, which is based on the cost estimates for demolition provided in the Certificate of Approval application. The applicant may provide other qualifying bids for the demolition to determine the final amount of funds to be made available, subject to review by the Planning Director or their designee. The terms of the removal and moving agreement shall be subject to review by the Planning Director or their designee.
3. That the City of McMinnville shall not issue a demolition permit for the historic resource until building permits for an improvement program substantially similar to the project described in the application materials have been submitted to the Building Department.
4. That prior to the issuance of the demolition permit for the subject structure, a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure shall be submitted to the Planning Department.

III. ATTACHMENTS:

1. HL 2-20 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 concerns with the proposed demolition. Sewer service shall be capped at the property line as part of the demolition permit. Sidewalks and driveways will need to be upgraded to current PROWAG standards as part of the new construction permit.

- McMinnville Building Department

If they are to move ahead with demolition, it is recommended they work with an engineer to specify the method of removing the basement and other below-grade construction and then filling the hole with properly compacted material. If it is not properly filled, it may be necessary to dig out all the fill material as part of building the apartments.

- McMinnville Water and Light

MW&L has the following comments: "Contact MWL prior to demolition to coordinate removal of electric service".

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site on July 2, 2020. As of the date of the Historic Landmarks Committee public meeting on July 23, 2020, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Joe Pearson, on behalf of property owner Praise Assembly, submitted the Certificate of Approval application (HL 2-20) on March 27, 2020.
2. The application was deemed incomplete on April 9, 2020. A revised application submittal, including items that were requested by the Planning Department to deem the application complete, was provided on June 15, 2020.
3. The application was deemed complete on June 24, 2020. Based on that date, the 120 day land use decision time limit expires on October 22, 2020.
4. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

5. Notice of the application and the July 23, 2020 Historic Landmarks Committee public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on Thursday, July 2, 2020.
6. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
7. On July 23, 2020, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 207 NE Johnson Street. The resource is located at the property described as Lot 8, Block 22, Rowland Addition. The property is also identified as a portion of Tax Lot 6200, 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:** Downtown Design Standards Area (per Section 17.59.020(A) of the Zoning Ordinance); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Residential
7. **Inventoried Significant Resources:**

Attachments:

Attachment 1 – Application and Attachments

- a. **Historic Resources:** Historic Resources Inventory – Resource Number D971.
 - b. **Other:** None
8. **Other Features:** The site is generally flat, and is fully developed. There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
- a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The site is adjacent to NE 2nd Street and NE Johnson Street, which are both identified as a minor collectors in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for major collector streets as 74 feet.

VII. CONCLUSIONARY FINDINGS:

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

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

Comprehensive Plan Volume II:

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

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

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

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 is to preserve and protect structures that have special historical or architectural significance. A demolition clearly does not meet that intent. The Historic Landmarks Committee, after reviewing the application materials and receiving testimony, decided that other applicable criteria for the consideration of the demolition were met and therefore the demolition was approved. Findings for those other applicable review criteria are provided below.

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

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

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

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The process for a Certificate of Approval for Demolition 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 meeting process.

McMinnville Municipal Code

The following Sections of the McMinnville Municipal Code (MMC) provide criteria applicable to the request:

Chapter 17.03. General Provisions

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

APPLICANT’S RESPONSE: None.

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

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

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The applicant, who is representing the property owner, filed an application and request to demolish the existing building that is located on the site that is designated as a Environmental resource on the Historic Resources Inventory. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

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

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

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

APPLICANT'S RESPONSE: The purpose of the city's historic policies is to preserve historical resources with special historical, architectural or cultural significance while improving property values and strengthening the economy. This resource lacks significance required to meet the purpose of restoring it and much of the historical value has been diminished due to various remodeling. Additionally, restricting the demolition of this resource will hinder the applicants ability to move forward with an alternative action of great value to the citizens of McMinnville by providing 14 affordable housing apartments as well as the opportunity to increase the property value with this multi million dollar facility and subsequent projects listed below, all of which strengthen the city economy by providing resources and opportunities for it's citizens.

FINDING: NOT SATISFIED. The City's historic policies in the comprehensive plan focus on the establishment of the Historic Landmarks Committee, however, the goal related to historic preservation is as follows:

Goal III 2: To preserve and protect sites, structures, areas, and objects of historical, cultural, architectural, or archaeological significance to the City of McMinnville.

The purpose of the Historic Preservation ordinance includes the following:

- (a) Stabilize and improve property values through restoration efforts;
- (b) Promote the education of local citizens on the benefits associated with an active historic preservation program;
- (c) Foster civic pride in the beauty and noble accomplishments of the past;
- (d) Protect and enhance the City's attractions for tourists and visitors; and
- (e) Strengthen the economy of the City.

The focus of the comprehensive plan goal and the purpose of the Historic Preservation chapter are to preserve structures that have special historical or architectural significance through restoration efforts. A demolition clearly does not meet that intent. The Historic Landmarks Committee, after reviewing the evidence and hearing the public testimony, decided that other criteria for the consideration of the demolition were satisfied and therefore the demolition was approved with conditions.

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

APPLICANT'S RESPONSE: Within the past 25 years the house has been used for church offices, Class rooms, temporary housing and storage. Over this extended period of time there have been additions and renovations but the quality of workmanship and the materials used were not consistent with code requirements or preserving the historical integrity of the house.

The house is currently being vacated because of the poor conditions and will not be suitable for economic use without substantial repairs. The cost to repair and preserve the structure are provided on an estimate sheet in the addendum. We believe these costs are not within a reasonable range to restore the historical integrity of this house given the current economic use.

The proposed action we would like to take after demolition is the construction of a 14 unit affordable housing apartment complex to meet a current community need and increase the economic value of the property. The new structure will include a full seismic upgrade, a fire protection system, new electrical and plumbing systems, improved exterior lighting and improvements for accessibility and egress. Our architectural design elements and proximity to the downtown area will greatly increase the appeal of the neighborhood and provide housing and amenities for the community. Additional proposed enhancements to the city block include a playground, community center, updated parking lots and daycare facility. All of these projects are contingent on the demolition of the existing structure. The proposed project designs are attached. See "Praise Assembly ground floor, Praise assembly 2nd floor and Praise Assembly 3rd floor"

It is reasonable to pursue the proposed demolition and alternative action described above because of both the lack of historical and economic value in the current structure as well as the public interest served by providing low income housing for citizens in our community. While no one would argue that there is great purpose in retaining our past, the citizens of McMinnville who currently reside in our community would benefit more greatly from the additional housing provided by the alternative proposed. Because the structure serves historical purpose in name only after various remodels and deterioration of the original historic aspects, there is little loss in demolition of the property.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City concurs with the applicant's findings. The City adds that the preliminary cost estimates provided by the applicant show that the investment required to renovate the existing building is likely higher than the assessed market value of the structure. The applicant has provided cost estimates from a contractor showing that the renovation of the structure could cost \$160,000, and has argued that this amount is not reasonable to invest in the structure due to its economic use. The applicant has also argued that the renovation required is not reasonable given the level of significance of the historic resource, which is an Environmental resource and the lowest classification on the Historic Resources Inventory.

The assessed market value of the structure is difficult to determine. The Yamhill County Assessor's records for the building are grouped together with all of the improvements on the properties under control of the Praise Assembly church, which encompass the entire city block between 3rd and 2nd Streets, and Irvine and Johnson Streets. The market value of buildings on the block include the historic resource in question, as well as the main church building and one other building located on the church's properties. However, a comparison of a similarly sized residential structure immediately across 2nd Street from the subject historic building shows that a market value for an approximately 2,000 square foot, 2 story residential building is approximately \$127,000. The property at 938 NE 2nd Street was used in this comparison, as a 2,099 square foot residence with 4 bedrooms and 2 baths. The historic resource in question is listed as 2,124 square feet with 3 bedrooms and 2 baths. The Assessor's "Improvement Grade" for the two structures is also similar, at 38 and 35, respectively.

The City finds that the economic use and reasonability of the applicant's proposal satisfied the review criteria. Conditions of approval are included to ensure that the applicant make the structure and funding available for moving and relocation. One condition of approval specifically requires that the applicant make the structure available for moving and relocation for a period of at least 120 days. The condition also requires that the applicant provide notice on the property

and in the local newspaper, on Craigslist, and to local real estate agents making them aware of the availability of the resource for moving and relocation. The condition of approval also requires that the demolition permit for the structure be delayed for 120 days from the first day of advertising the structure for relocation. Another condition of approval requires that the applicant make available the \$55,000 in funds that were identified as the cost to demolish the structure to the eventual party that may complete the relocation project, and that the terms of the removal agreement shall be subject to review by the Planning Director or their designee.

The availability of those funds would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have all or most of the costs of moving the structure covered by the applicant, which would test whether the renovation of the structure is economically reasonable. Should no party come forward to move and relocate the structure during the 120-day timeframe, the renovation costs are not economically feasible and the renovations required are not reasonable and do not warrant the preservation of the historic resource.

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

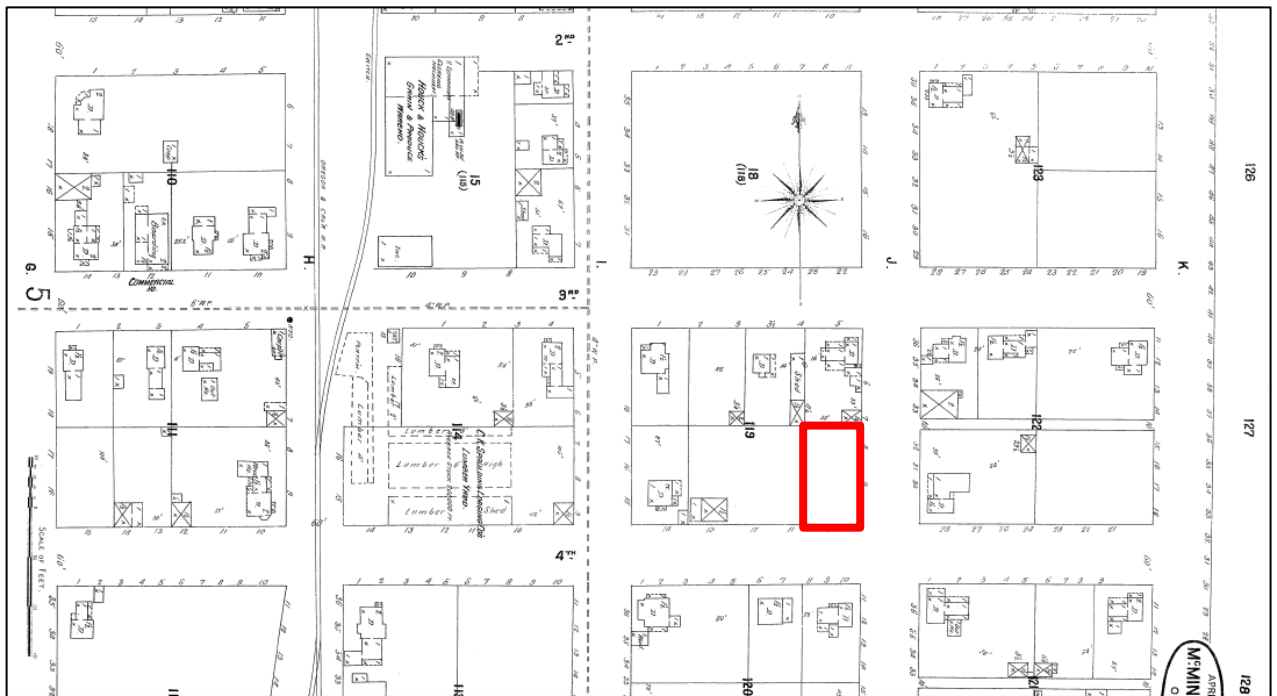
APPLICANT'S RESPONSE: There is currently little value in the existing structure. The property is tax exempt currently and therefore no current tax value exists for the city. With the current deterioration of the structure it is hazardous to occupants and it cannot be rented or leased for any value.

D917, the historic resource in question, has little historical significance according to the evaluations done by the historic landmarks committee in the 80's. According to the records included this resource was a "Stage 1 Evaluation". Only the top three categories of stage 1 evaluations went on to the Stage 2 Evaluation. Appendix 5 has the scoring from this Stage 2 Evaluation. If you look at Appendix 5, there is no score provided for resource number D917. Therefore, it is likely to assume that it was scored as the lowest category in the Stage 1 Evaluation, which is described in Appendix 4 as "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". Therefore we conclude that this resource is listed on the historical resource list simply because it existed at a certain time in a certain part of town, not for any unique characteristics or history related to this resource. See "Historical resources inventory appendix 4 and 5" attached.

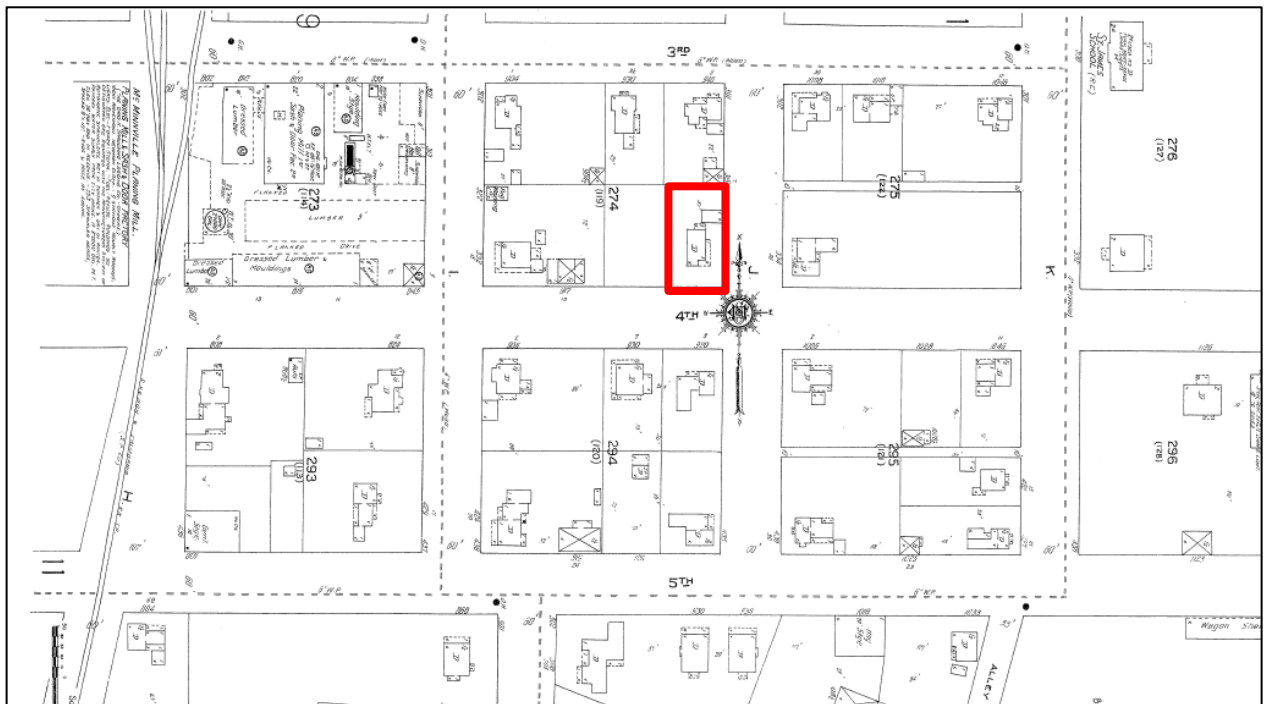
FINDING: SATISFIED. The City concurs with the applicant's findings, but adds that the Historic Resources Inventory evaluation process described by the applicant shows that the structure in question was not found to be of high historical significance at the time that it was surveyed and added to the Historic Resources Inventory. More specifically, the resource was evaluated as a resource that "did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources". The structure is also located on a block that has seen significant change from the historic development pattern, as shown in the Sanborn maps below. The structure is the last historic residential structure on the block, and while residences exist to the south, other adjacent city blocks have been redeveloped with more commercial and institutional development. Therefore, the historic resource proposed to be demolished is not providing background or context for many significant historic resources in close proximity. In regards to architectural significance, the existing structure does still retain much of the exterior architectural building form and features that existed at the time the structure was surveyed. The gable roof and shed dormer windows all still exist. The siding, while weathered and potentially in poor condition, appears to be the original as well. However, these features were not identified at the time of the development of the inventory as significant enough to warrant a higher classification of the structure. In addition, all windows and doors have been replaced with more modern materials. For these reasons, together with other findings for other

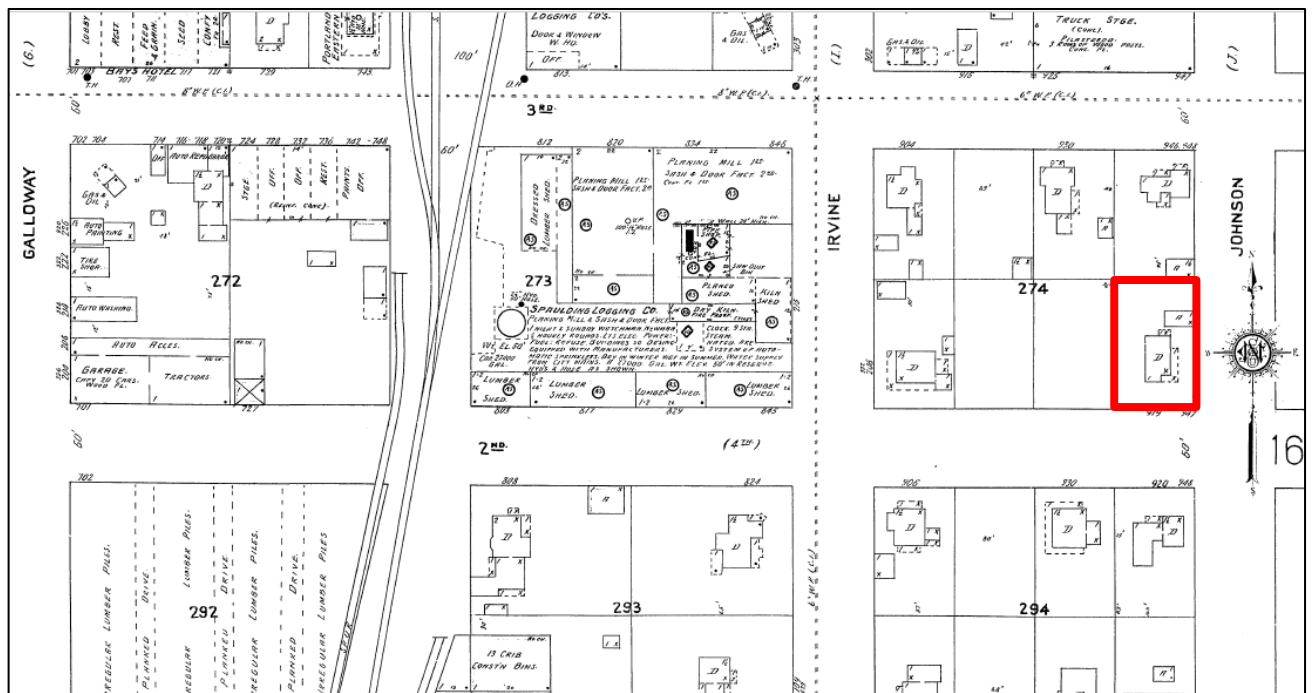
applicable review criteria and conditions of approval, the historical value and historical significance are not found to warrant the retention of the historic resource.

1902 Sanborn Map (Sheet 6):

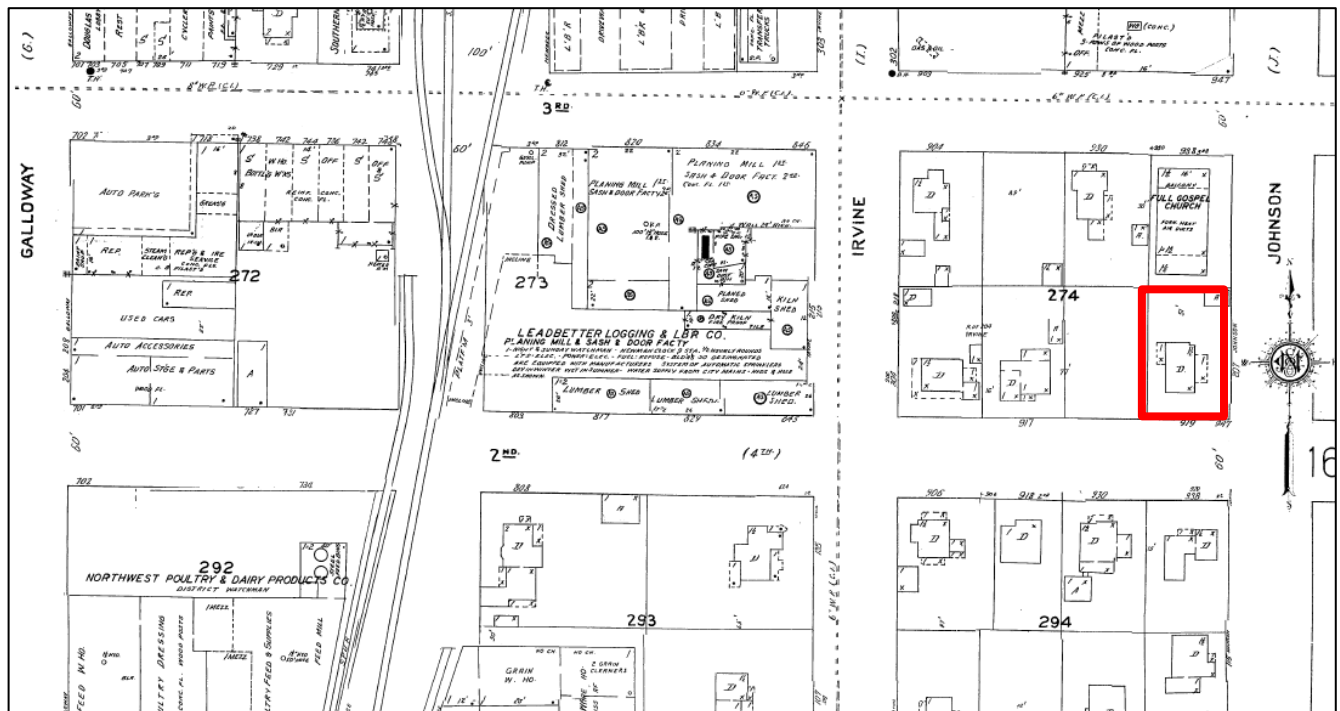


1912 Sanborn Map (Sheet 12):





1945 Sanborn Map (Sheet 15):

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

APPLICANT'S RESPONSE: The current physical condition of the structure is poor. There are several hazards on the property including sidewalk trip hazards due to root pressure from existing trees causing shifts in the cement, outside entry stairs that are rotting and pulling away from the structure, multiple cracks and shifts in the foundation of the structure, narrow and steep stairs inside the structure which hinder evacuation if needed, water damage in the floor of the second story which continues through the ceiling of the lower level, Dry rot on multiple windows causing windows to be loose and shifting, flood damage and mold in the basement due to cracks

Attachments:

Attachment 1 – Application and Attachments

in the foundation and rotten exterior on the ground level of the structure. All pictured and labeled below for reference.

Additional Responses in Photos in Narrative: Parking lot damage; Parking lot damage and trip hazard; Sidewalk damage and trip hazards; Inside stairwell, Not up to code. Too narrow and steep; Window deterioration, water damage and separation from the wall; Interior window deterioration, water damage and separation from the wall; Exterior window deterioration, water damage and separation from the wall; Dry rot to exterior, holes in foundation; Foundation cracks and separation from the building; Exterior stairwell, Dry rot and broken rails; Basement foundation cracks and flood damage, sagging floor joist; Basement flood damage, pooling moisture; Basement foundation cracks and sagging/rotting floor joists with inadequate support.

FINDING: NOT SATISFIED. Given that some level of investment would improve the physical condition of the resource, the Historic Landmarks Committee does not find that the existing physical condition of the historic resources is poor enough to warrant demolition solely based on physical condition. In addition, the City does not find that enough detailed evidence of poor physical condition was provided by the applicant to warrant the demolition. However, other applicable review criteria are satisfied that outweigh the proposal not meeting this criteria, which are described in the findings for those other criteria.

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

APPLICANT'S RESPONSE: In its current condition, this structure is a major hazard to any occupancies and the public walkways are a hazard to neighborhood foot traffic. The condition of this structure causes a hinderance to neighbors attempting to sell or buy houses and lowers the comp value to housing in the area.

It is not reasonable for occupants to reside here due to the many hazardous conditions including windows that are not fully attached due to rotting window frames, narrow, steep stairs, dry rot on all 3 floors, flood damage and mold in the basement, flood damage to the second story floors causing unstable flooring, unstable exterior stairs due to dry rot, foundation cracks and foundation separation from the building structure in multiple locations.

FINDING: NOT SATISFIED. The applicant has provided arguments that the current condition of the structure could be a hazard to the occupants and the public, based on the condition. However, the condition is the result of deferred maintenance over time. If the property owner invested the amount necessary to renovate the existing structure and resolve, at a minimum, the basic structural building issues, the potential safety hazards would no longer exist. However, other applicable review criteria are satisfied that outweigh the proposal not meeting this criteria, particularly the review criteria in Section 17.65.050(B)(2) and 17.65.050(B)(3) above.

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

APPLICANT'S RESPONSE: Currently this structure is a deterrent to a relevant improvement project of substantial benefit to the city and the public interest.

-The proposed project will directly impact the housing crisis in McMinnville by providing 14 new affordable apartments for low income families and senior citizens in support of the mission of the Urban Renewal Program.

-The proposed project will increase the economic value of the site substantially with the addition of the multi-million dollar new facility.

- The proposed project will increase the tax revenue value of the site.
- The proposed project will indirectly result in additional site projects that serve the public interest in the way of a community center with industrial kitchen, playground structure and park area, daycare facility and updated parking lots.
- The proposed project will increase the aesthetic value of the neighborhood and the city will gain an attractive, residential development in a significant location in support of the mission of the Urban Renewal Program.

FINDING: SATISFIED WITH CONDITION #3. The City concurs with the applicant's findings, and adds that while the retention of the existing building on the site is not an immediate deterrent to a public improvement program, it would be a deterrent to a private improvement program in the form of the proposed apartment building described by the applicant. The private improvement program and private investment would result in a development with a likely higher assessed value which would result in increased property tax revenue for the City on a property that is within the Urban Renewal District. The new apartment building, whether affordable or market rate, would be of benefit to the City due to the City's housing availability and affordability issues. These benefits override the public interest in the preservation of the existing building, as the existing building has also been found to not be of high value and significance.

The City finds that this was a more influential review criteria being satisfied by the demolition request. For that reason, and to ensure that the demolition of the historic resource does not occur without this improvement program moving forward, a condition of approval is included to require that the City of McMinnville not issue a demolition permit for the historic resource until building permits for an improvement program substantially similar to the project described in the application materials have been submitted to the Building Department.

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

APPLICANT'S RESPONSE: We have had two estimates prepared for the restoration and demolition of the resource. The estimate to demolish the existing structure is \$55,000. The estimate to restore the structure is \$160,000. See "Estimate 74 & 75" attached.

When reviewing this application please keep in mind that the applicant is not responsible for the degeneration of the resource to its current poor condition. The responsibility for the property and care of the resource was passed to the applicant in 2014. The applicant is, however, currently responsible for the financial stability of the entire city block on which this resource exists and the businesses and other assets on the site and is not willing to leverage the security of those assets against this one to restore it in excess of the resulting value, nor would it be fiscally responsible for him to do so. It would not be reasonable for the city to expect the applicant to incur such a loss and prevent the applicant's improvement program from moving forward.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City concurs with the applicant's findings, and adds that the findings for Section 17.65.050(B)(3) above are also applicable. More specifically, the preliminary cost estimates and comparison to value of the structure described in more detail above show that the option of investing in the renovation of the existing building could be considered a financial hardship for the owner.

In addition, conditions of approval are included to ensure that the applicant make the structure and funding available for moving and relocation. One condition of approval specifically requires that the applicant make the structure available for moving and relocation for a period of at least

120 days. The condition also requires that the applicant provide notice on the property and in the local newspaper, on Craigslist, and to local real estate agents making them aware of the availability of the resource for moving and relocation. The condition of approval also requires that the demolition permit for the structure be delayed for 120 days from the first day of advertising the structure for relocation. Another condition of approval requires that the applicant make available the \$55,000 in funds that were identified as the cost to demolish the structure to the eventual party that may complete the relocation project, and that the terms of the removal agreement shall be subject to review by the Planning Director or their designee.

The availability of those funds would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have all or most of the costs of moving the structure covered by the applicant. This would not only test whether the renovation of the structure is economically reasonable to warrant the renovation (as discussed in findings for review criteria in Section and 17.65.050(B)(3) above), it would also preserve the structure itself. Maintaining the structure and the resource, albeit in another location, would preserve some level of public interest by retaining the historic resource. This would preserve the resource for future use and would serve the public interest in the retention of the resource.

Therefore, the City finds that the public interest would be benefited if the resource could be moved, renovated, and preserved. Should no party come forward to move and relocate the structure during the 120-day timeframe, the public interest did not outweigh the applicant's financial hardship, as described in more detail in the findings of economic use of the resource, in the retention of the resource.

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

APPLICANT'S RESPONSE: Since a priority for the citizens is to have affordable, safe housing we believe this initiative outweighs the interest in preserving this historical resource. Property is hard to come by and when it is available for use to provide safe, affordable housing for the citizens of McMinnville, the city should not hinder that opportunity whenever is reasonably possible. The historic resource in question is, by name only, a historic resource and no real loss will come from it's removal.

The applicant is prepared to offer any historical pieces from the structure free of charge to any person or organization who would like to retain them for display or historical reference in our community. Because of the deterioration of the interior there would be little use recording the resource through photography. The included exterior photos are available to any citizen or organization who would like to retain them for display or historical reference in our community.

For all of the above reasons, it is in the interest of the applicant, the citizens and the city of McMinnville that this historical resource be demolished and replaced with the proposed project.

FINDING: SATISFIED WITH CONDITIONS #1, #2 AND #4. The City concurs with the applicant's findings, but adds that conditions of approval are included to ensure that the applicant make the structure and funding available for moving and relocation. One condition of approval specifically requires that the applicant make the structure available for moving and relocation for a period of at least 120 days. The condition also requires that the applicant provide notice on the property and in the local newspaper, on Craigslist, and to local real estate agents making them aware of the availability of the resource for moving and relocation. The condition of

approval also requires that the demolition permit for the structure be delayed for 120 days from the first day of advertising the structure for relocation. Another condition of approval requires that the applicant make available the \$55,000 in funds that were identified as the cost to demolish the structure to the eventual party that may complete the relocation project, and that the terms of the removal agreement shall be subject to review by the Planning Director or their designee.

The availability of those funds would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have all or most of the costs of moving the structure covered by the applicant. This would not only test whether the renovation of the structure is economically reasonable to warrant the renovation (as discussed in findings for review criteria in Section and 17.65.050(B)(3) above), it would also preserve the structure itself. Maintaining the structure and the resource, albeit in another location, would preserve some level of public interest by retaining the historic resource. This would preserve the resource for future use and would serve the public interest in the retention of the resource.

Should no party come forward to move and relocate the structure during the 120-day timeframe, and together with the other applicable review criteria, the retention of the resource would not be in the best interest of a majority of the citizens of the City. If no party comes forward during the 120-day timeframe, another condition of approval is included to require that a minimum of 20 digital photos be provided of the exterior of the building to document the existing structure prior to its demolition, should it not be moved, relocated, or renovated as required by other conditions of approval.

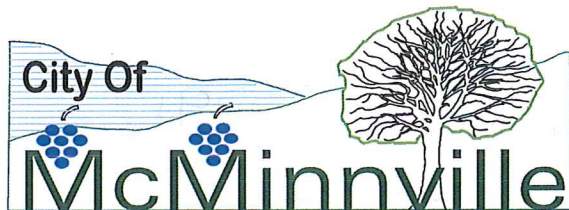
17.65.070 Public Notice.

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

APPLICANT'S RESPONSE: None.

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

CD



Planning Department

231 NE Fifth Street • McMinnville, OR 97128

(503) 434-7311 Office • (503) 474-4955 Fax

www.mcminnvilleoregon.gov

509 20-000 140 - Ping

Office Use Only:	
File No.	HL 2-20
Date Received	3-27-2020
Fee	1900.00
Receipt No.	
Received by	SP

Certificate of Approval (Demolition, Moving or New Construction)

Applicant Information

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

Applicant Name Praise Assembly Phone 503-949-6638

Contact Name Joe Pearson Phone _____
(If different than above)

Address P.O. Box 18

City, State, Zip McMinnville, OR 97128

Contact Email joe@praiseonline.net

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 207 Johnson

Assessor Map No. R4 421 - BD - 06200 - Total Site Area _____

Subdivision Rowlands Block 19 Lot 7+8

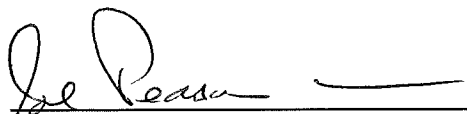
Comprehensive Plan Designation Com Zoning Designation C-3

1. What is the classification of the historic building? residential 0917
2. Architect Name Brad Card Salem Phone _____
(Engineer or Other Designer)
Contact Name _____ Phone _____
Address _____
City, State, Zip _____
Contact Email _____
3. Contractor Name Joe Pearson Phone 503-949-6638
Contact Name Character Homes of Oregon LLC Phone 503-949-6638
Address 2000 Sailing Ct SW
City, State, Zip McMinnville OR 97128
Contact Email joe@pearsonline.net
4. The existing use of the property. Parsonage
5. The intended use of the property. apartments
6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).
To remove the building to prepare for affordable
housing apartments
7. Attach a written narrative that describes:
- A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);
 - B. How the proposed project meets the applicable Comprehensive Plan policies;
 - C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);
 - D. The current value and significance of the historic resource, and how those factors relate to the proposed project;
 - E. The physical condition of the historic resource, and how the condition relates to the proposed project;
 - F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
 - G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and
 - H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

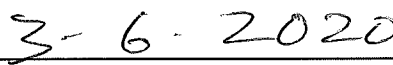
In addition to this completed application, the applicant must provide the following:

- ☐ A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- ☐ If applicable, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- ☐ Photographs and/or drawings of the existing structure.

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



Applicant's Signature



Date

Property Owner's Signature

Date

May 24, 2020
Chuck Darnell
McMinnville Planning Department

This narrative pertains to the following property:
207 NE Johnson St, McMinnville OR 97128. Tax Lot#: 4421BD-6700



Front of resource at present



Back of resource at present

The structure proposed for demolition is a 2124 sq ft two story, three- bedroom bungalow house with a full unfinished basement. The house was constructed in 1920 as a parsonage for Pastors and their families who served at Full-Gospel Church which later, in the 1950's became McMinnville Assembly of God and finally Praise Assembly in 2014.

The historical resource in question has been described in the statement of historical significance as “a one half story bungalow with basement of weatherboard. Wood frame construction. Most of the windows are double hung, one over one. The dwelling is rectangular in shape, very plain. The porch seems to be an addition with the north end enclosed. The roof is gable with shed dormer windows.” See “Historic Inventory D917” attached.

The site map and deed are included. See “Trio Information 930 NE 3rd St” attached.

Criteria B1- The city’s historic policies set forth in the comprehensive plan and the purpose of this ordinance

The purpose of the city’s historic policies is to preserve historical resources with special historical, architectural or cultural significance while improving property values and

strengthening the economy. This resource lacks significance required to meet the purpose of restoring it and much of the historical value has been diminished due to various remodeling. Additionally, restricting the demolition of this resource will hinder the applicants ability to move forward with an alternative action of great value to the citizens of McMinnville by providing 14 affordable housing apartments as well as the opportunity to increase the property value with this multi million dollar facility and subsequent projects listed below, all of which strengthen the city economy by providing resources and opportunities for it's citizens.

Criteria B2- The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or restoration.

Within the past 25 years the house has been used for church offices, Class rooms, temporary housing and storage. Over this extended period of time there have been additions and renovations but the quality of workmanship and the materials used were not consistent with code requirements or preserving the historical integrity of the house. The house is currently being vacated because of the poor conditions and will not be suitable for economic use without substantial repairs. The cost to repair and preserve the structure are provided on an estimate sheet in the addendum. We believe these costs are not within a reasonable range to restore the historical integrity of this house given the current economic use.

The proposed action we would like to take after demolition is the construction of a 14 unit affordable housing apartment complex to meet a current community need and increase the economic value of the property. The new structure will include a full seismic upgrade, a fire protection system, new electrical and plumbing systems, improved exterior lighting and improvements for accessibility and egress. Our architectural design elements and proximity to the downtown area will greatly increase the appeal of the neighborhood and provide housing and amenities for the community. Additional proposed enhancements to the city block include a playground, community center, updated parking lots and daycare facility. All of these projects are contingent on the demolition of the existing structure. The proposed project designs are attached. See "Praise Assembly ground floor, Praise assembly 2nd floor and Praise Assembly 3rd floor"

It is reasonable to pursue the proposed demolition and alternative action described above because of both the lack of historical and economic value in the current structure as well as the public interest served by providing low income housing for citizens in our community. While no one would argue that there is great purpose in retaining our past, the citizens of McMinnville who currently reside in our community would benefit more greatly from the additional housing provided by the alternative proposed. Because the structure serves historical purpose in name only after various remodels and deterioration of the original historic aspects, there is little loss in demolition of the property.

Criteria B3- The value and significance of the historical resource

There is currently little value in the existing structure. The property is tax exempt currently and therefore no current tax value exists for the city. With the current deterioration of the structure it is hazardous to occupants and it cannot be rented or leased for any value.

D917, the historic resource in question, has little historical significance according to the evaluations done by the historic landmarks committee in the 80's. According to the records included this resource was a "Stage 1 Evaluation". Only the top three categories of stage 1 evaluations went on to the Stage 2 Evaluation. Appendix 5 has the scoring from this Stage 2 Evaluation. If you look at Appendix 5, there is no score provided for resource number D917. Therefore, it is likely to assume that it was scored as the lowest category in the Stage 1 Evaluation, which is described in Appendix 4 as "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". Therefore we conclude that this resource is listed on the historical resource list simply because it existed at a certain time in a certain part of town, not for any unique characteristics or history related to this resource. See "Historical resources inventory appendix 4 and 5" attached.

Criteria B4- The Physical condition of the historical resource

The current physical condition of the structure is poor. There are several hazards on the property including sidewalk trip hazards due to root pressure from existing trees causing shifts in the cement, outside entry stairs that are rotting and pulling away from the structure, multiple cracks and shifts in the foundation of the structure, narrow and steep stairs inside the structure which hinder evacuation if needed, water damage in the floor of the second story which continues through the ceiling of the lower level, Dry rot on multiple windows causing windows to be loose and shifting, flood damage and mold in the basement due to cracks in the foundation and rotten exterior on the ground level of the structure. All pictured and labeled below for reference.

Criteria B5- Whether the historical resource constitutes a hazard to the safety of the public or its occupants.

In its current condition, this structure is a major hazard to any occupancies and the public walkways are a hazard to neighborhood foot traffic. The condition of this structure causes a hinderance to neighbors attempting to sell or buy houses and lowers the comp value to housing in the area.

It is not reasonable for occupants to reside here due to the many hazardous conditions including windows that are not fully attached due to rotting window frames, narrow, steep stairs, dry rot on all 3 floors, flood damage and mold in the basement, flood damage to the second story floors causing unstable flooring, unstable exterior stairs due to dry rot, foundation cracks and foundation separation from the building structure in multiple locations.

Criteria B6- Whether the historic resource is a deterrent to an improvement program of substantial benefit to the city which overrides its public interest in its preservation.

Currently this structure is a deterrent to a relevant improvement project of substantial benefit to the city and the public interest.

-The proposed project will directly impact the housing crisis in McMinnville by providing 14 new affordable apartments for low income families and senior citizens in support of the mission of the Urban Renewal Program.

-The proposed project will increase the economic value of the site substantially with the addition of the multi-million dollar new facility.

-The proposed project will increase the tax revenue value of the site.

-The proposed project will indirectly result in additional site projects that serve the public interest in the way of a community center with industrial kitchen, playground structure and park area, daycare facility and updated parking lots.

-The proposed project will increase the aesthetic value of the neighborhood and the city will gain an attractive, residential development in a significant location in support of the mission of the Urban Renewal Program.

Criteria B7- Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation

We have had two estimates prepared for the restoration and demolition of the resource. The estimate to demolish the existing structure is \$55,000. The estimate to restore the structure is \$160,000. See "Estimate 74 & 75" attached.

When reviewing this application please keep in mind that the applicant is not responsible for the degeneration of the resource to its current poor condition. The responsibility for the property and care of the resource was passed to the applicant in 2014. The applicant is, however, currently responsible for the financial stability of the entire city block on which this resource exists and the businesses and other assets on the site and is not willing to leverage the security of those assets against this one to restore it in excess of the resulting value, nor would it be fiscally responsible for him to do so. It would not be reasonable for the city to expect the applicant to incur such a loss and prevent the applicant's improvement program from moving forward.

Criteria B8- Whether retention of the historic resource would be in the best interest of the majority of the citizens of the city and if not, whether the historic resource may be preserved by an alternate means

Since a priority for the citizens is to have affordable, safe housing we believe this initiative outweighs the interest in preserving this historical resource. Property is hard to come by and when it is available for use to provide safe, affordable housing for the citizens of McMinnville, the city should not hinder that opportunity whenever is reasonably possible. The historic resource in question is, by name only, a historic resource and no real loss will come from its removal. The applicant is prepared to offer any historical pieces from the structure free of charge to any person or organization who would like to retain them for display or historical reference in our community. Because of the deterioration of the interior there would be little use recording the resource through photography. The included exterior photos are available to any citizen or organization who would like to retain them for display or historical reference in our community.

For all of the above reasons, it is in the interest of the applicant, the citizens and the city of McMinnville that this historical resource be demolished and replaced with the proposed project.



Parking lot damage



Parking lot damage and trip hazard



Sidewalk damage and trip hazards



Sidewalk damage and trip hazards



Inside stairwell, Not up to code. Too narrow and steep



Window deterioration, water damage and separation from the wall



Interior window deterioration, water damage and separation from the wall



Interior window deterioration, water damage and separation from the wall



Exterior window deterioration, water damage and separation from the wall



Dry rot to exterior, holes in foundation



Dry rot to exterior, holes in foundation



Foundation cracks and separation from the building



Foundation cracks and separation from the building



Foundation cracks and separation from the building



Exterior stairwell, Dry rot and broken rails



Basement foundation cracks and flood damage, sagging floor joist



Basement flood damage, pooling moisture



Basement foundation cracks and sagging/rotting floor joists with inadequate support

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 12.31 Aerial Map K-11
Block 19 Lot 7 + 8
Addition Rowlands
Tax Lot 4421BD-6700
Address 207 Johnson
Common Name _____
Historic Name _____
Present Owner Full Gospel Church
Present Use Residence
Original Use Residence
Builder or Architect Unknown
Outbuildings None
Date of Construction c. 1920

-Condition Assessment on Reverse Side-

Statement of historical significance and description of property:

This is a one and one-half story bungalow (with basement) of weatherboard. Wood frame construction. Most of the windows are double hung sash, one-over-one. The dwelling is rectangular in shape; very plain. The porch seems to be an addition with the north end enclosed. The roof is gable with shed dormer windows.

Secondary Resource No. 464

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.
- X 4. In need of paint.

_____ C Fair

- _____ 1. Holes in walls.
- _____ 2. Open cracks.
- _____ 3. Missing material in small area.
- _____ 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 Gail Williams Date July 13, 1980

Sources Consulted:



Property Profile Report

Client Name:

Today's Date:

05/26/2020

Owner Name:

Praise Assembly

Property Address:

930 NE 3rd St

McMinnville OR 97128 4416

Reference Number:

R4421BD06200

Account Number:

162308

Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
--	--	--	---	---	--	---

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.TicorMidValley.com

For all your customer service needs: **MVCS@TicorTitle.com**

**Parcel Information**

Parcel #: 162308
Account: R4421BD06200
Related:
Site Address: 930 NE 3rd St McMinnville OR 97128 - 4416
Owner: Praise Assembly
Owner2:
Owner Address: 930 NE 3rd St McMinnville OR 97128 - 4416
Twn/Range/Section: 04S / 02W / 21 / NW
Parcel Size: 1.10 Acres (47,916 SqFt)
Plat/Subdivision: Rowlands Addition
Lot: 1
Block: 19
Map Page/Grid: 770-H5
Census Tract/Block: 030801 / 2107
Waterfront:

Assessment Information

Market Value Land:	\$160,519.00
Market Value Impr:	\$702,256.00
Market Value Total:	\$862,775.00
Assessed Value:	\$862,775.00

Tax Information

Levy Code Area: 40.51
Levy Rate: 16.9817
Tax Year: 2019
Annual Tax: \$0.00
Exemption Description: Church

Legal

Lot 1 - Block 19 in ROWLANDS ADDITION

Land

Cnty Land Use: 911 - Church - Improved	Cnty Bldg Use: 14 - 2 Story with Basement
Land Use Std: MREL - Religious	Zoning: C-3 - General Commercial
Neighborhood: Misc Exempt	Recreation:
Watershed: Yamhill River	School District: 40 McMinnville School District
Primary School: Sue Buel Elementary	Middle School: Patton Middle School
High School: McMinnville High School	

Improvement

Year Built: 1935	Attic Fin/Unfin	Fireplace:
Bedrooms: 3	Total Baths: 2.00	Full/Half Baths: 2 / 0
Total Area: 2,124 SqFt	Bsmt Fin/Unfin: 0 SqFt / 720 SqFt	Garage:
Bldg Fin: 1,404 SqFt	1st Floor: 860 SqFt	2nd Floor: 544 SqFt

Transfer Information

Loan Date: 5/19/2016	Loan Amt: \$115,614.00	Doc Num: 7048	Doc Type: Deed Of Trust
Loan Type:	Finance Type: Conventional	Lender: CHURCH EXTENSION PLAN	
Rec. Date: 12/5/2014	Sale Price:	Doc Num: 2014-15352	Doc Type: Deed
Owner: Praise Assembly		Grantor:	
Orig. Loan Amt: \$375,550.00		Title Co: FIRST AMERICAN TITLE	
Finance Type:	Loan Type: Conventional	Lender: CHURCH EXTENSION PLAN	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

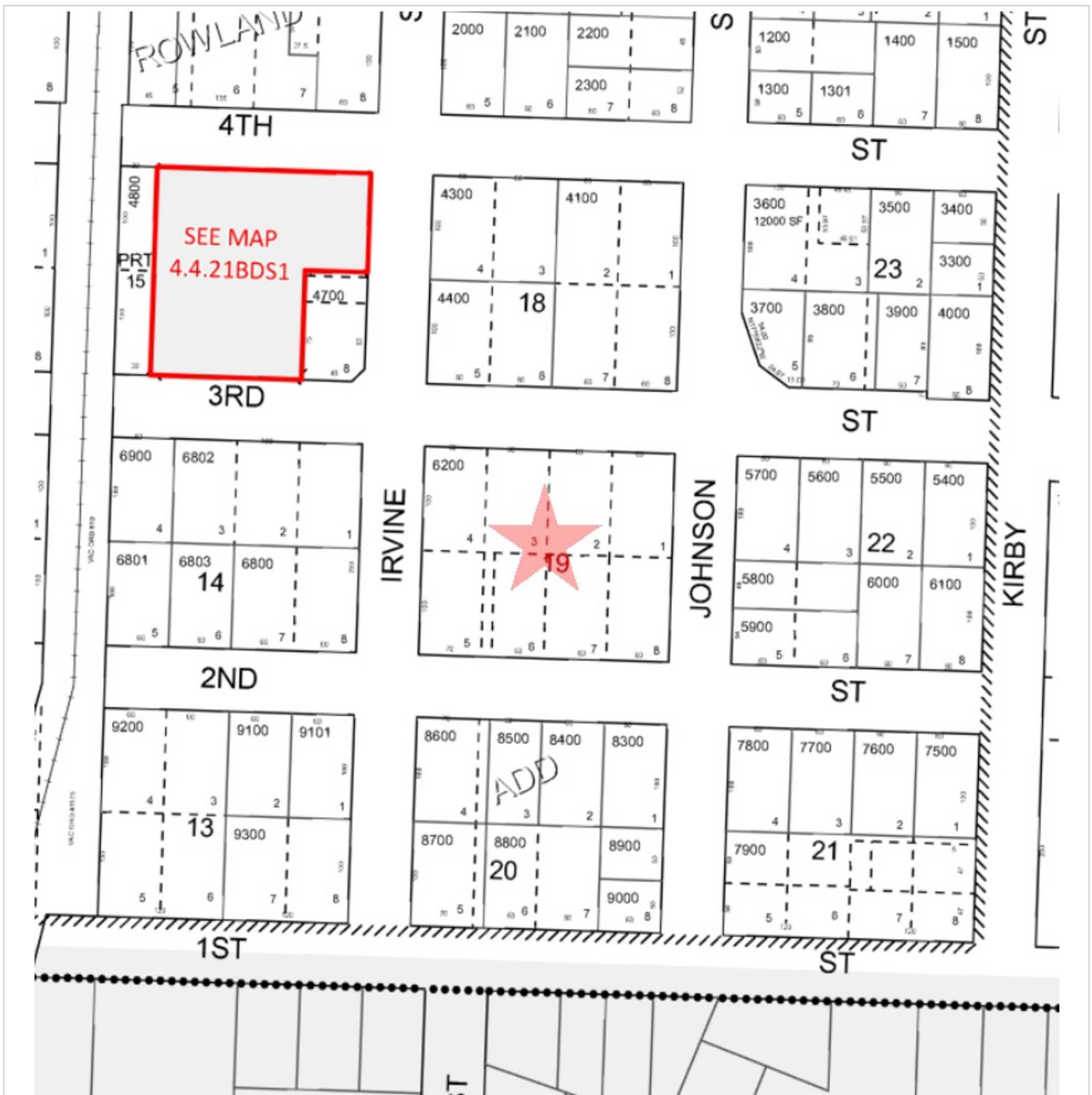
Transfer Record(s) Found For: 162308

Recording Date	5/19/2016	Sale Amount	\$0.00	Mtg 1 Amount	\$115,614.00
Grantee Name	PRAISE ASSEMBLY	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	7048	Doc Type	T
Lender	CHURCH EXTENSION PLAN				
Recording Date	5/15/2015	Sale Amount	\$0.00	Mtg 1 Amount	\$98,455.00
Grantee Name	PRAISE ASSEMBLY	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	6589	Doc Type	T
Lender	CHURCH EXTENSION PLAN				
Recording Date	12/5/2014	Sale Amount	\$0.00	Mtg 1 Amount	\$375,550.00
Grantee Name	PRAISE ASSEMBLY	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	CNV
Grantor Name	FULL GOSPEL CH OF MCMINNVILLE ORE	Doc #	15352	Doc Type	G
Lender	CHURCH EXTENSION PLAN				
Recording Date	5/15/2009	Sale Amount	\$0.00	Mtg 1 Amount	\$134,000.00
Grantee Name	MCMINNVILLE FIRST ASSEMBLY OF GO D	Title Co	WESTERN TITLE & ESCROW CO	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	7265	Doc Type	T
Lender	FIRST FED'L S&L				
Recording Date	3/17/1999	Sale Amount	\$0.00	Mtg 1 Amount	\$155,000.00
Grantee Name	FULL GOSPEL CH OF MCMINNVILLE	Title Co	YAMHILL COUNTY TITLE & ESCROW	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	5405	Doc Type	T
Lender	WEST COAST BK				
Recording Date	9/28/1995	Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	FULL GOSPEL CHURCH OF MCMINNVILLE	Title Co		Mtg 1 Loan Type	
Grantor Name	FULL GOSPEL CHURCH O	Doc #	12875	Doc Type	G
Lender					
Recording Date	8/21/1995	Sale Amount	\$0.00	Mtg 1 Amount	\$140,000.00
Grantee Name	FULL GOSPEL CHURCH/MCMINNVIL LE	Title Co	YAMHILL COUNTY TITLE & ESCROW	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	11072	Doc Type	T
Lender	COMMERCIAL BK				

Recording Date	3/7/1995	Sale Amount	\$0.00	Mtg 1 Amount	\$50,000.00
Grantee Name	FULL GOSPEL CH/MCMINNVILLE ORE	Title Co	YAMHILL COUNTY TITLE & ESCROW	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	2821	Doc Type	T
Lender	COMMERCIAL BK				

Recording Date		Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name		Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #	225	Doc Type	G
Lender					

Recording Date		Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	RECORD OWNER	Title Co		Mtg 1 Loan Type	
Grantor Name	FULL GOSPEL CHURCH O	Doc #		Doc Type	G
Lender					



TICOR TITLE COMPANY

Parcel ID: 162308

Site Address: 930 NE 3rd St

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



4 4 21BD



ASSESSMENT & TAX
CARTOGRAPHY

S.E. 1/4 N.W. 1/4 SEC. 21 T.4S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

DATE PRINTED: 4/6/2017

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than Assessment and Taxation.

4 4 21BD



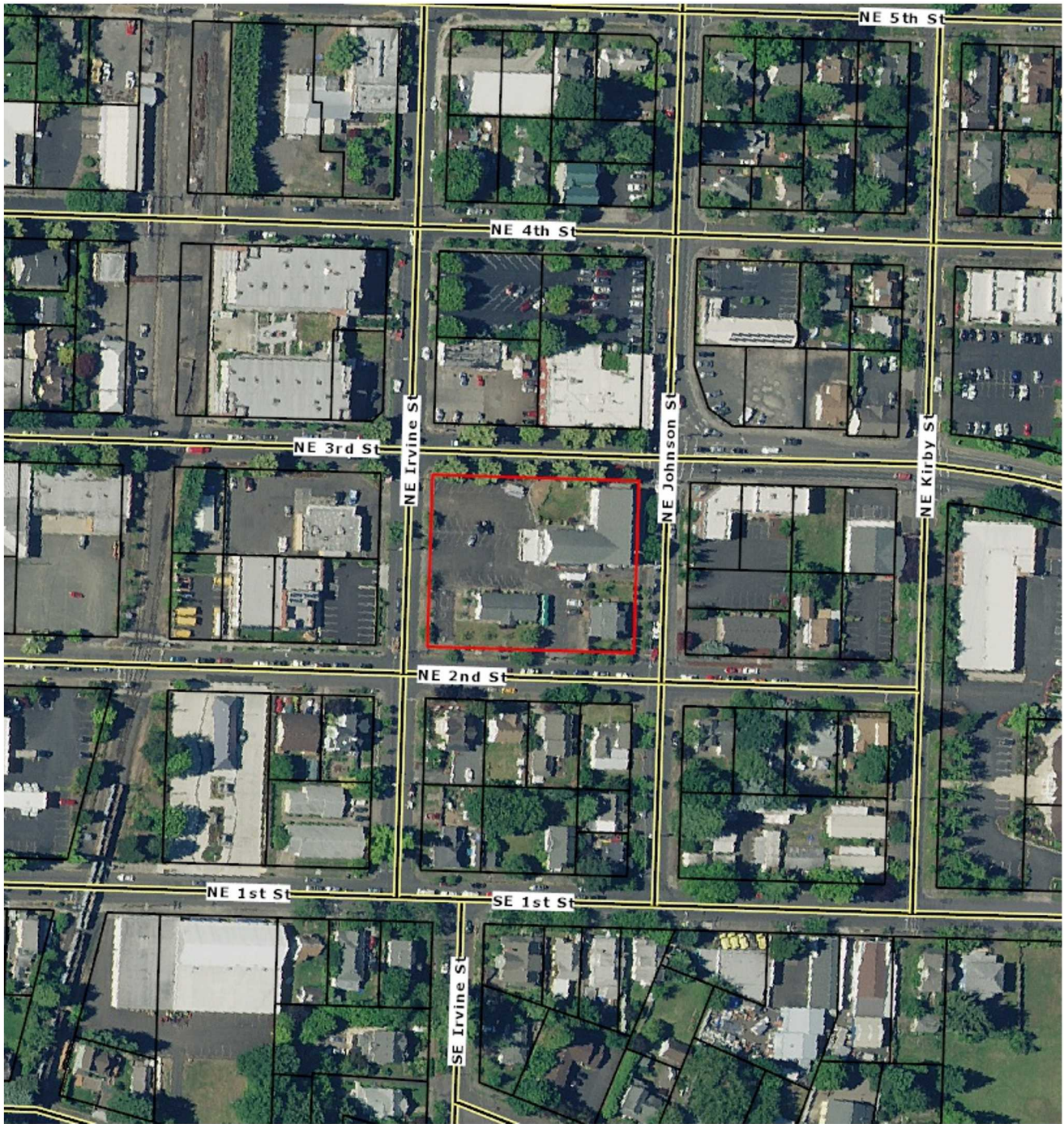
TICOR TITLE COMPANY

Parcel ID: 162308

Site Address: 930 NE 3rd St

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map

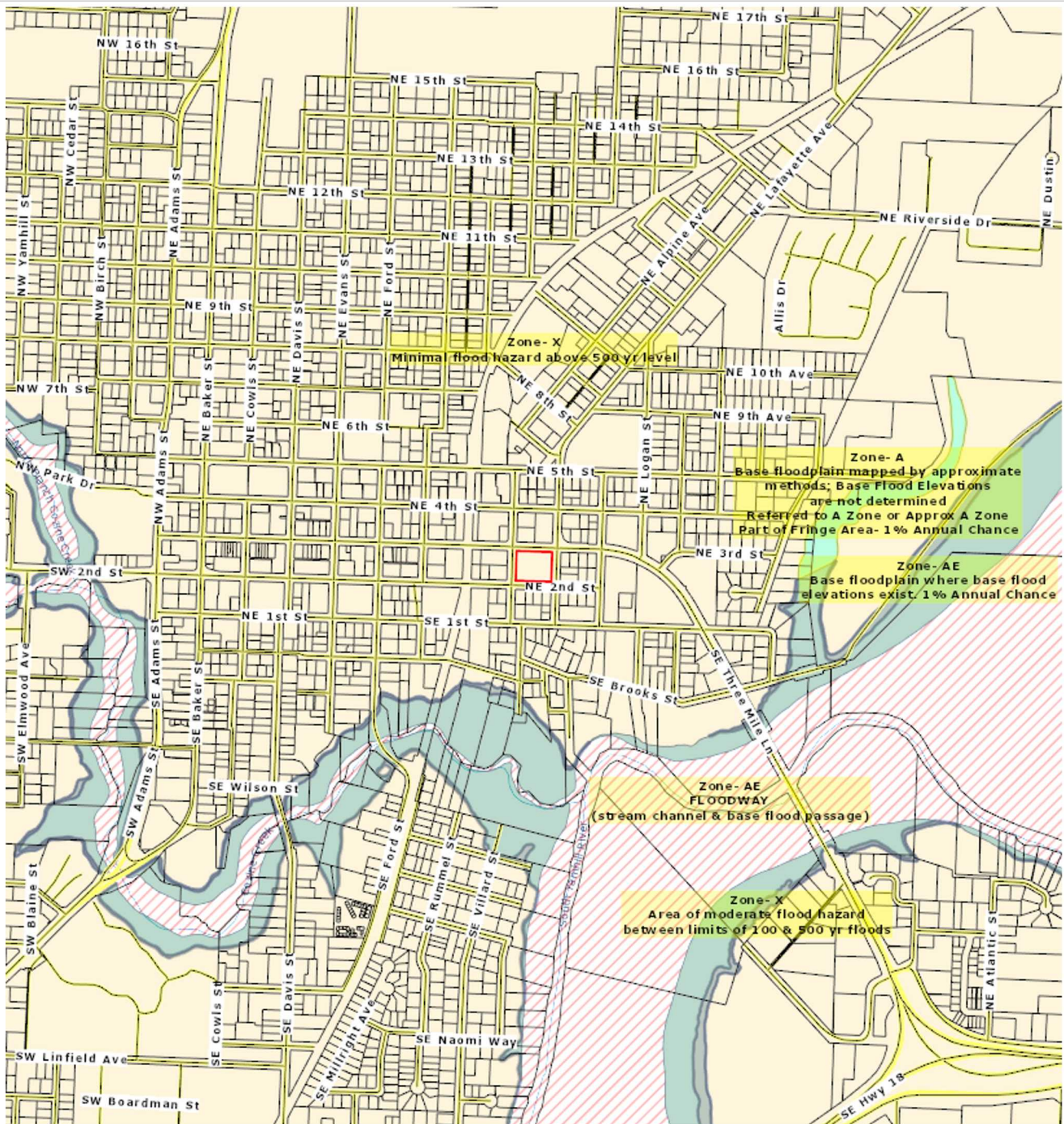


TICOR TITLE COMPANY

Parcel ID: 162308

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

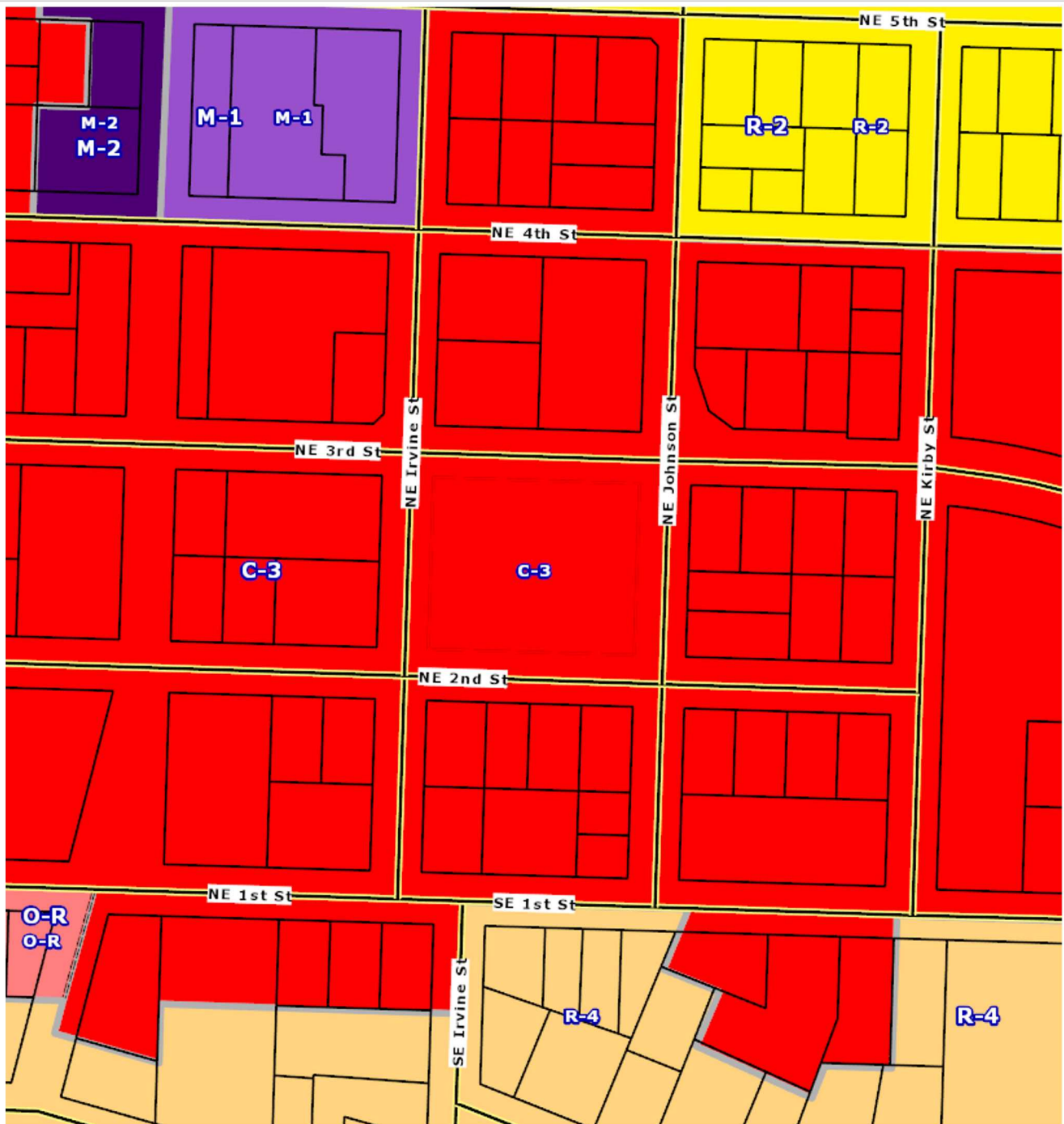
Flood Map



TICOR TITLE COMPANY

Parcel ID: 162308

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



TICOR TITLE COMPANY

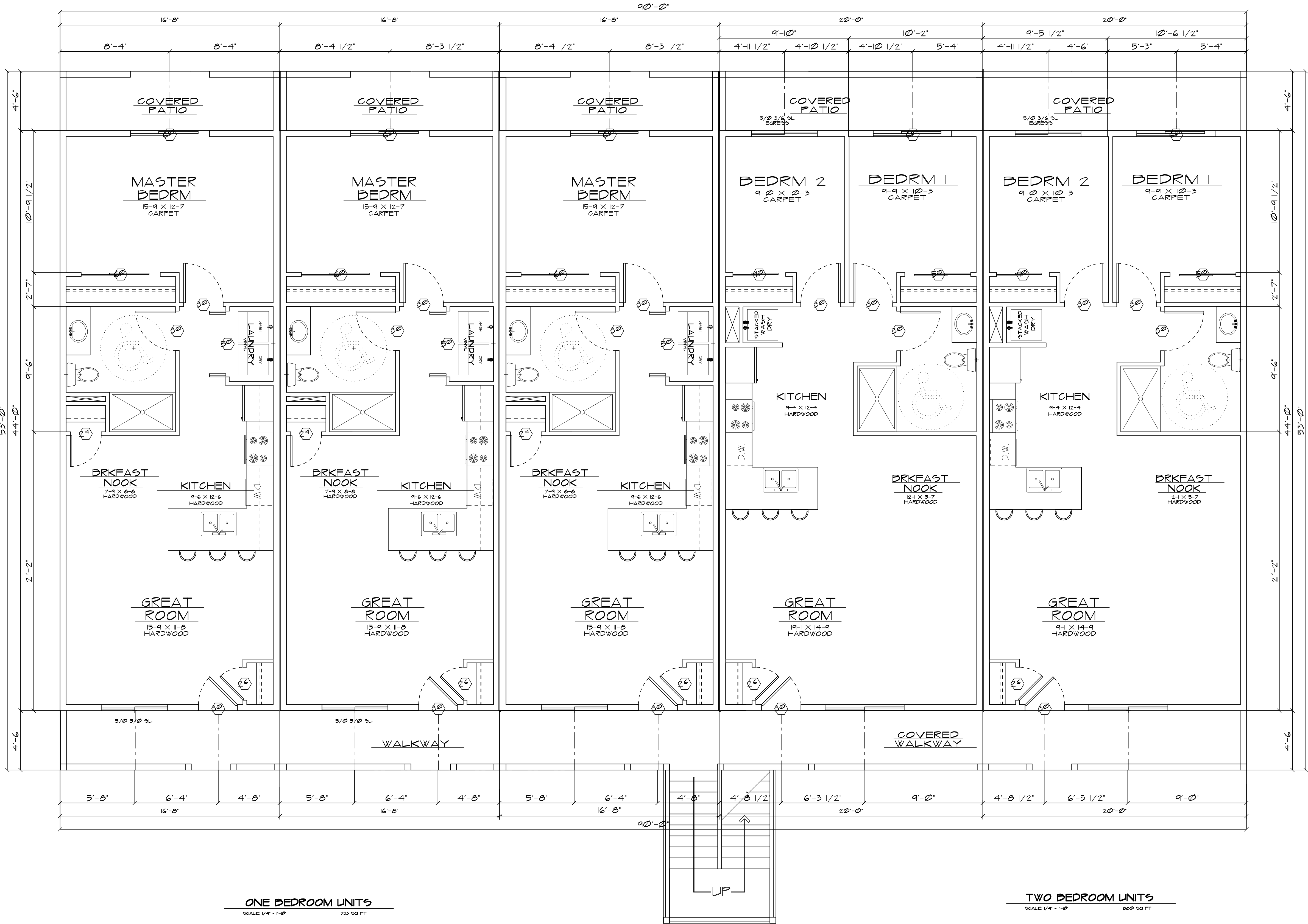
Parcel ID: 162308

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

2018 OREGON RESIDENTIAL SPECIALTY CODE	
ROOF SNOW LOAD	500 LBS PER SQ FT
WIND PRESSURE	18 LBS PER SQ FT
DESIGN CATEGORY	D1
FROST DEPTH	12 IN

LATERAL DESIGN STANDARDS

MAIN LEVEL LIVING AREA :	3960 SQ FT
2ND LEVEL LIVING AREA :	3960 SQ FT
3RD LEVEL LIVING AREA :	3960 SQ FT
TOTAL LIVING AREA : 11880 SQ FT	



FOURTEEN UNIT GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

MAIN LEVEL LIVING AREA :	3960 SQ FT
2ND LEVEL LIVING AREA :	3960 SQ FT
3RD LEVEL LIVING AREA :	3960 SQ FT
TOTAL LIVING AREA : 11880 SQ FT	

REVISION	BY

BRAD CARD
DRAFTING
COM

A FAMILY OF CHURCHES

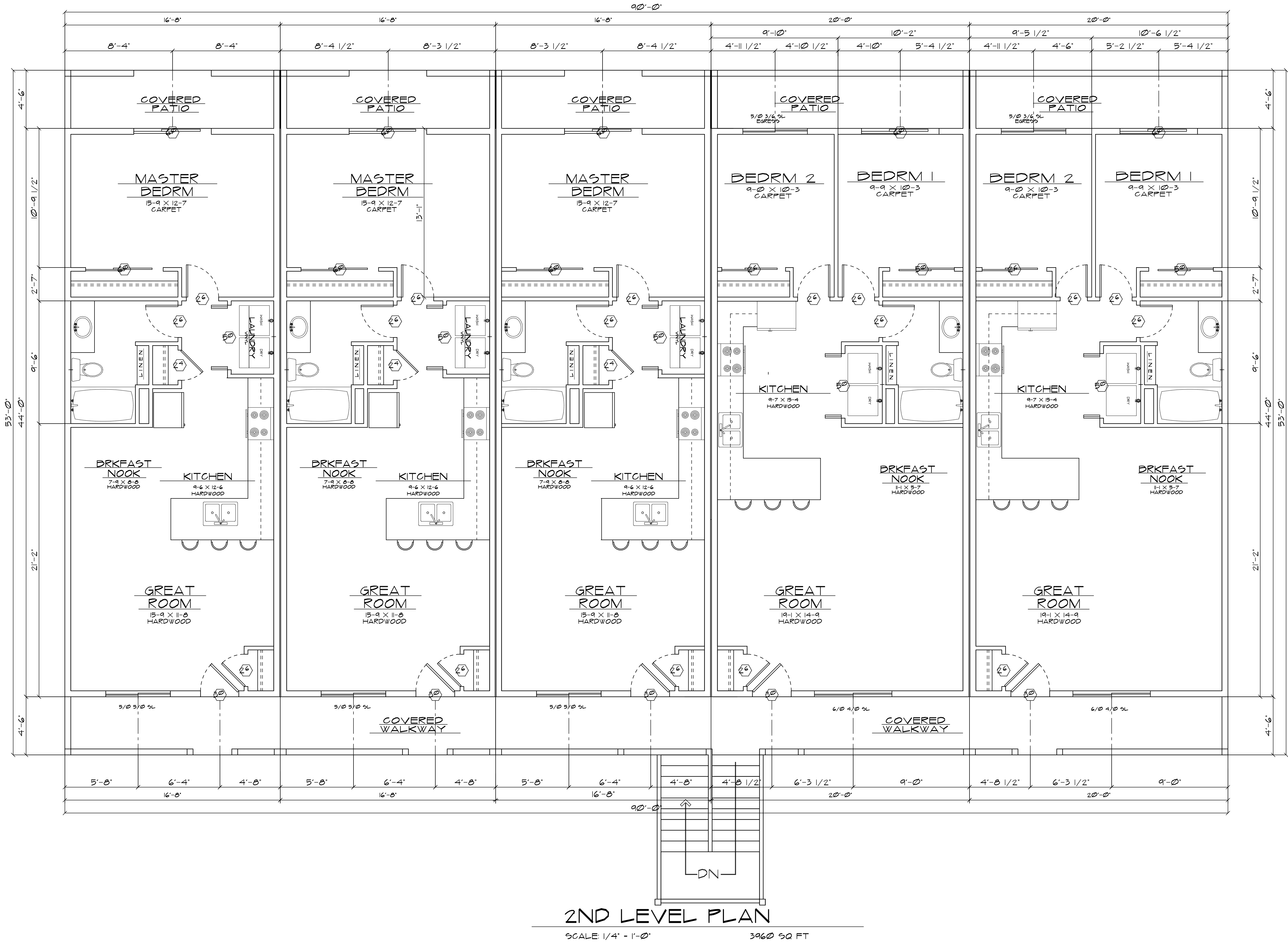
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"
Operation Generation
COMMUNITY CENTER

DRAWN BY	bcc
DATE	3/03/2020
SCALE	1/4" = 1'-0"
JOB NUMBER	2000-2020
3	

2018 OREGON RESIDENTIAL SPECIALTY CODE	
ROOF SNOW LOAD	500 LBS PER SQ FT
WIND PRESSURE	18 LBS PER SQ FT
DESIGN CATEGORY	D1
FROST DEPTH	12 IN

LATERAL DESIGN STANDARDS

MAIN LEVEL LIVING AREA :	3960 SQ FT
2ND LEVEL LIVING AREA :	3960 SQ FT
3RD LEVEL LIVING AREA:	3960 SQ FT
TOTAL LIVING AREA : 11880 SQ FT	



2ND LEVEL PLAN
SCALE 1/4" = 1'-0" 3960 SQ FT

REVISION	BY

BRAD CARD
DRAFTING
DRAFTING.COM

Praise.
A FAMILY OF CHURCHES

2ND LEVEL PLAN
SCALE 1/4" = 1'-0"
Operation Generation
COMMUNITY CENTER

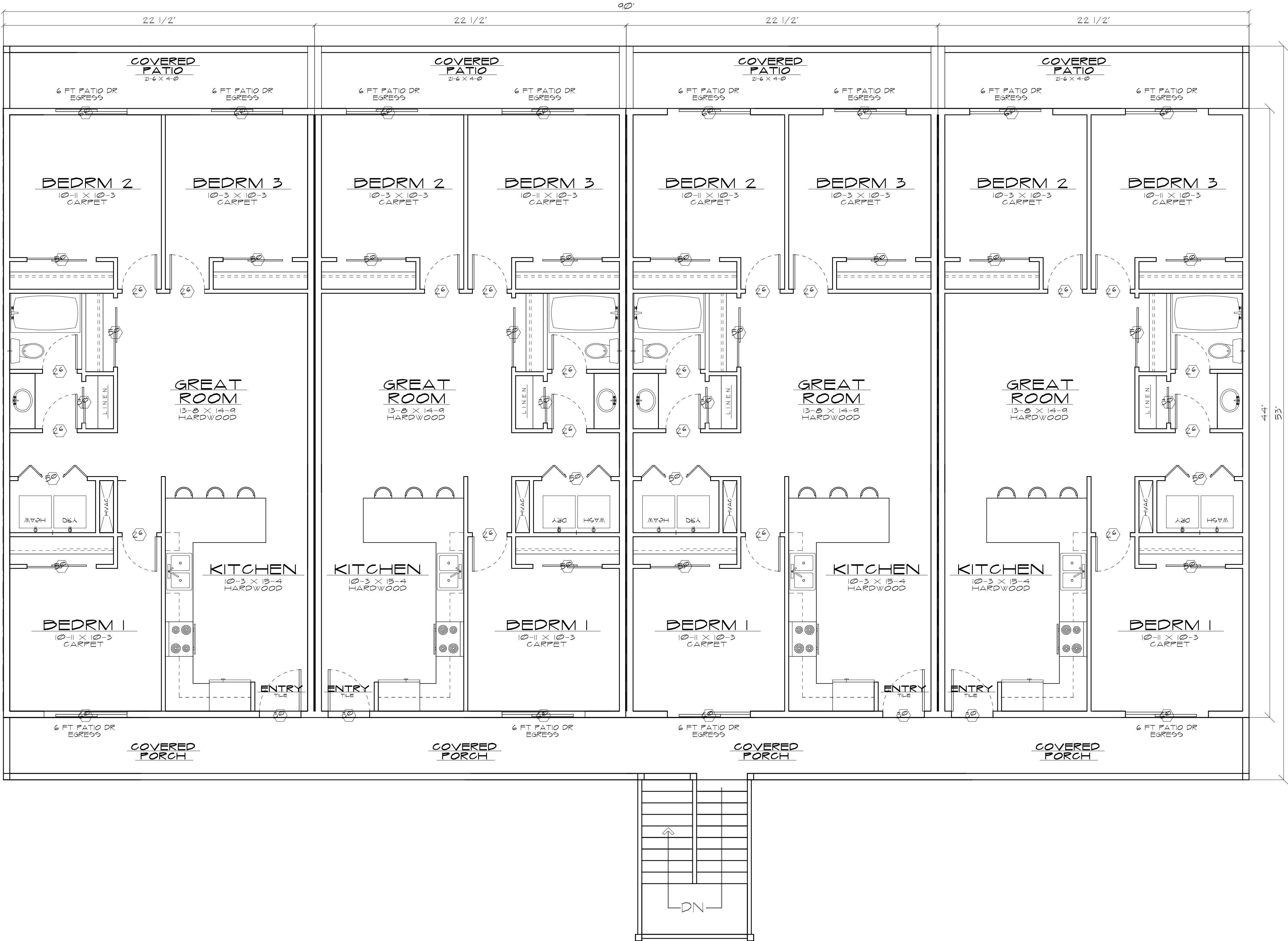
DRAWN BY	bcc
DATE	3/16/2020
SCALE	1/4" = 1'-0"
JOB NUMBER	2000-2020
4	

Bradley Card
503-656-6222
brad@bradcardrafting.com

2018 OREGON RESIDENTIAL SPECIALTY CODE	
ROOF SNOW LOAD	500 LBS PER SQ FT
WIND PRESSURE	18 LBS PER SQ FT
DESIGN CATEGORY	D1
FROST DEPTH	12 IN

LATERAL DESIGN STANDARDS

MAIN LEVEL LIVING AREA :	3960 SQ FT
2ND LEVEL LIVING AREA :	3960 SQ FT
3RD LEVEL LIVING AREA:	3960 SQ FT
TOTAL LIVING AREA : 11880 SQ FT	



3RD LEVEL PLAN
SCALE 1/4" = 1'-0" 3960 SQ FT

REVISION	BY

BRAD CARD
DRAFTING.com

Praise.
A FAMILY OF CHURCHES

3RD LEVEL PLAN
SCALE 1/4" = 1'-0"

Operation Generation
COMMUNITY CENTER

DRAWN BY	bcc
DATE	6/03/2020
SCALE	1/4" = 1'-0"
JOB NUMBER	2000-2020
4	

Bradley Card
503.606.6222
brad@bradcardDRAFTING.com

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

#	H	S	I	E	Bonus	Total	Comments:
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	

ESTIMATE



Operation Generation
PO Box 18 930 Third Street
McMinnville, Or 97128
(503) 949-6638

Character Homes Of Oregon, CCB #159710

2000 Sailing Ct SW
McMinnville, Oregon 97128
Phone: (503) 949-6638
Email: joe@jpsealcoat.net
Web: <https://www.jpsealcoat.net>

Estimate # 000074
Date 06/01/2020

Description	Total
Tear Down and removal of old parsonage	\$55,000.00
1) site prep and disconnect of utilities	
2) lead testing	
3) fence rental	
4) asbestos testing	
5) decommissioning of house	
6) back hoe tear down	
7) disposal fees	
8) clean up and site prep	
9) insurance	
Complete Job	
55,000	

Subtotal	\$55,000.00
Total	\$55,000.00
Deposit Due	\$27,500.00

Notes:

Additional asbestos, and lead depend on discovery after testing

Thank you for your payment.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Operation Generation

ESTIMATE

Praise Assembly



Character Homes Of Oregon, CCB #159710

2000 Sailing Ct SW
McMinnville, Oregon 97128
Phone: (503) 949-6638
Email: joe@jpsealcoat.net
Web: https://www.jpsealcoat.net

Estimate # 000075
Date 06/01/2020

Description	Total
Remodel to code old parsonage	\$160,000.00

Subtotal	\$160,000.00
Total	\$160,000.00

Notes:

- 1) electrical rewire 13,000
- 2) baths room remodel 15,000
- 3) kitchen update and repair 12,000
- 4) Replace windows that leak 8,000
- 5) siding removal 14,000
- 6) siding new. 9,000
- 7) Foundation repair 20,000
- 8) exterior paint. 9,000
- 9) interior paint. 12,000
- 10) replace flooring 8,000
- 11) trim and stair repair 6,000
- 12) contractor cost. 34,000
- Total remodel to code - 160,000

Thank you for your payment.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Praise Assembly



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

EXHIBIT 3 - STAFF REPORT

DATE: July 23, 2020
TO: Historic Landmark Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: Continued Review of Downtown Design Standards Chapter

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

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

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

The purpose of this discussion item is to continue the Historic Landmarks Committee's review of the Downtown Design Standards chapter of the McMinnville Municipal Code (MMC), which are contained in Chapter 17.59 of the MMC.

Background:

During the past few years, a number of applications for Downtown Design Review have identified that some language in the development standards sections in Chapter 17.59 is difficult to interpret and apply to development applications. This has resulted in difficulty in the review process and for applicants in understanding what the code requires. The Historic Landmarks Committee is designated as the review body for all major alterations and new construction in the Downtown Design Review Area, and requested that a review of Chapter 17.59 be added to the Historic Landmarks Committee's 2020 work plan to allow for discussion of these issues and potential code amendments to address them.

Discussion:

For the Committee's understanding, a description of the process for making amendments to the code is provided below. Chapter 17.59 is a chapter within Title 17 of the MMC, which is the Zoning title of the MMC (often referred to as the Zoning Ordinance). As part of the zoning title, any amendment to any section of code is processed as a Zoning Text Amendment. The Zoning Text Amendment review process is described in detail in Section 17.72.120 of the MMC, but in summary, the process is a legislative (not quasi-judicial) public review process that requires a public hearing before the Planning Commission. The Planning Commission holds a public hearing to consider the Zoning Text Amendment, and then makes a recommendation to the City Council. The City Council takes final action to approve or deny the Zoning Text Amendment. The City Council may also elect to hold additional public hearings on the matter at the Council level.

In the past at the City of McMinnville, committees that work with sections of the code, such as the Historic Landmarks Committee or Landscape Review Committee, have reviewed sections of the code and made recommendations for potential amendments. These committee recommendations are then presented to the Planning Commission by staff during a Planning Commission work session, where the Planning Commission provides direction to staff to potentially schedule the amendments for a future public hearing and formal consideration of a Zoning Text Amendment. This would be the process that would be followed now, should the Historic Landmarks Committee decide to recommend potential amendments to Chapter 17.59.

Based on prior discussion with the Historic Landmarks Committee, staff has identified the sections of Chapter 17.59 listed below as sections that contain language that has been difficult to interpret and apply to applications:

17.59.050 Building and Site Design.

B. Building Design.

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

C. Building Materials.

1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.
2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
 - a. Wood, vinyl, or aluminum siding;
 - b. Wood, asphalt, or fiberglass shingles;
 - c. Structural ribbed metal panels;
 - d. Corrugated metal panels;
 - e. Plywood sheathing, to include wood paneling such as T-111;
 - f. Plastic sheathing; and
 - g. Reflective or moderate to high grade tinted glass.
3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim.

17.59.060 Surface Parking Lots.

- A. Surface parking lots shall be prohibited from locating on Third Street. In addition, vehicular access to parking lots from Third Street is prohibited.

17.59.070 Awnings.

- F. Awning colors shall be of a low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the awning are prohibited.

Some other general issues that have been discussed by the Historic Landmarks Committee include:

- Difficulty in applying design standards to residential building products
- Lack of process or description of how applicants can request amendments or changes to approved plans
- Specificity of level of detail required in construction plans submitted for review

Staff suggests that the Historic Landmarks Committee use the work session discussion time to go through the standards in Chapter 17.59, and discuss any potential issues together as a Committee. There may be additional sections that the Committee would like to discuss and analyze further, outside of the sections identified above. At the last work session discussion, the Committee worked through and discussed Sections 17.59.010 – 17.59.040. Staff would suggest that the Committee continue through the review and discussion, starting with Section 17.59.050 (Building and Site Design). The Committee did start on this section, with some conversation on the standards in Section 17.59.050(A) and 17.59.050(B)(1), but staff would suggest that the Committee begin the review again with this entire section for consistency in the discussions.

Fiscal Impact:

None.

Recommendation/Suggested Motion:

As a discussion item, no specific action is required. Staff suggests that the Historic Landmarks Committee provide direction to staff on sections of the code to analyze further for potential amendments. The Committee may also provide direction on specific language to analyze further for potential amendments to particular sections of the code.

CD

Chapter 17.59

DOWNTOWN DESIGN STANDARDS AND GUIDELINES

(as adopted Ord. 4797, Oct. 23, 2003)

Sections:

17.59.010	Purpose
17.59.020	Applicability
17.59.030	Review Process
17.59.040	Review Criteria
17.59.050	Building and Site Design
17.59.060	Surface Parking Lots
17.59.070	Awnings
17.59.080	Signs

17.59.010 Purpose. To provide for the protection, enhancement and preservation of buildings, structures, and other elements in the downtown core which contribute to its special historic and cultural value. Further, it is not the purpose of this ordinance to create a “themed” or artificial downtown environment. Rather, its purpose is to build on the “main street” qualities that currently exist within the downtown and to foster an organized, coordinated, and cohesive historic district that reflects the “sense of place,” economic base, and history unique to McMinnville and the downtown core. (Ord. 4797 §1, 2003).

17.59.020 Applicability.

- A. The provisions of this Chapter shall apply to all lands located within the area bounded to the west by Adams Street, to the north by 4th Street, to the east by Kirby Street, and to the south by 1st Street. Lands immediately adjacent to the west of Adams Street, from 1st Street to 4th Street, are also subject to the provisions of this Chapter.
- B. The provisions of this ordinance shall apply to the following activities conducted within the above described area:
 - 1. All new building construction;
 - 2. Any exterior building or site alteration; and,
 - 3. All new signage.
- C. This ordinance shall not apply to the following activities or uses:
 - 1. Maintenance of the exterior of an existing structure, such as re-roofing, re-siding, or repainting where similar materials and colors are used that comply with this ordinance;
 - 2. Interior remodeling; and,
 - 3. Single-family detached housing.
- D. The Planning Director shall determine whether any proposed maintenance activity complies with this ordinance and whether the proposed activity is subject to the review procedures contained in this chapter.

- E. This ordinance shall apply only to those portions of a building or sign that are proposed for construction or modification and shall not extend to other elements of the building or sign that may be out of compliance with the requirements of this ordinance (i.e., a permit to replace a single window shall not require that all other windows on the building that may be out of compliance with this ordinance to be replaced, unless such action is initiated by the property owner). However, if a building should be destroyed due to fire, accident, or an act of God, the new or replacement structure shall be rebuilt to conform to the requirements of this ordinance. (Ord. 5034 §2, 2017; Ord. 4797 §1, 2003).

17.59.030 Review Process.

- A. An application for any activity subject to the provisions of this ordinance shall be submitted to the Planning Department and shall be subject to the procedures listed in (B) through (E) below.
- B. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The application shall include the following information:
1. The applicant shall submit two (2) copies of the following information:
 - a. A site plan (for new construction or for structural modifications).
 - b. Building and construction drawings.
 - c. Building elevations of all visible sides.
 2. The site plan shall include the following information:
 - a. Existing conditions on the site including topography, streetscape, curbcuts, and building condition.
 - b. Details of proposed construction or modification to the existing structure.
 - c. Exterior building elevations for the proposed structure, and also for the adjacent structures.
 3. A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
 4. Photographs of the subject site and adjacent property.
 5. Other information deemed necessary by the Planning Director, or his/her designee, to allow review of the applicant's proposal. The Planning Director, or his/her designee, may also waive the submittal of certain information based upon the character and complexity (or simplicity) of the proposal.
- C. Review Process
1. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The Planning Director shall review the application and determine whether the proposed activity is in compliance with the requirements of this ordinance.
 2. The Planning Director may review applications for minor alterations subject to the review criteria stated in Section 17.59.040. The Historic Landmarks Committee shall review applications for major alterations and new construction, subject to the review criteria stated in Section 17.59.040. It shall be the Planning Director's decision as to whether an alteration is minor or major.

3. Notification shall be provided for the review of applications for major alterations and new construction, subject to the provisions of Section 17.72.110.

- a. The Historic Landmarks Committee shall meet within 30 (thirty) days of the date the application was deemed complete by the Planning Department. The applicant shall be notified of the time and place of the review and is encouraged to be present, although their presence shall not be necessary for action on the plans. A failure by the Planning Director or Historic Landmarks Committee, as applicable, to review within 30 (thirty) days shall be considered an approval of the application.
- b. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity to be in compliance with the provisions of this ordinance, they shall approve the application.
- c. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity in noncompliance with the provisions of this ordinance, they may deny the application, or approve it with conditions as may be necessary to bring the activity into compliance with this ordinance.

D. Waiver Process

A guideline or standard contained in this ordinance may be waived as part of the design review process when it can be demonstrated that the proposed design satisfies or exceeds the downtown design goals and objectives of this ordinance. If a waiver is requested, the applicant must explain in their application how the proposed design satisfies or exceeds these goals and objectives. A request for a waiver to the standards of this ordinance shall be reviewed by the McMinnville Historic Landmarks Committee, as described in Section 17.59.030(C)(2).

E. Appeal

An appeal of a decision by the Planning Director or Historic Landmarks Committee, including an appeal of conditions placed on the permit by the committee, may be made to the Planning Commission as outlined in Section 17.72.170. (Ord. 5034 §2, 2017; Ord. 4920, §4, 2010; Ord. 4797 §1, 2003).

17.59.040 Review Criteria

A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:

1. The City's historic preservation policies set forth in the Comprehensive Plan;
2. If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2); and
3. If applicable (waiver request), that all of the following circumstances are found to exist:

- a. There is a demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;
- b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and
- c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter. (Ord. 5034 §2, 2017; Ord. 4797 §1, 2003).

17.59.050 Building and Site Design.

A. Building Setback.

- 1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.
- 2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.

B. Building Design.

- 1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.
- 2. Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.
- 3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:
 - a. A belt course separating the upper stories from the first floor;
 - b. A bulkhead at the street level;
 - c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;
 - d. A recessed entry and transom with transparent door; and
 - e. Decorative cornice or cap at the roofline.
- 4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.
- 5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.
- 6. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.

7. The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.
 8. Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.
- C. Building Materials.
1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.
 2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
 - a. Wood, vinyl, or aluminum siding;
 - b. Wood, asphalt, or fiberglass shingles;
 - c. Structural ribbed metal panels;
 - d. Corrugated metal panels;
 - e. Plywood sheathing, to include wood paneling such as T-111;
 - f. Plastic sheathing; and
 - g. Reflective or moderate to high grade tinted glass.
 3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim. (Ord. 4797 §1, 2003).

17.59.060 Surface Parking Lots.

- A. Surface parking lots shall be prohibited from locating on Third Street. In addition, vehicular access to parking lots from Third Street is prohibited.
- B. All parking lots shall be designed consistent with the requirements of Section 17.60.080 of the McMinnville Zoning Ordinance.
- C. A hedge or wall, thirty (30) inches in height, or dense landscaping within a buffer strip a minimum of five feet in width shall be placed along the street-side edge of all surface parking lots. Landscaping within the buffer strip shall include street trees selected as appropriate to the situation and spaced according to its type, shrubs spaced a minimum of three feet on center, and groundcover. A landscaping plan for this buffer shall be subject to review and approval by the McMinnville Landscape Review Committee. (Ord. 4797 §1, 2003).

17.59.070 Awnings.

- A. Awnings or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If transom windows exist, awning placement shall be above or over the transom windows where feasible.
- B. Awnings shall be placed between pilasters.
- C. Where feasible, awnings shall be placed at the same height as those on adjacent buildings in order to maintain a consistent horizontal rhythm along the street front.
- D. Awnings should be constructed of soft canvas, fabric, or matte finished vinyl. The use of wood, metal or plastic awnings is prohibited.

- E. Awnings may be indirectly illuminated; internal illumination of awnings is prohibited.
- F. Awning colors shall be of a low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the awning are prohibited. (Ord. 4797 §1, 2003).

17.59.080 Signs.

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